



TOWN OF ERIE

Community Development Department – Planning Division
 645 Holbrook Street – PO Box 750 – Erie, CO 80516
 Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY		
FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

PROJECT/BUSINESS NAME: Wise Farms

PROJECT ADDRESS: Located west of the intersection of 119th St and Jasper Rd.

PROJECT DESCRIPTION: 169 acre Residential community.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: none

Filing #: _____ Lot #: _____ Block #: _____ Section: 14 Township: 1 North Range: 69 West

OWNER (attach separate sheets if multiple)

Name/Company: Wise Homestead, LLC
 Contact Person: Sarah Allene Wise
 Address: 11497 Jasper Road
 City/State/Zip: Lafayette, CO - 80026
 Phone: 303.828.4561 Fax: _____
 E-mail: sarws@aol.com

AUTHORIZED REPRESENTATIVE

Company/Firm: Jasper Land Investments, LLC
 Contact Person: Jim Dullea
 Address: 9162 S. Kenwood Court
 City/State/Zip: Highlands Ranch, CO - 80126
 Phone: 303.902.5400 Fax: _____
 E-mail: j.dullea@comcast.net

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: see attached
 Address: _____
 City/State/Zip: _____

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: see attached
 Address: _____
 City/State/Zip: _____

LAND-USE & SUMMARY INFORMATION

Present Zoning: Rural Residential
 Proposed Zoning: Estate Residential
 Gross Acreage: 169

Gross Site Density (du/ac): 0.60 du/ac
 # Lots/Units Proposed: 102
 Gross Floor Area: N/A

SERVICE PROVIDERS

Electric: Public Service
 Metro District: already approved
 Water (if other than Town): _____

Gas: Public Service
 Fire District: West Metro Fire
 Sewer (if other than Town): _____

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input checked="" type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	\$ 600.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	SERVICE PLAN	\$ 10,000.00
All fees include both Town of Erie Planning & Engineering review. These fees do not include referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.			

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: Carol Allen Wise

Date: 6/17/2016

Owner: _____

Date: _____

Applicant: James A. Dullea
Jasper Land Investments LLC

Date: 6/17/2016

STATE OF COLORADO)
County of DENVER) ss.

The foregoing instrument was acknowledged before me this 17th day of JUNE, 2016, by JAMES A. DULLEA.

KATHLEEN HOTCHKISS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20144035064
MY COMMISSION EXPIRES SEPTEMBER 08, 2018

My commission expires: 9/8/2018.
Witness my hand and official seal.

Kathleen Hotchkiss
Notary Public

STATE OF COLORADO)
County of DENVER) ss.

The foregoing instrument was acknowledged before
me this 17th day of JUNE, 20 16,
by SARAH ALENE WISE.

My commission expires: 09/08/2018.
Witness my hand and official seal.

KATHLEEN HOTCHKISS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20144035064
MY COMMISSION EXPIRES SEPTEMBER 08, 2018



Notary Public

STATE OF COLORADO)
) ss LIMITED POWER OF ATTORNEY
COUNTY OF BOULDER) FOR SALE OF REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, ELIZABETH W. KISSELL, have made, constituted and appointed and by these presents do make, constitute and appoint SARAH ALLENE WISE, of Boulder County, State of Colorado, my true and lawful attorney, for me and in my name, place and stead for the sale of real estate pursuant to the Purchase and Sale Option Agreement dated JUNE 30 2012, between Elizabeth W. Kissell and Wise Homestead, LLC (Seller) and Jasper Land Investments LLC (Buyer), including, but not limited to executing for me any and all of the following documents: Amendments to the Purchase and Sale Option Agreement, Land Use Applications with the Town of Erie, Settlement Statements, Closing Instructions, Warranty Deeds, Assignments of Leyner Cottonwood Consolidated Ditch Company Shares, deeds relating to the transfer of Leyner Cottonwood Consolidated Ditch Company shares and any other documents required for the sale of the property as set forth in the above referenced Purchase and Sale Option Agreement, giving and granting unto my said attorney full power and authority to do and perform to all intents and purposes, as I might or could do if personally present; and I hereby ratify and confirm whatsoever my said attorney may do by virtue hereof in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this 30th day of JUNE, 2012.


ELIZABETH W. KISSELL

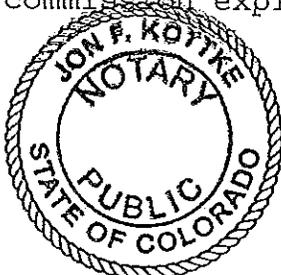
ACKNOWLEDGEMENTS

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing Power of Attorney was acknowledged before me this 30th day of JUNE, 2012, by ELIZABETH W. KISSELL.

WITNESS, my hand and official seal.

My commission expires: 10/24/2015




Notary Public

w i s e f a r m s

ZONING
NARRATIVE



pcs group inc. www.pcsgroupco.com
#3 independence plaza, B-180,
1001 16th street, denver co 80265
t 303 531 4905

wise farms

ZONING NARRATIVE

-

JUNE - 2016

submitted to:

The Town of Erie

645 Holbrook Street, Erie, Colorado 805416

project team

applicant:

Jasper Land Investments, LLC
9162 S. Kenwood Court, Highlands Ranch, Colorado 80126
tel. 303.902.5400 - contact: Jim Dullea

planning consultant:

PCS Group, Inc.
#3-B180 1001 16th Street, Denver, Colorado 80265
tel. 720.259.8246 - contact: John Prestwich

engineering & surveyor consultant:

CVL Consultants, Inc.
10333 East Dry Creek Road, Suite 240, Englewood, Colorado 80112
tel. 720.249.3527 - contact: Karl Knapp

transportation consultant:

LSC Transportation Consultants, Inc.
1889 York Street, Denver, Colorado 80206
tel. 303.333.1105 - contact: Chris McGranahan

environmental consultant:

A.G Wassenaar, Inc.
2180 South Ivanhoe St, #5, Denver, Colorado 80222
tel. 303.759.8373 - contact: Brian Glade

forestry consultant:

Forestry Development, LLC.
7377 Osage Road, Larkspur, Colorado 80118
tel. 303.681.2492 - contact: Keith Worley

geologic & geotechnical consultant:

CTL Thompson, Inc.
1971 West 12th Avenue, Denver, Colorado 80204
tel. 303.825.0777 - contact: Dave Glater

mine subsidence:

Western Environment and Ecology, Inc.
2217 West Powers Avenue, Littleton, Colorado 80120
tel. 303.730.3452 - contact: Greg Sherman

CTL Thompson, Inc.
1971 West 12th Avenue, Denver, Colorado 80204
tel. 303.825.0777 - contact: Dave Glater

water resources:

Wright Water Engineers, Inc.
2490 W. 26th Avenue, Suite 100A, Denver, Colorado 80211
tel. 303.480.1700 - contact: David Foss

mineral rights:

Astellia Law, P.C.
1801 Broadway, Suite 1600 Denver, Colorado 80202
tel. 303.292.9021 - contact: Lance Astrella

contents



section a:

General project concept and purpose of the request.



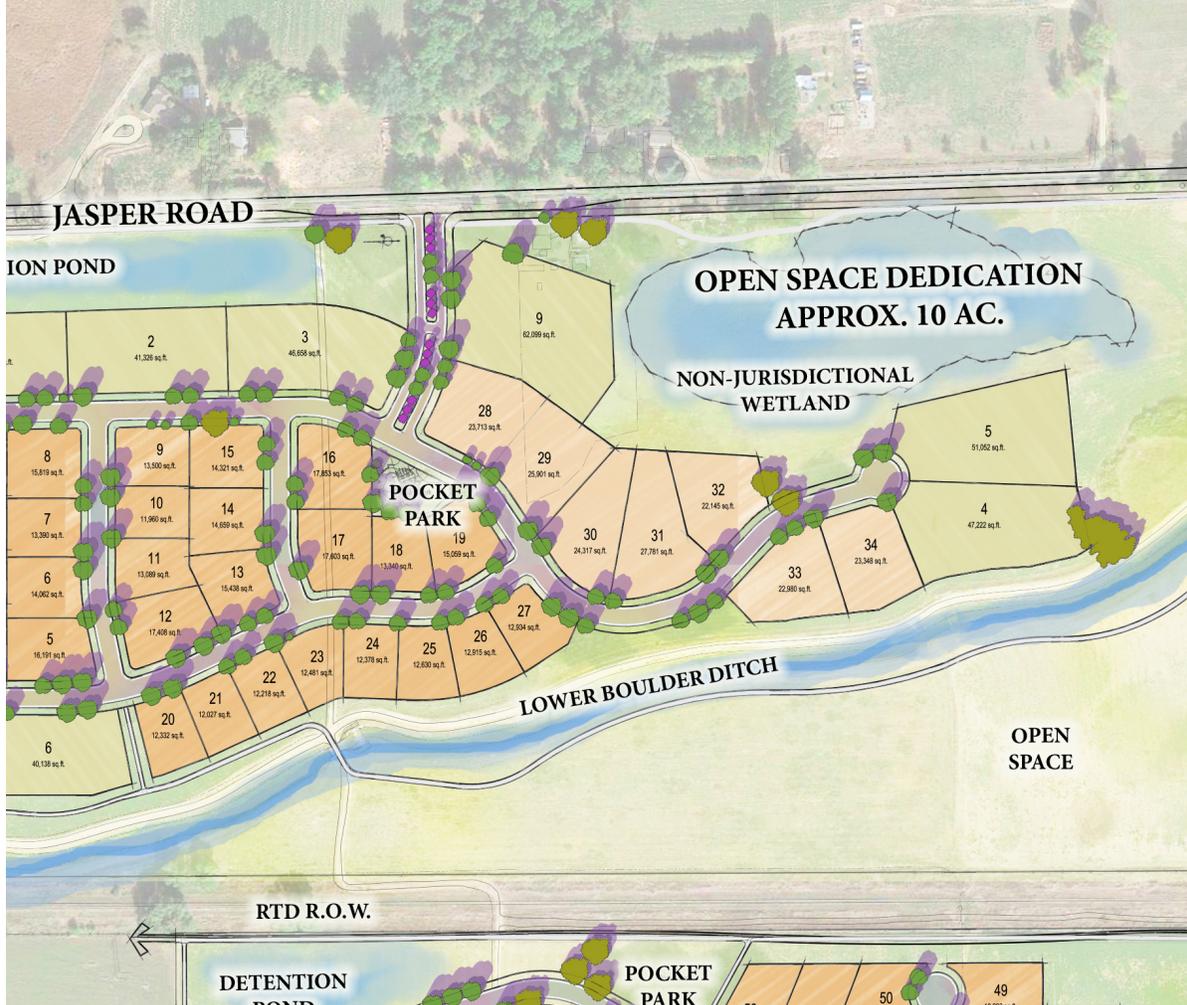
section b:

Relationship to existing land use and adjacent properties.



section c:

Town's Comprehensive Plan and Re-Zoning approval criteria.



s e c t i o n a :

GENERAL PROJECT CONCEPT AND PURPOSE OF THE REQUEST.

Project Concept

Jasper Land Investments LLC, (the 'Applicant') is pleased to present this written narrative as required for the Rezoning process, for a tract of land located in section 14, township 1 north, range 69 west of the sixth principal meridian, county of Boulder, State of Colorado, more commonly known as the Wise Farm. In this document we will discuss the property background, the proposed rezoning and rationale for the request.

We have been working with the Wise family since 2005 on this exceptional property. At this time we are requesting a Rezoning for a portion of the property from Rural Residential

to Estate Residential, with a PUD Zoning Overlay that will restrict the development in terms of density, and will increase the buffers and setbacks to our neighbors. In addition we are also requesting a Preliminary Plat. In total we believe that this proposal meets the spirit and intent of the comprehensive plan for the Town of Erie that was adopted in December of 2005.

We are very excited about the creation of a unique community. Based on the input that we received during the Sketch Plan process, and additional planning and engineering studies that we have completed, we have reduced our proposed



unit count from 166 units to 100 units, plus the two existing homes. We have also proposed significant buffers adjacent to our surrounding neighbors. Along the existing neighbors to the east of Wise Farms we have proposed an open space area that ranges in width from approximately 300' to over 500'. We are also proposing various trail corridors to connect the open space areas, and have substantial setbacks from Jasper Road to maintain the rural theme for the project. All of these open space buffers create a concept that meets the Town criteria and furthers the goals of the Comprehensive Plan.

As requested by the Town of Erie staff we are proposing to dedicate the open space land that is adjacent to Jasper Rd, as well as the eastern buffer of the property. In addition, the Town of Erie staff has requested that we pay cash-in-lieu for both the Neighborhood Park and Community Park required acreages. The dedication amount is determined by the population being generated by the proposed number of households. In this case we have reduced the number of proposed households to the point that we are generating a very modest need for Neighborhood and Community Parks. The Town of Erie staff has determined that it would be in the best interest of the Town of Erie to collect cash-in-lieu fees, versus having dedicated park space on this property.

As stated in the Unified Development Code, 10.6.7-D.1-b.i.B - Diversification Standards shall not apply to Residential Zone District (ER).

Purpose of the Request

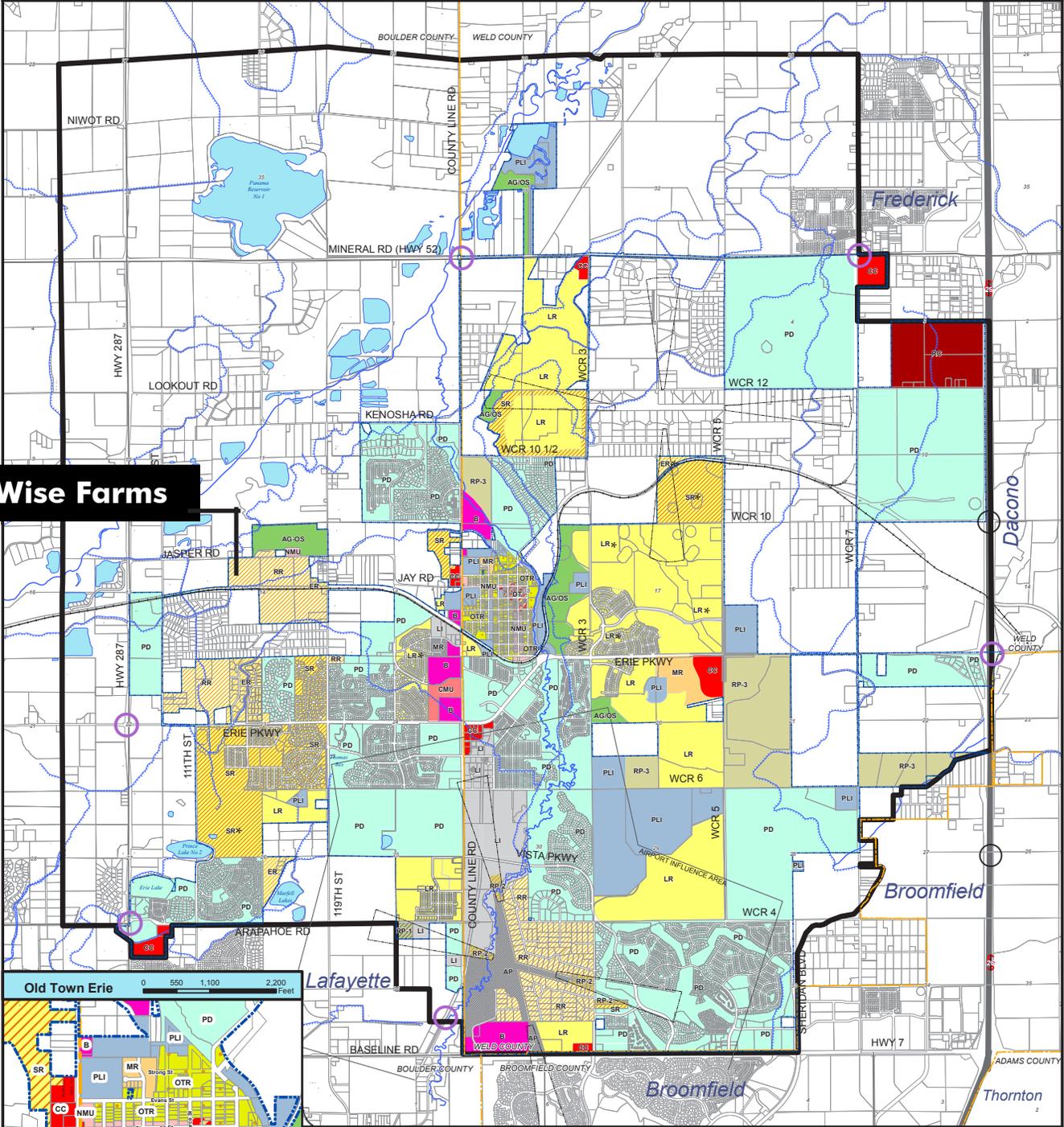
Our proposal is for a re-zoning of the property to Estate Residential (ER) zoning, with a PUD Overlay on the full property to allow for a more creative approach for the planning of buffers on the overall development of the property. The property is currently designated as Rural Residential on the Town of Erie zoning map.

The current Town of Erie Comprehensive Plan, has designated the property as Rural Residential with a density range of 0-2 dwelling units per acre, with an average of 1 dwelling unit per acre. This designation would support 169 dwelling units on the 169 acre property. The Comprehensive Plan provides more focused guidance as the community continues to grow, and encourages a more flexible approach to future development that will promote a more balance mix of uses for the community. An update to the Town's Unified Development Code was prepared concurrent with the last Comprehensive Plan, updating many of the key ideas and policies to be codified and gives the Plan a solid foundation for implementation.

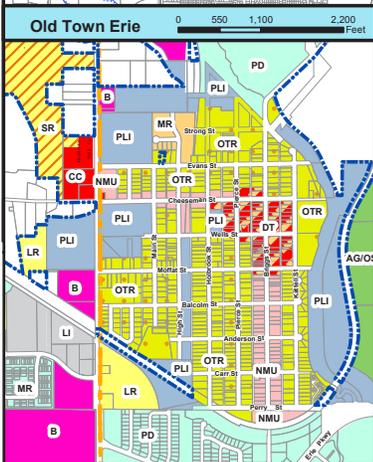
We are proposing a maximum number of 102 dwelling units on the property, or an overall density of approximately 0.60 dwelling units per acre. Our design approach, and density is consistent with the spirit and intent of the Comprehensive Plan. The proposed development time line is dependent on project approvals and market conditions.



