

## REQUEST FOR COMMENTS

Case Name:  
Case Number:

Acres of Promise Subdivision- Amendment No. 1  
PLT2024-00035

January 28, 2025

The Adams County Planning Commission is requesting comments on the following application: **Minor subdivision final plat to create two 4.43-acre lots in the Agricultural-1 (A-1) zone district.** This request is located at 15100 Watkins Road. The Assessor's Parcel Number is 0156518201013. The applicant is: Tyler Bursten, 15100 Watkins Road, Brighton, CO 80603.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6949 by **February 18, 2025** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LCampbell@adcogov.org.

For further information regarding this case, please contact the Community and Economic Development Department, 4430 S. Adams County Pkwy., Brighton CO 80601, (720) 523-6800. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/current-land-use-cases](http://www.adcogov.org/current-land-use-cases). Thank you for your review of this case.

Lia Campbell  
Planner II

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BOARD OF COUNTY COMMISSIONERS

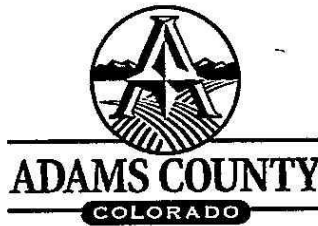
Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



**PROJECT NAME:**

**APPLICANT**

Name(s):  Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:  Email:

**OWNER**

Name(s):  Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:  Email:

**TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)**

Name:  Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:  Email:

## DESCRIPTION OF SITE

Address:	15100 Watkins Road
City, State, Zip:	Brighton, CO, 80603
Area (acres or square feet):	8.86
Tax Assessor Parcel Number	0156518201013
Existing Zoning:	FARM/RANCH RESID
Existing Land Use:	FARM/RANCH RESID
Proposed Land Use:	FARM/RANCH RESID

Have you attended a Conceptual Review? YES ☒ NO ☐

If yes, please list PRE#: PRE2021-00020

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Tyler Bursten Date: 12/27/2024

Owner's Printed Name

Name:

Owner's Signature

Tyler and Sarah Bursten  
15100 Watkins Road  
Brighton, CO 80603  
(414) 429-3525

Re: Case Number PRE2021-00020

**Revised Written Explanation of Project:**

We propose to subdivide our property into two equal parcels each consisting of 4.43 acres. We will continue to reside in our residence, located at 15100 Watkins Road, Brighton, CO, with a new legal description of Lot 2, Acres of Promise Subdivision – Amendment No. 1, consisting of 4.43 acres, and we intend to convey the remaining 4.43 acres to related parties, with a legal description of Lot 1, Acres of Promise Subdivision – Amendment No. 1 (address TBD). They intend to build a barndominium (single-story family residence – 2,504 sq. ft. living area and a 4,870 sq. ft. barn – total sq. ft. 7,374) on the newly created lot, adding a new well and septic.

**Plat:** Acres of Promise Subdivision – Amendment No. 1

**Legal Description:** Lot 1, Acres of Promise Subdivision – Amendment No. 1  
Lot 2, Acres of Promise Subdivision – Amendment No 2

**Conceptual Site Plan:** A detailed drawing of existing and proposed improvements showing:

- Driveways, access points
- Existing and proposed structures, well and septic systems
- Easements and utility lines
- Scale, north arrow, and date of preparation

**Proof of Ownership:** Warranty Deed, dated March 11, 2016, to Tyler W. Bursten and Sarah C. Bursten, recorded at Reception No. 2016000019139. Title Commitment from Land Title Insurance Corporation dated May 20, 2024.

**Proof of Water and Sewer Services:** Well Permit Number 300843. Current property has a septic system. The Colorado Division of Water Resources has indicated that an Application for a Well Permit on the new subdivided lot can be made after approval by Adams County of the Plat for Acres of Promise Subdivision – Amendment No. 1.

**Proof of Utilities:** Copy of United Power bill.

**Certificate of Taxes Paid:** Copy attached.

**Eng3:** No traffic impact study (TIS) is needed. The new lot will be a single family residence with 2 occupants.

**Eng 4:** This is a “rural lot split” and we request an exemption to detention requirements and request that a full drainage report be waived.

**Eng 5:** Barndominium plan is attached.



**Warranty Deed**  
(Pursuant to 38-30-113 C.R.S.)

State Documentary Fee  
Date: March 11, 2016  
\$ 13.00

THIS DEED, made on March 11, 2016 by TIMOTHY L. WAGNER AND AMY M. WAGNER Grantor(s), of the County of ADAMS and State of COLORADO for the consideration of (\$130,000.00) \*\*\* One Hundred Thirty Thousand and 00/100 \*\*\* dollars in hand paid, hereby sells and conveys to TYLER W. BURSTEN AND SARAH C. BURSTEN Grantee(s), as Joint Tenants, whose street address is 1590 WILDFLOWER COURT BRIGHTON, CO 80601, County of ADAMS, and State of COLORADO, the following real property in the County of Adams, and State of Colorado, to wit:

LOT 1, ACRES OF PROMISE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**SELLERS TO RETAIN ALL MINERAL RIGHTS**

also known by street and number as: 15100 WATKINS ROAD BRIGHTON CO 80603

with all its appurtenances and warrants the title to the same, subject to general taxes for the year 2016 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; Any special assessment if the improvements were not installed as of the date of Buyer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after Closing; and other NONE

TIMOTHY L. WAGNER

AMY M. WAGNER

State of COLORADO )  
County of ADAMS ) ss.

