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DIV OF LOCAL GOVERNMENT

SERVICE PLAN

HIDDEN VALLEY FARM METROPOLITAN DISTRICT NOS. 1 -4

TOWN OF SEVERANCE, COLORADO

Prepared

by

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Approved August 26, 2013

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I. INTRODUCTION

A. Purpose and Intent.

The Districts are independent units of local government, separate and distinct from the Town of Severance (the "Town"), and, except as may otherwise be provided for by State or local law or this Service Plan, their activities are subject to review by the Town if they deviate in a material way from the requirements of the Service Plan. It is intended that the Districts will provide a part or all of various Public Improvements necessary and appropriate for the development of a project within the Town to be known as "Hidden Valley Farm" (hereafter defined as the "Project"). The Public Improvements will be constructed for the use and benefit of all anticipated inhabitants and taxpayers of the Districts and the general public, subject to such policies, rules and regulations as may be permitted under applicable law. A primary purpose of the Districts will be to finance the construction of these Public Improvements. The Districts would also be authorized to provide ongoing operations and maintenance services to the extent the Public Improvements are not accepted by other governmental entities for operations and maintenance.

District No. 1 is proposed to be the Coordinating District, and is expected to coordinate the financing, construction and maintenance of all Public Improvements. District Nos. 2-4 are proposed to be the Financing Districts which are expected to include all or substantially all of the future development comprising the Project and provide the revenue to support the District Activities. The Coordinating District is expected to enter into all contracts for District Activities, to establish the annual budgets for the Districts, to own any real property, easements or Public Improvements that are not dedicated to the Town or other governmental entity, and otherwise to undertake the District Activities for the common benefit of the property included within the Districts under this Service Plan. The Boards of Directors of the Districts will be comprised initially of appointees of the developer of the Project. The Board of Directors of the Coordinating District will be comprised of appointees of the developer of the Project during the buildout period. The Boards of Directors of the Financing Districts are expected to transition to membership comprised of future property owners who elect to run for Board positions in the future. The Districts, including the Coordinating District, are subject to dissolution as described in Section VIII of this Service Plan.

The Coordinating District will be permitted to provide public service and facilities throughout the Districts pursuant to this Service Plan. Property within the Service Area may be included within any District, and any District may individually issue Debt, subject to the limitations in this Service Plan.

B. Need for the Districts.

There are currently no other governmental entities located in the immediate vicinity of the Districts that have the means or desire to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements needed for the Project. Formation of the Districts is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the Town Regarding Districts' Service Plan.

One of the Town's objectives in approving the Service Plan for the Districts is to authorize the Districts to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by taxes imposed and collected at a tax mill levy no higher than the Maximum Debt Mill Levy, and other legally available revenues, including but not limited to Fees. Debt which is issued within these parameters, as further described in the Financial Plan, will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

A further objective of the Town is to authorize the Districts to undertake operations and maintenance functions for Public Improvements that are not dedicated to the Town or to another appropriate governmental entity to perform such functions.

It is the intent of the Districts to dissolve upon payment or defeasance of all Debt incurred, except where continuing operations or maintenance functions exist.

The Districts shall also be authorized to finance the District Activities that can be funded from Debt to be repaid from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy, and other legally available revenues, including but not limited to Fees.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Boards: means the Boards of directors of the Districts.

Bond, Bonds or Debt: means bonds or other obligations for the payment of which any Districts has promised to impose an *ad valorem* property tax mill levy without making such promise subject to annual appropriation. Excluded from this definition are intergovernmental agreements between one or more of the Districts, and any agreement by which one or more of the Districts pledges revenue to payment of Debt issued by any other District or Districts.

District No. 1: means Hidden Valley Farm Metropolitan District No. 1

District No. 2: means Hidden Valley Farm Metropolitan District No. 2

District No. 3: means Hidden Valley Farm Metropolitan District No. 3

District No. 4: means Hidden Valley Farm Metropolitan District No. 4

Districts: means the Hidden Valley Farm Metropolitan Districts Nos. 1-4.

District Activities: means any and all services, functions, and powers that special districts organized under the Special District Act may provide, perform or exercise, including provision of the Public Improvements, as more fully set forth in Section V hereof..

District Boundaries: means the territory legally included within the taxing boundaries of the Districts collectively.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the Districts and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Financial Plan: means the Financial Plan described in Section VI, below, which describes: (i) how the Public Improvements are to be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year.

Inclusion Area Boundaries: means the boundaries of the area described in the Inclusion Area Boundary Map.

Inclusion Area Boundary Map: means the map attached hereto as Exhibit B, describing the property proposed for inclusion within the Districts in the future.

Initial District Boundaries: means the boundaries of the area described in the Initial District Boundary Map.

Initial District Boundary Map: means the map attached hereto as Exhibit A, describing the Districts' initial boundaries.

Maximum Debt Mill Levy: means the maximum mill levy any individual District is permitted to impose for payment of Debt as set forth in Section VI.C below.

Project: means the development or property commonly referred to as Hidden Valley Farm.

Public Improvements: means those improvements permitted under the Special District Act.

Service Area: means the area within the Initial District Boundaries, the Inclusion Area Boundaries, and the territory up to five miles outside of the Inclusion Area Boundaries.

Service Plan: means this service plan for the Districts approved by Town Board of Trustees.

Service Plan Amendment: means an amendment to the Service Plan approved by the Town Board of Trustees in accordance with applicable State law.

Special District Act: means Section 32-1-101, et seq., of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

TABOR: means Article X Section 20 of the Colorado Constitution.

Town: means the Town of Severance, Colorado.

Town Code: means the Town Code of the Town of Severance, Colorado.

Town Board of Trustees: means the Board of Trustees of the Town of Severance, Colorado.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 400 square feet and the total area of the Project is approximately 265 acres. A legal description and map of the Initial District Boundaries is attached hereto as Exhibit A. A legal description and map of the Inclusion Area Boundaries and Service Area is attached as Exhibit B. It is anticipated that the Districts' Boundaries may change from time to time as inclusions and exclusions occur pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S., subject to the limitations set forth in Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Project area consists of approximately 265 acres of land. The assessed valuation of the Project area is assumed to be \$0.00 for purposes of this Service Plan. The population of the Districts at build-out is estimated to be 2,000 residing in approximately 800 homes with the possibility of up to 25 acres of commercial properties.

Approval of this Service Plan by the Town assumes approval of the Project, but it does not imply approval of the number of residential units or commercial acreage identified in this Service Plan.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the Districts and Service Plan Amendment.

The Districts shall have the power and authority to provide the District Activities within and without the boundaries of the Districts as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. Specific Powers. The Districts shall have the power to provide the following types of facilities and associated services, all as authorized by the Special District Act:

- a. Street Improvements
- b. Safety Protection
- c. Parks and Recreation (excluding recreation programs)
- d. Water System and Supply (excluding domestic water service)
- e. Sanitary Sewer (including storm drainage; excluding domestic sewer service)
- f. Covenant Enforcement
- g. Security
- h. Mosquito Control

2. Operations and Maintenance Limitation. The purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. Certain Public Improvements may be designated for dedication to the Town or other governmental entity in accordance with future development agreements or development approvals. In such event, the Districts shall dedicate the designated Public Improvements to the Town or other appropriate jurisdiction in a manner consistent with rules and regulations of the Town and applicable provisions of the Town Code, or according to the particular development agreement or approval. Notwithstanding the foregoing, the Districts shall operate and maintain Public Improvements not dedicated to the Town or other appropriate governmental entity. 3.

3. Construction Standards Limitation. The Public Improvements shall be designed and constructed in accordance with the standards and specifications of the Town and of other governmental entities having proper jurisdiction, as applicable. The Districts will obtain the Town's approval of civil engineering plans for any offsite Public Improvements and applicable permits for construction and installation of all Public Improvements prior to performing such work. To the extent that the Developer constructs any of the Public Improvements in any phase of the Project, the terms of the Subdivision Improvement Agreement pertaining to that phase of the Project shall govern the completion security, acceptance, and warranty requirements for such Public Improvements.

4. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt to the Project developer or its affiliated entities, the Districts shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the Districts' Service Plan. We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the Districts.

5. Inclusion Limitation. The Districts shall notify the Town of any boundary adjustments that occur via inclusion or exclusion as part of the required Annual Report under Section VII.B hereof.

6. Total Debt Issuance Limitation. The Districts shall not issue Debt in excess of \$40 Million.

7. Monies from Other Governmental Sources. The Districts shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for (and has applied for), except pursuant to approval of the Town Manager. This Section shall not apply to specific ownership taxes which shall be distributed to and a revenue source for the Districts without any limitation.

8. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

a. Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

b. Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

9. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the Districts to provide required services and facilities under evolving circumstances without the need for numerous amendments. Actions of the Districts which violate the limitations set forth in Sections V.A.1-6 above or in Section VI.B-F shall be deemed to be material modifications to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the Districts. Nothing shall prohibit the Districts from issuing notices to the Town of potential actions that might be considered material modifications, as permitted in Section 32-1-207(3)(b), C.R.S., and any such actions that are made the subject of such notices shall not be considered material modifications unless the Town objects as provided in said statutory section.