Town of Erie, Colorado Zoning Map



Wise Farms



Zoning Legend

- Rural Preservation 1 (RP-1)
- Rural Preservation 2 (RP-2)
- Rural Preservation 3 (RP-3)
- Rural Residential (RR)
- Estate Residential (ER)
- Suburban Residential (SR)
- Low Density Residential (LR)
- Medium Density Residential (MR)
- High Density Residential (HR)
- Old Town Residential (OTR)
- Planned Development (PD)
- Regional Commercial (RC)
- Community Commercial (CC)
- Business (B)
- Downtown District (DT)
- Neighborhood Mixed-Use (NMU)
- Community Mixed-Use (CMU)
- Light Industrial (LI)
- Public Lands & Institutions (PLI)
- Airport (AP)
- Agriculture/Open Space (AG/OS)
- Planned Unit Development (PUD) Overlay

- Planning Area Boundary
- Town Boundary
- Community Gateways
- I-25 Interchange (Future)



Sources: Boulder Co GIS, Weld Co GIS, CDOT, Town of Erie

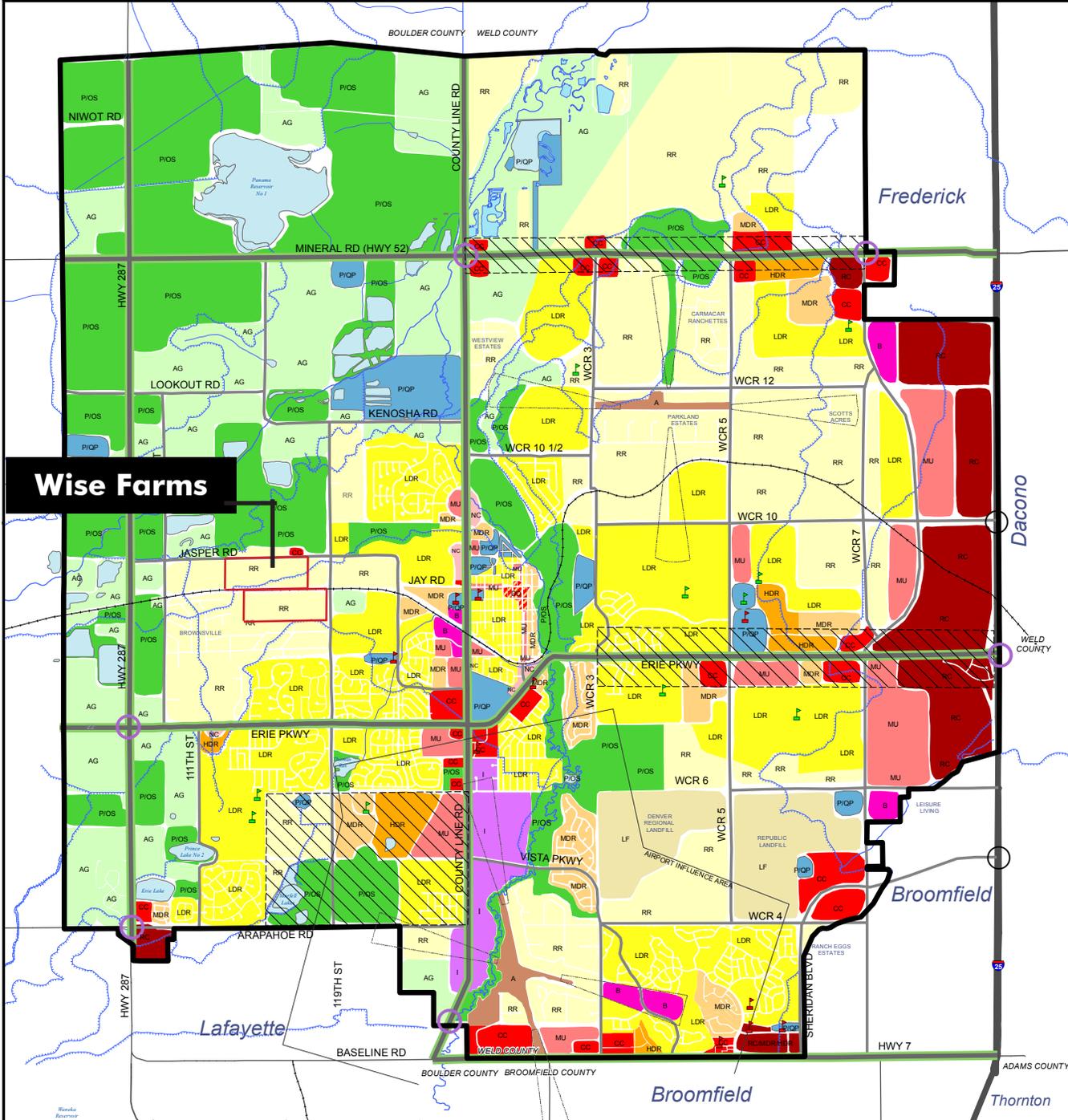
Note: This map is intended to serve as a guide for future land use patterns within the Town of Erie's Planning Area Boundary and is advisory in nature. Land use patterns depicted on the map are generalized, recognizing that development proposals may contain a mixture of land uses and density levels which achieve the intent of the Town of Erie Comprehensive Plan. Adopted Date: Dec. 21, 2005.

The Comprehensive Plan contains guidelines for the refinement of the generalized areas depicted on the map. These guidelines should be referred to by applicants prior to the preparation of a development proposal and by Town staff, elected, and appointed officials as part of the development review process.

Map Revision Date: March 24, 2015



Town of Erie, Colorado 2005 Comprehensive Plan Land Use Plan Map



Wise Farms

Land Use Plan Legend

- | | | | | | |
|--|-------------------------------------|---|---|---|--------------------------------|
| AG | Agriculture | MDR | Medium Density Residential (6-12 du/ac) | B | Business |
| PIOS | Parks/Public Open Space | HDR | High Density Residential (12-20 du/ac) | I | Industrial |
| PIQP | Public/Quasi Public | DD | Downtown District | | Reservoirs |
| LF | Landfill | NC | Neighborhood Commercial | | County Boundary |
| A | Airport | CC | Community Commercial | | Planning Area Boundary |
| RR | Rural Residential (0-2 du/ac) | RC | Regional Commercial | | Areas of Special Consideration |
| LDR | Low Density Residential (2-6 du/ac) | MU | Mixed Use | | Canal/Ditch |
| | | | | | Railroad |
| | | | | | Community Gateways |
| | | | | | I-25 Interchange (Future) |
| | | | | | Elementary School |
| | | | | | Middle School |
| | | | | | High School |



Refer to the GIS Data: WISE CC 018 0001, Town of Erie use patterns within the Town of Erie's Planning Area Boundary and is advisory in nature. Land Use patterns depicted on the map are generalized, recognizing that development proposals may contain a mixture of land uses and density levels which achieve the intent of the Town of Erie Comprehensive Plan. Adopted Date: Dec. 21, 2005.

The Comprehensive Plan contains guidelines for the refinement of the generalized areas depicted on the map. These guidelines should be referred to by applicants prior to the preparation of a development submittal and by Town staff, elected, and appointed officials as part of the development review process.

Town Boundary Not Shown - Refer to Zoning Map for Town Boundary

Map Revision Date: March 20, 2015





s e c t i o n b :

RELATIONSHIP TO EXISTING LAND USE AND ADJACENT PROPERTIES

Site Location

The property is approximately 169 acres and is located just west of the intersection of Jasper Road and 119th Street (See the Vicinity Map in this section). Existing Boulder County residential development is located along the property's western, southern and eastern boundaries, existing homes are located across from the northern portion of the property on the opposite side of Jasper Road. There are extensive views to the Front Range. The gentle topography is very conducive to the proposed mix of residential and recreational uses.

Most of the surrounding area is designated as a mix of Rural Residential, Low Density Residential, and Medium Density

Residential in the Town of Erie Comprehensive Plan, or County residential.

The property was annexed to the town of Erie in 1995. Town services such as schools, administration, police, water and sewer have either been provided or anticipated since annexation.

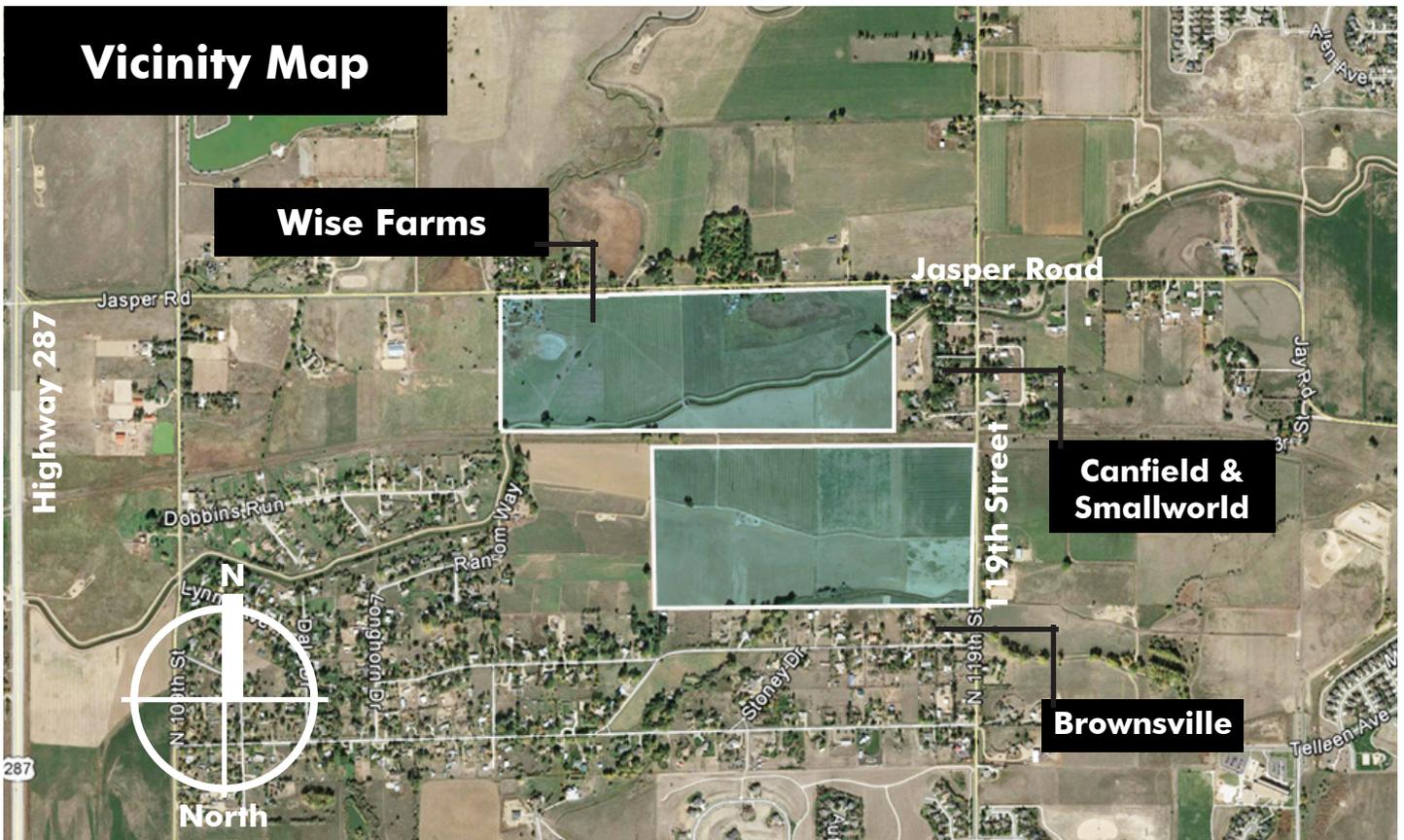
We believe that there are many opportunities for this project to be designed to respect and provide a positive relationship to the adjacent properties.



- The zoning that we will be requesting will translate into a community with homes that are located to preserve open space areas and the surrounding rural character.
- The design approach as depicted in the Concept Plan, PUD and Preliminary Plat will translate into significant open space buffer areas adjacent to the existing residential areas.
- As depicted in our Concept Plan, PUD and Preliminary Plat we have proposed the largest home sites, as well as a significant open space corridor, being adjacent to the existing eastern neighbors as a method of creating a transition from the Wise Farms community to the existing neighbors. In addition our plan shows a buffer area adjacent to the Canfield and Smallworld

neighborhoods that ranges from approximately 300 feet to over 500 feet.

- We have proposed a looped trail system with integrated active and passive features, connected by the open space network provided in the proposed clustered development.
- Our proposal promotes a new neighborhood containing to meet the varying needs of Erie’s residents.
- As requested by the Town of Erie staff, we have modified the site layout in order to dedicate the open space along Jasper Rd, and adjacent to the eastern boundary of the property.



2005 Comprehensive Plan



s e c t i o n c :

TOWN'S COMPREHENSIVE PLAN AND REZONING APPROVAL CRITERIA.

Comprehensive Plan

"Erie is a community which recognizes the importance of conserving and enhancing its historic small town character, the roots from which it grew, preserving the natural environment in which it resides; a caring community which offers its residents an environment in which to seek a high quality of life; a balanced community with a diverse range of housing, employment, educational, shopping and recreational opportunities; and a vital community which provides financial and social support for quality of life programs."

vision statement from the 2005 Comprehensive Plan



The Town of Erie’s Comprehensive Plan provides a strong vision for the future of Erie, and has a set of Guiding Principles that help to ensure that the vision is carried out. We believe that our PUD Zoning and Preliminary Plat proposal is in compliance with the principles for the Town of Erie Comprehensive Plan, and have provided an analysis of this below.

1. A Coordinated and Efficient Pattern of Growth

The Town will have a compact pattern that encourages urban growth to locate within the Planning Area Boundary, fosters the efficient provision of infrastructure and services, and balances development and conservation of the natural environment.

The Wise Farms property is located within the Planning Area Boundary for the Town of Erie, and is an excellent example of taking advantage of efficient infrastructure. A 24” Sanitary Sewer line runs through the property, and the property drains to a low point with an easement for storm sewer discharge already negotiated with Boulder County. The level of development that is anticipated will not change the existing road designations, as confirmed by our Traffic study. The Comprehensive Plan identifies this property as having a residential use. Town services are close to, or as mentioned in the case of sewer, already on the property. The property was annexed to the town of Erie in 1995. Town services such as schools, administration, police, water and sewer have either been provided or anticipated since annexation, and our proposal will not negatively impact town services already anticipated.

2. Quality Design and Development

Erie will promote a high standard of design for all new development, renovation, and rehabilitation to reinforce and enhance its unique nature for residential neighborhoods, public

places, and commercial businesses.

Our plan proposes an integrated pedestrian trail system, and connections to neighborhood amenities. We have provided a quality plan that proposes significant buffers to our adjacent neighbors.

3. Overall Economic Vitality

The Town will promote a healthy, thriving economy that provides opportunities for quality employment with livable wages for its residents.

This principle goes hand in hand with the type of community that we envision for Wise Farms. Quality employment will bring residents to Erie, and a quality community like Wise Farms will provide a wonderful opportunity for those residents to enjoy living in the Town of Erie.

4. Downtown Vitality

The Town considers the maintenance and enhancement and expansion as appropriate of Old Town’s vitality to be important to the health and well being of the community as a whole. The plan promotes development and continued enhancement of this core community area as the “center” of the community.

While this principle does not specifically relate to Wise Farms, we support this principle because it will foster a stronger community, and Wise Farms will be a part of that strong community. We hope that the Old Town will be supported by residents of Wise Farms, and will further the enjoyment of living in the Town of Erie.



5. A Comprehensive, Integrated Transportation System
Erie has a safe, efficient, and innovative transportation system that reduces neighborhood isolation and promotes a sense of community by connecting all areas of town, accommodates various modes of public and private transit, and facilitates travel to regional centers.

Our proposal supports the transportation system that the Town of Erie has in place, we have made a significant effort to verify that our proposed development will not adversely impact the existing transportation network. We have located a primary entrance into Wise Farms from Jasper Road and 119th Street, and have coordinated these access locations with the Town of Erie staff. At the final plat stage we will be required to dedicate additional ROW for the future, it is not our intention to modify Jasper Road or 119th Street, with the exception of additional turn lanes for our project. The Wise Farms property is also bisected by the RTD ROW, which in the future may become a regional trail, our anticipated trail system could tie into this potential future regional trail system.

6. Stewardship of the Natural Environment

The Town will identify and conserve its natural, scenic, and environmentally sensitive areas including important wildlife habitat, waterways, and visually sensitive areas. Erie will strive to be a clean, sustainable, environmentally-friendly town.

Our proposed zoning, along with the PUD Overlay, will allow for a development approach that supports the stewardship of the natural environment on our property, and we anticipate that the potential wildlife habitat associated with the irrigation canal that runs through the property will remain. Significant buffering of the existing trees along portions of Jasper Road is

being proposed, as well as significant open space areas. We have set development back from the existing roads to protect visually sensitive areas.

7. Trails, Parks and Recreation Opportunities

The Town will provide a diverse range of recreational opportunities to include facilities and programming for all ages and varying interests, both passive and active. Trails, parks, and recreation opportunities will be connected with and integrate open space into and between neighborhoods and other areas of the community.

At the request of the Town of Erie staff we are proposing to dedicate the area along Jasper Rd, and the eastern buffer as open space, in addition the overall property will include private open space. The full amount of open space is approximately 50% of the overall property. In addition the Town of Erie staff has requested that we make cash-in-lieu payments for both Neighborhood Parks and Community Parks.

8. Protected Lands Program

Lands that are permanently protected as open space will be used to maintain the small town atmosphere that has made Erie an attractive place.

Open space will serve a variety of functions, including:

Buffering Erie from other towns and cities and shaping growth;

Creating view corridors to enable residents to see mountains, plains, and agricultural areas rather than uninterrupted housing and commercial development;

Preserving agricultural lands, keeping them in



- agricultural production;*
- Restoring riparian areas and other areas of natural habitat;*
- Protecting significant archeological and cultural resources;*
- Preserving native plant and animal habitat and travel corridors for wildlife;*
- Providing areas for passive recreation that emphasizes enjoyment of nature; and*
- Distinguishing and linking neighborhoods and other activity areas within Erie through a system of continuous, connected open lands and trails.*

The Wise Farms property can further several of these guiding principles. We are proposing a dedicated Open Space area including the non-jurisdictional wetland, this area has been identified as a cultural resource, along Jasper Rd. The irrigation canal will remain intact which will preserve the native plant and animal habitat, as well as provide travel corridors for wildlife. We anticipate that our open space areas will be a combination of passive and active areas, which will be linked with a trail system, and therefore provide the possibility of enjoying the natural environment, and finally the future Regional Trail adjacent to the RTD Railroad ROW will link this community with other neighborhoods in Erie.

9. **Balanced Land Use Mix**

The Town will work to diversify and balance the mix of land uses as the Town grows. Particular emphasis will be placed on enhancing the local economic base to provide employment opportunities for residents, seeking to achieve a better balance as a place to work as well as live. In so doing, the community will seek a balance between the enhancement of Old Town’s

vitality and other existing areas of the community and the identification of opportunities for commercial and employment in outlying areas.

We support this principle, and hope to provide a quality choice of housing for residents of Erie that are also fortunate enough to be working in the local area.

10. **Stable, Cohesive Neighborhoods Offering a Variety of Housing Types**

The Town will promote new neighborhoods that contain a mix of land uses and diversified housing options that meet the varying needs of its residents, including single family, attached homes (duplexes, townhomes), multifamily dwellings, and housing included as part of mixed-use developments. The Town will work to maintain the quality and character of established neighborhoods and ensure that infill and redevelopment is designed in a manner that minimizes impacts on existing neighborhoods, including rural neighborhoods in the Planning Area. New housing and neighborhoods should be appropriate in size, scale, design and use. New housing areas should be located where residents will have access to the full range of infrastructure, facilities and services that are needed for healthy, livable neighborhoods.

The approximately 169 acre property is currently designated as Rural Residential (RR), we are proposing to re-zone the property to Estate Residential (ER). We are also proposing a PUD Overlay to restrict the density and location of development.

11. **Provide Infrastructure and Public Services Efficiently and Equitably**

Erie will coordinate future development and/or provision of



capital facility projects and infrastructure, including water, wastewater, fire protection, emergency management services, police protection, schools, parks, and other utilities that affect the quality of life and economic stability of the community.