The foregoing instrument was acknowledged before me on this day of March 11, 2016 by TIMOTHY L. WAGNER AND AMY M. WAGNER

Notary Public  
My commission expires 9-19-2016

ESTHER AMADOR  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19924017680  
My Commission Expires Sept. 18, 2016

When Recorded Return to: TYLER W. BURSTEN AND SARAH C. BURSTEN  
1590 WILDFLOWER COURT BRIGHTON, CO 80601





## Customer Distribution



**Prevent fraud** - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **K70838976**

Date: **05/20/2024**

Property Address: **15100 WATKINS ROAD, BRIGHTON, CO 80603**

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### For Closing Assistance

### For Title Assistance

Land Title Residential Title Team  
5975 GREENWOOD PLAZA  
BLVD  
GREENWOOD VILLAGE, CO  
80111  
(303) 850-4141 (Work)  
(303) 393-4823 (Work Fax)  
[response@ltgc.com](mailto:response@ltgc.com)

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### Seller/Owner

TYLER W. BURSTEN

Delivered via: Electronic Mail

### Customer

DIANNE CARNS

Delivered via: Electronic Mail

### Seller/Owner

SARAH C BURSTEN

Delivered via: Land Custom Delivery



## Estimate of Title Fees

**Order Number:** K70838976

**Date:** 05/20/2024

**Property Address:** 15100 WATKINS ROAD, BRIGHTON, CO 80603

**Seller(s):** TYLER W. BURSTEN AND SARAH C. BURSTEN

**Buyer(s):** A BUYER TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit [ltgc.com](http://ltgc.com) to learn more about Land Title.

Estimate of Title Insurance Fees	
"TBD" Commitment	\$436.00
<b>TOTAL</b>	<b>\$436.00</b>

**Note:** The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

### Chain of Title Documents:

Adams county recorded 03/14/2016 under reception no. 19139

Adams county recorded 06/03/1999 under reception no. 550899

Adams county recorded 06/03/1999 under reception no. 550898

Adams county recorded 11/06/1974 at book 1962 page 331

Adams county recorded 01/09/1963 at book 1039 page 561

Adams county recorded 01/15/1958 at book 692 page 162

### Plat Map(s):

Adams county recorded 04/29/2011 under reception no. 27763 at book F27 page 29



**ALTA COMMITMENT**  
**Land Title Insurance Corporation**  
**Schedule A**

Order Number: K70838976

**Property Address:**

15100 WATKINS ROAD, BRIGHTON, CO 80603

**1. Effective Date:**

05/13/2024 at 5:00 P.M.

**2. Policy to be Issued and Proposed Insured:**

"TBD" Commitment

\$5,000.00

Proposed Insured:

A BUYER TO BE DETERMINED

**3. The estate or interest in the land described or referred to in this Commitment and covered herein is:**

FEE SIMPLE

**4. Title to the estate or interest covered herein is at the effective date hereof vested in:**

TYLER W. BURSTEN AND SARAH C. BURSTEN

**5. The Land referred to in this Commitment is described as follows:**

\*\*\*\*\*

NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN.

\*\*\*\*\*

LOT 1, ACRES OF PROMISE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

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**ALTA COMMITMENT**  
**Land Title Insurance Corporation**  
**Schedule B, Part I**  
**(Requirements)**

**Order Number:** K70838976

**All of the following Requirements must be met:**

**This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.**

**Pay the agreed amount for the estate or interest to be insured.**

**Pay the premiums, fees, and charges for the Policy to the Company.**

**Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.**

1. RECORD DULY EXECUTED AND ACKNOWLEDGED PLAT OF MINOR SUBDIVISION OF LOT 1, ACRES OF PROMISE SUBDIVISION.

NOTE: A COPY OF SAID PLAT MUST BE SUBMITTED TO LAND TITLE GUARANTEE COMPANY PRIOR TO RECORDATION. UPON RECEIPT AND REVIEW FURTHER REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

2. PARTIAL RELEASE OF DEED OF TRUST DATED DECEMBER 01, 2021 FROM TYLER W. BURSTEN AND SARAH C. BURSTEN TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS A NOMINEE FOR BETTER MORTGAGE CORPORATION TO SECURE THE SUM OF \$518,270.00 RECORDED DECEMBER 07, 2021, UNDER RECEPTION NO. 2021000142325.

NOTE: ALL PARTIES WILL BE REQUIRED TO SIGN A FINAL AFFIDAVIT AND AGREEMENT AT CLOSING.

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

**ALTA COMMITMENT**  
**Land Title Insurance Corporation**  
**Schedule B, Part II**  
**(Exceptions)**

Order Number: K70838976

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

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.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
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.
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 of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
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.
8. OIL AND GAS LEASE BETWEEN SARAH STEEGE AND WARREN PETROLEUM CORPORATION, RECORDED SEPTEMBER 29, 1952 IN BOOK 450 AT PAGE 233 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
9. UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERALS LYING IN, ON OR UNDER SUBJECT PROPERTY AS CONVEYED IN INSTRUMENT RECORDED JANUARY 09, 1963 IN BOOK 1039 AT PAGE 561.
10. UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERALS LYING IN, ON OR UNDER SUBJECT PROPERTY AS CONVEYED IN INSTRUMENT RECORDED MARCH 03, 1964 IN BOOK 1135 AT PAGE 171.
11. OIL AND GAS LEASE BETWEEN FRED WAGNER AND MOLLY WAGNER AND HAL A. MCVEY, RECORDED MARCH 12, 1970 IN BOOK 1135 AT PAGE 171 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
12. OIL AND GAS LEASE BETWEEN WILBUR D. PACKARD AND DOROTHY H. PACKARD AND HAL A. MCVEY, RECORDED APRIL 22, 1970 IN BOOK 1592 AT PAGE 302 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT BY AND BETWEEN FRED WAGNER AND MOLLY WAGNER AND DONALD DEAN WAGNER RECORDED FEBRUARY 22, 1972 IN BOOK 1781 AT PAGE 930.
14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT BY AND BETWEEN FRED WAGNER AND MOLLY WAGNER AND CLIFFORD LEE WAGNER RECORDED FEBRUARY 22, 1972 IN BOOK 1781 AT PAGE 931.