B. Preliminary Engineering Survey.

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance and financing of the Public Improvements within and without the boundaries of the Districts. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the Service Area and is approximately \$26 Million.

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the Town. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

VI. FINANCIAL PLAN

A. General.

The Districts shall be authorized to provide conduct the District Activities from any legally available revenue source or financing mechanism permitted under the Special District Act. The Financial Plan for the Districts shall be to issue such Debt as the Districts can reasonably pay from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. The total combined Debt that the Districts shall be permitted to issue shall not exceed \$40 Million, which Debt shall be permitted to be issued on a schedule and in such year or years as the Boards of Directors of the Districts determine shall meet the needs of the Financial Plan referenced above and shall be phased to serve development as it occurs. All Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including but not limited to general ad valorem taxes to be imposed upon all taxable property within the Districts. The Districts will also rely upon various other revenue sources authorized by law to pay Debt and other District Activities. These will include but not be limited to revenues from Fees. It is anticipated that the developer of the Project and/or other parties may incur costs for Public Improvements, either in the form of direct payments for such costs, or by means of advances to the Districts; these direct payments and/or advances shall be reimbursable by the Districts from Debt, contractual reimbursement agreements and/or any legally available revenue source.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. The proposed maximum interest rate on any Debt may not exceed 12%. The proposed maximum underwriting discount will be 5%. Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

The "Maximum Debt Mill Levy" shall be the maximum mill levy a Districts is permitted to impose upon the taxable property within such Districts for payment of Debt, and shall be determined as follows:

1. For the portion of Debt which exceeds 50% of the issuing District's assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be 50 mills. If there are changes in the method of calculating assessed valuation or any constitutionally mandated or statutorily authorized tax credit, cut or abatement; the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Boards in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2013, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

2. For the portion of any Debt which is equal to or less than 50% of the issuing District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

3. For the purposes of the calculations set forth in Paragraphs C.1. and C.2. above, if Debt is issued by one District with a corresponding pledge of debt service tax revenues by the other District, the debt-to-assessed valuation calculation shall be made by aggregating the assessed valuation of the Districts making the tax pledge along with the issuing District's assessed valuation, and comparing this against the dollar amount of Debt being issued on such basis by the issuing District.

4. Once Debt has been determined to be within Section VII.C.2 above, so that the issuing District is entitled to pledge to its payment an unlimited ad valorem mill levy, the Districts may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the Districts' Debt to assessed ratio. All Debt issued by the Districts must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

To the extent that the Districts are composed of or subsequently organized into one or more subdistricts as permitted under Section 32-1-1101, C.R.S., the term "Districts" as used in this shall be deemed to refer to the Districts and to each such subdistrict separately, so that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this definition.

D. Debt Repayment Sources.

The Districts may impose a mill levy on taxable property within its boundaries as a source of revenue for repayment of Debt and for operations and maintenance. The Districts may also rely upon various other revenue sources authorized by law, and upon grants, donations

or advances from public or private parties. At the Districts' discretion, these may include the power to impose Fees. In no event shall the debt service mill levy in the Districts exceed the Maximum Debt Mill Levy.

E. Security for Debt.

The Districts shall not pledge any revenue or property of the Town as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of any of the Districts' obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the Districts in the payment of any such obligation.

F. TABOR Compliance.

The Districts will comply with the provisions of TABOR. In the discretion of the Boards of Directors of the Districts, the Districts may set up other qualifying entities to manage, fund, construct and operate facilities, services, and programs.

G. District Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial operations, are included within the estimated cost of the Public Improvements set forth in Section VI.A, which amounts will be eligible for reimbursement from the proceeds of Debt or other revenues.

The first year's operating budget is estimated to be \$100,000 which is anticipated to be derived from property taxes and other revenues (including developer advances or other payments). The first year's operating budget is an estimate only, and variations from this estimate shall not be considered a material modification of this Service Plan.

The Maximum Debt Mill Levy for the repayment of Debt shall not apply to the Districts' ability to increase their mill levy as necessary for provision of operation and maintenance services.

VII. ANNUAL REPORT

A. General.

The Districts shall be responsible for submitting an annual report to the Town Manager no later than September 1st of each year following the year in which the Order and Decree creating the Districts has been issued.

B. Reporting of Significant Events.

The annual report shall include information as to any of the following:

1. Boundary changes made to any Districts' boundary as of December 31 of the prior year.
2. Intergovernmental agreements with other governmental entities entered into as of December 31 of the prior year.
3. A list of all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the Town as of December 31 of the prior year.
4. The assessed valuation of the Districts for the current year.
5. Current year budget including a description of the Public Improvements to be constructed in such year.
6. Audit of the Districts' financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if required by law.
7. Notice of any uncured events of default by any Districts under any Debt instrument, which continue beyond a ninety (90) day period.

VIII. DISSOLUTION

Upon an independent determination of the Town Board of Trustees that the purposes for which the Districts were created have been accomplished, the Districts agree to file petitions in the appropriate Districts Court for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the Districts have provided for the payment or discharge of all of their outstanding indebtedness and other financial obligations as required pursuant to the Special District Act.

IX. DISCLOSURE TO PURCHASERS

The Districts will use reasonable efforts to assure that all developers of the property located within the Districts provide written notice to all purchasers of property in the Districts regarding the Maximum Debt Mill Levy, as well as a general description of the Districts' authority to impose and collect rates, fees, tolls and charges.

X. INTERGOVERNMENTAL AGREEMENTS

The Districts shall be authorized to enter into one or more intergovernmental agreements as may be necessary or appropriate to execute its functions.

XI. CONCLUSION

It is submitted that this Service Plan for the Districts, as required by Section 32-1-203(2), C.R.S. establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;

2. The existing service in the area to be served by the Districts is inadequate for present and projected needs;

3. The Districts are capable of providing economical and sufficient service to the area within its proposed boundaries; and

4. The area to be included in the Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

EXHIBIT A
LEGAL DESCRIPTIONS AND MAPS
INITIAL DISTRICT BOUNDARIES

EXHIBIT

TRACTS OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6th P.M., TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	N00° 00' 00"E
L2	10.00'	N90° 00' 00"E
L3	10.00'	S00° 00' 00"E
L4	10.00'	N90° 00' 00"W
L5	10.00'	N90° 00' 00"E
L6	10.00'	S00° 00' 00"E
L7	10.00'	N90° 00' 00"W
L8	10.00'	S00° 00' 00"E
L9	10.00'	N90° 00' 00"W
L10	10.00'	S00° 00' 00"E
L11	10.00'	S00° 00' 00"E
L12	10.00'	N90° 00' 00"W

BASIS OF BEARINGS
WEST LINE OF THE SW 1/4
SECTION 11

TELLER STREET
(WELD COUNTY ROAD #21)

N00°18'55"W

N27°25'55"E 156.22'

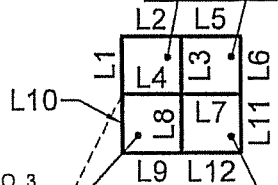
POINT OF COMMENCEMENT
SOUTH 1/16 CORNER
SECTION 11-6-67
#6 REBAR w/ 3 1/4"
ALUMINUM CAP IN
MONUMENT BOX LS 22098

DISTRICT NO. 3
100 sq. ft.

DISTRICT NO. 4
100 sq. ft.

DISTRICT NO. 1
100 sq. ft.

DISTRICT NO. 2
100 sq. ft.



HIDDEN VALLEY
FARM SUBDIVISION

SCALE
1" = 30'



**NORTHERN
ENGINEERING**

200 South College Avenue, Suite 010
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200 S. College Ave. Suite 10
Fort Collins, CO 80524

PHONE: 970.221.4158

FAX: 970.221.4159

WEBSITE:
www.northernengineering.com

DESCRIPTION: DISTRICT NO. 1

A tract of land located in the Southwest Quarter of Section 11, Township 6 North, Range 67 West of the 6th P.M., Town of Severance, County of Weld, State of Colorado being more particularly described as follows:

Considering the West line of the Southwest Quarter of said Section 11 as bearing North 00°18'55" West and with all bearings contained herein relative thereto:

COMMENCING at the South 16th Corner common to Section 10 and Section 11; thence, North 27° 25' 55" East, 156.22 feet to the **POINT OF BEGINNING**; thence, North 00° 00' 00" East, 10.00 feet; thence, North 90° 00' 00" East, 10.00 feet; thence, South 00° 00' 00" East, 10.00 feet; thence, North 90° 00' 00" West, 10.00 feet to the Point of Beginning, containing 100 square feet, more or less.

The above described tract is subject to all easements and rights of way now existing or of record.