We anticipate providing the required dedications, or providing cash-in-lieu for dedications that either can not be met on site, or are not required on site. Most of the services required for this project are already in place at this time.

RURAL RESIDENTIAL POLICIES:

RR 1.1—CHARACTERISTICS

The Rural Residential designation provides a rural setting for large-lot, very low density single-family housing. Lot sizes and layouts will be dependent upon topographical constraints and hilly terrain located in some areas of the community.

In some cases, large portions of a lot may remain in an undeveloped state, reinforcing the rural character of this development pattern. Existing Rural Residential development in Boulder and Weld Counties typically relies on individual sewage treatment systems and either individual water wells or rural water districts. New Rural Residential developments located within the Town’s incorporated area will be required to be served by municipal water and wastewater service. Single lot developments will be required to be served by municipal water and wastewater service if within 400 feet of a sewer line.

RR 1.2—DENSITY RANGE

Homes will typically occur at densities of between 0-2 dwelling units per acre, with average densities of 1 dwelling unit/acre. However, lots in many existing rural subdivisions in the Planning Area exceed 1 acre.

Our plan anticipates a variety of housing variations for a range of residents. This mix of housing opportunities will encourage socio-economic diversification, and promote a cohesive neighborhood. We are proposing a maximum number of 102 residential units on the approximately 169 acre property, which translates into 0.60 dwelling units per acre, which is well within the allowed density range for the Rural Residential designation. We have also provided significant buffers or larger lots adjacent to the existing neighborhoods that are also within the Rural Residential designation.

RR 1.3—LOCATION

Rural Residential neighborhoods will typically be located at the fringe of urban development, near existing rural neighborhoods, or in areas with steeper terrain or other natural features unsuitable for urban residential development. In some cases, they will serve as a transition between more intense urban neighborhoods and natural features to be protected or existing rural neighborhoods.

We are located adjacent to existing Rural Residentially designated areas, and several of the site constraints would limit urban residential development.

Wise Farms falls within the Rural Residential category in the Town of Erie Comprehensive Plan. Our proposed Concept Plan, PUD, and Preliminary Plat provides significant buffers from the adjacent neighbors to preserve the visual character of the area. We anticipate tying into the municipal water and wastewater services.



RR 1.4—OPEN SPACE

Open space designated through clustering, dedication, or other means should provide strong visual and physical connections to the surrounding open space and trails network—both existing and planned.

Our proposed development has approximately x% of the property as either Park or Open Space (dedicated and non-dedicated). These areas exceed the required dedication for our proposed community. Our Concept Plan, PUD, and Preliminary Plat depicts how the proposed open space provides a significant visual connection and benefit to the broader community. We fully anticipate connecting to the future regional trail in the RTD Railroad ROW, and have provided the required area for the future Regional Trail Connection.

RR 1.5—ROADWAY DESIGN

Access road and driveway configurations should follow the natural contours of topographic features to minimize slope disturbances, maximize scenic views, and conserve natural features.

In general the site does not have topographic constraints that will limit the location of internal roads or drives.

Zoning

Approval Criteria

The Board of Trustees may approve Rezoning, and the Planning Commission may recommend approval, if the Rezoning corrects a technical mistake or the Rezoning meets all of the following criteria:

1. The Rezoning will promote the public health, safety, and general welfare;

We believe that we meet this criteria because our proposed rezoning will add the significant open space areas which will provide for both passive and active recreation. We are proposing bike shoulders on the existing road system which will increase safety, and we are providing a significant looped trail network to accommodate physical activity. This proposal significantly increases the amount of open space from all previous plans.

2. The Rezoning is consistent with the Town’s Comprehensive Plan and the purposes of the Municipal Code;

We have analyzed the Comprehensive Plan and strongly believe that we are consistent with not only the Vision statement, but also the Guiding Principles. We have provided a narrative that details this, and also analyzes the specifics of the Rural Residential designation as it relates to our proposed rezoning.

We are excited about the prospect of moving forward with this community. The integrated trail system, Open Space areas, designated Pocket Park areas and connected trail network with passive and active recreation opportunities, combined with a



mix of housing will create a diverse and vibrant addition to the Town of Erie.

3. Adequate facilities and services (including roads and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

Many of the facilities and services required for the development of this property are already in place. Facilities and services are in place to support this project while maintaining adequate levels of service to existing development.

4. The Rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

We are proposing a significant amount of open space, much of which will be left in a natural state. The significant areas of vegetation along the irrigation canals will largely remain, and we are proposing to dedicate the area around the Mill site and associated low lying area as part of an open space dedication, this area will provide a significant cultural/historic asset to the community at large. The wildlife corridors along the canals will remain, and we have a negotiated agreement for the conveyance of storm water with Boulder County. Overall we strongly believe that our proposal will not result in any adverse impacts for the property or the Town.

5. The Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;

We are now proposing a project with a gross density of 0.60 dwelling units per acre, and have provided significant separation from our proposed development areas to existing development areas. We have proposed significant buffers or larger lots adjacent to our neighbors.

6. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property.

The primary use of the Wise Farms property will be residential. This is in keeping with the uses on other properties within the vicinity of Wise Farms. We are proposing housing that will be consistent and compatible with the homes in the area. The size and price of homes in Wise Farms will be very comparable to the surrounding area.



Wise Farms Assessment of Impact Report

The Wise property was annexed to the Town of Erie in June of 1995. As part of the planning and engineering process for the submittal of the rezoning application, as well as the PUD overlay and the Preliminary Plat submittal, Jasper Land Investments, LLC has undertaken all the required studies for the submittal of the applications. The studies that have been prepared for the project include:

- a) Phase Two Drainage Report
- b) Preliminary Development Plan which includes the following:
 - a. Preliminary Erosion Control Plan and Report
 - b. Preliminary Area Grading Plan
 - c. Preliminary Utility Plans
 - d. Plan View Grading and Cross Sections for the Project Roadways
- c) Threatened and Endangered Species, Habitat and Wetland Studies
- d) Cultural, Archaeological, Historic Resource Report
- e) Native Tree and Vegetation Study
- f) Preliminary Landscape Plans
- g) Geologic Report (Undermining)
- h) Environmental Hazards Report
- i) Soils Report
- j) Traffic Impact Report

In reviewing these reports we have analyzed the physical impacts of the development of the property.

Water Distribution System

The project team has conducted multiple predesign meetings with the Town staff in preparation of this submittal. Town staff has indicated that providing one 12-inch Zone 3 watermain connection to Tynan Drive within the 119th Street right of way, and one Zone 2 connection within Kenosha Farms northeast of the intersection of 119th and Jasper Road will be acceptable. The Zone 2 connection north of Jasper Road will be a 12 inch diameter from 119th to the west. From 119th east and north to Kenosha Farms connection, the waterline pipe diameter will be 16-inch. The City requested that specific locations of existing utilities within 119th Avenue be reviewed to ensure constructability of the Zone 3 connection. CVL has surveyed the existing utilities within 119th Street in response to that request. The utilities within Jasper Road have also been located. One pressure reducing valve will be constructed in the entrance road to the south parcel of the proposed Wise Farms project near the 119th Street intersection. An 8 inch diameter watermain will be constructed throughout the project's interior street network as necessary to provide laterals and meters to each proposed residence as well as to fire hydrant locations necessary to meet fire code. Laterals and meters will also be provided to serve proposed landscape areas.

Sanitary Sewer System

Sanitary sewer mains, laterals and manholes will be constructed throughout the project street network, and will gravity flow northerly to two connections to the existing sanitary sewer interceptor line. One connection will be south, and one north of Jasper Road. The westerly connection will be an 8-inch diameter connection. The easterly, downstream connection shall be

accomplished via a 12-inch connection per a Drainage, Utility and Access Easement Agreement, which was executed between Wise Homestead, LLC, the County of Boulder and The Town of Erie. CVL has indicated where these connections will be made on the preliminary utility plans.

Roadway Network

The existing rural nature of Jasper Road on the project's northern boundary will be maintained. Only those safety improvements as proven necessary to accommodate the anticipated project traffic at buildout will be designed and constructed.

The interior streets will include curb and gutter. The street network will be developed to provide dual access to neighborhood pods to meet life safety requirements. Culdesacs will be designed to meet maximum allowable length criteria. Intersection locations will be designed with consideration of appropriate separation from existing streets on Jasper Road. The site plan accompanies this document.

Storm Drainage and Detention

CVL will design storm drain, inlets and channels required to support the proposed conveyances to and from the detention pond, as well as for the accommodating invert elevations under the ditch and Jasper Road, and will be capable of receiving potential future crossings from the south under the railroad.

The proposed detention pond location and preliminary pond release alignment can be reviewed in the accompanying Phase II drainage study.

Dry Utilities

The electric, gas and cable services that will be constructed within the project will be accomplished by others in their review of the preliminary development plans and preliminary plat.

Open Space & Recreation

As part of the final development of the property we are proposing to provide over 49% of the property as Open Space and Recreation areas. In meetings with the Town of Erie staff we have determined that there is the desire for a neighborhood park on the west side of Erie, and we are providing a site that is 7 acres for a Neighborhood Park, and an additional 10 acres of dedicated Open Space.

Law Enforcement and Fire Protection

As is typical for residential development the new residents that are being served by the Town of Erie Fire and Police will have an additional modest impact on the existing services. This impact is offset by the fees, and additional taxes that the new residents pay within the Town of Erie.

School Impact

We are in discussions with the St Vrain School District, and have evaluated the anticipated student generation anticipated for this development. In general the proposed development is too small to warrant the construction of any new schools, and does not generate enough of a student need to require an on-site land dedication. We are working out a cash-in-lieu dedication that will mitigate the impact of the new students being generated by this proposal.

ALTA / ACSM LAND TITLE SURVEY

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE EAST-SOUTH ONE SIXTEENTH CORNER OF SAID SECTION 14 BEARS SOUTH 00°04'01" EAST, A DISTANCE OF 1316.88 FEET, SAID LINE FORMING THE BASIS OF BEARINGS WITH ALL BEARINGS CONTAINED HEREWITH BEING RELATIVE THERETO;

THENCE SOUTH 88°24'34" WEST, A DISTANCE OF 30.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET;

THENCE SOUTH 00°04'01" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 0.14 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY LINE BEING 50 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE EXISTING TRACK, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°04'01" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1316.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 88°18'16" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1282.39 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 88°18'16" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1312.40 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 88°16'21" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 60.98 FEET TO THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO RONALD SCOTT JASPER, RONALD LEE JASPER AND VEE ANN JASPER AS DESCRIBED IN WARRANTY DEED RECORDED MAY 3, 1976, ON FILM 922 AS RECEPTION NO. 175271, OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE NORTH 00°19'00" WEST ALONG THE EASTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 1381.63 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY LINE BEING 50 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE EXISTING TRACK;

THENCE NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 62.45 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1314.28 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 653.74 FEET;

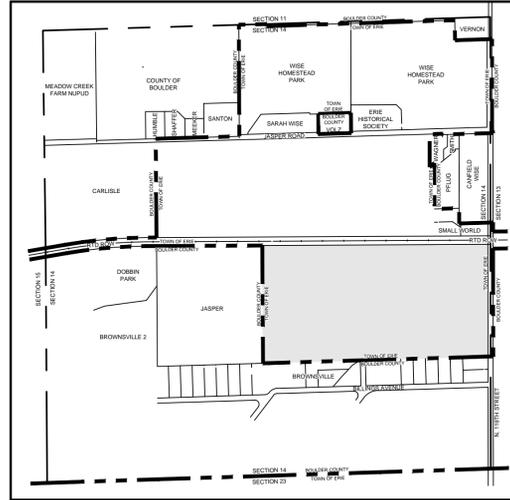
THENCE SOUTH 00°09'21" EAST, A DISTANCE OF 14.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 88°24'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 3.19 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING NORTH 88°24'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 620.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE NORTH 89°42'11" EAST, ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 6.40 FEET TO THE **POINT OF BEGINNING**;

SAID SOUTH PARCEL CONTAINING A CALCULATED AREA OF 3,581,472 SQUARE FEET OR 82.219 ACRES, MORE OR LESS.



VICINITY MAP
SCALE: 1" = 1000'

AREAS OF CONCERN (AOC):

THE FOLLOWING MATTERS WHICH MAY AFFECT THE STATUS OF TITLE TO THE SURVEYED PROPERTY ARE NOTED BY CVL CONSULTANTS INC. FOR THE BENEFIT OF THE PARTY REQUESTING THE SURVEY. CVL CONSULTANTS INC. AND THE SURVEYOR OF RECORD DO NOT WARRANT OR REPRESENT THAT ALL MATTERS THAT MAY AFFECT TITLE ARE NOTED BELOW. THE NUMBERS IN THE FOLLOWING COMMENTS CORRESPOND TO THE NUMBERS SHOWN ON OUR LAND SURVEY PLAT.

- DIRT ROAD CROSSING SOUTHEAST CORNER OF SAID PARCEL OF LAND BUT NOT WITHIN A RECORDED EASEMENT. THE ROAD APPEARS TO ALLOW ACCESS FROM 119TH STREET TO THE DITCH, AS SHOWN.
- LIVESTOCK CORRAL ALONG SOUTH BOUNDARY APPEARS TO BE IN USE BY OTHERS.
- THE VESTING DEEDS FOR THIS PROPERTY DO NOT INCLUDE ANY LANDS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14. THE SLIVER OF LAND LYING SOUTH OF THE RAILROAD (NOW RTD) RIGHT OF WAY WITHIN SAID EAST HALF, AND LABELED AOC #3 IS NOT INCLUDED IN THE SUBJECT PROPERTY. THE COUNTY ASSESSOR'S OFFICE INCLUDES THIS AREA AS OWNERSHIP OF "WISE HOMESTEAD LLC". THIS AREA CONTAINS 4,359 SQUARE FEET, OR 0.100 ACRE.
- THE AREA OF THE UNION PACIFIC (NOW RTD) RIGHT OF WAY MARKED AOC #4, WAS DEEDED TO THE TOWN OF ERIE FROM SMALL WORLD VENTURES, LLC BY WARRANTY DEED RECORDED UNDER RECEPTION NO. 1724707, DATED AUGUST 22, 1997. THOUGH THIS AREA LIES OUTSIDE OF THE SUBJECT PROPERTY IT IS WORTHY OF NOTE. FIRSTLY, IT IS A LAND LOCKED PARCEL WITH NO APPARENT DIRECT ACCESS. SECONDLY, IT IS NOT CLEAR THAT SMALL WORLD VENTURES, LLC HAD THE VESTED RIGHTS TO CONVEY THIS PROPERTY TO THE CITY. IT IS CVL CONSULTANTS OF COLORADO, INC'S UNDERSTANDING THAT THE RAILROAD RIGHT OF WAY IS OWNED BY RTD.

SURVEYOR'S CERTIFICATE:

TO: ELIZABETH W. KISSELL AND WISE HOMESTEAD LLC, A COLORADO LIMITED LIABILITY COMPANY; TO JASPER LAND INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY; TO LAND TITLE GUARANTEE COMPANY; AND TO FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 (a), 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2013.

DATE OF PLAT OR MAP: _____, 2014

WILLIAM F. HESSELBACH, JR., P.L.S. NO. 25369
FOR AND ON BEHALF OF
CVL CONSULTANTS CONSULTING LLC

SURVEY PLAT DEPOSITING CERTIFICATE:

DEPOSITED THIS ____ DAY OF _____, 2014, AT ____ .M., IN BOOK ____ OF THE COUNTY _____

SURVEYOR'S LAND SURVEY PLATS AT PAGE _____, DEPOSIT NO. _____, RECORDS OF BOULDER COUNTY, COLORADO.

SIGNED: _____ TITLE: _____ BY: _____

NOTES:

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CVL CONSULTANTS, INC. RELIED UPON THE TITLE COMMITMENT AS NOTED HEREON.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR SOUTH 00°04'01" EAST AND MONUMENTED AS SHOWN HEREON.
- FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08013C0437J WITH AN EFFECTIVE DATE OF DEC. 18, 2012, THE SUBJECT PROPERTY LIES WITHIN "OTHER AREAS" ZONE X. "ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- DATE OF ORIGINAL FIELD WORK WAS JUNE 26, 2013 AND ADDITIONAL FIELD WORK ON SEPTEMBER 23, 2013.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

PREPARED WITH THE BENEFIT OF LAND TITLE GUARANTEE COMPANY
COMMITMENT NO. ABD70339758.2-6 EFFECTIVE DATE SEPTEMBER 08, 2014 AT 5:00 P.M.

	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546			ALTA/ACSM LAND TITLE SURVEY WISE FARMS SOUTH PARCEL	
	SCALE:	DRAWN BY: BDL	SHEET NO: 1 of 3		
2 GAS LINE ESMT. UPDATES 9/18/14 MJP WFH 09/18/14	CHECKED BY: WFH				
1 MINOR UPDATES 7/29/14 JLR	DATE: 04/11/2014				
No. Revisions	Date	Init.	Appr.	Date	

ALTA / ACSM LAND TITLE SURVEY

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

SCHEDULE B-2 TITLE EXCEPTION NOTES:

1. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. NO ADDITIONAL INFORMATION WAS PROVIDED TO THE SURVEYOR OF RECORD.
2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. NO ADDITIONAL INFORMATION WAS PROVIDED TO THE SURVEYOR OF RECORD.
3. ANY ENCRoACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. THIS SURVEY SERVES TO SATISFY THIS EXCEPTION.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER.
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY MATTER.
6. ANY UNPAID TAXES, ASSESSMENTS AND UNREDEEMED TAX SALES. NOT A SURVEY MATTER.
7. (a) UNPATENTED MINING CLAIMS; (b) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (c) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (a), (b) OR (c) ARE SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER.
8. EXISTING LEASES OR TENANCIES, IF ANY. NOT A SURVEY MATTER.
9. RIGHTS OF THE PUBLIC AND THE COUNTY OF BOULDER IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN NORTH 119TH STREET. NOT PLOTTABLE.
10. EASEMENT GRANTED TO THE LOWER BOULDER EXTENSION DITCH COMPANY, FOR THE LOWER BOULDER DITCH, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JULY 11, 1911, IN BOOK 325 AT PAGE 120. AS SHOWN.

NOTE: AFFIDAVIT AND NOTICE IN RELATION THERETO RECORDED SEPTEMBER 24, 1999 UNDER RECEPTION NO. 1984825. AS SHOWN

11. OIL AND GAS LEASES BETWEEN SARAH ALLENE WISE, ET AL. AND MARTIN EXPLORATION MANAGEMENT CORPORATION, RECORDED APRIL 7, 1980 UNDER RECEPTION NUMBER 390668 AND RECORDED NOVEMBER 23, 1982 UNDER RECEPTION NUMBER 521214 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. AS SHOWN.

PRODUCTION AFFIDAVITS RECORDED APRIL 13, 1983 UNDER RECEPTION NUMBER 543347 AND APRIL 16, 1987 UNDER RECEPTION NO. 841764.

AFFIDAVIT OF EXTENSION OF OIL AND GAS LEASES RECORDED MARCH 28, 1995 UNDER RECEPTION NUMBER 1505898.