**ALTA COMMITMENT**  
**Land Title Insurance Corporation**  
**Schedule B, Part II**  
**(Exceptions)**

Order Number: K70838976

15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT BY AND BETWEEN FRED WAGNER AND MOLLY WAGNER AND DONALD DEAN WAGNER AND CLIFFORD LEE WAGNER AND ERNEST FREDERICK WAGNER RECORDED DECEMBER 05, 1972 IN BOOK 1833 AT PAGE 222.
16. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RIGHT OF WAY GRANT RECORDED NOVEMBER 29, 1973 IN BOOK 1902 AT PAGE 14.
17. UNDIVIDED 100% INTEREST IN ALL OIL, GAS AND OTHER MINERALS LYING IN, ON OR UNDER SUBJECT PROPERTY AS CONVEYED IN MINERAL DEED RECORDED NOVEMBER 01, 1974 IN BOOK 1961 AT PAGE 914.
18. OIL AND GAS LEASE BETWEEN WILBUR D. PACKARD AND DOROTHY H. PACKARD AND ENERGY MINERAL CORPORATION, RECORDED DECEMBER 17, 1980 IN BOOK 2516 AT PAGE 512 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
19. RIGHT OF WAY GRANTED TO PANHANDLE EASTERN PIPE LINE COMPANY BY INSTRUMENT RECORDED SEPTEMBER 24, 1974 IN BOOK 1955 AT PAGE 412, IN WHICH THE SPECIFIC LOCATION OF THE EASEMENT IS NOT DEFINED.

NOTE: NOTICE OF GENERAL DESCRIPTION OF THE ABOVE EASEMENT WAS RECORDED JUNE 25, 1986 IN BOOK 3162 AT PAGE 961.

20. OIL AND GAS LEASE BETWEEN WILBUR D. PACKARD AND DOROTHY H. PACKARD AND CONTEXT ENERGY COMPANY, RECORDED NOVEMBER 02, 1994 IN BOOK 4269 AT PAGE 759 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
21. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MARCH 31, 2006 UNDER RECEPTION NO. 20060331000327030.
22. UNDIVIDED INTEREST IN ALL OIL, GAS AND OTHER MINERALS LYING IN, ON OR UNDER SUBJECT PROPERTY AS CONVEYED IN MINERAL DEED RECORDED MAY 01, 2006 UNDER RECEPTION NO. 20060601000558800.
23. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 15, 2007 UNDER RECEPTION NO. 2007000097421.
24. UNDIVIDED INTEREST IN ALL OIL, GAS AND OTHER MINERALS LYING IN, ON OR UNDER SUBJECT PROPERTY AS CONVEYED IN MINERAL DEED RECORDED DECEMBER 12, 2008 UNDER RECEPTION NO. 2008000096232.
25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN BILL OF SALE RECORDED JUNE 09, 2008 UNDER RECEPTION NO. 200800046061.
26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS RECORDED APRIL 16, 2010 UNDER RECEPTION NO. 2010000024867.
27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN INSTRUMENT IN CONNECTION WITH ZONING HEARING DECISION - CASE #PRC2010-00003, ACRES OF PROMISE RECORDED MARCH 09, 2011 UNDER RECEPTION NO. 2011000015762.
28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING A DEVELOPMENT AGREEMENT WITH TIM AND AMY WAGNER, CASE NO. PRC2010-00003, ACRES OF PROMISE RECORDED MARCH 09, 2011 UNDER RECEPTION NO. 2011000015769.

**ALTA COMMITMENT**  
**Land Title Insurance Corporation**  
**Schedule B, Part II**  
**(Exceptions)**

**Order Number:** K70838976

29. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ACRES OF PROMISE SUBDIVISION RECORDED APRIL 29, 2011 UNDER RECEPTION NO. 2011000027763.



## Commitment For Title Insurance Issued by Land Title Insurance Corporation

### NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Land Title Insurance Corporation, A Colorado corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### COMMITMENT CONDITIONS

#### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or not easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

#### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

#### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

#### 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral,

- express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:  
Land Title Guarantee Company  
3033 East First Avenue Suite 600  
Denver, Colorado 80206  
(303)321-1880

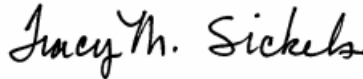


Craig B. Rants, Senior Vice President

Land Title Insurance Corporation  
P.O.Box 5645  
Denver, Colorado 80217  
(303)331-6296



John E. Freyer, Jr., President



Tracy M. Sickels, Secretary



AMERICAN  
LAND TITLE  
ASSOCIATION



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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## Land Title Guarantee Company

### Disclosure Statements

**Note:** Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

**Note:** Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

**Note:** Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

**Note:** Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

**Note:** Pursuant to CRS 10-11-123, notice is hereby given:



This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

**Note:** Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

**Note:** Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

**Note:** Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



## **Joint Notice of Privacy Policy of Land Title Guarantee Company Land Title Insurance Corporation and Old Republic National Title Insurance Company**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
  - your transactions with, or from the services being performed by us, our affiliates, or others;
  - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

**WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.**

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration

Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



## Affiliated Business Arrangement Disclosure Statement

PROPERTY ADDRESS: **15100 WATKINS ROAD, BRIGHTON, CO 80603**

TO: The undersigned Buyer and Seller

FROM: Land Title Guarantee Company

This is to give you notice that Land Title Guarantee Company has a business relationship with Land Title Insurance Corporation due to the common ownership of Land Title Guarantee Company and Land Title Insurance Corporation. Because of this arrangement, the referral may provide Land Title Guarantee Company a financial or other benefit.

Set forth below are the estimated charges or range of charges for each of the services You are NOT required to use the listed provider as a condition for your settlement of the purchase and sale of the subject property.

THERE ARE FREQUENTLY OTHER SETTLEMENT PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THOSE SERVICES

Provider	Type of settlement service provided	Range of charges
Land Title Insurance Corporation	Owner's policy of title insurance	Rates are based on the amount of insurance coverage and other factors. Rates range from \$522 to \$2,964. Credits may be available.
Land Title Insurance Corporation	Loan policy of title insurance	Rates are based on the amount of insurance coverage and range from \$350 to \$575.

### ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that I/we Land Title Guarantee Company is referring me/us to the above described services. There may be a financial benefit as a result of this referral.