LMS

July 25, 2013

S:\Survey Jobs\911-002\Dwg\Exhibits\911-002 District 1 Description.doc



NORTHERN
ENGINEERING

ADDRESS:
200 S. College Ave. Suite 10
Fort Collins, CO 80524

PHONE: 970.221.4158

FAX: 970.221.4159

WEBSITE:
www.northernengineering.com

DESCRIPTION: DISTRICT NO. 2

A tract of land located in the Southwest Quarter of Section 11, Township 6 North, Range 67 West of the 6th P.M., Town of Severance, County of Weld, State of Colorado being more particularly described as follows:

Considering the West line of the Southwest Quarter of said Section 11 as bearing North $00^{\circ}18'55''$ West and with all bearings contained herein relative thereto:

COMMENCING at the South 16th Corner common to Section 10 and Section 11; thence, North $27^{\circ}25'55''$ East, 156.22 feet; thence, North $90^{\circ}00'00''$ East, 10.00 feet to the **POINT OF BEGINNING**; thence, North $00^{\circ}00'00''$ East, 10.00 feet; thence, North $90^{\circ}00'00''$ East, 10.00 feet; thence, South $00^{\circ}00'00''$ East, 10.00 feet; thence, North $90^{\circ}00'00''$ West, 10.00 feet to the Point of Beginning, containing 100 square feet, more or less.

The above described tract is subject to all easements and rights of way now existing or of record.

LMS

July 25, 2013

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**NORTHERN
ENGINEERING**

ADDRESS:
200 S. College Ave. Suite 10
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FAX: 970.221.4159

WEBSITE:
www.northernengineering.com

DESCRIPTION: DISTRICT NO. 3

A tract of land located in the Southwest Quarter of Section 11, Township 6 North, Range 67 West of the 6th P.M., Town of Severance, County of Weld, State of Colorado being more particularly described as follows:

Considering the West line of the Southwest Quarter of said Section 11 as bearing North 00°18'55" West and with all bearings contained herein relative thereto:

COMMENCING at the South 16th Corner common to Section 10 and Section 11; thence, North 27° 25' 55" East, 156.22 feet to the **POINT OF BEGINNING**; thence, North 90° 00' 00" East, 10.00 feet; thence, South 00° 00' 00" East, 10.00 feet; thence, South 90° 00' 00" West, 10.00 feet; thence, North 00° 00' 00" West, 10.00 feet to the Point of Beginning, containing 100 square feet, more or less.

The above described tract is subject to all easements and rights of way now existing or of record.

LMS

July 25, 2013

S:\Survey Jobs\911-002\Dwg\Exhibits\911-002 District 3 Description.doc



**NORTHERN
ENGINEERING**

ADDRESS: 200 S. College Ave. Suite 10 Fort Collins, CO 80524	PHONE: 970.221.4158	WEBSITE: www.northernengineering.com
	FAX: 970.221.4159	

DESCRIPTION: DISTRICT NO. 4

A tract of land located in the Southwest Quarter of Section 11, Township 6 North, Range 67 West of the 6th P.M., Town of Severance, County of Weld, State of Colorado being more particularly described as follows:

Considering the West line of the Southwest Quarter of said Section 11 as bearing North $00^{\circ}18'55''$ West and with all bearings contained herein relative thereto:

COMMENCING at the South 16th Corner common to Section 10 and Section 11; thence, North $27^{\circ}25'55''$ East, 156.22 feet; thence, North $90^{\circ}00'00''$ East, 10.00 feet to the **POINT OF BEGINNING**; thence, North $90^{\circ}00'00''$ East, 10.00 feet; thence, South $00^{\circ}00'00''$ East, 10.00 feet; thence, South $90^{\circ}00'00''$ West, 10.00 feet; thence, North $00^{\circ}00'00''$ West, 10.00 feet to the Point of Beginning, containing 100 square feet, more or less.

The above described tract is subject to all easements and rights of way now existing or of record.

LMS

July 25, 2013

S:\Survey Jobs\911-002\Dwg\Exhibits\911-002 District 4 Description.doc

EXHIBIT B
LEGAL DESCRIPTIONS AND MAPS
INCLUSION AREA/SERVICE AREA BOUNDARIES*

*Service Area includes the Inclusion Area boundaries described in the attached legal description and the territory up to five miles outside the described Inclusion Area.

2025 04/27/2025 10:18 AM

HIDDEN VALLEY FARM SUBDIVISION FIRST FILING

Located In The West Half of Section 11, Township 6 North (T.6N), Range Sixty-seven West (R.67W) of the 6th P.M.,
Town of Severance, County of Weld, State of Colorado

GENERAL NOTES

A copy of this plan as a portion of a set of historical records...
REMARKS: The West Quarter Corner of said Section 11 is the West Corner of the NW 1/4 of said Section 11 on the North Line of the 1/2 Section 11...
ADDITIONAL NOTES: The West Line of the NW 1/4 of said Section 11 is a distance of 324.12 feet...

SPONSOR'S CERTIFICATE

I, the undersigned, certify that the above described land is...
[Signature]
Date: 23rd day of October 2025

DEED RECORDER'S CERTIFICATE

Received for me the 23rd day of October 2025...
[Signature]
Date: 23rd day of October 2025

DEED RECORDER'S CERTIFICATE

Received for me the 23rd day of October 2025...
[Signature]
Date: 23rd day of October 2025

DEED RECORDER'S CERTIFICATE

Received for me the 23rd day of October 2025...
[Signature]
Date: 23rd day of October 2025

DEED RECORDER'S CERTIFICATE

Received for me the 23rd day of October 2025...
[Signature]
Date: 23rd day of October 2025

DEED RECORDER'S CERTIFICATE

Received for me the 23rd day of October 2025...
[Signature]
Date: 23rd day of October 2025

DEED RECORDER'S CERTIFICATE

Received for me the 23rd day of October 2025...
[Signature]
Date: 23rd day of October 2025

LAND USE TAXES 6-31-25			
STATE	(1)	41,822.00	30%
COUNTY	(1)	21,124.00	20%
CITY	(1)	75,124.00	20%
TOTAL		138,070.00	100%

DEED RECORDER'S CERTIFICATE

This is to certify that the above described land is...
[Signature]
Date: 23rd day of October 2025

DEED RECORDER'S CERTIFICATE

I, the undersigned, certify that the above described land is...
[Signature]
Date: 23rd day of October 2025

DEED RECORDER'S CERTIFICATE

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[Signature]
Date: 23rd day of October 2025

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Date: 23rd day of October 2025

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Date: 23rd day of October 2025

DEED RECORDER'S CERTIFICATE

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[Signature]
Date: 23rd day of October 2025

DEED RECORDER'S CERTIFICATE

I, the undersigned, certify that the above described land is...
[Signature]
Date: 23rd day of October 2025

DEED RECORDER'S CERTIFICATE

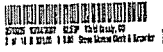
I, the undersigned, certify that the above described land is...
[Signature]
Date: 23rd day of October 2025

TABLE OF CONTENTS

SUBDIVISION PLAN	
1001 - 1002	1001 - 1002
1003 - 1004	1003 - 1004
1005 - 1006	1005 - 1006
1007 - 1008	1007 - 1008
1009 - 1010	1009 - 1010

OWNER	ADDRESS	CITY	STATE	ZIP
1001	1001	1001	1001	1001
1002	1002	1002	1002	1002
1003	1003	1003	1003	1003
1004	1004	1004	1004	1004
1005	1005	1005	1005	1005
1006	1006	1006	1006	1006
1007	1007	1007	1007	1007
1008	1008	1008	1008	1008
1009	1009	1009	1009	1009
1010	1010	1010	1010	1010

HIDDEN VALLEY FARM SUBDIVISION FIRST FILING
KING SURVEYORS, INC.
650 Garden Drive | Windsor, Colorado 80550
Phone: (970) 686-5011 | Fax: (970) 686-5821
CO 80526
3030 S. COLLEGE AVENUE, SUITE 100
DENVER, CO 80202
1



HIDDEN VALLEY FARM SUBDIVISION FIRST FILING

Located In The West Half of Section 11, Township 6 North (T.6N), Range Sixty-seven West (R.67W) of the 6th P.M.,
Town of Severance, County of Weld, State of Colorado

LEGEND

SPRD	Severance Parks and Recreation Metro District
TOWN	Town of Severance
TSD	Town of Severance
TSD #1	Talbotville Metro District #1
HWY	Highway
SPR, S, L, I, H	Open Space, Utility, Drainage, Irrigation & Storm Facilities

OUTLOT - OWNERSHIP & MAINTENANCE TABLE

OUTLOT	DESCRIPTION	OWNED AND MAINTAINED BY
OUTLOT A	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	TOWN OF SEVERANCE
OUTLOT B	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	TOWN OF SEVERANCE
OUTLOT C	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	TOWN OF SEVERANCE
OUTLOT D	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION, SEWER EASEMENT	TOWN OF SEVERANCE
OUTLOT E	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION, SEWER EASEMENT	TOWN OF SEVERANCE
OUTLOT F	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	TALBOTVILLE METRO DISTRICT #1
OUTLOT G	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	TALBOTVILLE METRO DISTRICT #1
OUTLOT H	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT I	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT J	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT K	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT L	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT M	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT N	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT O	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT P	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT Q	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT R	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT S	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT T	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT U	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT V	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT W	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT X	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT Y	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT
OUTLOT Z	OPEN SPACE, UTILITY, DRAINAGE, IRRIGATION & OTHER FACILITIES	SEVERANCE PARKS AND RECREATION METRO DISTRICT

