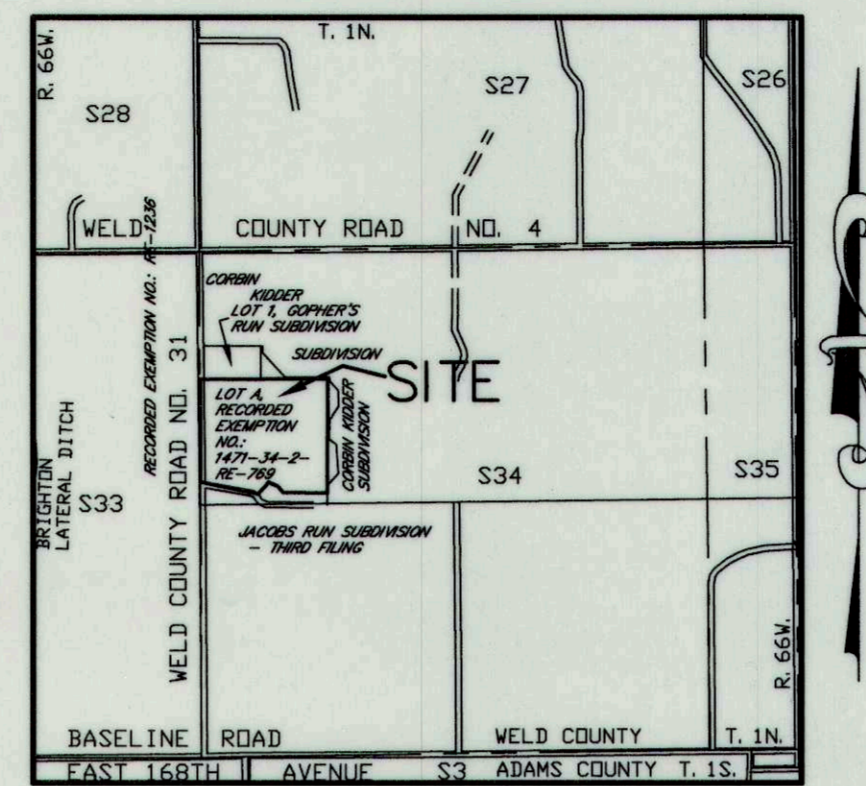


GUZMAN SUBDIVISION

A SUBDIVISION OF LOT A, RECORDED EXEMPTION NO. RE-769, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

VICINITY MAP

SCALE: 1"=2000'



OWNERSHIP AND DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT GABRIELA GUZMAN IS THE OWNER IN FEE OF THE LAND DESCRIBED AS FOLLOWS:

LOT A, RECORDED EXEMPTION NO.: 1471-34-2-RE-769 AS RECORDED IN RECEPTION NO. 2017419, WELD COUNTY RECORDS, BEING A PART OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 34; THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, A DISTANCE OF 242.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°00'00" EAST AND ALONG SAID WEST LINE, A DISTANCE OF 1072.32 FEET;

THENCE NORTH 89°49'29" EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, GOPHER'S RUN SUBDIVISION AS RECORDED IN RECEPTION NO. 2824020, WELD COUNTY RECORDS, THE SOUTH LINE OF SAID LOT 1, SAID GOPHER'S RUN SUBDIVISION, AND THE SOUTH LINE OF OUTLOT B, CORBIN KIDDER SUBDIVISION AS RECORDED IN RECEPTION NO. 3661211, WELD COUNTY RECORDS, A DISTANCE OF 1326.86 FEET TO THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER;