NOTE: NOTICE OF RIGHT TO USE SURFACE OF LANDS AND NOTICE OF SURFACE USE RECORDED DECEMBER 24, 1996 UNDER RECEPTION NO. 01666170 AND FEBRUARY 8, 1999 UNDER RECEPTION NUMBER 1903341 AND DECEMBER 11, 2000 UNDER RECEPTION NUMBER 2102273.

NOTE: DECLARATION OF POOLING REFERENCING SAID LEASES RECORDED JANUARY 22, 2014 UNDER RECEPTION NO. 03362994.

NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

12. REQUESTS FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 17, 2002 UNDER RECEPTION NUMBER 2288455. NOT PLOTTABLE.

13. RIGHTS OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED DECEMBER 01, 1874, IN BOOK R AT PAGE 557. AFFECTS THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER. AFFECTS SUBJECT PARCEL. NOT PLOTTABLE.

14. RIGHT OF WAY FOR RIGHTS OF OTHERS TO THE IOWA DITCH AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 21, 1875 IN BOOK 31 AT PAGE 352. AFFECTS SUBJECT PROPERTY. NOT PLOTTABLE.

15. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JULY 31, 1876, IN BOOK 38 AT PAGE 156. AFFECTS SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER. NOT PLOTTABLE.

16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CONTRACT AND GRANT OF EASEMENT RECORDED JULY 12, 1950 IN BOOK 870 AT PAGE 367. AS SHOWN.

17. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE LONGMONT FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JULY 29, 1966, IN BOOK 822 AT PAGE 491. NOT PLOTTABLE.

18. THE EFFECT OF APPLICATION FOR CHANGE OF CLASS D ALLOTMENT CONTRACT RECORDED MARCH 26, 1979 UNDER RECEPTION NUMBER 328968 AND AS AMENDED IN INSTRUMENT RECORDED JULY 2, 1981 UNDER RECEPTION NUMBER 453220 AND AS AMENDED IN INSTRUMENT RECORDED JULY 9, 1981 UNDER RECEPTION NUMBER 454311 AND AS AMENDED IN INSTRUMENT RECORDED MARCH 11, 1995 UNDER RECEPTION NUMBER 01590362 AND AS AMENDED IN INSTRUMENT RECORDED AUGUST 17, 2001 UNDER RECEPTION NUMBER 2186552, APPLICATION FOR CLASS D ALLOTMENT CONTRACT RECORDED OCTOBER 10, 2011 UNDER RECEPTION NUMBER 3175932 AND APPLICATION FOR RELEASE OF EXISTING CLASS D ALLOTMENT CONTRACT RECORDED OCTOBER 10, 2011 UNDER RECEPTION NUMBER 3175933 APPLICATIONS FOR RELEASE OF EXISTING CLASS D ALLOTMENT CONTRACTS RECORDED JUNE 24, 2013 UNDER RECEPTION NUMBER 03322055, UNDER RECEPTION NUMBER 03322056 AND UNDER RECEPTION NUMBER 03322057. NOT PLOTTABLE.

19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED NOVEMBER 9, 1979 UNDER RECEPTION NUMBER 369830. NOT PLOTTABLE.

20. THOSE WATER RIGHTS AS CONVEYED TO THE CITY OF LAFAYETTE BY INSTRUMENT RECORDED APRIL 7, 1980 UNDER RECEPTION NUMBER 390658 AND COVENANT IN CONNECTION THEREWITH RECORDED AUGUST 13, 1980 UNDER RECEPTION NUMBER 407640 AND AS AMENDED INSTRUMENT RECORDED APRIL 29, 1982 UNDER RECEPTION NUMBER 492592. NOT PLOTTABLE.

21. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY GRANT RECORDED AUGUST 20, 1985 UNDER RECEPTION NUMBER 707266. NOT PLOTTABLE.

SCHEDULE B-2 TITLE EXCEPTIONS CONTINUED:

22. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY GRANT RECORDED AUGUST 20, 1985 UNDER RECEPTION NUMBER 707261. AS SHOWN BY DIRT ROAD ACCESSING BOTH WELL SITES.

23. THE EFFECT OF NOTICE OF GENERAL DESCRIPTION OF AREA SERVED BY PANHANDLE EASTERN PIPE LINE COMPANY CONCERNING UNDERGROUND FACILITIES RECORDED JUNE 25, 1986 UNDER RECEPTION NUMBER 00768891. NOT PLOTTABLE.

24. EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 2, 1987, UNDER RECEPTION NUMBER 00816351. AS SHOWN.

25. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY GRANT RECORDED AUGUST 12, 1994 UNDER RECEPTION NUMBER 01454162. AS SHOWN - EASEMENT IS BASED ON THE CENTERLINE OF THE MARKED GAS LINE.

26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENTS RECORDED SEPTEMBER 12, 1995 UNDER RECEPTION NUMBER 01546831 AND UNDER RECEPTION NUMBERS 01546832 AND 01546833. NOT PLOTTABLE.

27. THE EFFECT OF THE MAP OF WISE ACRES ANNEXATION TO THE TOWN OF ERIE RECORDED SEPTEMBER 12, 1995 UNDER RECEPTION NUMBER 1546834. NOT PLOTTABLE.

28. THOSE WATER RIGHTS AS CONVEYED TO THE CITY OF LAFAYETTE BY INSTRUMENT RECORDED MAY 2, 1997 UNDER RECEPTION NUMBER 1695500. NOT PLOTTABLE.

29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NUMBER 484, REGARDING ANNEXATION RECORDED SEPTEMBER 5, 1997 UNDER RECEPTION NUMBER 1728523. NOT PLOTTABLE.

30. THE EFFECT OF ORDINANCE NUMBER 485, REGARDING ZONING, RECORDED SEPTEMBER 5, 1997 UNDER RECEPTION NUMBER 1728524. NOT PLOTTABLE.

31. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 10, 2003 UNDER RECEPTION NUMBER 2537461. NOT A SURVEY MATTER.

32. ANY WATER RIGHTS OR CLAIMS OR TITLE TO WATER IN, OR UNDER THE LAND, WHETHER OF RECORD OR NOT. NOT A SURVEY MATTER.

33. THE FOLLOWING RECITAL AS CONTAINED IN DEED FROM SARAH ALLENE WISE TO ELIZABETH W. KISSELL RECORDED NOVEMBER 13, 1995 UNDER RECEPTION NO. 1562123: "MINERAL RIGHTS WILL BE RETAINED BY THE GRANTOR". AS SHOWN.

34. ANY RIGHT, TITLE (FEE OR EASEMENT) AND/OR INTEREST OF THE REGIONAL TRANSPORTATION DISTRICT IN OR TO THOSE PORTIONS OF THE LAND DESCRIBED IN INSTRUMENTS RECORDED NOVEMBER 6, 1871 IN BOOK "N" AT PAGE 591, NOVEMBER 6, 1871 IN BOOK "N" AT PAGE 601 AND JUNE 26, 2009 UNDER RECEPTION NUMBER 3011226.

SAID DEEDS DO NOT CONTAIN A SPECIFIC METES AND BOUNDS LEGAL DESCRIPTION OF THE LAND CONVEYED THEREIN. THE RAILROAD IS AS SHOWN, AND LIES OUTSIDE OF THE SUBJECT PROPERTY.

35. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT EXECUTED BY AND BETWEEN ELIZABETH W. KISSELL AND WISE HOMESTEAD, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS BUYER RECORDED JULY 11, 2005 UNDER RECEPTION NUMBER 2703251. NOT PLOTTABLE.

NOTE: THIS EXCEPTION WILL BE DELETED UPON THE RECORDDATION OF A TERMINATION OF SAID AGREEMENT IN A FORM ACCEPTABLE TO THIS COMPANY.

36. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT EXECUTED BY NOBLE ENERGY, INC., NOBLE ENERGY PRODUCTION, INC., SOCO WATTENBERG CORPORATION AND UNITED STATES EXPLORATION, INC. RECORDED OCTOBER 23, 2007 UNDER RECEPTION NUMBER 2890878. NOT PLOTTABLE.

37. REQUEST FOR NOTIFICATION (MINERAL ESTATE OWNER) EXECUTED BY KERR-MCGEE OIL & GAS ONSHORE LP RECORDED DECEMBER 21, 2007 UNDER RECEPTION NUMBER 2900941. NOT PLOTTABLE.

38. ANY BOUNDARY DISCREPANCY DUE TO THE LOCATION OF FENCE LINES AND THE EFFECT OF ANY RIGHT, TITLE OR INTEREST THAT MAY BE CLAIMED DUE TO ANY SAID DISCREPANCY AS SHOWN ON LAND SURVEY PLAT PREPARED BY CIVIL ARTS - DREXEL GROUP, DATED JUNE 24, 2001 AND LAST REVISED APRIL 4, 2005, JOB NUMBER 211-12.

39. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON LAND SURVEY PLAT DATED JUNE 24, 2001 AND LAST REVISED APRIL 4, 2005, PREPARED BY CIVIL ARTS - DREXEL GROUP, JOB NUMBER 211-12. AS SHOWN.

A. A DIRT ROAD CROSSING THE LAND, BUT NOT WITHIN A RECORDED EASEMENT. ONE DIRT ROAD CROSSING PARCEL CONNECTS WELL PADS, SEE ITEM NO. 22, THE OTHER DIRT ROAD CROSSES THE SOUTHEAST CORNER OF THE PARCEL. SEE AOC #1.

B. UTILITY POLES AND UTILITY LINES LOCATED ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, CROSSING THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND ALONG THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, BUT NOT WITHIN A RECORDED EASEMENT. DOES NOT AFFECT SUBJECT PARCEL.

40. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF COMPATIBLE DEVELOPMENT AND SURFACE USE AGREEMENT RECORDED JANUARY 22, 2014 UNDER RECEPTION NO. 03362979. AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.

41. (ITEM INTENTIONALLY DELETED)

42. OIL AND GAS LEASE BETWEEN OLIVE M. WISE AND ALBERT C. WISE FAMILY TRUST AND MARTIN EXPLORATION MANAGEMENT CORP., RECORDED NOVEMBER 23, 1982 UNDER RECEPTION NO. 521213 AND ANY ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

NOTE: CORRECTION OF DESCRIPTION IN LEASE RECORDED DECEMBER 14, 1982 UNDER RECEPTION NO. 524170.

NOTE: DECLARATION OF POOLING REFERENCING SAID LEASE RECORDED JANUARY 22, 2014 UNDER RECEPTION NO. 03362994.

NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

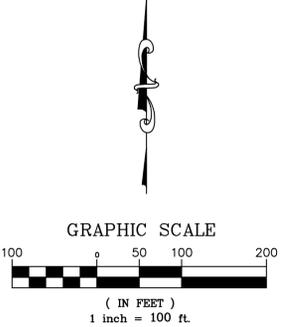
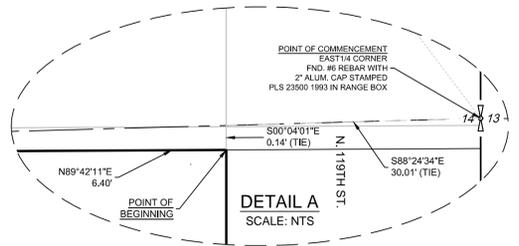
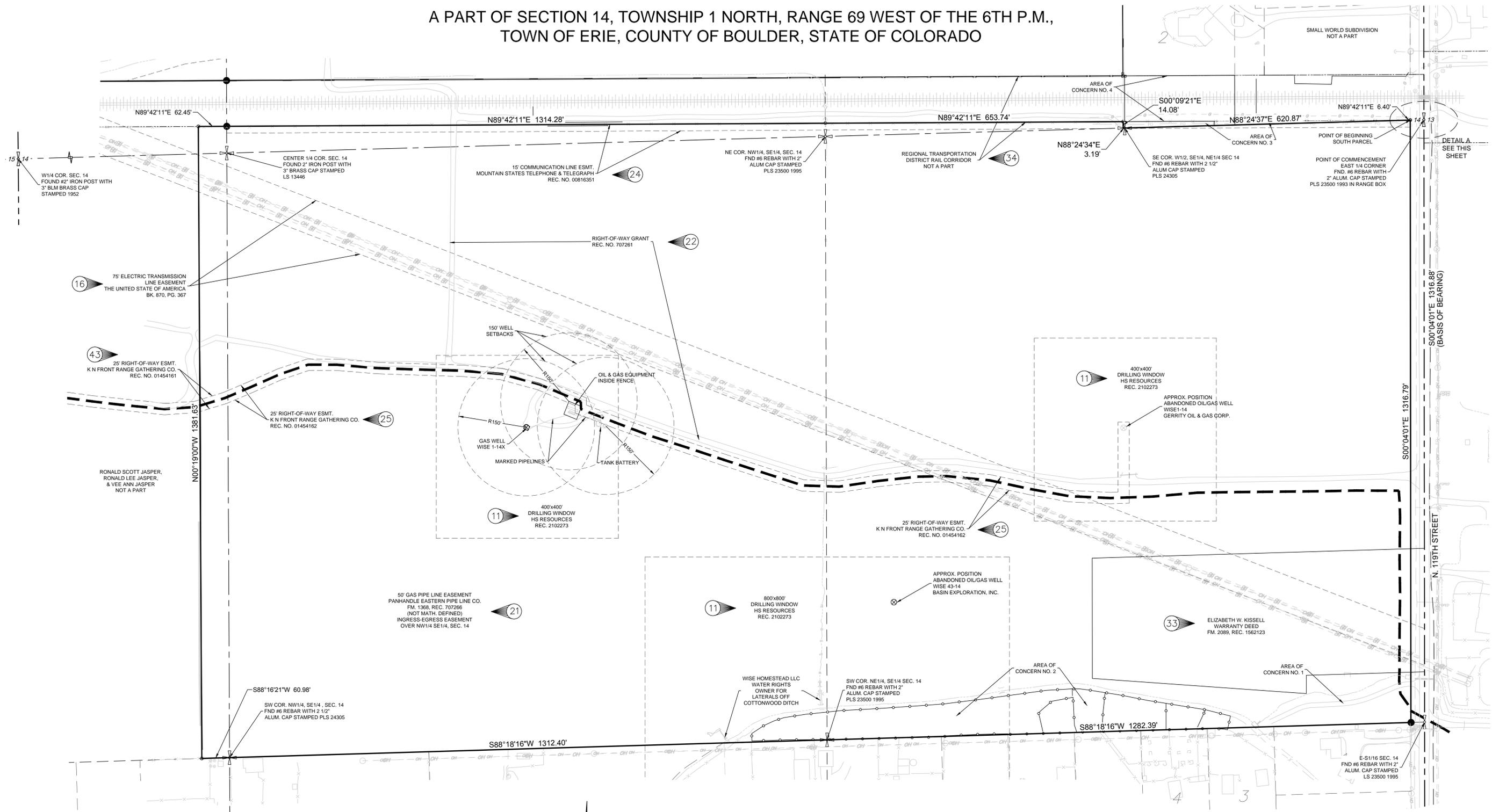
43. EASEMENT GRANTED TO K N FRONT RANGE GATHERING COMPANY, FOR PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED AUGUST 12, 1994, UNDER RECEPTION NO. 01454161. AS SHOWN - EASEMENT IS BASED ON THE CENTERLINE OF THE MARKED GAS LINE.

PREPARED WITH THE BENEFIT OF LAND TITLE GUARANTEE COMPANY
COMMITMENT NO. ABD70339758.2-6 EFFECTIVE DATE SEPTEMBER 08, 2014 AT 5:00 P.M.

		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546			ALTA/ACSM LAND TITLE SURVEY WISE FARMS SOUTH PARCEL		
2	GAS LINE ESMT. UPDATES	9/18/14	MJP	WFH	09/18/14	CHECKED BY: WFH	2 OF 3
1	MINOR UPDATES	7/29/14	JLR				
No.	Revisions	Date	Init.	Appr.	Date	DATE: 04/11/2014	

ALTA / ACSM LAND TITLE SURVEY

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO



SYMBOL LEGEND			
+	FD. SECTION CORNER AS DESCRIBED	○	TREE
○	FD. WITNESS CORNER AS DESCRIBED	▣	STORM DRAIN INLET
●	SEC. NO. 5 REBAR 2 1/2" LONG, W/1-1/2" ORANGE PLASTIC CAP STAMPED ON LS NO. 23500 UNLESS OTHERWISE NOTED	—	EXISTING BARS WIRE FENCE
○	FD. #5 REBAR W/2" ALUM. CAP STAMPED LS 24305	—	OVERHEAD ELECTRIC
○	FD. #5 REBAR W/1-1/2" ALUM. CAP MARKED 'BRUNS INC' PLS 13466	—	UTILITY POLE
○	EXISTING WOOD POST	⊙	STORM DRAIN MANHOLE
		—	GUY WIRE
		⊕	WATER VALVE



10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

ALTA/ACSM LAND TITLE SURVEY
WISE FARMS
SOUTH PARCEL

2	GAS LINE ESMT. UPDATES	9/18/14	MJP	WFH	09/18/14
1	MINOR UPDATES	7/29/14	JLR		
No.	Revisions	Date	Init.	Appr.	Date

PREPARED WITH THE BENEFIT OF LAND TITLE GUARANTEE COMPANY
COMMITMENT NO. ABD70339758.2-6 EFFECTIVE DATE SEPTEMBER 08, 2014 AT 5:00 P.M.

SCALE: DRAWN BY: BDL SHEET NO: 3 OF 3
CHECKED BY: WFH
DATE: 04/11/2014

ALTA / ACSM LAND TITLE SURVEY

A PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE EAST-SOUTH ONE SIXTEENTH CORNER OF SAID SECTION 14 BEARS SOUTH 00°04'01" EAST, A DISTANCE OF 1316.89 FEET SAID LINE FORMING THE BASIS OF BEARINGS WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 88°24'34" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 30.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET;

THENCE CONTINUING SOUTH 88°24'34" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 627.28 FEET; TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 88°24'34" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 3.19 FEET;

THENCE NORTH 00°09'21" WEST, A DISTANCE OF 114.08 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY LINE BEING 50 FEET, BY PERPENDICULAR MEASUREMENT NORTHERLY OF THE CENTERLINE OF THE EXISTING TRACK, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°42'11" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 653.74 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 89°42'11" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1314.46 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 89°42'11" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1309.61 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14;

THENCE NORTH 00°29'33" WEST ALONG SAID WEST LINE, A DISTANCE OF 1119.88 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JASPER ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

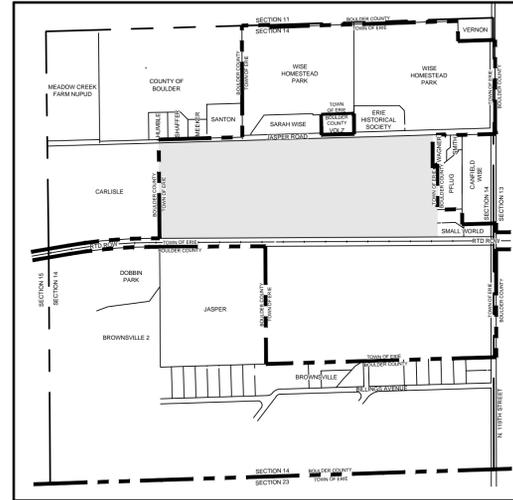
1. NORTH 88°21'52" EAST, A DISTANCE OF 1314.39 FEET;
2. NORTH 88°17'58" EAST, A DISTANCE OF 1317.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;
3. CONTINUING NORTH 88°17'58" EAST, A DISTANCE OF 599.53 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 1555, AT RECEPTION NO. 953348;

THENCE SOUTH 00°09'21" EAST ALONG THE WESTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 397.57 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTH 50°52'13" EAST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 70.21 FEET;

THENCE SOUTH 00°09'21" EAST, DISTANCE OF 843.98 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING A CALCULATED AREA OF 3,782.135 SQUARE FEET OR 86.826 ACRES, MORE OR LESS.