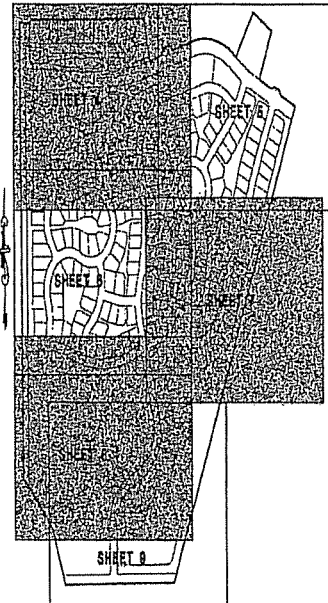
TRACT - OWNERSHIP & MAINTENANCE TABLE

TRACT	DESCRIPTION	OWNED & MAINTAINED BY
TRACT A	RESIDENCE	HIDDEN VALLEY FARM LLC
TRACT B	RESIDENCE	HIDDEN VALLEY FARM LLC
TRACT C	FUTURE DEVELOPMENT	HIDDEN VALLEY FARM LLC

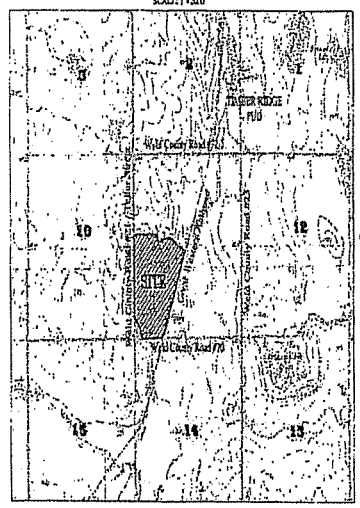
OUTLOT OWNERSHIP - MAINTENANCE - REPAIR & REPLACEMENT RESPONSIBILITY NOTES

OUTLOT NUMBER	OWNERSHIP ENTITY	OWNERSHIP, MAINTENANCE, REPAIR AND REPLACEMENT RESPONSIBILITY
A, I, O, S	Town of Severance (Town)	Town of Severance shall be responsible for the construction, repair and replacement of the ROR for those roads including but not limited to asphalt and standard street signs. Town shall own, maintain, repair and replace all above ground water facilities within and outside of the Town ROR including but not limited to pipes, manholes, risers, etc., including all new water water facilities within rights owned by the Town of TSD and the Town. Town shall be responsible for electric charges for the street and trash lights in or adjacent to the Town ROR.
G, V	Talbotville Metro District #1 (TMD #1)	Talbotville Metro District #1 shall own and maintain any fencing (Types 1, 2, 3 & 4 within Districts A, B, C, D, portions of F, G and portions of H, along and including Talbot Street, Hidden Valley Parkway, Hammerhead Street, Talbot Ridge Parkway and also the Old, as well as, specialty street signs, neighborhood theme features, specialty neighborhood lighting or other features as shown on the Final Site and Landscape Plan. Talbotville Metro District #1 shall own, maintain, repair and replace all facilities associated with the non-potable water system, including but not limited to lines and outlet facilities, pump stations, monitoring stations, aeration, storage facilities and all non-potable waterlines and transfer lines, within all facilities and the Town ROR. Additionally, facilities that are associated with the above use lines, including but not limited to concrete ditches, utility lines and headpipes, overflow pipes, pumps, etc. shall be maintained by TMD #1. TMD #1 shall be responsible for the maintenance of Outlot U, however, TMD #1 may contract with SPWD for any maintenance to be performed in Outlot U.
A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R, T, U, V, W, X, Y, Z	Severance Parks and Recreation Metro District (SPRD)	SPRD shall own, maintain, repair and replace all landscaping, irrigation systems, trails, walkways, trailheadway lighting and signage, perimeter fencing (Type 1), except for those portions of Type 3 fencing within Districts F, G, H, I, as described above, and all equipment, supplies and other facilities within facilities owned by SPRD and is shown on the Final Site and Landscape Plan. SPRD shall also maintain, repair and replace all landscaping, irrigation systems, trails, walkways, trailheadway lighting/signage in the public right-of-way (ROR) adjacent to the facilities owned by SPRD. All other trails, walkways and/or signage in the public ROR shall be maintained, repaired and replaced by SPRD. SPRD shall maintain all irrigation systems in the public ROR under those conditions in the public ROR shall be maintained, repaired and replaced by SPRD. SPRD shall maintain all landscaping, irrigation systems, trails, walkways, trailheadway lighting/signage in Districts F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, and V.

SHEET INDEX



VICINITY MAP



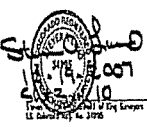
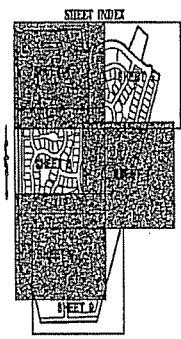
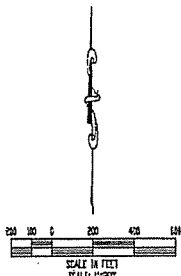
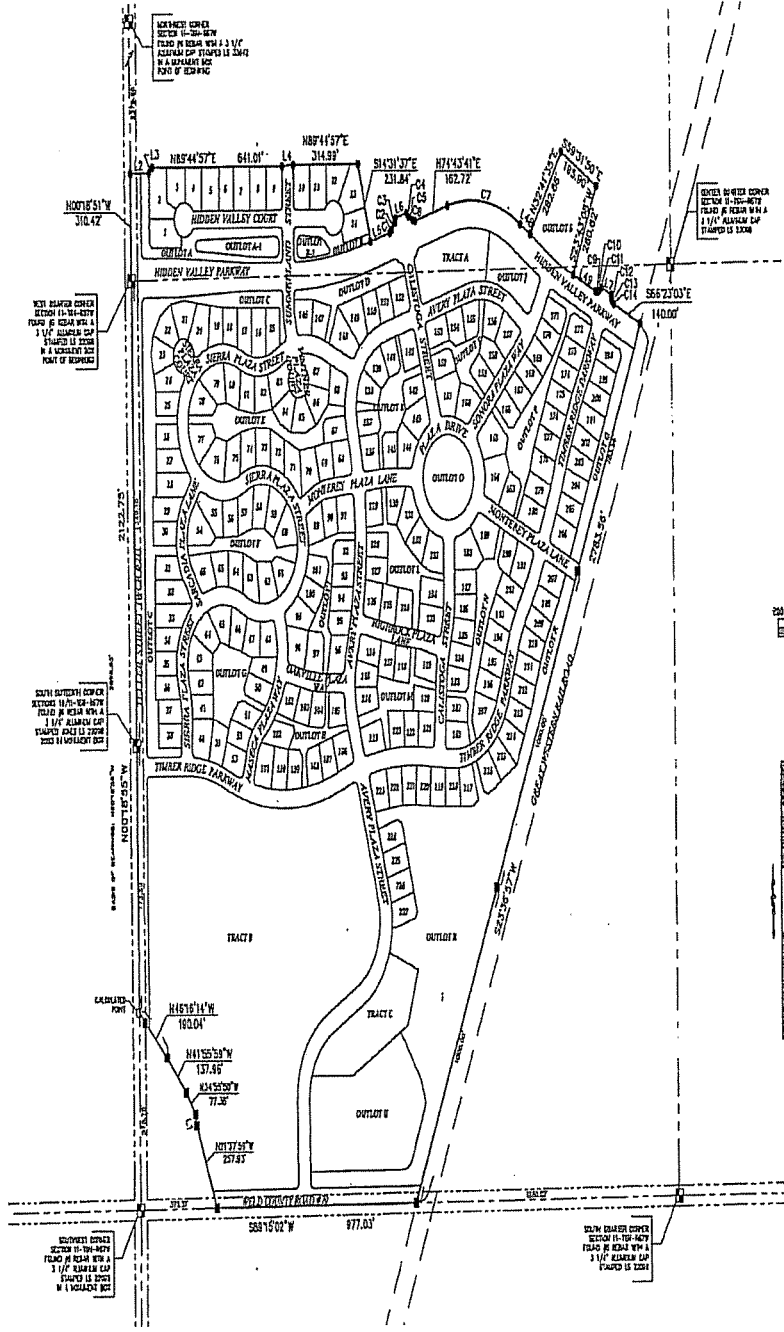
Surveyor's signature and seal for KING SURVEYORS, INC. No. 123456789. State of Colorado. Exp. 12/31/2025.