THENCE SOUTH 00°04'32" WEST ALONG SAID EAST LINE AND ALONG THE WEST LINE OF OUTLOT B, AND LOT 7, BLOCK 2, OF SAID CORBIN KIDDER SUBDIVISION, A DISTANCE OF 1192.44 FEET TO A POINT 121.98 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER; THENCE ALONG THE SOUTH LINE OF SAID TRACT A THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) THENCE NORTH 89°33'32" WEST, A DISTANCE OF 463.62 FEET;
 - 2) THENCE NORTH 38°26'07" WEST, A DISTANCE OF 85.42 FEET;
 - 3) THENCE NORTH 67°32'49" WEST, A DISTANCE OF 106.43 FEET;
 - 4) THENCE SOUTH 41°41'03" WEST, A DISTANCE OF 166.21 FEET;
 - 5) THENCE NORTH 77°51'14" WEST, A DISTANCE OF 613.41 FEET TO THE POINT OF BEGINNING.
- CONTAINS 35.136 ACRES MORE OR LESS.

AND HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND A RIGHT-OF-WAY AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF GUZMAN SUBDIVISION AND HEREBY DEDICATE AND CONVEY TO THE CITY OF BRIGHTON, AS INDICATED HEREIN AND SUBJECT TO THE RESERVATIONS, AS APPLICABLE, 1) RIGHT-OF-WAY FOR COUNTY ROAD 31 AND 2) EASEMENTS AS SHOWN HEREON AND DESCRIBED HEREIN BY THIS PLAT.

EXECUTED THIS 18 DAY OF May, 2018.

Gabriela Guzman
GABRIELA GUZMAN

NOTARY CERTIFICATE:

STATE OF COLORADO)
COUNTY OF ADAMS)

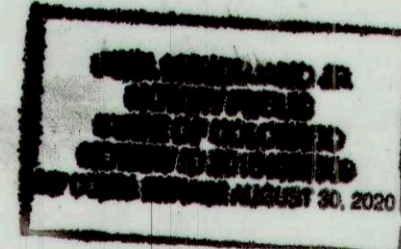
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF May, 2018, A.D. BY Gabriela Guzman OF THE CITY OF BRIGHTON, COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Aug 30, 2020



SURVEY NOTES:

1. BASIS FOR BEARINGS: THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (THE NORTH 1/16 CORNER IS A 2-1/2" ALUMINUM CAP, P.L.S. 36060, 2005, IN A RANGE BOX, AND THE SOUTHWEST CORNER IS A 2-1/2" ALUMINUM CAP, P.L.S. 13482, 1995, IN RANGE BOX) OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, NORTH 00°00'00" EAST, TAKEN FROM THE RECORDED PLAT OF GOPHER'S RUN SUBDIVISION AS RECORDED IN RECEPTION NO. 2824020, WELD COUNTY RECORDS.

2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3. THE LINEAL UNITS USED AND SHOWN HEREON IS U. S. SURVEY FOOT.

4. EXCEPT AS SHOWN OR SPECIFICALLY STATED, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS.

EXCEPT AS SHOWN OR SPECIFICALLY STATED IN LAND TITLE GUARANTEE COMPANY, POLICY NO. FC 25125713, DATED OCTOBER 22, 2014, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS

5. THIS PARCEL OF LAND LIES WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS DELINEATED IN THE F.E.M.A., FLOOD INSURANCE RATE MAP, MAP NUMBER 08123C2120E, MAP REVISED JANUARY 01, 2016.

NOTIFICATION REQUIREMENT:

THE DEVELOPER AND OR OWNER AND ALL SUBSEQUENT SELLERS OF A LOT OR LOTS (IMPROVED OR UNIMPROVED) SHALL INCLUDE A COPY OF THE PLAT NOTES AND A COPY OF ANY COVENANTS AS ATTACHMENTS TO AND INCORPORATED AS PARTS OF ALL SALES CONTRACTS FOR THE PURCHASE OR SALE OF ANY LOT(S) WITHIN THIS SUBDIVISION.

GENERAL NOTES:

WAVIER OF UNIFORM FIRE CODE:

SECTIONS 10.401, 10.402, 10.403 PARAGRAPH 1 OF APPENDIX LLL-A AND PARAGRAPH 1 OF APPENDIX LLL-B OF THE 1991 UNIFORM FIRE CODE HAVE BEEN WAIVED FOR GUZMAN SUBDIVISION BY THE CITY COUNCIL OF THE CITY OF BRIGHTON. THESE SECTIONS RELATE TO THE WATER SUPPLY FOR REQUIRED FIRE FLOW FOR FIRE PROTECTION AND LOCATION, NUMBER AND TYPE OF FIRE HYDRANTS.