VICINITY MAP

SCALE: 1" = 1000'

AREAS OF CONCERN (AOC):

THE FOLLOWING MATTERS WHICH MAY AFFECT THE STATUS OF TITLE TO THE SURVEYED PROPERTY ARE NOTED BY CVL CONSULTANTS INC. FOR THE BENEFIT OF THE PARTY REQUESTING THE SURVEY. CVL CONSULTANTS INC. AND THE SURVEYOR OF RECORD DO NOT WARRANT OR REPRESENT THAT ALL MATTERS THAT MAY AFFECT TITLE ARE NOTED BELOW. THE NUMBERS IN THE FOLLOWING COMMENTS CORRESPOND TO THE NUMBERS SHOWN ON OUR LAND SURVEY PLAT.

1. THERE IS AN OVERHEAD POWER LINE CROSSING THE NORTHWEST CORNER OF THE PARCEL THAT DOES NOT SEEM TO HAVE AN EASEMENT FOR IT.
2. THE AREA OF THE UNION PACIFIC (NOW RTD) RIGHT OF WAY MARKED AOC #3, WAS DEEDED TO THE TOWN OF ERIE FROM SMALL WORLD VENTURES, LLC BY WARRANTY DEED RECORDED UNDER RECEPTION NO. 1724707, DATED AUGUST 22, 1997. THOUGH THIS AREA LIES OUTSIDE OF THE SUBJECT PROPERTY IT IS WORTHY OF NOTE. FIRSTLY, IT IS A LAND LOCKED PARCEL WITH NO APPARENT DIRECT ACCESS. SECONDLY, IT IS NOT CLEAR THAT SMALL WORLD VENTURES, LLC HAD THE VESTED RIGHTS TO CONVEY THIS PROPERTY TO THE CITY. IT IS CVL CONSULTANTS OF COLORADO, INC'S UNDERSTANDING THAT THE RAILROAD RIGHT OF WAY IS OWNED BY RTD

SURVEYOR'S CERTIFICATE:

TO: ELIZABETH W. KISSELL AND WISE HOMESTEAD LLC, A COLORADO LIMITED LIABILITY COMPANY; TO JASPER LAND INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY; TO LAND TITLE GUARANTEE COMPANY; AND TO FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 (a), 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2013.

DATE OF PLAT OR MAP: _____, 2014

WILLIAM F. HESSELBACH, JR., P.L.S. NO. 25369
FOR AND ON BEHALF OF
CVL CONSULTANTS CONSULTING LLC

SURVEY PLAT DEPOSITING CERTIFICATE:

DEPOSITED THIS ____ DAY OF _____, 20____, AT ____ M., IN BOOK ____ OF THE COUNTY _____

SURVEYOR'S LAND SURVEY PLATS AT PAGE _____, DEPOSIT NO. _____, RECORDS OF BOULDER COUNTY, COLORADO.

SIGNED: _____ TITLE: _____ BY: _____

NOTES:

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CVL CONSULTANTS, INC. RELIED UPON THE TITLE COMMITMENT AS NOTED HEREON.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
4. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR SOUTH 00°04'01" EAST AND MONUMENTED AS SHOWN HEREON.
5. FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08013C0437J WITH AN EFFECTIVE DATE OF DEC. 18, 2012, THE SUBJECT PROPERTY LIES WITHIN 'OTHER AREAS' ZONE X. 'ZONE X' IS DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. DATE OF ORIGINAL FIELD WORK WAS JUNE 26, 2013, ADDITIONAL FIELD WORK ON SEPTEMBER 23, 2013. CONTINUED FIELD WORK ON SEPTEMBER 27, 2014.
7. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
8. THE LIMITS OF THE WET AREA, AS SHOWN ON SHEET 3 OF 3, EKO RESOURCES CORPORATION'S MEMO TITLED "WISE FARM ISOLATED WETLAND" DETAIL 07/25/2014. THE BOUNDARY OF THE AREA WAS DETERMINED BY LEVELS OF, HYDROPHYLIC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY.
9. NO SURFACE EVIDENCE OF THE SEPTIC OR LEACH FIELD IN THE AREA OF THE "EAST DETAIL" WAS FOUND. THE OWNER WAS UNABLE TO POINT OUT A GENERAL LOCATION OF THE SEPTIC TANK.

PREPARED WITH THE BENEFIT OF LAND TITLE GUARANTEE COMPANY
COMMITMENT NO. ABD70339758.1-2 EFFECTIVE DATE OCTOBER 28, 2013 AT 5:00 P.M.

		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546		ALTA/ACSM LAND TITLE SURVEY WISE FARMS			
		ADDL UPDATES	12/03/14	MJP		SCALE:	DRAWN BY: BDL
	ADDL UPDATES	9/29/14	MJP			CHECKED BY: WFH	
	MINOR UPDATES	7/29/14	MJP			DATE: 04/11/2014	
	ADDED DETAILS	04/11/14	BDL				
	UPDATED LEGAL	8/20/13	BDL				
	UPDATED B-2'S	8/20/13	BDL				
No.	Revisions	Date	Init.	Appr.	Date		

ALTA / ACSM LAND TITLE SURVEY

A PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

SCHEDULE B-2 TITLE EXCEPTION NOTES:

1. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. NO ADDITIONAL INFORMATION WAS PROVIDED TO THE SURVEYOR OF RECORD.
 2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. NO ADDITIONAL INFORMATION WAS PROVIDED TO THE SURVEYOR OF RECORD.
 3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. THIS SURVEY SERVES TO SATISFY THIS EXCEPTION.
 4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER.
 5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY MATTER.
 6. ANY UNPAID TAXES, ASSESSMENTS AND UNREDEEMED TAX SALES. NOT A SURVEY MATTER.
 7. (a) UNPATENTED MINING CLAIMS; (b) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (c) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXPECTED UNDER (a), (b) OR (c) ARE SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER.
 8. EXISTING LEASES OR TENANCIES, IF ANY. NOT A SURVEY MATTER.
 9. RIGHTS OF THE PUBLIC AND THE COUNTY OF BOULDER IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN COUNTY ROAD 42 A.K.A. JASPER ROAD AND NORTH 119TH STREET. NOT PLOTTABLE.
 10. EASEMENT GRANTED TO THE LOWER BOULDER EXTENSION DITCH COMPANY, FOR THE LOWER BOULDER DITCH, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JULY 11, 1911, IN BOOK 325 AT PAGE 120. AS SHOWN.
- NOTE: AFFIDAVIT AND NOTICE IN RELATION THERETO RECORDED SEPTEMBER 24, 1999 UNDER RECEPTION NO. 1984825. AS SHOWN
11. OIL AND GAS LEASES BETWEEN SARAH ALLENE WISE, ET AL. AND MARTIN EXPLORATION MANAGEMENT CORPORATION, RECORDED APRIL 7, 1980 UNDER RECEPTION NUMBER 390668 AND RECORDED NOVEMBER 23, 1982 UNDER RECEPTION NUMBER 521214 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. AS SHOWN.
- PRODUCTION AFFIDAVITS RECORDED APRIL 13, 1983 UNDER RECEPTION NUMBER 543347 AND APRIL 16, 1987 UNDER RECEPTION NO. 841764.
- AFFIDAVIT OF EXTENSION OF OIL AND GAS LEASES RECORDED MARCH 28, 1995 UNDER RECEPTION NUMBER 1505898.
- NOTE: NOTICE OF RIGHT TO USE SURFACE OF LANDS AND NOTICE OF SURFACE USE RECORDED DECEMBER 24, 1996 UNDER RECEPTION NO. 01666170 AND FEBRUARY 8, 1999 UNDER RECEPTION NUMBER 1903341 AND DECEMBER 11, 2000 UNDER RECEPTION NUMBER 2102273.
- NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN. (ALL REASONABLE OR CUSTOMARY USES OF THE LAND RELATED TO SAID LEASE ARE BLANKET IN NATURE AND AFFECT ALL OF SECTION 14.)
12. REQUESTS FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 17, 2002 UNDER RECEPTION NUMBER 2288455. NOT PLOTTABLE.
 13. RIGHTS OF PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED DECEMBER 01, 1874, IN BOOK R AT PAGE 557. AFFECTS THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER. AFFECTS SUBJECT PARCEL. NOT PLOTTABLE.
 14. RIGHT OF WAY FOR RIGHTS OF OTHERS TO THE IOWA DITCH AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 21, 1875 IN BOOK 31 AT PAGE 352. AFFECTS SUBJECT PROPERTY. NOT PLOTTABLE.
 15. RIGHT OF PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JULY 31, 1876, IN BOOK 38 AT PAGE 156. AFFECTS SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER. NOT PLOTTABLE.
 16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CONTRACT AND GRANT OF EASEMENT RECORDED JULY 12, 1950 IN BOOK 870 AT PAGE 367. AS SHOWN.
 17. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CONTRACT AND GRANT OF EASEMENT RECORDED NOVEMBER 05, 1954 IN BOOK 963 AT PAGE 168. AS SHOWN.
 18. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE LONGMONT FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JULY 29, 1966, IN BOOK 822 AT PAGE 491. NOT PLOTTABLE.
 19. THE EFFECT OF APPLICATION FOR CHANGE OF CLASS D ALLOTMENT CONTRACT RECORDED MARCH 26, 1979 UNDER RECEPTION NUMBER 328968 AND AS AMENDED IN INSTRUMENT RECORDED JULY 2, 1981 UNDER RECEPTION NUMBER 453220 AND AS AMENDED IN INSTRUMENT RECORDED JULY 9, 1981 UNDER RECEPTION NUMBER 454311 AND AS AMENDED IN INSTRUMENT RECORDED MARCH 11, 1996 UNDER RECEPTION NUMBER 01590362 AND AS AMENDED IN INSTRUMENT RECORDED AUGUST 17, 2001 UNDER RECEPTION NUMBER 2186552; APPLICATION FOR CLASS D ALLOTMENT CONTRACT RECORDED OCTOBER 10, 2011 UNDER RECEPTION NUMBER 3175932 AND APPLICATION FOR RELEASE OF EXISTING CLASS D ALLOTMENT CONTRACT RECORDED OCTOBER 10, 2011 UNDER RECEPTION NUMBER 3175933 APPLICATIONS FOR RELEASE OF EXISTING CLASS D ALLOTMENT CONTRACTS RECORDED JUNE 24, 2013 UNDER RECEPTION NUMBER 03322055, UNDER RECEPTION NUMBER 03322056 AND UNDER RECEPTION NUMBER 03322057. NOT PLOTTABLE.
 20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED NOVEMBER 9, 1979 UNDER RECEPTION NUMBER 369830. NOT PLOTTABLE.

SCHEDULE B-2 TITLE EXCEPTIONS CONTINUED:

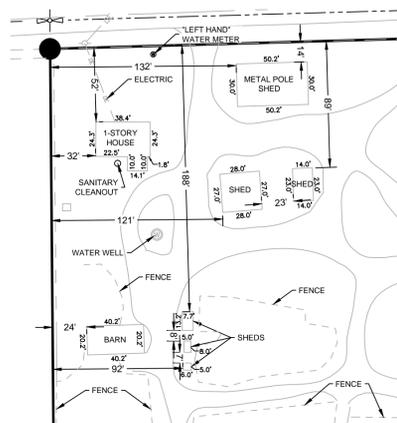
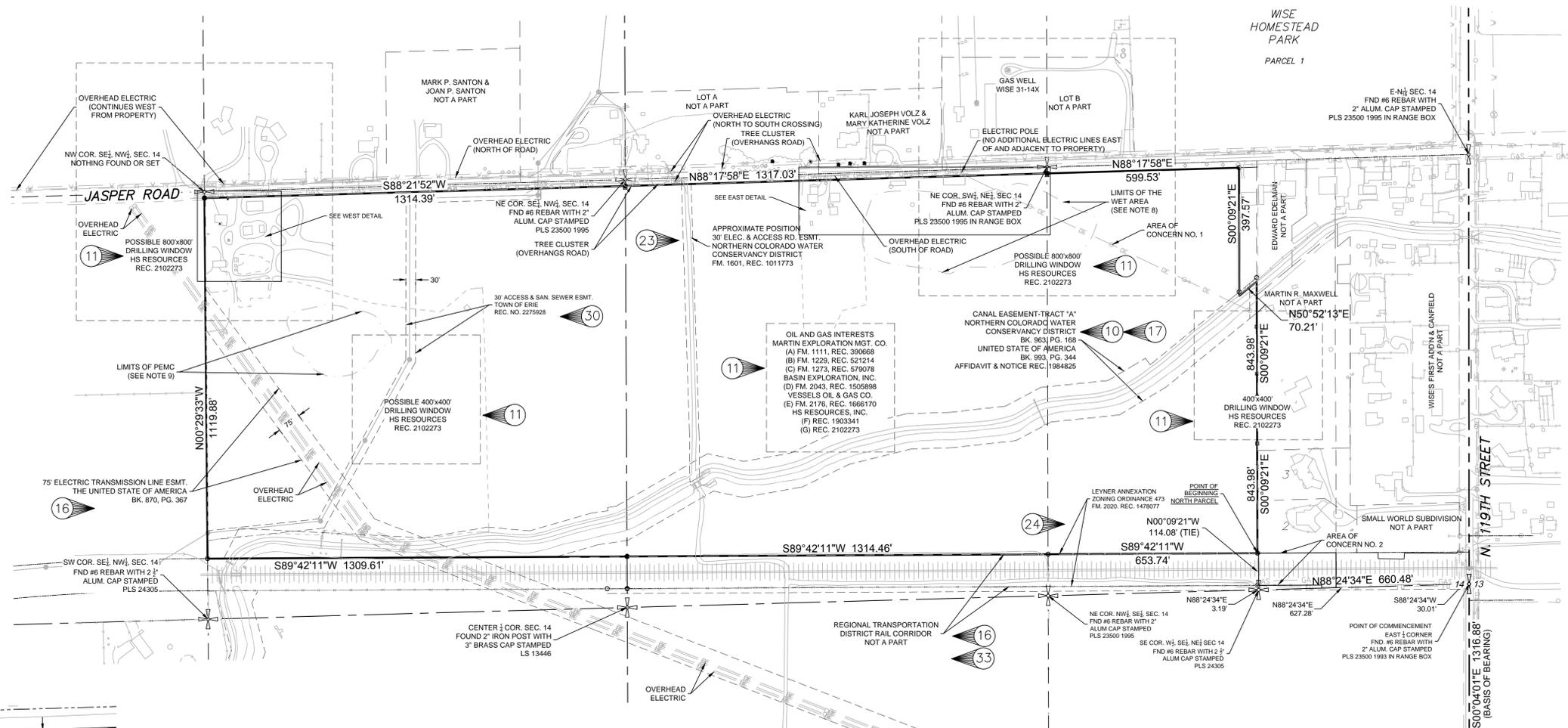
21. THOSE WATER RIGHTS AS CONVEYED TO THE CITY OF LAFAYETTE BY INSTRUMENT RECORDED APRIL 7, 1980 UNDER RECEPTION NUMBER 390668 AND COVENANT IN CONNECTION THEREWITH RECORDED AUGUST 13, 1980 UNDER RECEPTION NUMBER 407640 AND AS AMENDED INSTRUMENT RECORDED APRIL 29, 1982 UNDER RECEPTION NUMBER 492592. NOT PLOTTABLE.
 22. THE EFFECT OF NOTICE OF GENERAL DESCRIPTION OF AREA SERVED BY PANHANDLE EASTERN PIPE LINE COMPANY CONCERNING UNDERGROUND FACILITIES RECORDED JUNE 25, 1986 UNDER RECEPTION NUMBER 00768891. NOT PLOTTABLE.
 23. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT RECORDED NOVEMBER 3, 1989 UNDER RECEPTION NUMBER 01011773. AS SHOWN.
 24. THE EFFECT OF ZONING ORDINANCES NUMBER 473 RECORDED NOVEMBER 10, 1994 UNDER RECEPTION NUMBER 01478077. AS SHOWN.
 25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENTS RECORDED SEPTEMBER 12, 1995 UNDER RECEPTION NUMBER 01546831 AND UNDER RECEPTION NUMBERS 01546832 AND 01546833. NOT PLOTTABLE.
 26. THE EFFECT OF THE MAP OF WISE ACRES ANNEXATION TO THE TOWN OF ERIE RECORDED SEPTEMBER 12, 1995 UNDER RECEPTION NUMBER 1546834. NOT PLOTTABLE.
 27. THOSE WATER RIGHTS AS CONVEYED TO THE CITY OF LAFAYETTE BY INSTRUMENT RECORDED MAY 2, 1997 UNDER RECEPTION NUMBER 1695500. NOT PLOTTABLE.
 28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NUMBER 484, REGARDING ANNEXATION RECORDED SEPTEMBER 5, 1997 UNDER RECEPTION NUMBER 1728523. NOT PLOTTABLE.
 29. THE EFFECT OF ORDINANCE NUMBER 485, REGARDING ZONING, RECORDED SEPTEMBER 5, 1997 UNDER RECEPTION NUMBER 1728524. NOT PLOTTABLE.
 30. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF PERMANENT ACCESS AND UTILITIES EASEMENT AGREEMENT RECORDED APRIL 10, 2002 UNDER RECEPTION NUMBER 2275928. AS SHOWN.
 31. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 10, 2003 UNDER RECEPTION NUMBER 2537461. NOT A SURVEY MATTER.
 32. ANY WATER RIGHTS OR CLAIMS OR TITLE TO WATER IN, OR UNDER THE LAND, WHETHER OF RECORD OR NOT. NOT A SURVEY MATTER.
 33. ANY RIGHT, TITLE (FEE OR EASEMENT) AND/OR INTEREST OF THE REGIONAL TRANSPORTATION DISTRICT IN OR TO THOSE PORTIONS OF THE LAND DESCRIBED IN INSTRUMENTS RECORDED NOVEMBER 6, 1871 IN BOOK "N" AT PAGE 591, NOVEMBER 6, 1871 IN BOOK "N" AT PAGE 601 AND JUNE 26, 2009 UNDER RECEPTION NUMBER 3011226.
- SAID DEEDS DO NOT CONTAIN A SPECIFIC METES AND BOUNDS LEGAL DESCRIPTION OF THE LAND CONVEYED THEREIN. THE RAILROAD IS AS SHOWN, AND LIES OUTSIDE OF THE SUBJECT PROPERTY.
34. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT EXECUTED BY AND BETWEEN ELIZABETH W. KISSELL AND WISE HOMESTEAD, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS BUYER RECORDED JULY 11, 2005 UNDER RECEPTION NUMBER 2703251. NOT PLOTTABLE.
- NOTE: THIS EXCEPTION WILL BE DELETED UPON THE RECORDATION OF A TERMINATION OF SAID AGREEMENT IN A FORM ACCEPTABLE TO THIS COMPANY.
35. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT EXECUTED BY NOBLE ENERGY, INC., NOBLE ENERGY PRODUCTION, INC., SOCO WATTENBERG CORPORATION AND UNITED STATES EXPLORATION, INC. RECORDED OCTOBER 23, 2007 UNDER RECEPTION NUMBER 2890878. NOT PLOTTABLE.
 36. REQUEST FOR NOTIFICATION (MINERAL ESTATE OWNER) EXECUTED BY KERR-MCGEE OIL & GAS ONSHORE LP RECORDED DECEMBER 21, 2007 UNDER RECEPTION NUMBER 2900941. NOT PLOTTABLE.
 37. ANY BOUNDARY DISCREPANCY DUE TO THE LOCATION OF FENCE LINES AND THE EFFECT OF ANY RIGHT, TITLE OR INTEREST THAT MAY BE CLAIMED DUE TO ANY SAID DISCREPANCY AS SHOWN ON LAND SURVEY PLAT PREPARED BY CIVIL ARTS - DREXEL GROUP, DATED JUNE 24, 2001 AND LAST REVISED APRIL 4, 2005. JOB NUMBER 211-12.
 38. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON LAND SURVEY PLAT DATED JUNE 24, 2001 AND LAST REVISED APRIL 4, 2005, PREPARED BY CIVIL ARTS - DREXEL GROUP. JOB NUMBER 211-12. AS SHOWN.
- A. A DIRT ROAD CROSSING THE LAND, BUT NOT WITHIN A RECORDED EASEMENT. AS SHOWN, ALSO SEE AOC #2
- B. UTILITY POLES AND UTILITY LINES LOCATED ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, CROSSING THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, BUT NOT WITHIN A RECORDED EASEMENT. AS SHOWN, ALSO SEE AOC #1.