**Seller(s)**

**Buyer(s)**

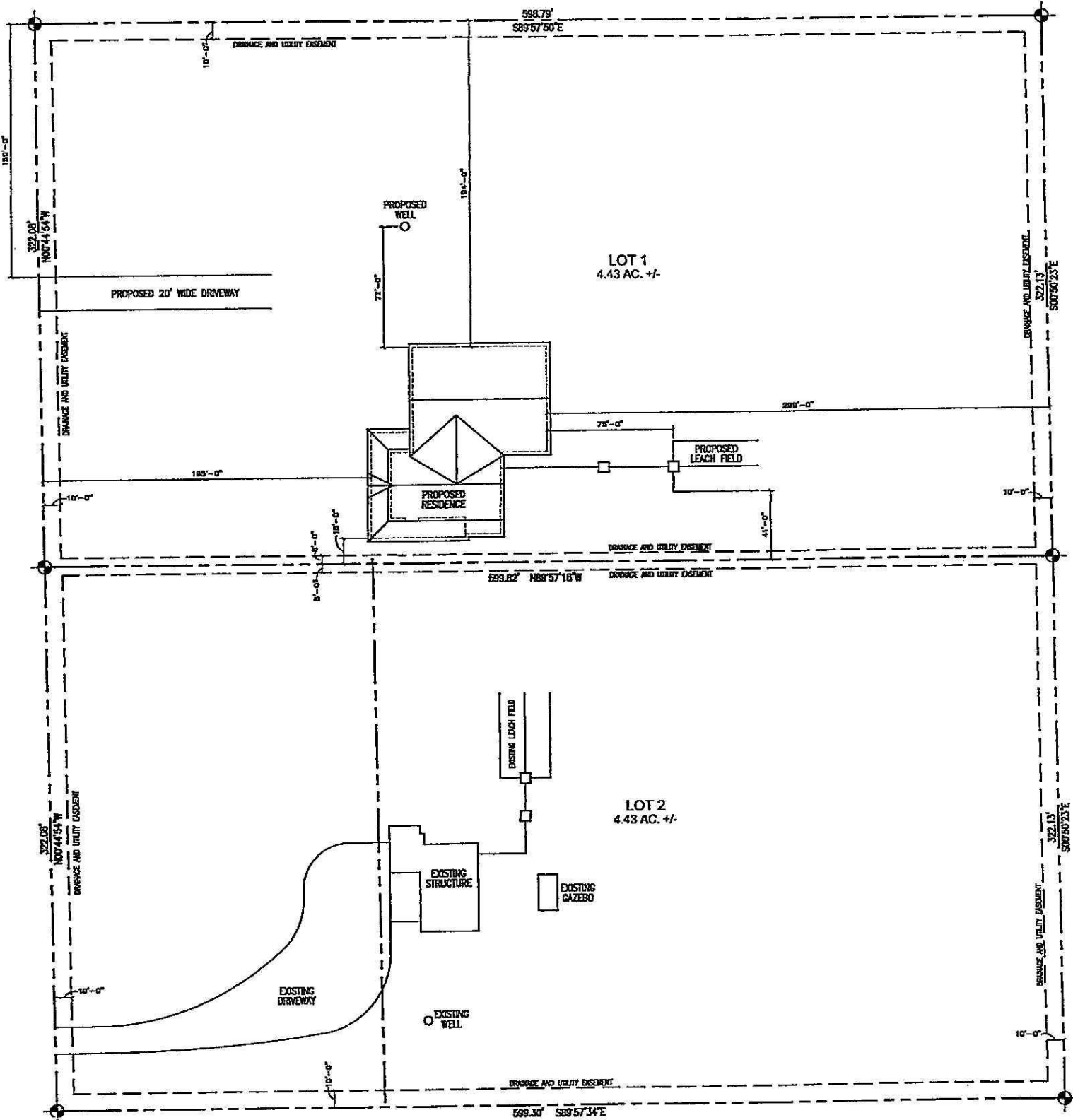
\_\_\_\_\_  
**TYLER W. BURSTEN**

\_\_\_\_\_  
**A BUYER TO BE DETERMINED**

\_\_\_\_\_  
**SARAH C. BURSTEN**

— E. 152ND AVE. —

— WATKINS RD. —



**SITE PLAN**  
SCALE: 1" = 30'



Project #	15100
Drawn By	15100
Check By	15100
Scale	1" = 30'
Site Plan	
Sheet No.	A0.2
Project Name	15100
Project Location	15100
Project Description	15100
Project Date	15100
Project Status	15100
Project Owner	15100
Project Designer	15100
Project Engineer	15100
Project Architect	15100
Project Contractor	15100
Project Subcontractor	15100
Project Supplier	15100
Project Manufacturer	15100
Project Installer	15100
Project Maintainer	15100
Project Operator	15100
Project User	15100
Project Customer	15100
Project Client	15100
Project Partner	15100
Project Stakeholder	15100
Project Interest Group	15100
Project Community	15100
Project Society	15100
Project Nation	15100
Project World	15100

15100 WATKINS ROAD  
BRIGHTON, CO 80603

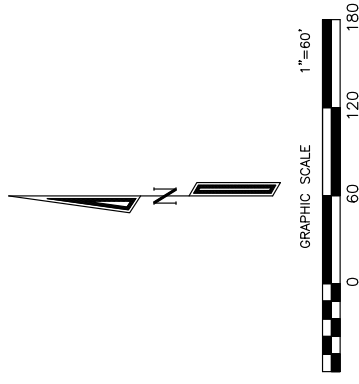



Part of the Northwest 1/4 of Section 18,  
Township 1 South, Range 64 West of the 6th P.M.,  
County of Adams, State of Colorado

NW COR. SEC. 18, T 1 S,  
R 64 W, FOUND 3 1/4" S,  
ALUMINUM CAP, PLS 7276  
IN MONUMENT BOX



◆ = ALIQUOT MONUMENT, AS NOTED  
 ● = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971  
 ■ = FOUND 5/8" REBAR WITH 1 1/4" ORANGE PLASTIC CAP, PLS 38204  
 (M) = AS MEASURED BY THIS SURVEY  
 (R) = MEASUREMENT OF RECORD