PRIVATE WELLS/NO COMMUNITY WATER SUPPLY:

LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN WELL PERMITS FROM THE STATE ENGINEER'S OFFICE. ALL COSTS ASSOCIATED WITH THE WELL, INCLUDING CONSTRUCTION AND MAINTENANCE, ARE THE SOLE RESPONSIBILITY OF THE LOT OWNER. BY THE APPROVAL OF THIS PLAT, THE CITY OF BRIGHTON DOES NOT IMPLY OR IN ANY WAY GUARANTEE THAT A WELL PERMIT SHALL BE ISSUED BY THE STATE OR THAT A SUFFICIENT AMOUNT OF WATER WILL BE AVAILABLE FOR EACH HOUSEHOLD.

ENGINEERING REPORTS HAVE INDICATED THAT THERE IS A SUPPLY OF NON-TRIBUTARY WATER UNDERNEATH THE SUBDIVISION, BUT THERE IS NO WAY TO ASSURE THE CONTINUED AVAILABILITY OF THIS WATER IN PERPETUITY. THE WATER RIGHTS ASSOCIATED WITH THESE NON-TRIBUTARY SOURCES HAVE NOT BEEN DECREED. AND IF PROPERTY OWNERS WANT A DECREE, THEY SHALL BE INDIVIDUALLY RESPONSIBLE TO OBTAIN SUCH DECREES.

GUZMAN SUBDIVISION IS NOT BEING SUPPLIED BY A MUNICIPAL OR COMMUNITY WATER SYSTEM. SINCE THE SUBDIVISION IS NOT NEAR A WATER SYSTEM, LOT OWNERS WILL FACE HIGHER INSURANCE PREMIUMS THAN IF THEY LIVED WITHIN AREAS SERVED BY WATER SYSTEMS.

WELD COUNTY RIGHT TO FARM STATEMENT:

WELD COUNTY IS ONE OF THE MOST PRODUCTIVE AGRICULTURAL COUNTIES IN THE UNITED STATES, TYPICALLY RANKING IN THE TOP TEN COUNTIES IN THE COUNTRY IN TOTAL MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD. THE RURAL AREAS OF WELD COUNTY MAY BE OPEN AND SPACIOUS, BUT THEY ARE INTENSIVELY USED FOR AGRICULTURE. PERSONS MOVING INTO A RURAL AREA MUST RECOGNIZE AND ACCEPT THERE ARE DRAWBACKS, INCLUDING CONFLICTS WITH LONG-STANDING AGRICULTURAL PRACTICES AND A LOWER LEVEL OF SERVICES THAN IN TOWN. ALONG WITH THE DRAWBACKS COME THE INCENTIVES WHICH ATTRACT URBAN DWELLERS TO RELOCATE TO RURAL AREAS: OPEN VIEWS, SPACIOUSNESS, WILDLIFE, LACK OF CITY NOISE AND CONGESTION, AND THE RURAL ATMOSPHERE AND WAY OF LIFE. WITHOUT NEIGHBORING FARMS, THOSE FEATURES WHICH ATTRACT URBAN DWELLERS TO RURAL WELD COUNTY WOULD QUICKLY BE GONE FOREVER.