PREPARED WITH THE BENEFIT OF LAND TITLE GUARANTEE COMPANY
COMMITMENT NO. ABD70339758.1-2 EFFECTIVE DATE OCTOBER 28, 2013 AT 5:00 P.M.

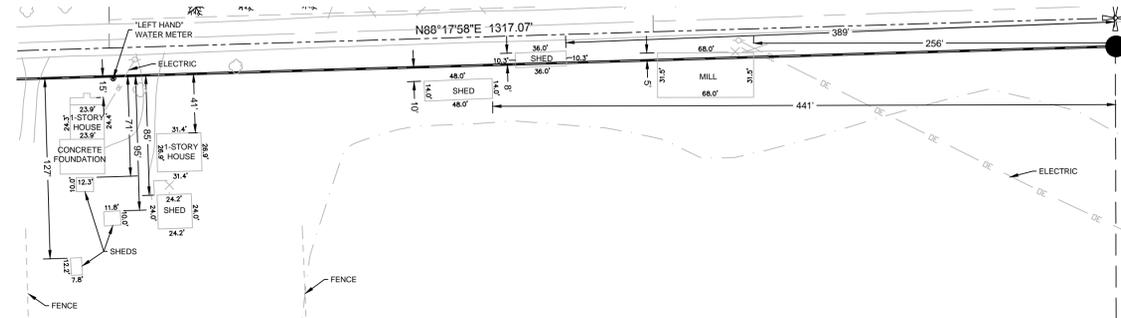
	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546				ALTA/ACSM LAND TITLE SURVEY WISE FARMS		
	ADDL UPDATES	12/03/14	MJP		SCALE:	DRAWN BY:	SHEET NO:
ADDL UPDATES	9/29/14	MJP				BDL	2 OF 3
MINOR UPDATES	7/29/14	MJP					
ADDED DETAILS	04/11/14	BDL					
UPDATED LEGAL	8/20/13	BDL					
UPDATED B-2'S	8/20/13	BDL					
No.	Revisions	Date	Init.	Appr.	Date	DATE:	04/11/2014

ALTA / ACSM LAND TITLE SURVEY

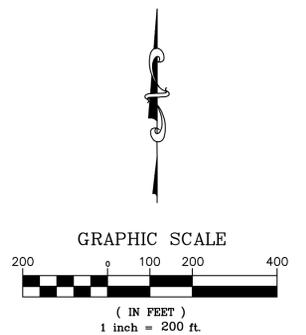
A PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO



WEST DETAIL
SCALE 1" = 60'



EAST DETAIL
SCALE 1" = 60'



SYMBOL LEGEND			
	FND. SECTION CORNER AS DESCRIBED		TREE
	FND. WITNESS CORNER AS DESCRIBED		STORM DRAIN INLET
	SET NO. 5 REBAR, 24" LONG, w/1 1/2" ORANGE PLASTIC CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED		EXISTING BARB WIRE FENCE
	FND #5 REBAR W/2" ALUM. CAP STAMPED LS 24305		SIGN
	FND #5 REBAR W/1 1/2" ALUM CAP MARKED "BRUNS INC"		STORM DRAIN MANHOLE
	FND #4 REBAR W/ALUM. COLLAR "LS 2149"		GUY WIRE
	FND #5 REBAR W/1-1/2" ALUM. CAP STAMPED PLS 13466		WATER VALVE
	EXISTING WIRE FENCE		EXISTING WOOD FENCE
	OVERHEAD ELECTRIC		UTILITY POLE
	EXISTING WOOD POST		

PREPARED WITH THE BENEFIT OF LAND TITLE GUARANTEE COMPANY
COMMITMENT NO. ABD70339758.1-2 EFFECTIVE DATE OCTOBER 28, 2013 AT 5:00 P.M.

CVL
CONSULTANTS

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

ALTA/ACSM LAND TITLE SURVEY
WISE FARMS

ADDL UPDATES	12/03/14	MJP		
ADDL UPDATES	9/29/14	MJP		
MINOR UPDATES	7/29/14	MJP		
ADDED DETAILS	04/11/14	BDL		
UPDATED LEGAL	8/20/13	BDL		
UPDATED B-2'S	8/20/13	BDL		
No. Revisions	Date	Init.	Appr.	Date

SCALE: _____ DRAWN BY: BDL SHEET NO: 3 OF 3
FILE NO: _____ CHECKED BY: WFH
DATE: 04/11/2014

WISE FARMS ZONING MAP

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
TOTAL ZONING BOUNDARY = 171.435 ACRES
ER ZONING = 83.795 ACRES, AG/OS ZONING = 87.640 ACRES
RZ-000789-2016

LEGAL DESCRIPTION – OVERALL BOUNDARY OF NORTH ZONING PARCEL

A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, BEING MONUMENTED AS SHOWN HEREON, TO BEAR NORTH 88°21'52" EAST, 1314.47 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 88°21'52" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1314.47 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 88°17'58" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1317.07 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE CONTINUING NORTH 88°17'58" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 599.53 FEET;

THENCE SOUTH 00°09'21" EAST, A DISTANCE OF 417.58 FEET;

THENCE NORTH 50°52'13" EAST, A DISTANCE OF 70.21 FEET;

THENCE SOUTH 00°09'21" EAST, A DISTANCE OF 843.98 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT OF WAY, SAID RIGHT OF WAY LINE BEING 50.00 FEET, BY PERPENDICULAR MEASUREMENT NORTHERLY OF THE CENTERLINE OF THE EXISTING TRACK;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 89°42'11" WEST, A DISTANCE OF 653.74 FEET;
2. THENCE SOUTH 89°42'11" WEST, A DISTANCE OF 1314.46 FEET;
3. THENCE SOUTH 89°42'11" WEST, A DISTANCE OF 1309.61 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 00°29'33" WEST ALONG SAID WEST LINE, A DISTANCE OF 1139.88 FEET TO THE POINT OF BEGINNING,

SAID NORTH ZONING AREA CONTAINING A CALCULATED AREA OF 3,846,755 SQUARE FEET OR 88.309 ACRES, MORE OR LESS.

LEGAL DESCRIPTION – OVERALL BOUNDARY OF SOUTH ZONING PARCEL

A PARCEL OF LAND BEING A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14, AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, BEING MONUMENTED AS SHOWN HEREON, TO BEAR NORTH 88°21'52" EAST, 1314.47 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°04'01" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1316.87 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 88°18'16" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1312.40 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 88°18'16" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1312.40 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 88°16'21" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 60.98 FEET TO THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO RONALD SCOTT JASPER, RONALD LEE JASPER AND VEE ANN JASPER AS DESCRIBED IN WARRANTY DEED RECORDED MAY 3, 1976, ON FILM 922 AS RECEPTION NO. 175271, OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE NORTH 00°19'00" WEST ALONG THE EASTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 1381.63 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY BEING 50.00 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE EXISTING TRACK;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3):

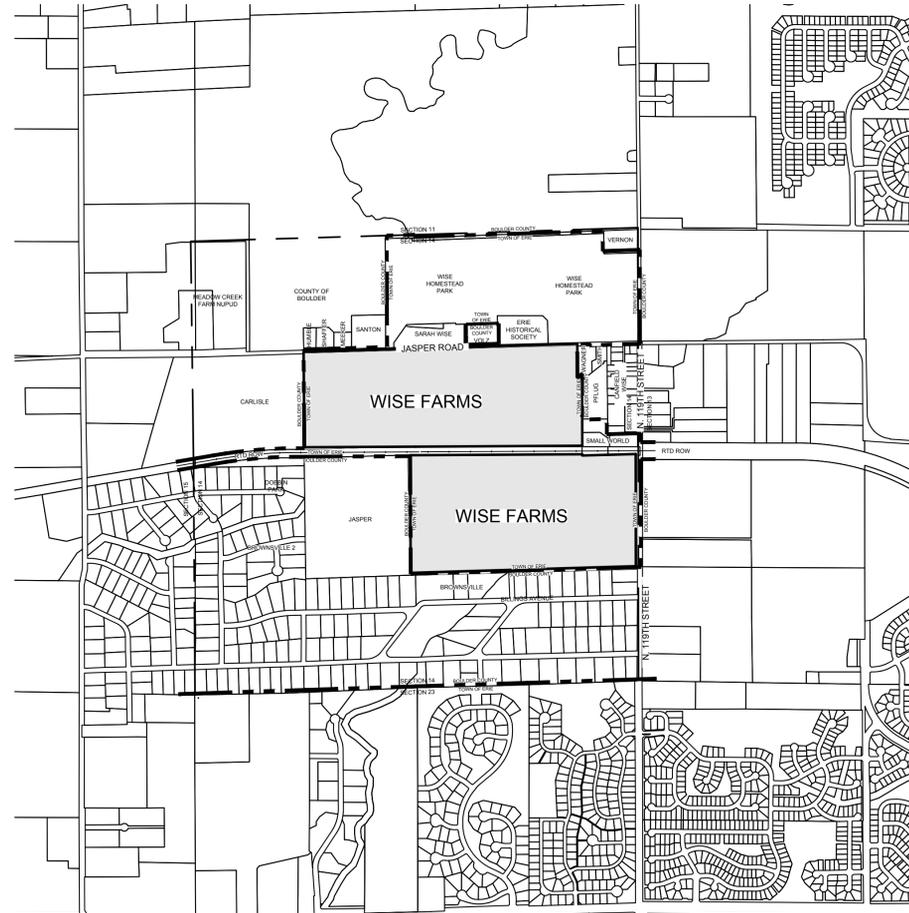
1. THENCE NORTH 89°42'11" EAST, A DISTANCE OF 62.45 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;
2. THENCE CONTINUING NORTH 89°42'11" EAST, A DISTANCE OF 1314.28 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;
3. THENCE CONTINUING NORTH 89°42'11" EAST, A DISTANCE OF 653.74 FEET;

THENCE SOUTH 00°09'21" EAST, A DISTANCE OF 14.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 88°24'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 3.19 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING NORTH 88°24'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 657.29 FEET TO THE POINT OF BEGINNING,

SAID ZONING PARCEL CONTAINING A CALCULATED AREA OF 3,620,980 SQUARE FEET OR 83.126 ACRES, MORE OR LESS.



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 BEING BASED UPON THE TOWN OF ERIE HORIZONTAL CONTROL NETWORK IS ASSUMED TO BEAR SOUTH 00°04'01" EAST, A DISTANCE OF 1316.88 FEET.
2. THE LINEAL UNIT USED IN THE PREPARATION OF THIS ZONING MAP IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THEN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THIS ZONING MAP IS NOT INTENDED TO BE AN IMPROVEMENT SURVEY PLAT, AN ALTA/ACSM LAND TITLE SURVEY NOR SUBDIVISION PLAT. IT IS INTENDED ONLY TO SHOW THE EXISTING AND PROPOSED ZONING OF THE DESCRIBED OVERALL WISE FARMS DEVELOPMENT.
5. THIS ZONING MAP DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER 70339758.1, EFFECTIVE DATE MAY 26, 2016 AT 5:00 P.M., AND COMMITMENT NUMBER 70339758.2, EFFECTIVE DATE MAY 25, 2016 AT 5:00 P.M.

SURVEYOR'S CERTIFICATE:

I WILLIAM F. HESSELBACH, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20__.

WILLIAM F. HESSELBACH, JR., PLS NO. 25369
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.

PLANNING COMMISSION CERTIFICATE:

THIS ZONING MAP WAS REVIEWED BY THE PLANNING COMMISSION ON
THE ____ DAY OF _____, 20__.

CHAIRPERSON _____ DATE _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS ZONING MAP IS TO BE KNOWN AS THE "WISE FARMS ZONING MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____, 20__.

MAYOR _____
ATTEST _____
TOWN CLERK

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF _____)SS

I HEREBY CERTIFY THAT THIS ZONING MAP WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20__ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

BOULDER COUNTY CLERK AND RECORDER _____

		10333 E. Dry Creek Rd., Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546		SPE LAND INVESTMENTS LLC 9182 S. KENWOOD COURT HIGHLANDS RANCH, CO 80126	
SCALE:	AS NOTED	DRAWN BY:	BPC	SHEET NO:	
FILE NO:	5	CHECKED BY:	WFH	1 OF 5	
No.	Revisions	Date	Init.	Appr.	Date
					4/14/2014

WISE FARMS ZONING MAP

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M.,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 TOTAL ZONING BOUNDARY = 171.435 ACRES
 ER ZONING = 83.795 ACRES, AG/OS ZONING = 87.640 ACRES
 RZ-000789-2016

NORTH ZONING LEGAL DESCRIPTIONS

LEGAL DESCRIPTION – ESTATE RESIDENTIAL (ER) NORTH #1

A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, BEING MONUMENTED AS SHOWN HEREON, TO BEAR NORTH 88°21'52" EAST, 1314.47 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 88° 21' 52" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 556.77;

THENCE SOUTH 01°38'08" EAST, A DISTANCE OF 166.32 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 36°43'00", AN ARC LENGTH OF 128.17 FEET, THE CHORD OF WHICH BEARS NORTH 71°38'30" WEST, 125.98 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 90.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 89°21'45", AN ARC LENGTH OF 311.93 FEET, THE CHORD OF WHICH BEARS SOUTH 45°19'07" WEST, 281.27 FEET;

THENCE SOUTH 53°30'18" WEST, A DISTANCE OF 65.51 FEET;

THENCE SOUTH 89°30'27" WEST, A DISTANCE OF 96.07 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 00°29'33" WEST ALONG SAID WEST LINE, A DISTANCE OF 348.26 FEET TO THE POINT OF BEGINNING,

SAID ZONING PARCEL CONTAINING A CALCULATED AREA OF 110,736 SQUARE FEET OR 2.542 ACRES, MORE OR LESS.

LEGAL DESCRIPTION – ESTATE RESIDENTIAL (ER) NORTH #2

A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, BEING MONUMENTED AS SHOWN HEREON, TO BEAR NORTH 88°21'52" EAST, 1314.47 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 88°17'58" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 346.71 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°17'58" EAST ALONG SAID NORTH LINE, A DISTANCE OF 450.31 FEET;

THENCE SOUTH 00°58'60" EAST, A DISTANCE OF 60.65 FEET;

THENCE SOUTH 39°02'59" WEST, A DISTANCE OF 152.60 FEET;

THENCE SOUTH 00°58'60" EAST, A DISTANCE OF 155.83 FEET;

THENCE SOUTH 14°35'10" EAST, A DISTANCE OF 67.95 FEET;

THENCE SOUTH 56°40'42" EAST, A DISTANCE OF 52.21 FEET;

THENCE SOUTH 14°35'10" EAST, A DISTANCE OF 13.53 FEET;

THENCE NORTH 79°42'58" EAST, A DISTANCE OF 205.23 FEET;

THENCE SOUTH 24°51'12" EAST, A DISTANCE OF 130.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 08°29'05", AN ARC LENGTH OF 34.06 FEET, THE CHORD OF WHICH BEARS NORTH 69°23'20" EAST, 34.03 FEET;

THENCE NORTH 73°37'53" EAST, A DISTANCE OF 62.64 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 67°22'48", AN ARC LENGTH OF 17.64 FEET, THE CHORD OF WHICH BEARS NORTH 39°56'28" EAST, 16.64 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 99°18'00", AN ARC LENGTH OF 86.66 FEET, THE CHORD OF WHICH BEARS NORTH 55°54'04" EAST, 76.21 FEET;

THENCE NORTH 15°33'04" EAST, A DISTANCE OF 68.58 FEET;

THENCE NORTH 77°06'32" EAST, A DISTANCE OF 302.46 FEET;

THENCE SOUTH 05°26'36" EAST, A DISTANCE OF 206.57 FEET;

THENCE SOUTH 13°38'08" EAST, A DISTANCE OF 110.48 FEET;

THENCE SOUTH 61°12'45" WEST, A DISTANCE OF 30.99 FEET;

THENCE SOUTH 77°05'19" WEST, A DISTANCE OF 81.72 FEET;

THENCE SOUTH 86°26'06" WEST, A DISTANCE OF 70.39 FEET;

THENCE SOUTH 79°09'54" WEST, A DISTANCE OF 90.97 FEET;

THENCE SOUTH 62°42'52" WEST, A DISTANCE OF 119.74 FEET;

THENCE SOUTH 84°11'39" WEST, A DISTANCE OF 170.52 FEET;

THENCE SOUTH 88°33'56" WEST, A DISTANCE OF 55.69 FEET;

THENCE NORTH 41°31'47" WEST, A DISTANCE OF 55.72 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 26°55'34", AN ARC LENGTH OF 96.34 FEET, THE CHORD OF WHICH BEARS SOUTH 61°55'60" WEST, 95.46 FEET;

THENCE SOUTH 75°23'47" WEST, A DISTANCE OF 50.19 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 30°50'48", AN ARC LENGTH OF 110.37 FEET, THE CHORD OF WHICH BEARS NORTH 89°10'49" WEST, 109.04 FEET;

THENCE SOUTH 16°14'35" WEST, A DISTANCE OF 44.96 FEET;

LEGAL DESCRIPTION – ESTATE RESIDENTIAL (ER) NORTH #2 CONTINUED

THENCE SOUTH 64°07'33" WEST, A DISTANCE OF 148.92 FEET;

THENCE SOUTH 78°12'22" WEST, A DISTANCE OF 55.27 FEET;

THENCE SOUTH 81°37'03" WEST, A DISTANCE OF 57.03 FEET;

THENCE NORTH 85°46'27" WEST, A DISTANCE OF 48.58 FEET;

THENCE NORTH 73°15'44" WEST, A DISTANCE OF 99.10 FEET;

THENCE SOUTH 58°50'04" WEST, A DISTANCE OF 85.73 FEET;

THENCE SOUTH 57°41'45" WEST, A DISTANCE OF 70.95 FEET;

THENCE SOUTH 60°01'20" WEST, A DISTANCE OF 38.58 FEET;

THENCE SOUTH 63°51'56" WEST, A DISTANCE OF 30.11 FEET;

THENCE SOUTH 73°49'48" WEST, A DISTANCE OF 109.38 FEET;

THENCE SOUTH 73°44'35" WEST, A DISTANCE OF 183.16 FEET;

THENCE NORTH 89°59'48" WEST, A DISTANCE OF 278.02 FEET;

THENCE SOUTH 84°10'34" WEST, A DISTANCE OF 60.31 FEET;

THENCE SOUTH 82°30'37" WEST, A DISTANCE OF 133.82 FEET;

THENCE NORTH 66°14'44" WEST, A DISTANCE OF 128.34 FEET;

THENCE NORTH 24°06'07" EAST, A DISTANCE OF 19.94 FEET;

THENCE NORTH 22°44'53" WEST, A DISTANCE OF 114.64 FEET;

THENCE NORTH 28°57'05" EAST, A DISTANCE OF 354.02 FEET;

THENCE NORTH 00°08'26" EAST, A DISTANCE OF 67.82 FEET;

THENCE NORTH 25°46'06" EAST, A DISTANCE OF 68.87 FEET;

THENCE SOUTH 89°39'30" EAST, A DISTANCE OF 82.35 FEET;

THENCE NORTH 00°00'12" EAST, A DISTANCE OF 51.82 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 57.00 FEET, A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 44.77 FEET, THE CHORD OF WHICH BEARS NORTH 22°30'12" EAST, 43.63 FEET;

THENCE NORTH 44°59'48" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00°00'12" EAST, A DISTANCE OF 121.34 FEET;

THENCE SOUTH 89°59'48" EAST, A DISTANCE OF 789.97 FEET;

THENCE SOUTH 80°15'43" EAST, A DISTANCE OF 126.60 FEET;

THENCE NORTH 01°42'02" WEST, A DISTANCE OF 221.02 FEET TO THE POINT OF BEGINNING,

SAID ZONE PARCEL CONTAINING A CALCULATED AREA OF 1,375,330 SQUARE FEET OR 31.573 ACRES, MORE OR LESS.