KING SURVEYORS, INC.
 450 Grant Street, Suite 100, Windsor, Colorado 80550
 Phone: (970) 686-3011 | Fax: (970) 686-5821
 HIDDEN VALLEY FARM SUBDIVISION FIRST FILING
 3030 S. COLLEGE BLVD., SUITE 100, WINDSOR, CO 80550
 PHONE: (970) 686-3011 FAX: (970) 686-5821
 SHEET 2 OF 11

THE STATE OF COLORADO
COUNTY OF SOUTHERN
FILE NO. 20050214
DATE 1/9/2007

HIDDEN VALLEY FARM SUBDIVISION FIRST FILING

SUBDIVISION OVERVIEW MAP



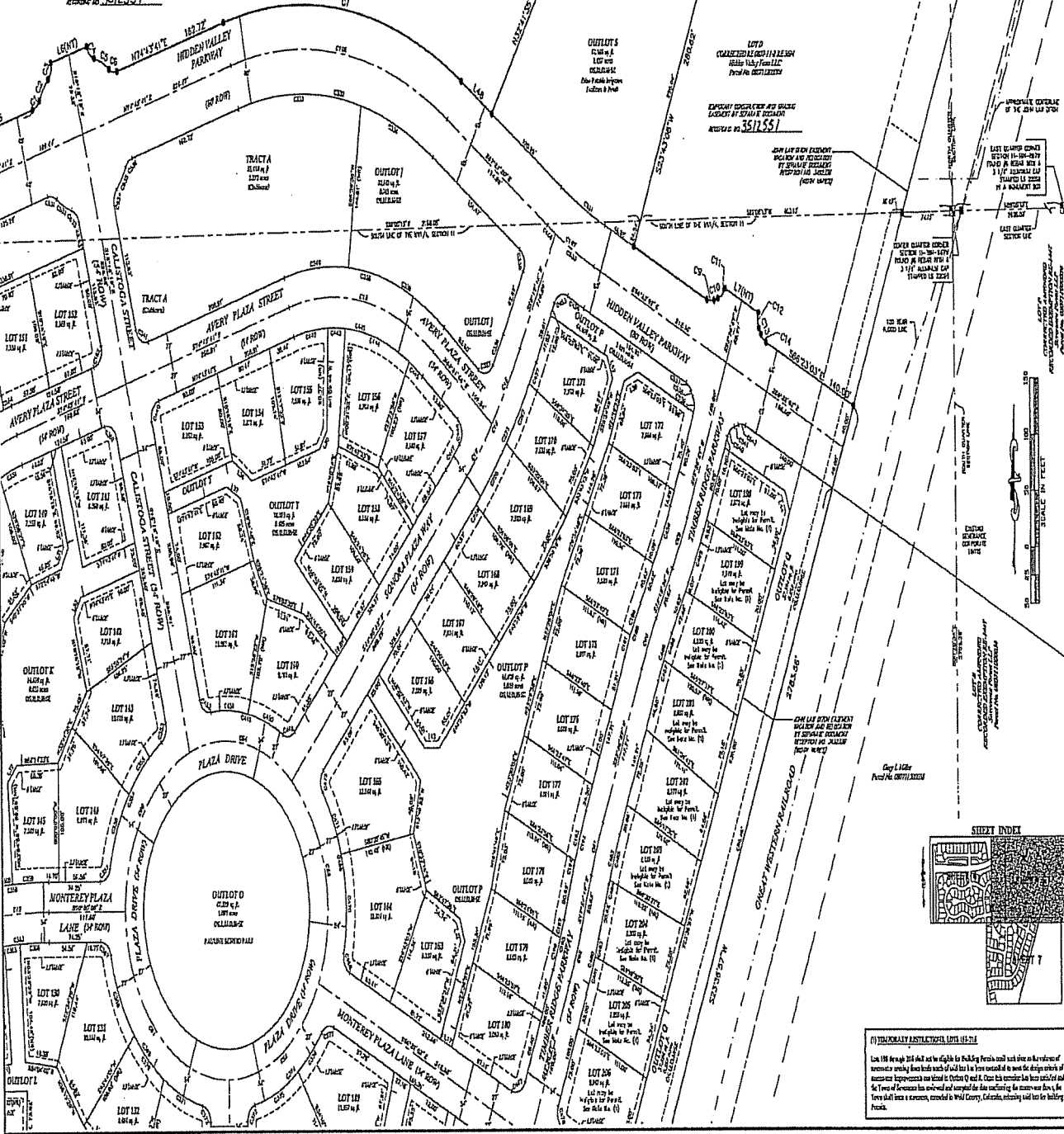
NOTICE OF RECORDS
RECORDING as the First Partial Corner of said Section 11 and enclosing the First Line of the 1/4 of said Section 11 as being South 027°25' East, 1/4 Mile S. of the Colorado River from the Colorado River, North 20° 00' 00\"/>

DATE	1/9/2007
FILE NO.	20050214
SCALE	1"=100'
DRAWN BY	MSC
CHECKED BY	SAL
KING SURVEYORS, INC.	
650 Garden Drive Windsor, Colorado 80550	
phone: (970) 686-5011 fax: (970) 686-5621	
DATE	1/9/2007
TIME	10:00 AM
PROJECT	HIDDEN VALLEY FARM SUBDIVISION FIRST FILING
CLIENT	EVERETT COMPANIES, INC. CO 80323
PROJECT #	20050214
3	
SHEET 3 OF 10	

LEGEND

LEGEND	RESERVED	SCALE: FEET, FRACTIONS & DECIMAL LEGAL	ROAD (A) ROAD WITH A YELLOW SURFACE (B) ROAD WITH A RED SURFACE	NON-ADJACENT
SECTION LINE	PLATED	TRUCK EXISTING ROADS	LOT OF (A) ROAD WITH A RED SURFACE (B) ROAD WITH A YELLOW SURFACE	
QUARTER SECTION LINE	UNPLATED	NEW EXISTING ROADS	OUTLOT	
ROD-OF-WAY	UNPLATED	NEW EXISTING ROADS	OUTLOT	
PROPERTY LINE	RELEASED	NEW EXISTING ROADS	OUTLOT	

EMPLOYMENT OPERATIONS AND SERVICE FACILITY BY SHARPE ASSOCIATES
 LICENSE NO. 3511551



STATE OF CALIFORNIA
 COUNTY OF SAN DIEGO
 PUBLIC RECORDS
 2023-007

DATE: 1/11/2023
 SHEET NO.: 2023-007
 SCALE: 1"=40'
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 2023-007

KING SURVEYORS, INC.
 650 Garden Drive | Windsor, Colorado 80550
 Phone: (970) 686-5011 | Fax: (970) 686-5821

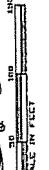
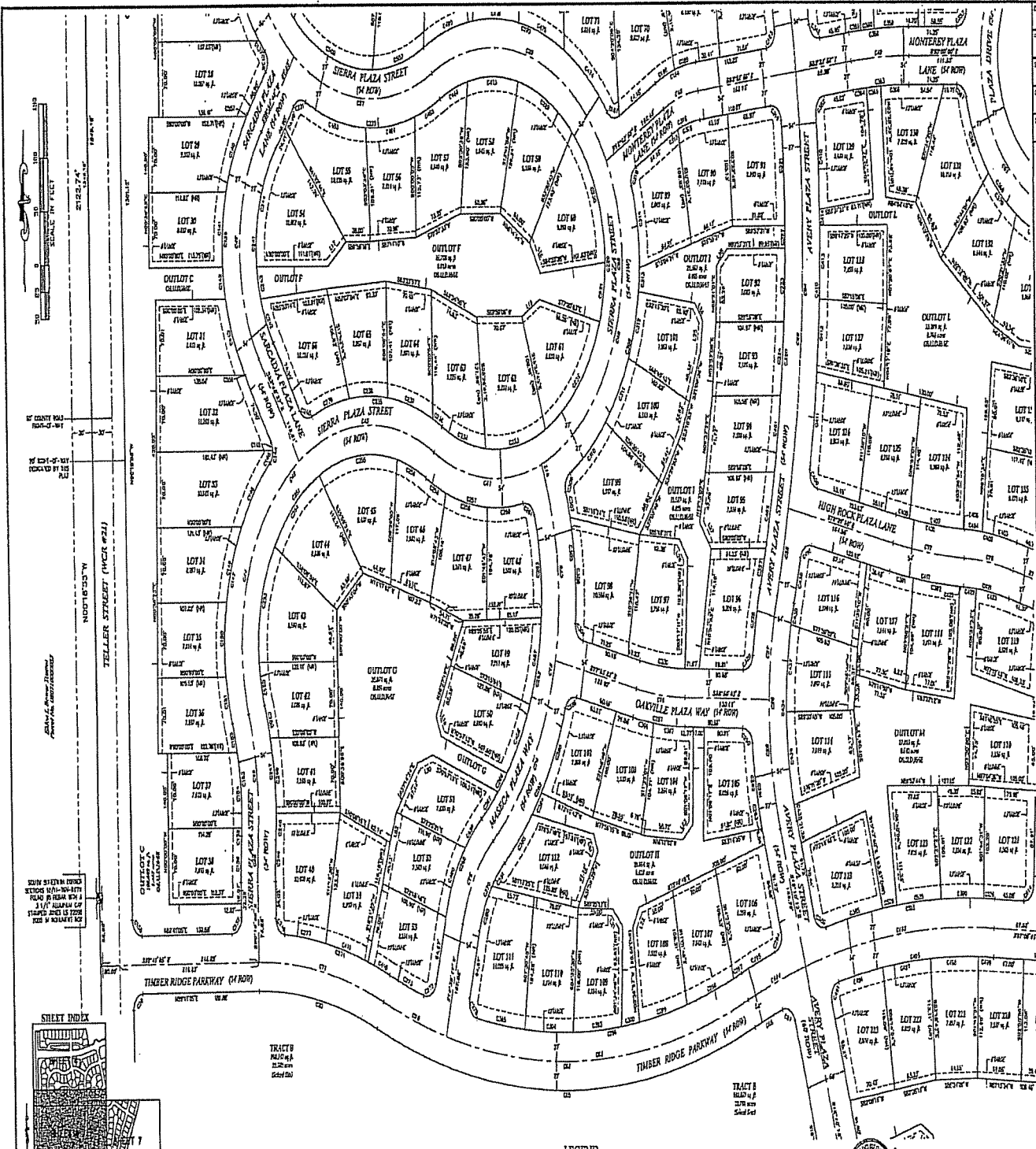
HIDDEN VALLEY FARM SUBDIVISION FIRST FILING
 EYEMITT COMPANIES
 3030 S. CO. ROAD, PHOENIX, AZ 85032