AGRICULTURAL USERS OF THE LAND SHOULD NOT BE EXPECTED TO CHANGE THEIR LONG-ESTABLISHED AGRICULTURAL PRACTICES TO ACCOMMODATE THE INTRUSIONS OF URBAN USERS INTO A RURAL AREA. WELL-RUN AGRICULTURAL ACTIVITIES WILL GENERATE OFF-SITE IMPACTS, INCLUDING NOISE FROM TRACTORS AND EQUIPMENT; SLOW-MOVING FARM VEHICLES ON RURAL ROADS; DUST FROM ANIMAL PENS, FIELD WORK, HARVEST AND GRAVEL ROADS; ODOR FROM ANIMAL CONFINEMENT, SILAGE AND MANURE; SMOKE FROM DITCH BURNING; FLIES AND MOSQUITOES; HUNTING AND TRAPPING ACTIVITIES; SHOOTING SPORTS, LEGAL HAZING OF NUISANCE WILDLIFE; AND THE USE OF PESTICIDES AND FERTILIZERS IN THE FIELDS, INCLUDING THE USE OF AERIAL SPRAYING. IT IS COMMON PRACTICE FOR AGRICULTURAL PRODUCERS TO UTILIZE AN ACCUMULATION OF AGRICULTURAL MACHINERY AND SUPPLIES TO ASSIST IN THEIR AGRICULTURAL OPERATIONS. A CONCENTRATION OF MISCELLANEOUS AGRICULTURAL MATERIALS OFTEN PRODUCES A VISUAL DISPARITY BETWEEN RURAL AND URBAN AREAS OF THE COUNTY. SECTION 35-3.5-102, C.R.S., PROVIDES THAT AN AGRICULTURAL OPERATION SHALL NOT BE FOUND TO BE A PUBLIC OR PRIVATE NUISANCE IF THE AGRICULTURAL OPERATION ALLEGED TO BE A NUISANCE EMPLOYS METHODS OR PRACTICES THAT ARE COMMONLY OR REASONABLY ASSOCIATED WITH AGRICULTURAL PRODUCTION.

WATER HAS BEEN, AND CONTINUES TO BE, THE LIFELINE FOR THE AGRICULTURAL COMMUNITY. IT IS UNREALISTIC TO ASSUME THAT DITCHES AND RESERVOIRS MAY SIMPLY BE MOVED "OUT OF THE WAY" OF RESIDENTIAL DEVELOPMENT. WHEN MOVING TO THE COUNTY, PROPERTY OWNERS AND RESIDENTS MUST REALIZE THEY CANNOT TAKE WATER FROM IRRIGATION DITCHES, LAKES OR OTHER STRUCTURES, UNLESS THEY HAVE AN ADJUDICATED RIGHT TO THE WATER.

WELD COUNTY COVERS A LAND AREA OF APPROXIMATELY FOUR THOUSAND (4,000) SQUARE MILES IN SIZE (TWICE THE SIZE OF THE STATE OF DELAWARE) WITH MORE THAN THREE THOUSAND SEVEN HUNDRED (3,700) MILES OF STATE AND COUNTY ROADS OUTSIDE OF MUNICIPALITIES. THE SHEER MAGNITUDE OF THE AREA TO BE SERVED STRETCHES AVAILABLE RESOURCES. LAW ENFORCEMENT IS BASED ON RESPONSES TO COMPLAINTS MORE THAN ON PATROLS OF THE COUNTY, AND THE DISTANCES WHICH MUST BE TRAVELED MAY DELAY ALL EMERGENCY RESPONSES, INCLUDING LAW ENFORCEMENT, AMBULANCE AND FIRE. FIRE PROTECTION IS USUALLY PROVIDED BY VOLUNTEERS WHO MUST LEAVE THEIR JOBS AND FAMILIES TO RESPOND TO EMERGENCIES. COUNTY GRAVEL ROADS, NO MATTER HOW OFTEN THEY ARE BLADED, WILL NOT PROVIDE THE SAME KIND OF SURFACE EXPECTED FROM A PAVED ROAD. SNOW REMOVAL PRIORITIES MEAN THAT ROADS FROM SUBDIVISIONS TO ARTERIALS MAY NOT BE CLEARED FOR SEVERAL DAYS AFTER A MAJOR SNOWSTORM. SERVICES IN RURAL AREAS, IN MANY CASES, WILL NOT BE EQUIVALENT TO MUNICIPAL SERVICES. RURAL DWELLERS MUST, BY NECESSITY, BE MORE SELF-SUFFICIENT THAN URBAN DWELLERS. PEOPLE ARE EXPOSED TO DIFFERENT HAZARDS IN THE COUNTY THAN IN AN URBAN OR SUBURBAN SETTING. FARM EQUIPMENT AND OIL FIELD EQUIPMENT, PONDS AND IRRIGATION DITCHES, ELECTRICAL POWER FOR PUMPS AND CENTER PIVOT OPERATIONS, HIGH-SPEED TRAFFIC, SAND BURS, PUNCTURE VINES, TERRITORIAL FARM DOGS AND LIVESTOCK AND OPEN BURNING PRESENT REAL THREATS. CONTROLLING CHILDREN'S ACTIVITIES IS IMPORTANT, NOT ONLY FOR THEIR SAFETY, BUT ALSO FOR THE PROTECTION OF THE FARMER'S LIVELIHOOD. (WELD COUNTY CODE ORDINANCE 2002-6; WELD COUNTY CODE ORDINANCE 2008-13)