LEGAL DESCRIPTION – AGRICULTURAL/OPEN SPACE (AG/OS) NORTH

A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, BEING MONUMENTED AS SHOWN HEREON, TO BEAR NORTH 88°21'52" EAST, 1314.47 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 88°17'58" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 599.53 FEET;

THENCE SOUTH 00°09'21" EAST, A DISTANCE OF 417.58 FEET;

THENCE NORTH 50°52'13" EAST, A DISTANCE OF 70.21 FEET;

THENCE SOUTH 00°09'21" EAST, A DISTANCE OF 843.98 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT OF WAY, SAID RIGHT OF WAY LINE BEING 50.00 FEET, BY PERPENDICULAR MEASUREMENT NORTHERLY OF THE CENTERLINE OF THE EXISTING TRACK;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 89°42'11" WEST, A DISTANCE OF 653.74 FEET;
2. THENCE SOUTH 89°42'11" WEST, A DISTANCE OF 1314.46 FEET;
3. THENCE SOUTH 89°42'11" WEST, A DISTANCE OF 1309.61 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14;

THENCE NORTH 00°29'33" WEST ALONG SAID WEST LINE, A DISTANCE OF 791.62 FEET;

THENCE NORTH 89°30'27" EAST, A DISTANCE OF 96.07 FEET;

THENCE NORTH 53°30'18" EAST, A DISTANCE OF 65.51 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 89°21'45", AN ARC LENGTH OF 311.93 FEET, THE CHORD OF WHICH BEARS NORTH 45°19'07" EAST, 281.27 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 90.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 36°43'00", AN ARC LENGTH OF 128.17 FEET, THE CHORD OF WHICH BEARS SOUTH 71°38'30" EAST, 125.98 FEET;

THENCE NORTH 01°38'08" WEST, A DISTANCE OF 166.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14;

THENCE NORTH 88°21'52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 757.70 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 88°17'58" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 346.71 FEET;

THENCE SOUTH 01°42'02" EAST, A DISTANCE OF 221.02 FEET;

LEGAL DESCRIPTION – AGRICULTURAL/OPEN SPACE (AG/OS) NORTH CONTINUED

THENCE NORTH 80°15'43" WEST, A DISTANCE OF 126.60 FEET;

THENCE NORTH 89°59'48" WEST, A DISTANCE OF 789.97 FEET;

THENCE SOUTH 00°00'12" WEST, A DISTANCE OF 121.34 FEET;

THENCE SOUTH 44°59'48" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.00 FEET, A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 44.77 FEET, THE CHORD OF WHICH BEARS SOUTH 22°30'12" WEST, 43.63 FEET;

THENCE SOUTH 00°00'12" WEST, A DISTANCE OF 51.82 FEET;

THENCE NORTH 89°39'30" WEST, A DISTANCE OF 82.35 FEET;

THENCE SOUTH 25°46'06" WEST, A DISTANCE OF 68.87 FEET;

THENCE SOUTH 00°08'26" WEST, A DISTANCE OF 67.82 FEET;

THENCE SOUTH 28°57'05" WEST, A DISTANCE OF 354.02 FEET;

THENCE SOUTH 22°44'53" EAST, A DISTANCE OF 114.64 FEET;

THENCE SOUTH 24°06'07" WEST, A DISTANCE OF 19.94 FEET;

THENCE SOUTH 66°14'44" EAST, A DISTANCE OF 128.34 FEET;

THENCE NORTH 82°30'37" EAST, A DISTANCE OF 133.82 FEET;

THENCE NORTH 84°10'34" EAST, A DISTANCE OF 60.31 FEET;

THENCE NORTH 89°59'48" EAST, A DISTANCE OF 278.02 FEET;

THENCE NORTH 73°44'35" EAST, A DISTANCE OF 183.16 FEET;

THENCE NORTH 73°49'48" EAST, A DISTANCE OF 109.38 FEET;

THENCE NORTH 63°51'56" EAST, A DISTANCE OF 30.11 FEET;

THENCE NORTH 60°01'20" EAST, A DISTANCE OF 38.58 FEET;

THENCE NORTH 57°41'45" EAST, A DISTANCE OF 70.95 FEET;

THENCE NORTH 58°50'04" EAST, A DISTANCE OF 85.73 FEET;

THENCE SOUTH 73°15'44" EAST, A DISTANCE OF 99.10 FEET;

THENCE SOUTH 85°46'27" EAST, A DISTANCE OF 48.58 FEET;

THENCE NORTH 81°37'03" EAST, A DISTANCE OF 57.03 FEET;

THENCE NORTH 78°12'22" EAST, A DISTANCE OF 55.27 FEET;

THENCE NORTH 64°07'33" EAST, A DISTANCE OF 148.92 FEET;

THENCE NORTH 16°14'35" EAST, A DISTANCE OF 44.96 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 30°50'48", AN ARC LENGTH OF 110.37 FEET, THE CHORD OF WHICH BEARS SOUTH 89°10'49" EAST, 109.04 FEET;

THENCE NORTH 75°23'47" EAST, A DISTANCE OF 50.19 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 26°55'34", AN ARC LENGTH OF 96.34 FEET, THE CHORD OF WHICH BEARS NORTH 61°55'60" EAST, 95.46 FEET;

THENCE SOUTH 41°31'47" EAST, A DISTANCE OF 55.72 FEET;

THENCE NORTH 88°33'56" EAST, A DISTANCE OF 55.69 FEET;

THENCE NORTH 84°11'39" EAST, A DISTANCE OF 170.52 FEET;

THENCE NORTH 62°42'52" EAST, A DISTANCE OF 119.74 FEET;

THENCE NORTH 79°09'54" EAST, A DISTANCE OF 90.97 FEET;

THENCE NORTH 86°26'06" EAST, A DISTANCE OF 70.39 FEET;

THENCE NORTH 77°05'19" EAST, A DISTANCE OF 81.72 FEET;

THENCE NORTH 61°12'45" EAST, A DISTANCE OF 30.99 FEET;

THENCE NORTH 13°38'08" WEST, A DISTANCE OF 110.48 FEET;

THENCE NORTH 05°26'36" WEST, A DISTANCE OF 206.57 FEET;

THENCE SOUTH 77°06'32" WEST, A DISTANCE OF 302.46 FEET;

THENCE SOUTH 15°33'04" WEST, A DISTANCE OF 68.58 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 99°18'00", AN ARC LENGTH OF 86.66 FEET, THE CHORD OF WHICH BEARS SOUTH 55°54'04" WEST, 76.21 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 67°22'48", AN ARC LENGTH OF 17.64 FEET, THE CHORD OF WHICH BEARS SOUTH 39°56'28" WEST, 16.64 FEET;

THENCE SOUTH 73°37'53" WEST, A DISTANCE OF 62.64 FEET TO A POINT OF CURVATURE;

LEGAL DESCRIPTION – AGRICULTURAL/OPEN SPACE (AG/OS) NORTH CONTINUED

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 08°29'05", AN ARC LENGTH OF 34.06 FEET, THE CHORD OF WHICH BEARS SOUTH 69°23'20" WEST, 34.03 FEET;

THENCE NORTH 24°51'12" WEST, A DISTANCE OF 130.00 FEET;

THENCE SOUTH 79°42'58" WEST, A DISTANCE OF 205.23 FEET;

THENCE NORTH 14°35'10" WEST, A DISTANCE OF 13.53 FEET;

THENCE NORTH 56°40'42" WEST, A DISTANCE OF 52.21 FEET;

THENCE NORTH 14°35'10" WEST, A DISTANCE OF 67.95 FEET;

THENCE NORTH 00°58'60" WEST, A DISTANCE OF 155.83 FEET;

THENCE NORTH 39°02'59" EAST, A DISTANCE OF 152.60 FEET;

THENCE NORTH 00°58'60" WEST, A DISTANCE OF 60.65 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 88°17'58" EAST ALONG SAID NORTH LINE, A DISTANCE OF 520.05 FEET TO THE POINT OF BEGINNING,

SAID ZONING PARCEL CONTAINING A CALCULATED AREA OF 2,360,688 SQUARE FEET OR 54.194 ACRES, MORE OR LESS.

		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546			SPE LOND INVESTMENTS L LC 9162 S. KENWOOD COURT HIGHLANDS RANCH, CO 80126	
		SCALE:	DRAWN BY:	SHEET NO:		
AS NOTED	BPC					
FILE NO:	CHECKED BY:	2 OF 5				

WISE FARMS ZONING MAP

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
TOTAL ZONING BOUNDARY = 171.435 ACRES
ER ZONING = 83.795 ACRES, AG/OS ZONING = 87.640 ACRES
RZ-000789-2016

SOUTH ZONING LEGAL DESCRIPTIONS

LEGAL DESCRIPTION – ESTATE RESIDENTIAL (ER) SOUTH

A PARCEL OF LAND BEING A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, BEING MONUMENTED AS SHOWN HEREON, TO BEAR NORTH 88°21'52" EAST, 1314.47 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°04'01" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 608.86 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°55'59" WEST, A DISTANCE OF 236.26 FEET;

THENCE NORTH 85°22'24" WEST, A DISTANCE OF 122.21 FEET;

THENCE SOUTH 89°55'59" WEST, A DISTANCE OF 233.32 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 99.60 FEET;

THENCE SOUTH 85°04'29" WEST, A DISTANCE OF 5.64 FEET;

THENCE SOUTH 87°55'54" WEST, A DISTANCE OF 91.79 FEET;

THENCE NORTH 87°23'14" WEST, A DISTANCE OF 87.58 FEET;

THENCE NORTH 79°38'29" WEST, A DISTANCE OF 78.93 FEET;

THENCE NORTH 68°58'55" WEST, A DISTANCE OF 146.87 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 12°05'09", AN ARC LENGTH OF 35.86 FEET, THE CHORD OF WHICH BEARS SOUTH 27°04'38" WEST, 35.79 FEET;

THENCE SOUTH 21°02'03" WEST, A DISTANCE OF 24.41 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS SOUTH 23°57'57" EAST, 21.21 FEET;

THENCE SOUTH 68°57'57" EAST, A DISTANCE OF 377.78 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 88°27'05", AN ARC LENGTH OF 77.19 FEET, THE CHORD OF WHICH BEARS SOUTH 24°44'24" EAST, 69.75 FEET;

THENCE NORTH 89°00'22" EAST, A DISTANCE OF 21.06 FEET;

THENCE SOUTH 79°58'54" EAST, A DISTANCE OF 20.25 FEET;

THENCE SOUTH 68°58'09" EAST, A DISTANCE OF 112.70 FEET;

THENCE SOUTH 21°09'37" EAST, A DISTANCE OF 178.85 FEET;

THENCE NORTH 80°00'18" WEST, A DISTANCE OF 321.26 FEET;

THENCE NORTH 87°23'46" WEST, A DISTANCE OF 75.70 FEET;

THENCE SOUTH 81°59'14" WEST, A DISTANCE OF 256.99 FEET;

THENCE SOUTH 84°58'50" WEST, A DISTANCE OF 346.88 FEET;

THENCE SOUTH 80°39'34" WEST, A DISTANCE OF 33.22 FEET;

THENCE SOUTH 71°36'24" WEST, A DISTANCE OF 45.00 FEET;

THENCE SOUTH 62°33'13" WEST, A DISTANCE OF 45.00 FEET;

THENCE SOUTH 88°18'16" WEST, A DISTANCE OF 1130.62 FEET;

THENCE NORTH 00°19'00" WEST, A DISTANCE OF 1031.45 FEET;

THENCE SOUTH 89°41'00" WEST, A DISTANCE OF 32.00 FEET;

THENCE NORTH 00°18'60" WEST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 89°41'00" EAST, A DISTANCE OF 79.45 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 21°21'03", AN ARC LENGTH OF 76.39 FEET, THE CHORD OF WHICH BEARS SOUTH 79°38'28" EAST, 75.95 FEET;

THENCE SOUTH 68°57'57" EAST, A DISTANCE OF 150.32 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°02'31", AN ARC LENGTH OF 22.53 FEET, THE CHORD OF WHICH BEARS NORTH 68°00'48" EAST, 20.47 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 47°28'32", AN ARC LENGTH OF 190.58 FEET, THE CHORD OF WHICH BEARS NORTH 48°43'48" EAST, 185.17 FEET;

THENCE NORTH 72°28'04" EAST, A DISTANCE OF 70.68 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 46°29'08", AN ARC LENGTH OF 308.30 FEET, THE CHORD OF WHICH BEARS SOUTH 84°17'22" EAST, 299.92 FEET;

THENCE SOUTH 61°02'47" EAST, A DISTANCE OF 69.40 FEET;

THENCE NORTH 28°57'13" EAST, A DISTANCE OF 130.00 FEET;

THENCE NORTH 89°42'11" EAST, A DISTANCE OF 560.51 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 65.37 FEET;

THENCE NORTH 89°42'11" EAST, A DISTANCE OF 560.51 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 65.37 FEET;

THENCE NORTH 89°42'11" EAST, A DISTANCE OF 560.51 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 65.37 FEET;

LEGAL DESCRIPTION – ESTATE RESIDENTIAL (ER) SOUTH CONTINUED

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 153.44 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 235.22 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 274.32 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 244.97 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 20°24'30", AN ARC LENGTH OF 149.60 FEET, THE CHORD OF WHICH BEARS SOUTH 79°51'46" EAST, 148.81 FEET;

THENCE NORTH 89°55'59" EAST, A DISTANCE OF 255.49 FEET;

THENCE NORTH 85°14'23" EAST, A DISTANCE OF 122.21 FEET;

THENCE NORTH 89°55'59" EAST, A DISTANCE OF 236.26 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 00°04'01" EAST ALONG SAID EAST LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING,

SAID ZONING PARCEL CONTAINING A CALCULATED AREA OF 2,164,040 SQUARE FEET OR 49.680 ACRES, MORE OR LESS.

SAID ZONING PARCEL CONTAINING A CALCULATED AREA OF 2,164,040 SQUARE FEET OR 49.680 ACRES, MORE OR LESS.

LEGAL DESCRIPTION – AGRICULTURAL/OPEN SPACE (AG/OS) SOUTH #1

A PARCEL OF LAND BEING A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14, CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, BEING MONUMENTED AS SHOWN HEREON, TO BEAR NORTH 88°21'52" EAST, 1314.47 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°04'01" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 628.02 FEET;

THENCE SOUTH 89°55'59" WEST, A DISTANCE OF 236.26 FEET;

THENCE SOUTH 85°14'23" WEST, A DISTANCE OF 122.21 FEET;

THENCE SOUTH 89°55'59" WEST, A DISTANCE OF 255.49 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 20°24'30", AN ARC LENGTH OF 149.60 FEET, THE CHORD OF WHICH BEARS NORTH 79°51'46" WEST, 148.81 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 244.97 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 274.32 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 235.22 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 153.44 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 65.37 FEET;

THENCE SOUTH 89°42'11" WEST, A DISTANCE OF 560.51 FEET;

THENCE SOUTH 28°57'13" WEST, A DISTANCE OF 130.00 FEET;

THENCE NORTH 61°02'47" WEST, A DISTANCE OF 69.40 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 46°29'08", AN ARC LENGTH OF 308.30 FEET, THE CHORD OF WHICH BEARS NORTH 84°17'22" WEST, 299.92 FEET;

THENCE SOUTH 72°28'04" WEST, A DISTANCE OF 70.68 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 47°28'32", AN ARC LENGTH OF 190.58 FEET, THE CHORD OF WHICH BEARS SOUTH 48°43'48" WEST, 185.17 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°02'31", AN ARC LENGTH OF 22.53 FEET, THE CHORD OF WHICH BEARS SOUTH 68°00'48" WEST, 20.47 FEET;

THENCE NORTH 68°57'57" WEST, A DISTANCE OF 150.32 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 21°21'03", AN ARC LENGTH OF 76.39 FEET, THE CHORD OF WHICH BEARS NORTH 79°38'28" WEST, 75.95 FEET;

THENCE SOUTH 89°41'00" WEST, A DISTANCE OF 79.45 FEET;

THENCE NORTH 89°41'00" WEST, A DISTANCE OF 79.45 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 21°21'03", AN ARC LENGTH OF 76.39 FEET, THE CHORD OF WHICH BEARS NORTH 79°38'28" WEST, 75.95 FEET;

THENCE SOUTH 89°41'00" WEST, A DISTANCE OF 79.45 FEET;

THENCE NORTH 00°19'00" WEST, A DISTANCE OF 189.35 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY BEING 50.00 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE EXISTING TRACK;

THENCE SOUTH 68°58'55" EAST, A DISTANCE OF 146.87 FEET;

THENCE SOUTH 68°58'55" EAST, A DISTANCE OF 146.87 FEET;

THENCE SOUTH 68°58'55" EAST, A DISTANCE OF 146.87 FEET;

LEGAL DESCRIPTION – AGRICULTURAL/OPEN SPACE (AG/OS) SOUTH #1 CONTINUED

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3):

1. THENCE NORTH 89°42'11" EAST, A DISTANCE OF 62.45 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;
2. THENCE CONTINUING NORTH 89°42'11" EAST, A DISTANCE OF 1314.28 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;
3. THENCE CONTINUING NORTH 89°42'11" EAST, A DISTANCE OF 653.74 FEET;

THENCE SOUTH 00°09'21" EAST, A DISTANCE OF 14.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 88°24'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 3.19 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING NORTH 88°24'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 657.29 FEET TO THE POINT OF BEGINNING,

SAID ZONING PARCEL CONTAINING A CALCULATED AREA OF 772,979 SQUARE FEET OR 17.745 ACRES, MORE OR LESS.