PROJECT #: 2023-007

5

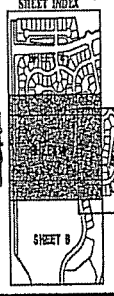
SHEET 3 OF 14

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.



37' DEDICATED ROAD TO BE LOCATED BY THE STATE

SOUTH SYSTEM ROAD EXISTING 10-1/2' WIDE ROAD TO BE IN PLACE AND A 1 1/2' WIDE EASEMENT TO BE SHOWN WHERE THE ROAD IS NOW 10-1/2' WIDE



SHEET 6

TRACT A
15.31 ac
232.00 ac

TRACT B
15.31 ac
232.00 ac

LEGEND

- | | | | |
|------------------------|---|--|---|
| --- UNRECORDED | --- EASEMENT | --- PART, VARY, DRAINAGE & SERVICE EASEMENT | ■ TRAILS (IN RED WITH A YELLOW BACKGROUND) SHOWN AS TRAILS |
| --- EASEMENT LANE | --- PLANNED | --- FENCED RAILROAD EASEMENT AS SHOWN | ● LOT OF 1/4 AC OR MORE WITH A RED BACKGROUND SHOWN AS 1/4 AC |
| --- DEDICATED EASEMENT | --- UNRECORDED | --- 50' ROAD EASEMENT AS SHOWN | ○ UNRECORDED EASEMENT |
| --- 25-FT-OF-ROAD | --- VARY, VARY & SERVICE EASEMENT | --- 50' ROAD EASEMENT AS SHOWN | ■ UNRECORDED |
| --- PROPERTY LINE | --- COLLAPSE OR SWAY, SLIP, SLURP, OVERLAP, PREVIOUS & OTHER EASEMENT | --- OLD SURVEY DATA SHOWN, UNRECORDED, UNRECORDED & 50-FT EASEMENT | ○ UNRECORDED |

NOTE OF RECORD:
RECORDING of the final quarter corner of said Section 16 and marking the NE1/4 of the SW1/4 of said Section 16 as bearing South 89°15'15" East, 110.00 feet to the Eastern line of the Colorado 21st and 22nd Streets Easement, and from there South 89°15'15" East, a distance of 110.00 feet, to the corner marked herein with a survey nail.

DATE: 11/14/2007
FILE NO.: 00555831
SCALE: 1" = 50'
DRAWN BY: KMG
CHECKED BY: SAL
JOB NO.:
PROJECT NO.: 00555831

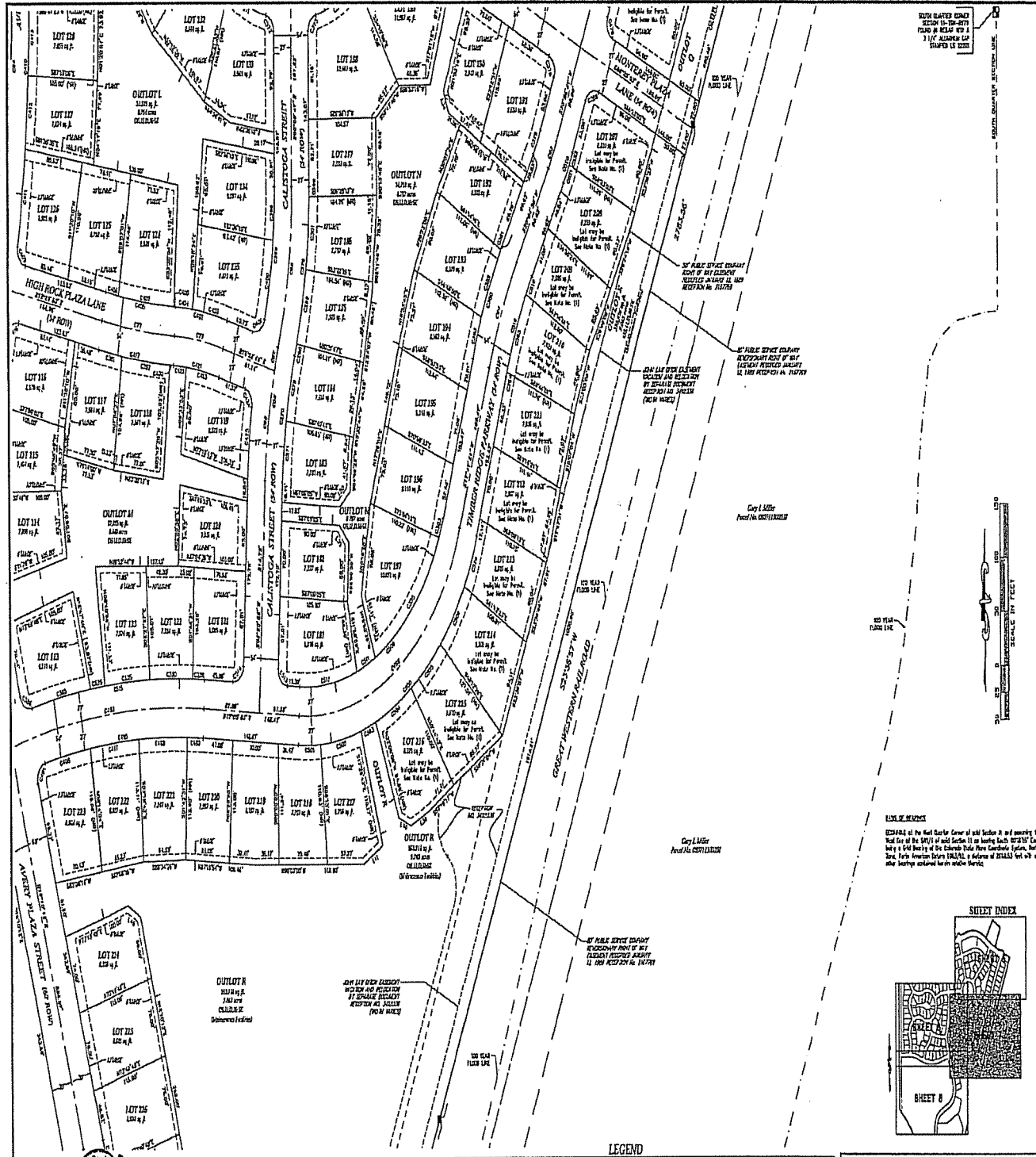
KING SURVEYORS, INC.
650 Garden Drive | Windsor, Colorado 80550
Phone: (970) 686-5011 | Fax: (970) 686-5821



DATE: 11/14/2007
DRAWN BY: KMG
CHECKED BY: SAL
JOB NO.:
PROJECT NO.: 00555831

HIDDEN VALLEY FARM SUBDIVISION FIRST FILING
EVERETT COMPANIES
10525 W. ALPINE AVE., SUITE 100
DENVER, CO 80233
3030 W. COLLIERA BLVD., SUITE 100
DENVER, CO 80233

PROJECT # 00555831



DATE: 6/1/2007
 FILE NO: 200501141
 CASE: 17-07
 COUNTY: KOC
 OFFICE: 54

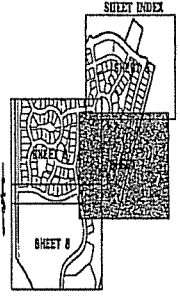
DATE: 6/1/2007
 FILE NO: 200501141
 CASE: 17-07
 COUNTY: KOC
 OFFICE: 54

KING SURVEYORS, INC.
 650 Garden Drive, Walnut Creek, CA 94590
 Phone: (970) 688-5011 | Fax: (970) 688-5921