GENERAL NOTES (CONTINUED):

CONNECTION TO BRIGHTON'S UTILITIES:

THE CITY MAY REQUIRE THAT ALL LOTS WITHIN THE PROPERTY BE CONNECTED TO CITY WATER AND/OR SEWER FACILITIES UPON THE OCCURRENCE OF EITHER OF THE FOLLOWING:

- A) IF SUFFICIENT WATER AND/OR SEWER CAPABILITIES TO SERVE THE PROPERTY ARE WITHIN 600 FEET OF THE BOUNDARY OF THE PROPERTY (AS MEASURED FROM ANY POINT), AND TWENTY YEARS HAVE ELAPSED SINCE THE DATE OF THIS AGREEMENT; OR
- B) IF SUFFICIENT WATER AND/OR SEWER CAPABILITIES TO SERVE THE PROPERTY ARE WITHIN 600 FEET OF THE BOUNDARY OF THE PROPERTY (AS MEASURED FROM ANY POINT), AND ANY LOT OWNER OR GROUP OF LOT OWNERS HAS CALLED FOR AN ELECTION, AND AN ELECTION HAS BEEN HELD WITHIN THE PROPERTY TO DETERMINE WHETHER CITY WATER AND/OR SEWER FACILITIES ARE TO BE EXTENDED TO EACH LOT WITHIN THE SUBDIVISION. EACH LOT IS ALLOCATED ONE VOTE. A TWO-THIRDS MAJORITY IS NECESSARY TO APPROVE THE EXTENSION OF SERVICES TO THE PROPERTY.
- C) IF THE CITY COUNCIL REQUIRES THAT ALL LOTS WITHIN THE PROPERTY BE CONNECTED TO CITY WATER AND/OR SEWER FACILITIES, IT SHALL BE THE RESPONSIBILITY OF EACH OWNER TO PAY FOR ALL COSTS ASSOCIATED WITH SUCH CONNECTION. THESE COSTS SHALL INCLUDE, BUT ARE NOT LIMITED TO, WATER AND SEWER INVESTMENT FEES AND THE CONSTRUCTION COST OF SEWER AND WATER TRANSMISSION FACILITIES.
- D) AT THE TIME PUBLIC WATER SERVICES ARE PROVIDED TO GUZMAN SUBDIVISION, ALL SUBSURFACE WATER RIGHTS SHALL BE CONVEYED TO THE CITY OF BRIGHTON. WATER RIGHTS SHALL BE CONVEYED TO THE CITY OF BRIGHTON IN A MANNER ACCEPTABLE TO THE CITY MANAGER OR DESIGNEE.
- E) THE FUTURE ACCESS EASEMENT ACROSS LOT 1 IS SHOWN APPROXIMATE. ITS LOCATION SHALL BE FIXED BY A SEPARATE DOCUMENT DRAWN AND RECORDED BY THE OWNER OF LOT 1, PRIOR TO ANY THE SALE OF LOT 1 TO ANOTHER OWNER.