SAID ZONING PARCEL CONTAINING A CALCULATED AREA OF 772,979 SQUARE FEET OR 17.745 ACRES, MORE OR LESS.

LEGAL DESCRIPTION – AGRICULTURAL/OPEN SPACE (AG/OS) SOUTH #2

A PARCEL OF LAND BEING A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, BEING MONUMENTED AS SHOWN HEREON, TO BEAR NORTH 88°21'52" EAST, 1314.47 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 88°18'16" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1312.40 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE CONTINUING SOUTH 88°18'16" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1312.40 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 88°16'21" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 60.98 FEET;

THENCE NORTH 00°19'00" WEST, A DISTANCE OF 1132.28 FEET;

THENCE NORTH 89°40'60" EAST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 00°18'60" EAST, A DISTANCE OF 1031.45 FEET;

THENCE NORTH 88°18'16" EAST, A DISTANCE OF 1130.62 FEET;

THENCE NORTH 62°33'13" EAST, A DISTANCE OF 45.00 FEET;

THENCE NORTH 71°36'24" EAST, A DISTANCE OF 45.00 FEET;

THENCE NORTH 80°39'34" EAST, A DISTANCE OF 33.22 FEET;

THENCE NORTH 84°58'50" EAST, A DISTANCE OF 346.88 FEET;

THENCE NORTH 81°59'14" EAST, A DISTANCE OF 256.99 FEET;

THENCE SOUTH 87°23'46" EAST, A DISTANCE OF 75.70 FEET;

THENCE SOUTH 80°00'18" EAST, A DISTANCE OF 321.26 FEET;

THENCE NORTH 21°09'37" WEST, A DISTANCE OF 178.85 FEET;

THENCE NORTH 68°58'09" WEST, A DISTANCE OF 112.70 FEET;

THENCE NORTH 79°58'54" WEST, A DISTANCE OF 20.25 FEET;

THENCE SOUTH 89°00'22" WEST, A DISTANCE OF 21.06 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 88°27'05", AN ARC LENGTH OF 77.19 FEET, THE CHORD OF WHICH BEARS NORTH 24°44'24" WEST, 69.75 FEET;

THENCE NORTH 68°57'57" WEST, A DISTANCE OF 377.78 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS NORTH 23°57'57" WEST, 21.21 FEET;

THENCE NORTH 21°02'03" EAST, A DISTANCE OF 24.41 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 12°05'09", AN ARC LENGTH OF 35.86 FEET, THE CHORD OF WHICH BEARS NORTH 27°04'38" EAST, 35.79 FEET;

THENCE SOUTH 68°58'55" EAST, A DISTANCE OF 146.87 FEET;

THENCE SOUTH 68°58'55" EAST, A DISTANCE OF 146.87 FEET;

THENCE SOUTH 68°58'55" EAST, A DISTANCE OF 146.87 FEET;

THENCE SOUTH 68°58'55" EAST, A DISTANCE OF 146.87 FEET;

THENCE SOUTH 68°58'55" EAST, A DISTANCE OF 146.87 FEET;

LEGAL DESCRIPTION – AGRICULTURAL/OPEN SPACE (AG/OS) SOUTH #2 CONTINUED

THENCE SOUTH 79°38'29" EAST, A DISTANCE OF 78.93 FEET;

THENCE SOUTH 87°23'14" EAST, A DISTANCE OF 87.58 FEET;

THENCE NORTH 87°55'54" EAST, A DISTANCE OF 91.79 FEET;

THENCE NORTH 85°04'29" EAST, A DISTANCE OF 5.64 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 99.60 FEET;

THENCE NORTH 89°55'59" EAST, A DISTANCE OF 233.32 FEET;

THENCE SOUTH 85°22'24" EAST, A DISTANCE OF 122.21 FEET;

THENCE NORTH 89°55'59" EAST, A DISTANCE OF 236.26 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 00°04'01" EAST ALONG SAID EAST LINE, A DISTANCE OF 608.86 FEET TO THE POINT OF BEGINNING,

SAID ZONING PARCEL CONTAINING A CALCULATED AREA OF 683,960 SQUARE FEET OR 15.701 ACRES, MORE OR LESS.

SAID ZONING PARCEL CONTAINING A CALCULATED AREA OF 683,960 SQUARE FEET OR 15.701 ACRES, MORE OR LESS.

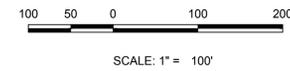
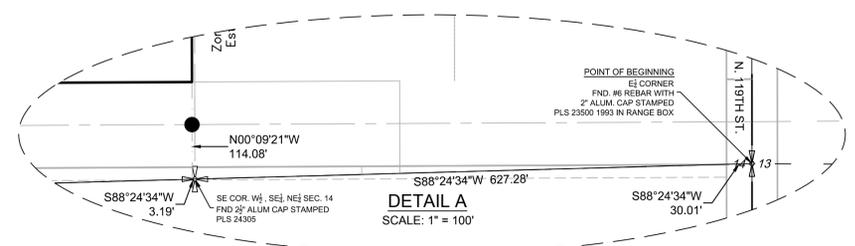
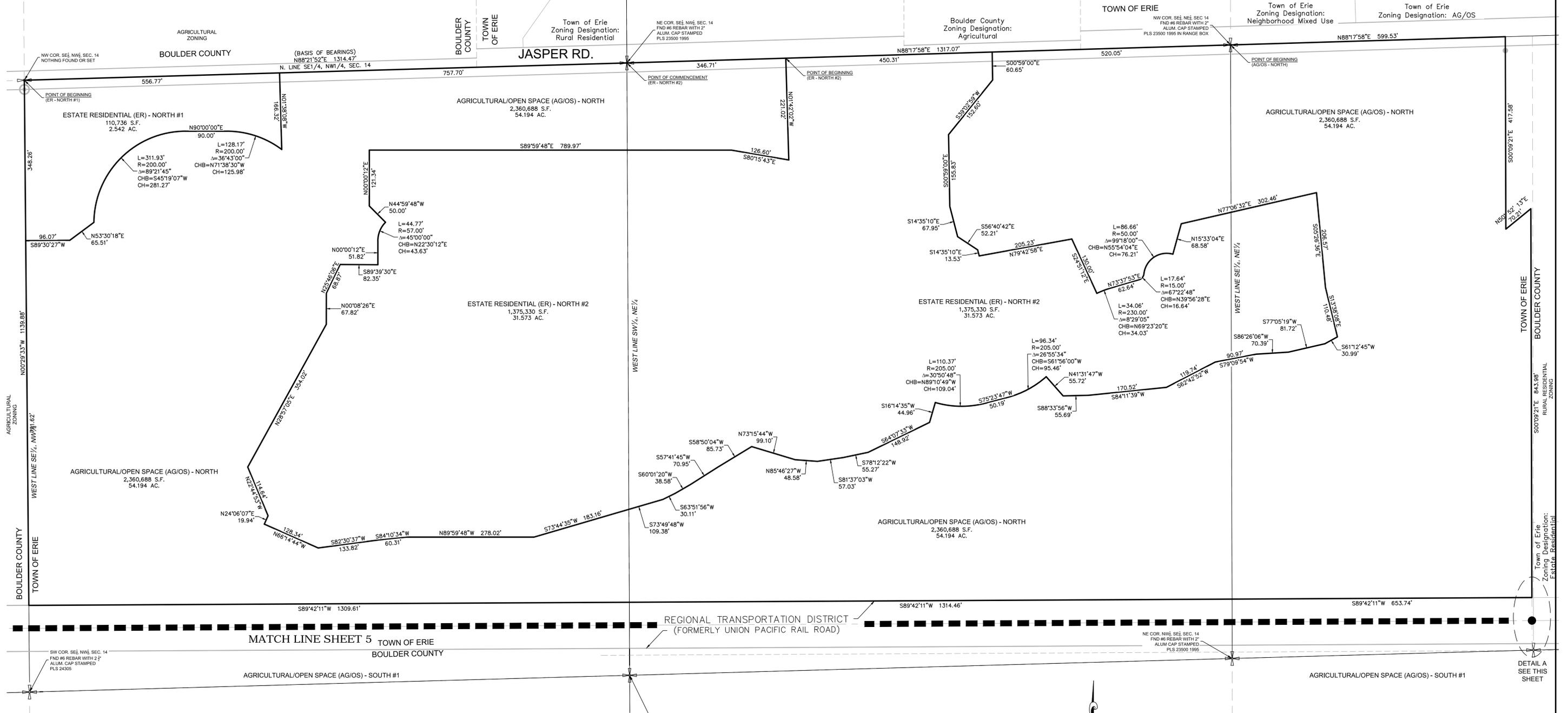
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		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546		SPE LAND INVESTMENTS L.L.C. 9162 S. KENWOOD COURT HIGHLANDS RANCH, CO 80126	
SCALE:	AS NOTED	DRAWN BY:	BPC	SHEET NO:	
FILE NO:	5	Address comments:	3-2-17	WFH	WFH
No.	Revisions	Date	Init.	Appr.	Date
			CHECKED BY:		3 OF 5
			DATE:		
			4/14/2014		

WISE FARMS ZONING MAP

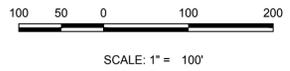
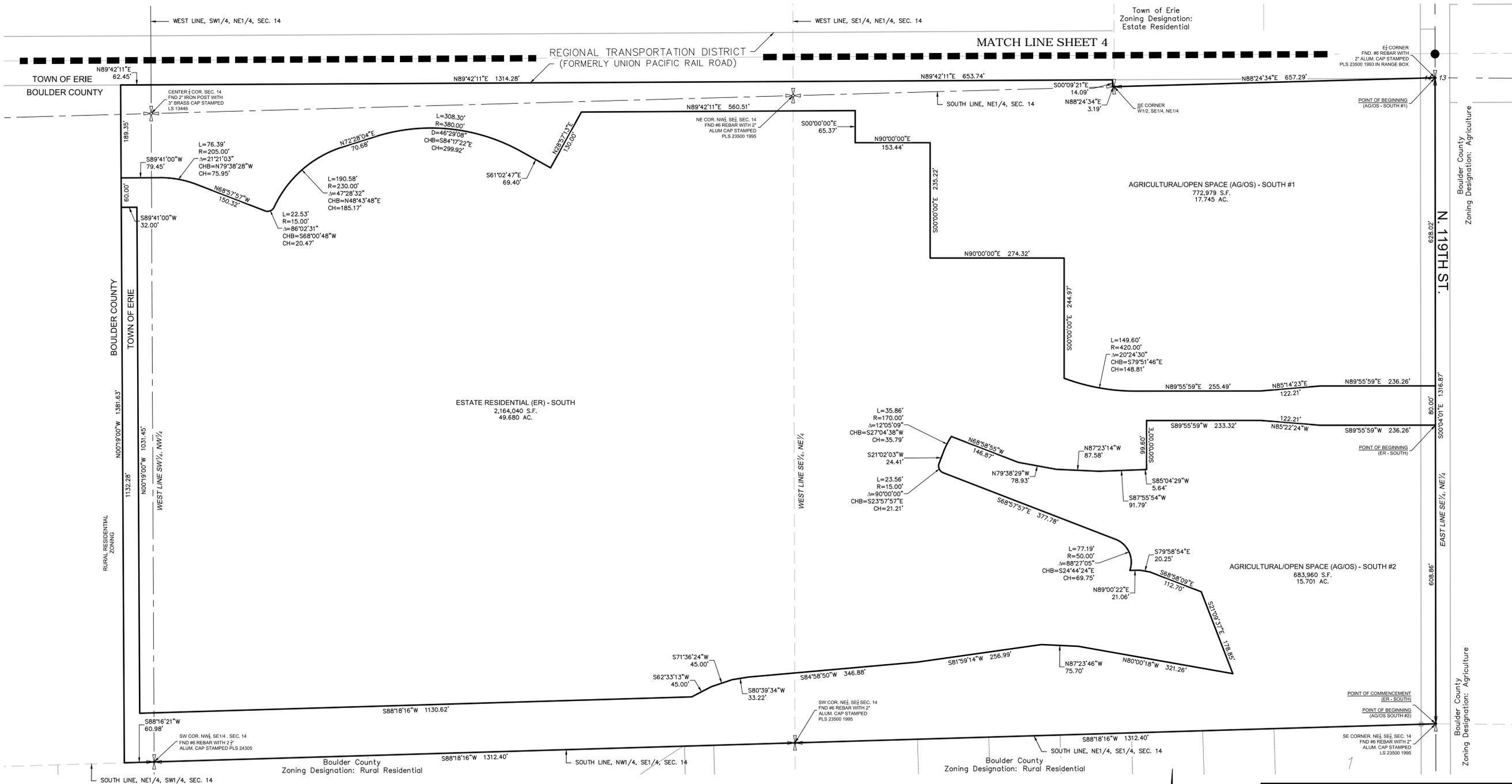
A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M.,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 TOTAL ZONING BOUNDARY = 171.435 ACRES
 ER ZONING = 83.795 ACRES, AG/OS ZONING = 87.640 ACRES
 RZ-000789-2016



		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546		SPE LAND INVESTMENTS LLC 9162 S. KENWOOD COURT HIGHLANDS RANCH, CO 80126	
SCALE:	AS NOTED	DRAWN BY:	BDL	SHEET NO.:	4 OF 5
FILE NO.:	5	CHECKED BY:	WFH	DATE:	
No.	Revisions	Date	Init.	Appr.	Date

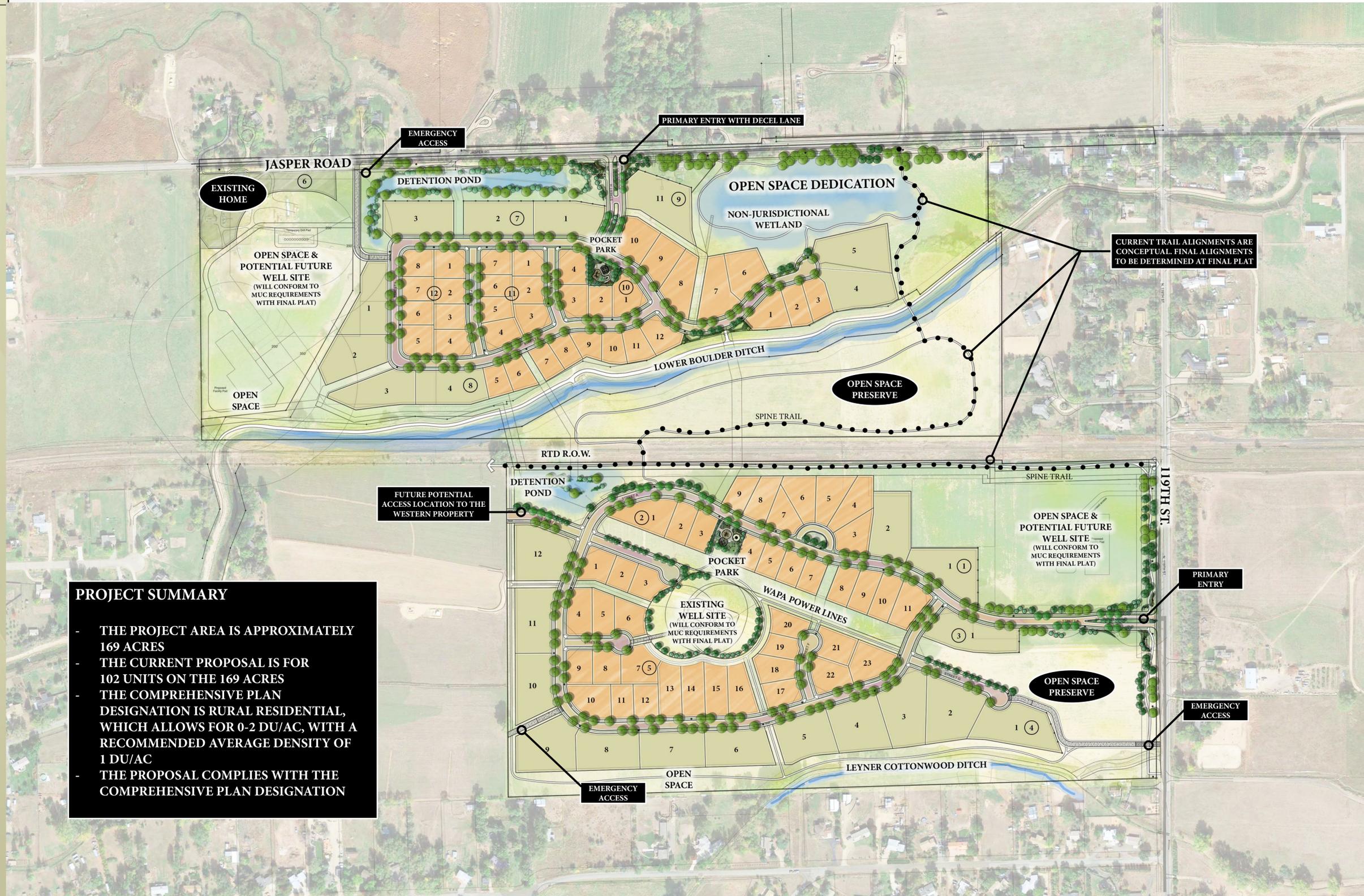
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5	Address comments	3-2-17	WFH	WFH	3-6-17

CONCEPT PLAN EXHIBIT



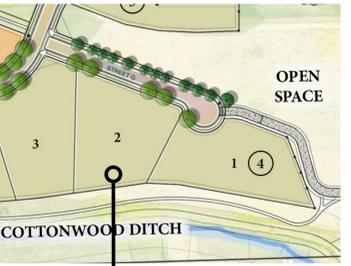
PROJECT SUMMARY

- THE PROJECT AREA IS APPROXIMATELY 169 ACRES
- THE CURRENT PROPOSAL IS FOR 102 UNITS ON THE 169 ACRES
- THE COMPREHENSIVE PLAN DESIGNATION IS RURAL RESIDENTIAL, WHICH ALLOWS FOR 0-2 DU/AC, WITH A RECOMMENDED AVERAGE DENSITY OF 1 DU/AC
- THE PROPOSAL COMPLIES WITH THE COMPREHENSIVE PLAN DESIGNATION

LEGEND

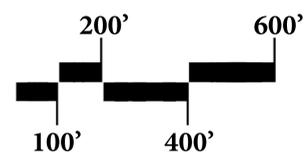


LOTS OVER 1/4 ACRE
- 77 HOMES



LOTS OVER 40,000 SF
- 25 HOMES

TOTAL NUMBER OF HOMES PROPOSED IS 102 INCLUDING THE TWO EXISTING RESIDENCES.



WISE FARMS

PREPARED FOR:
JASPER LAND INVESTMENTS, LLC
 9162 S. KENWOOD COURT, HIGHLANDS RANCH, CO - 80126 - FEBRUARY-2017

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ILLUSTRATIVE DEPICTION, SUBJECT TO CHANGE. 02-22-2017