REVISION	DATE	BY	DESCRIPTION
1	6/1/2007	KS	INITIAL SURVEY
2	6/1/2007	KS	FINAL SURVEY

HIDDEN VALLEY FARM SUBDIVISION FIRST FILING
 COUNTY OF COLUMBIA, COLORADO
 3030 S. COLUMBIA, CO 80528
 PHONE: (970) 528-1500



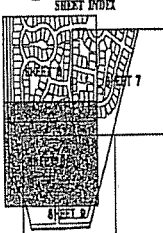
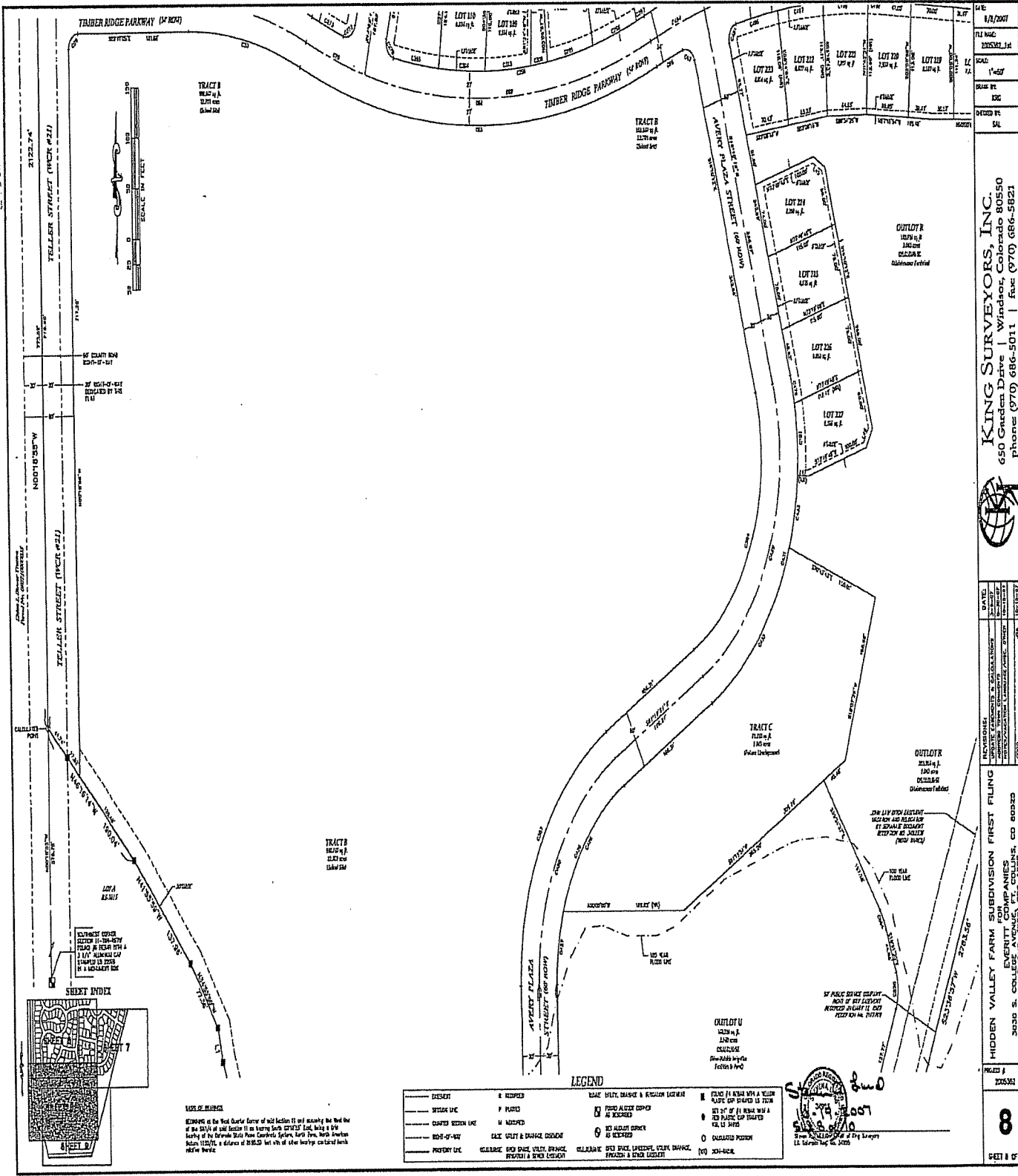
Subscribed and sworn to before me this 1st day of June, 2007.
 Notary Public
 State of Colorado

LEGEND

—	SECTION LINE	—	WATER	—	ROAD	—	RAILROAD	—	UTILITY, POWER & TELEPHONE LINE
---	SECTION LINE	---	WATER	---	RAILROAD	---	RAILROAD	---	UTILITY, POWER & TELEPHONE LINE
---	SECTION LINE	---	WATER	---	RAILROAD	---	RAILROAD	---	UTILITY, POWER & TELEPHONE LINE
---	SECTION LINE	---	WATER	---	RAILROAD	---	RAILROAD	---	UTILITY, POWER & TELEPHONE LINE
---	SECTION LINE	---	WATER	---	RAILROAD	---	RAILROAD	---	UTILITY, POWER & TELEPHONE LINE

NOTICE TO THE PUBLIC
 This map is a preliminary map and is not to be used for any purpose other than to show the general location of the property. It is not to be used as a basis for any legal action. The map is subject to change without notice. The map is not to be used as a basis for any legal action. The map is not to be used as a basis for any legal action.

UNLESS SHOWN OTHERWISE THIS PLAN IS TO BE CONSIDERED AS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.



LEGEND

--- EASEMENT
 --- UTILITY LINE
 --- CHANGED SECTION LINE
 --- ROAD-OF-WAY
 --- PROPERTY LINE
 --- EASEMENT
 --- CHANGED SECTION LINE
 --- ROAD-OF-WAY
 --- PROPERTY LINE

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.
 3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD-OF-WAY.
 4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD-OF-WAY.
 5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD-OF-WAY.

--- EASEMENT	R UNDEVELOPED	--- ROAD-OF-WAY	--- PROPERTY LINE
--- UTILITY LINE	P PAVED	--- CHANGED SECTION LINE	--- ROAD-OF-WAY
--- CHANGED SECTION LINE	M UNDEVELOPED	--- ROAD-OF-WAY	--- PROPERTY LINE
--- ROAD-OF-WAY	--- EASEMENT	--- CHANGED SECTION LINE	--- ROAD-OF-WAY
--- PROPERTY LINE	--- CHANGED SECTION LINE	--- ROAD-OF-WAY	--- PROPERTY LINE

KING SURVEYORS, INC.
 650 Garden Drive | Windsor, Colorado 80550
 Phone: (970) 686-5011 | Fax: (970) 686-5821