ATTORNEY'S CERTIFICATE:

I, ALEX P. SCHWARTZ, BEING AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT (A) THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE-DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE, AND (B) ALL PUBLIC RIGHTS-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY THAT ARE DEDICATED BY THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

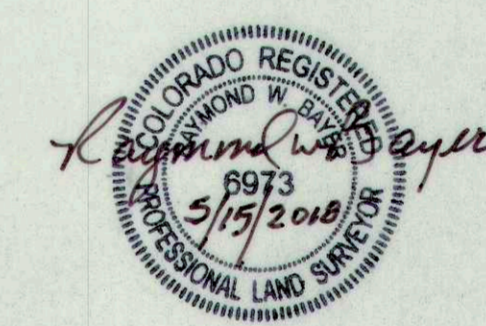
BY: [Signature] DATE: 16 May 2018

ATTORNEY AT LAW

REGISTRATION NO: 33004

SURVEYOR'S CERTIFICATION:

I, RAYMOND W. BAYER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A BOUNDARY SURVEY MADE ON SEPTEMBER 25, 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.



RAYMOND W. BAYER,
REG. CO P.L.S. NO. 6973
2090 E. 104TH AVE. S-200
THORNTON, CO 80233
303-452-4433
RWBSURVEYING@HOTMAIL.COM

CITY COUNCIL APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO BY RESOLUTION ON THIS _____ DAY OF _____, 20____.

MAYOR _____ CITY CLERK _____

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____:_____.M., ON THE _____ DAY OF _____, 20____ A.D.

CLERK AND RECORDER _____

BY: _____
DEPUTY

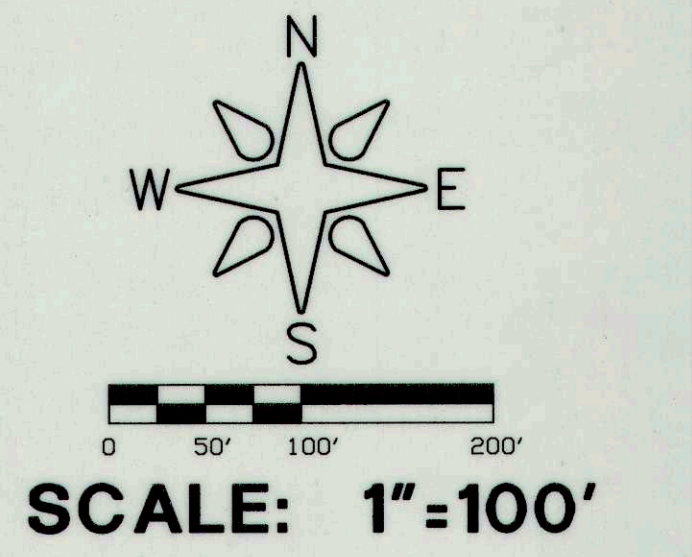
Prepared By:
R. W. BAYER & ASSOCIATES, INC.
2090 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80233-4316
(303) 452-4433 rwbysurveying@hotmail.com
CAD FILE: T17082/T17082.DWG
Date Prepared: JUNE 27, 2017
REVISED 09-11-2017 PER CLIENT
REVISED 05-11-2018 TEXT EDITS