**American West**  
**Land Surveying Co.**  
A Colorado Corporation

PO Box 129, Brighton, CO 80601 • P:303-659-1532 F:303-655-0575 • [wwwests.com](http://wwwests.com)

REVISION	DATE	SCALE	1" = 60'
		DATE: MAY 6, 2024	
		DRAWN BY: GDH	
		CHECKED BY: MJH	
		CLIENT: CARNS	
		JOB NO: 24-	
		FILE: 24A - B Notes of Promiss CARNS MINOR SUB-PRO	

**APPLICANT****WELL PERMIT NUMBER** 300843  
**DIV. 1** **WD 1** **DES. BASIN** **MD**

Lot: 1 Block: Filing: Subdiv: ACRES OF PROMISE

TYLER W & SARAH C BURSTEN  
32661 E 151ST AVE  
BRIGHTON, CO 80603-

(414) 429-3525

**PERMIT TO CONSTRUCT A WELL****APPROVED WELL LOCATION**ADAMS COUNTY  
NW 1/4 NW 1/4 Section 18  
Township 1 S Range 64 W Sixth P.M.**DISTANCES FROM SECTION LINES**588 Ft. from North Section Line  
232 Ft. from West Section Line**UTM COORDINATES (Meters, Zone: 13, NAD83)**

Easting: Northing:

**ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT****CONDITIONS OF APPROVAL**

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(I) and policy of the State Engineer under the following conditions for a 8.86 acre parcel known as Lot 3, Acres of Promise subdivision, Adams County.
- 4) The use of ground water from this well is limited to ordinary household purposes inside one single family dwelling, the watering of no more than four (4) large non-commercial domestic animals, and the irrigation of not more than 3,000 square feet of home gardens and lawns, as recommended by the Division of Water Resources to the county commissioners.
- 5) Production from this well is restricted to the Lower Arapahoe aquifer, which corresponds to the interval between 430 feet and 670 feet below the ground surface. Plain casing shall be installed and grouted to prevent production from other zones.
- 6) The pumping rate of this well shall not exceed 15 GPM.
- 7) The annual withdrawal of ground water from this well shall not exceed 0.5 acre-foot.
- 8) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 9) The return flow from the use of this well must be through an individual waste water disposal system of the type so that not less than 2% of the total amount of water withdrawn is returned to the same stream system in which the well is located.

NOTE: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Test Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: <http://www.water.state.co.us>