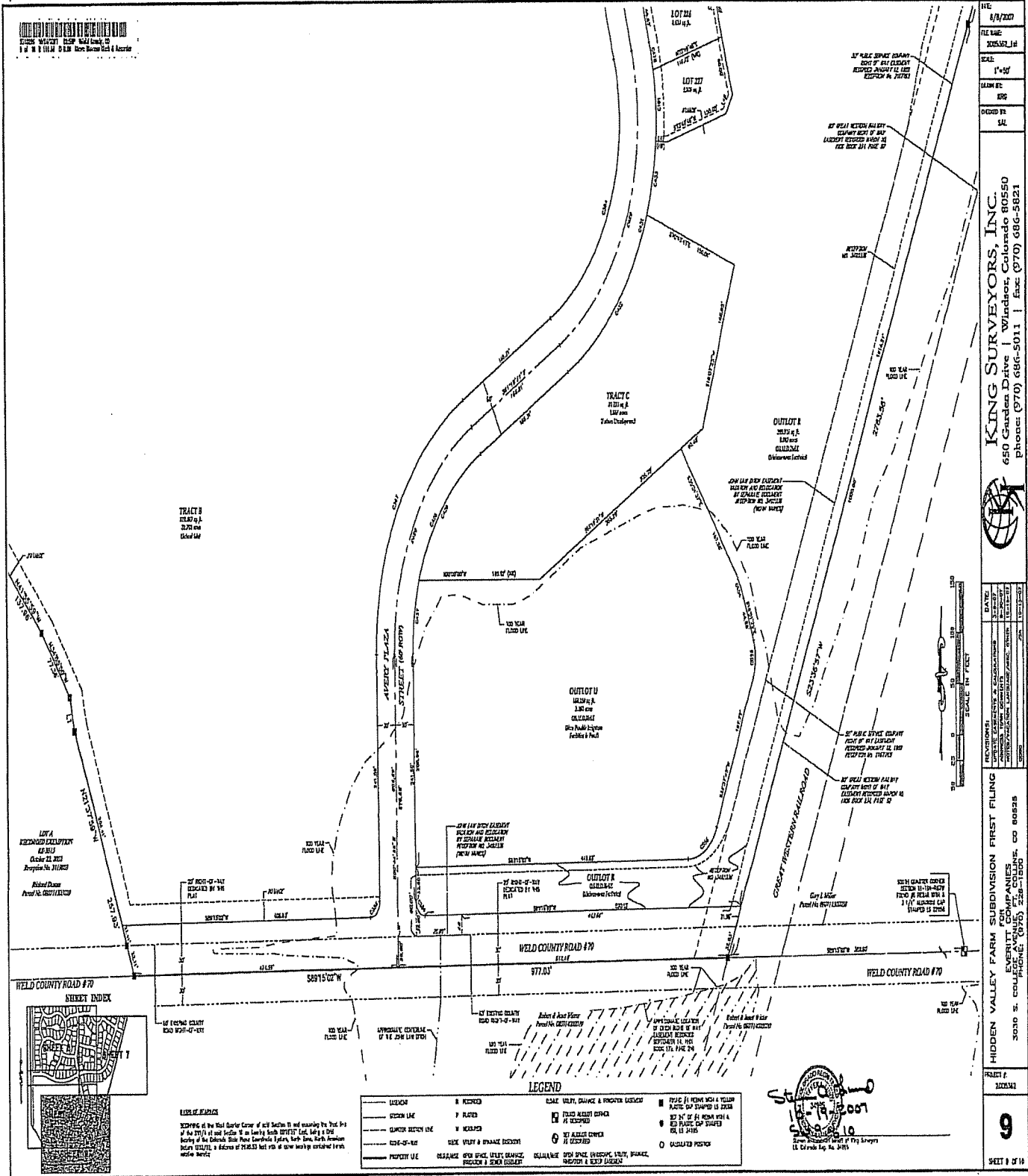
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PROJECT:	TRUBER RIDGE PARKWAY
CLIENT:	TRUBER RIDGE DEVELOPMENT
PROJECT LOCATION:	TRUBER RIDGE PARKWAY
PROJECT NUMBER:	TRUBER RIDGE PARKWAY
PROJECT AREA:	TRUBER RIDGE PARKWAY
PROJECT SCALE:	TRUBER RIDGE PARKWAY
PROJECT STATUS:	TRUBER RIDGE PARKWAY
PROJECT NOTES:	TRUBER RIDGE PARKWAY

HIDDEN VALLEY FARM SUBDIVISION FIRST FILING
 EVERETT COMPANIES
 3030 S. COLLEGE AVENUE, CO 80526
 PHONE: (970) 686-1100

FILED IN 2021

8

SHEET 8 OF 10



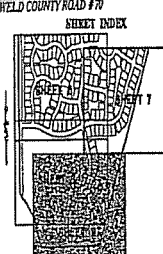
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 1" = 100'

DATE: 8/7/2007
 FILE NAME: 200518.dwg
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 DRAWN BY: EPC
 CHECKED BY: SL

KING SURVEYORS, INC.
 650 Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | fax: (970) 686-5821



PROVISIONS:
 1. THIS PLAN IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL AUTHORITY.
 2. THE LOCAL AUTHORITY HAS THE RIGHT TO REQUIRE CHANGES TO THIS PLAN AT ANY TIME.
 3. THE LOCAL AUTHORITY HAS THE RIGHT TO REQUIRE THE SUBMITTER TO PROVIDE GUARANTEES AND BONDING.
 4. THE LOCAL AUTHORITY HAS THE RIGHT TO REQUIRE THE SUBMITTER TO PROVIDE A SURETY BOND.
 5. THE LOCAL AUTHORITY HAS THE RIGHT TO REQUIRE THE SUBMITTER TO PROVIDE A LETTER OF CREDIT.



LIST OF REVISIONS

NO.	DESCRIPTION
1	ISSUE FOR PERMIT
2	REVISIONS TO THE PLAN
3	REVISIONS TO THE PLAN
4	REVISIONS TO THE PLAN
5	REVISIONS TO THE PLAN
6	REVISIONS TO THE PLAN
7	REVISIONS TO THE PLAN
8	REVISIONS TO THE PLAN
9	REVISIONS TO THE PLAN
10	REVISIONS TO THE PLAN

- LEGEND**
- 1 LOT LINE
 - 2 EASEMENT
 - 3 EASEMENT LINE
 - 4 EASEMENT
 - 5 SIDE WALK & STAIR ESCALATOR
 - 6 ROADWAY
 - 7 SIDE WALK & STAIR ESCALATOR
 - 8 EASEMENT
 - 9 EASEMENT
 - 10 EASEMENT
 - 11 EASEMENT
 - 12 EASEMENT
 - 13 EASEMENT
 - 14 EASEMENT
 - 15 EASEMENT
 - 16 EASEMENT
 - 17 EASEMENT
 - 18 EASEMENT
 - 19 EASEMENT
 - 20 EASEMENT

- LEGEND**
- 1 PLACED PERMIT OFFICE
 - 2 PLACED PERMIT OFFICE
 - 3 PLACED PERMIT OFFICE
 - 4 PLACED PERMIT OFFICE
 - 5 PLACED PERMIT OFFICE
 - 6 PLACED PERMIT OFFICE
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 - 18 PLACED PERMIT OFFICE
 - 19 PLACED PERMIT OFFICE
 - 20 PLACED PERMIT OFFICE



HIDDEN VALLEY FARM SUBDIVISION FIRST FILING
 EVERITT COMPANIES
 500 S. COLLEGE AVENUE, SUITE 200, DENVER, CO 80202
 (303) 733-1111
 WWW.EVERITT.COM

PROJECT # 200518
 SHEET # 9 OF 10

HIDDEN VALLEY FARM SUBDIVISION FIRST FILING

DATE: 4/9/2007
JOB NO: 10033214

Table with columns: COUNTY, TRACT, AREA, ACRES, COMMENTS. Contains detailed survey data for the first section of the subdivision.

Table with columns: COUNTY, TRACT, AREA, ACRES, COMMENTS. Contains detailed survey data for the second section of the subdivision.

Table with columns: COUNTY, TRACT, AREA, ACRES, COMMENTS. Contains detailed survey data for the third section of the subdivision.

Table with columns: COUNTY, TRACT, AREA, ACRES, COMMENTS. Contains detailed survey data for the fourth section of the subdivision.

Table with columns: COUNTY, TRACT, AREA, ACRES, COMMENTS. Contains detailed survey data for the fifth section of the subdivision.

Table with columns: TRACT, AREA, ACRES. Summary table for the subdivision.



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HIDDEN VALLEY FARM SUBDIVISION FIRST FILING
EVERETT COMPANIES
3000 S. CO. ROAD
WINDSOR, CO 80550
(970) 686-5111

10

RECEIVED

FEB 04 2014

DIV OF LOCAL GOVERNMENT

TOWN OF SEVERANCE, COLORADO
RESOLUTION NO. 2013-13R

A RESOLUTION OF THE TOWN OF SEVERANCE, COLORADO
APPROVING THE SERVICE PLAN FOR
HIDDEN VALLEY FARM METROPOLITAN DISTRICT NOS. 1-4
TOWN OF SEVERANCE, COUNTY OF WELD, COLORADO

WHEREAS, Babcock Land Corp., the owner of the property within the Hidden Valley Farm Subdivision, Town of Severance (the "Proponent" and the "Project," respectively), has proposed the organization of Hidden Valley Farm Metropolitan District Nos. 1-4, to provide certain public improvements and services for the benefit of the Project; and

WHEREAS, a service plan for the proposed Districts dated August 14, 2013 (the "Service Plan") has been submitted by the Proponent in accordance with the provisions of Section 32-1-204.5, C.R.S., containing the information required by Section 32-1-202(2), C.R.S.; and

WHEREAS, the Board of Trustees has reviewed the Service Plan and considered evidence in support of the formation of the Hidden Valley Metropolitan District Nos. 1-4 as set forth in the Service Plan; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Severance, Colorado, Weld County, Colorado as follows:


1. That the Board of Trustees has authority to approve the Service Plan and pursuant to the provisions of Section 32-1-204.5, C.R.S.
2. That the Service Plan contains the information required by Section 32-1-202(2), C.R.S.
3. That, based on the contents of the Service Plan and other evidence presented at the meeting of the Board of Trustees held on August 26, 2013, and in accordance with Section 32-1-203(2), C.R.S., the Board of Trustees hereby finds and determines as follows:
 - a. There is sufficient existing and projected need for organized service in the area to be served by the proposed Districts;
 - b. The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs;
 - c. The proposed Districts are capable of providing economical and sufficient service to the area within their proposed boundaries; and

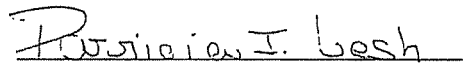
- d. The area to be included within the proposed Districts has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
4. The Service Plan for Hidden Valley Farm Metropolitan District Nos. 1-4 is hereby approved.
5. This Resolution shall be effective upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED this 26th day of August 2013.



TOWN OF SEVERANCE


Donald R. Brookshire, Mayor


Patricia J. Lesh, Town Clerk/Treasurer