RECEPTION NO. _____

GUZMAN SUBDIVISION

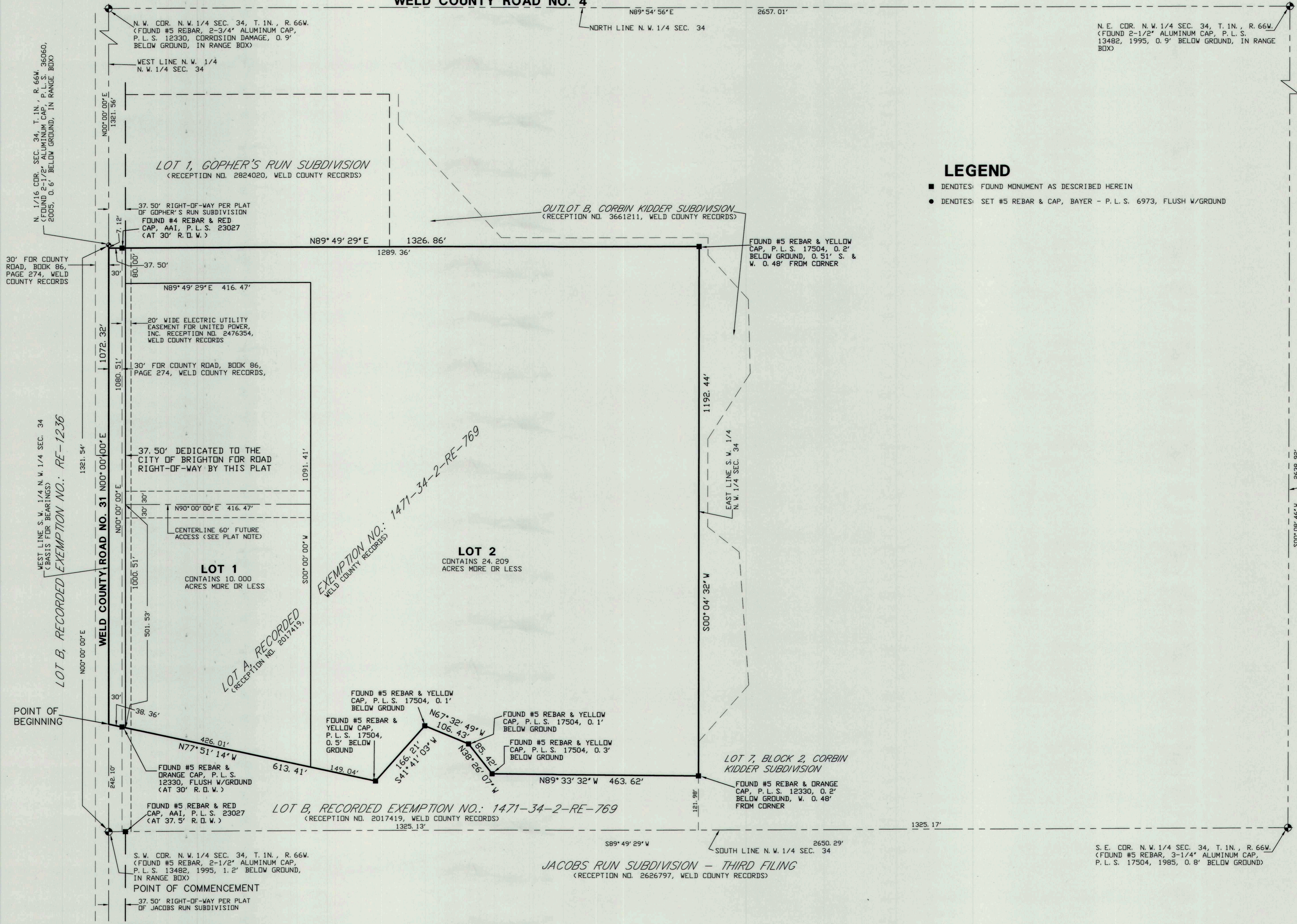
A SUBDIVISION OF LOT A, RECORDED EXEMPTION NO. RE-769, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 34,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 2

WELD COUNTY ROAD NO. 4



LEGEND

- DENOTES: FOUND MONUMENT AS DESCRIBED HEREIN
- DENOTES: SET #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH W/GROUND



EAST LINE N. W. 1/4 SEC. 34

Prepared By:
R. W. BAYER & ASSOCIATES, INC.
2090 EAST 104TH AVENUE, SUITE 200
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Date Prepared: JUNE 27, 2017
REVISED 09-11-2017 PER CLIENT
REVISED 05-11-2018 TEXT EDITS