APPROVED  
JLV

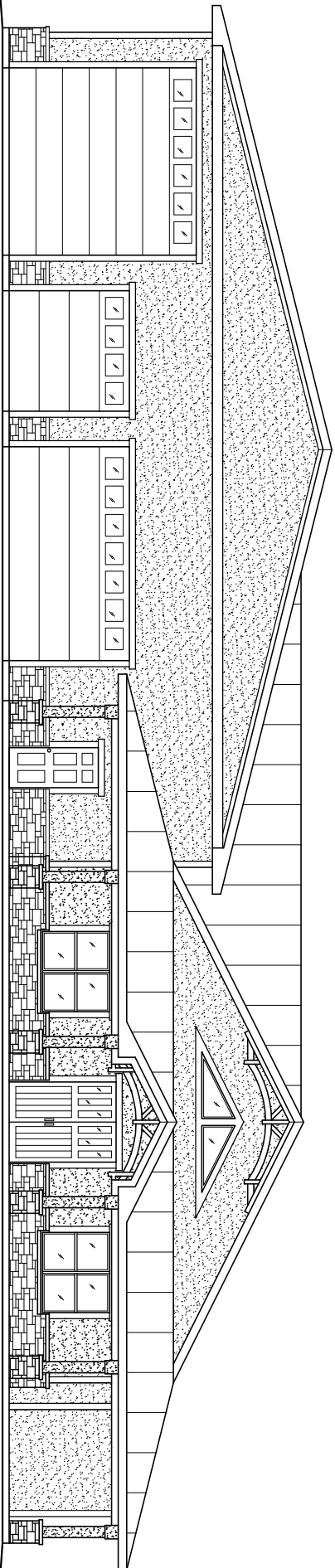
State Engineer

DATE ISSUED 04-20-2016

By

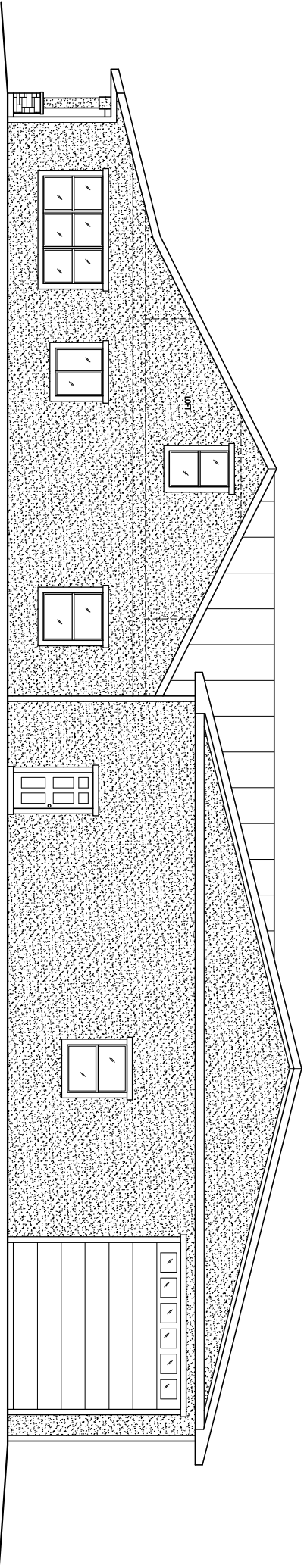
EXPIRATION DATE 04-20-2018

Receipt No. 3673697

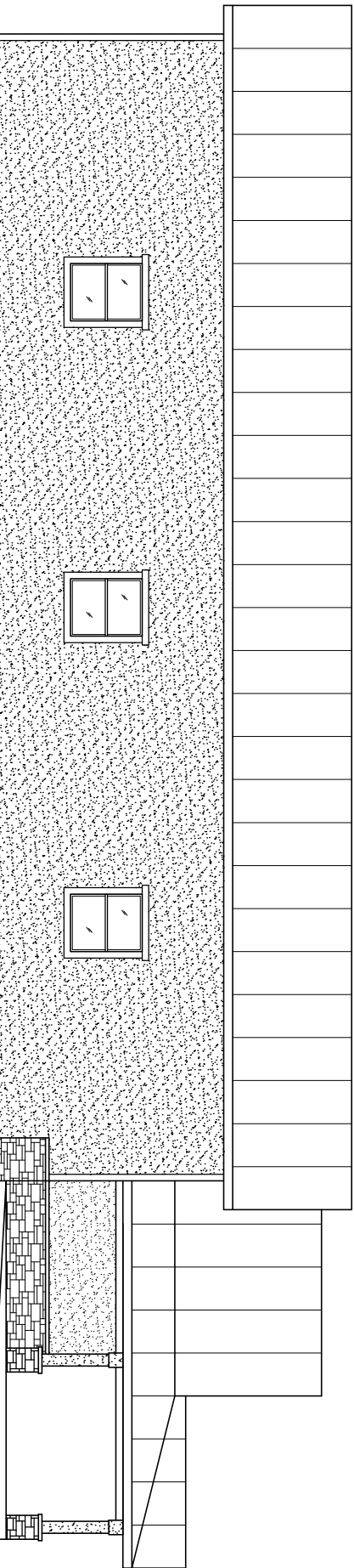


FRONT ELEVATION  
A1.01 SCALE 1/4" = 1'-0"

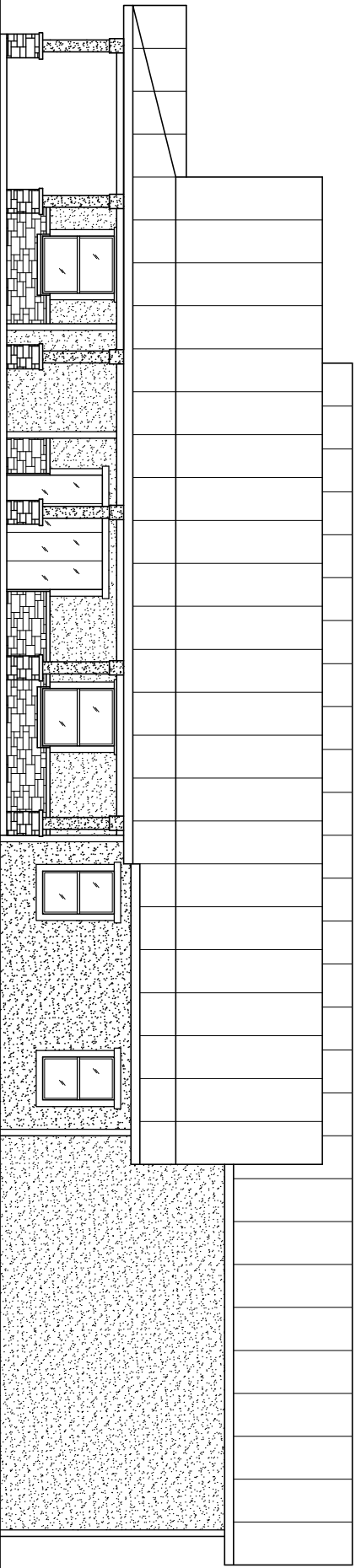




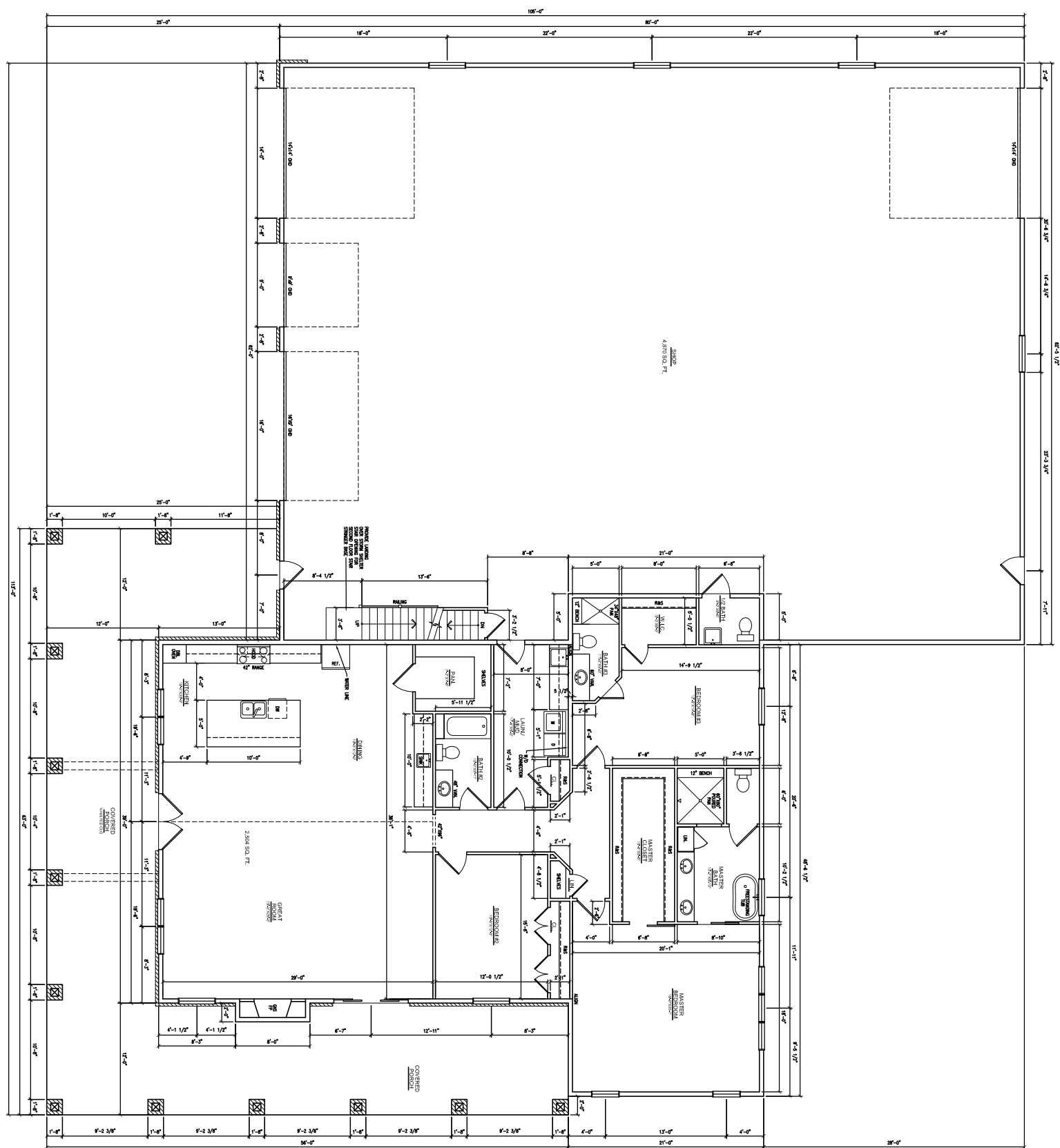
REAR ELEVATION  
SCALE 1/4" = 1'-0"  
A1.0

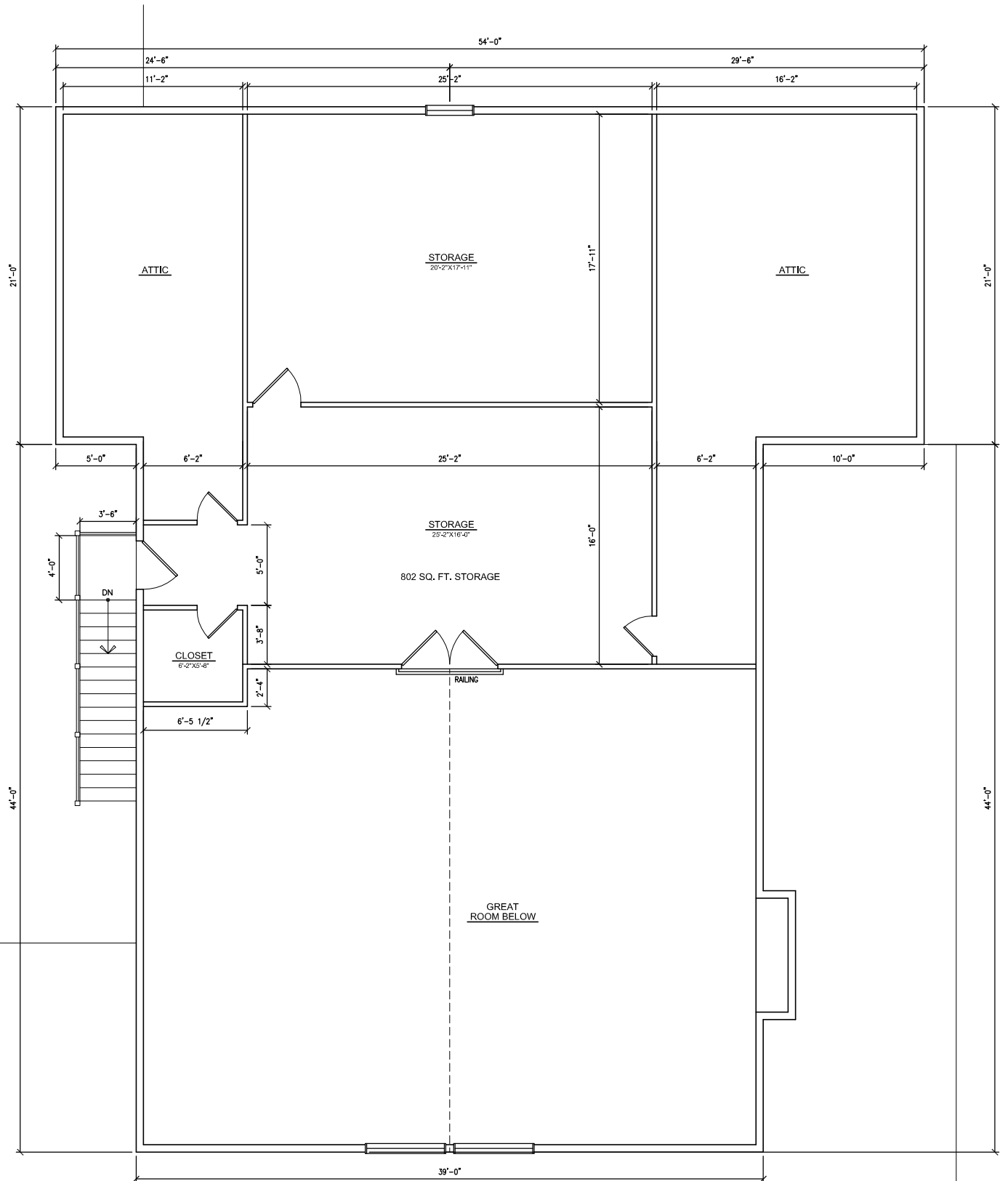


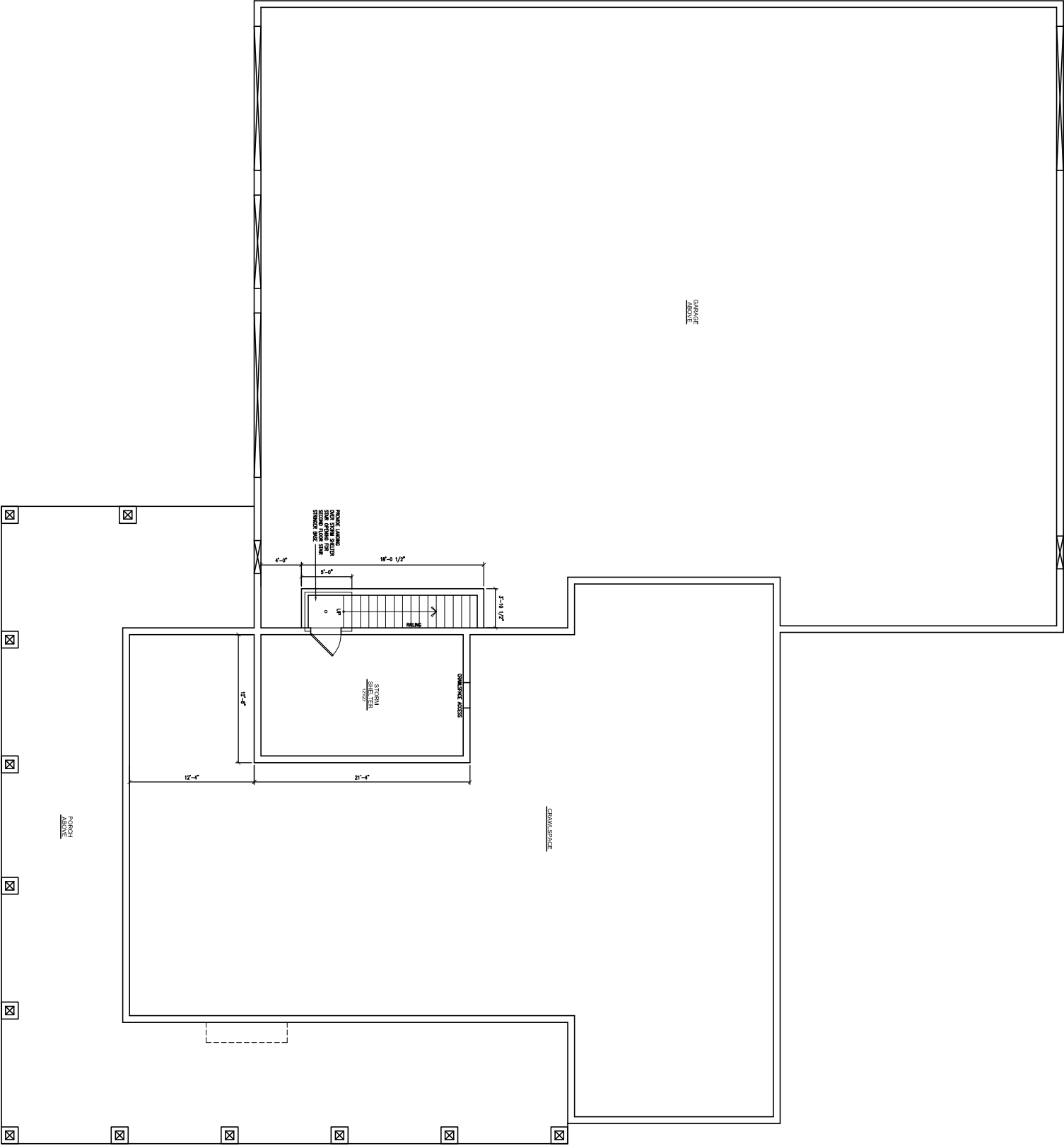
A1.0 LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION  
A10 SCALE 1/4" = 1'-0"









# ADAMS COUNTY COLORADO

## TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0179931	0156518201013	Feb 23, 2024	Feb 22, 2024	2024-02-23-99-0874

BURSTEN TYLER W AND  
15100 WATKINS RD  
BRIGHTON, CO 80603

Situs Address	Payor
15100 WATKINS RD	LOANCARE LLC 3001 HACKBERRY ROAD IRVING TX 75063

### Legal Description

ACRES OF PROMISE SUBDIVISION LOT 1

Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	1,319	350	2023	242	104.522
FARM/RANCH RESID - 4277	526,476	31,590	2023	242	104.522

### Payments Received

Direct Deposit	Multi-Account Payment
Bank Account 1	

### Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax Charge	\$3,338.44	\$0.00	\$1,669.22	\$1,669.22
				\$1,669.22	\$1,669.22
Balance Due as of Feb 22, 2024					\$1,669.22

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: [treasurer@adcogov.org](mailto:treasurer@adcogov.org) | PHONE: 720.523.6160 | WEBSITE: [www.adcotax.com](http://www.adcotax.com)



# ADAMS COUNTY COLORADO

## TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0179931	0156518201013	Jun 11, 2024	Jun 6, 2024	2024-06-11-99-3403

BURSTEN TYLER W AND  
15100 WATKINS RD  
BRIGHTON, CO 80603

Situs Address	Payor
15100 WATKINS RD	LOANCARE LLC (CLRETS-WIRE-2022-0606-\$177,611,906.31) 3001 HACKBERRY ROAD IRVING TX 75063

### Legal Description

ACRES OF PROMISE SUBDIVISION LOT 1

Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	1,319	350	2023	242	104.522
FARM/RANCH RESID - 4277	526,476	31,590	2023	242	104.522

### Payments Received

Direct Deposit Multi-Account Payment  
Bank Account 1

### Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax Charge	\$3,338.44	\$1,669.22	\$1,669.22	\$0.00
				\$1,669.22	\$0.00
Balance Due as of Jun 6, 2024					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: [treasurer@adco.gov](mailto:treasurer@adco.gov) | PHONE: 720.523.6160 | WEBSITE: [www.adcotax.com](http://www.adcotax.com)



From: CGS\_LUR@mines.edu  
Subject: Thank you for your payment  
Date: December 27, 2024 at 5:09:46 PM  
To: tbursten@icloud.com

Receipt Number: 888871  
Colorado Geological Survey  
Date: 12/27/2024

Description	Amount
Pre-Pay the Colorado Geological Survey Land Use Review Fee Must select project size to calculate a price: Very Small Residential Subdivision - Project Name: Bursten- Minor Subdivison County of Project: Adams Applicant's Name: Tyler Bursten Applicant's Address (line 1): 15100 Watkins Road Applicant's City: Brighton Applicant's State: CO Applicant's Zip Code: 80603 Applicant's Phone: 4144293525 Applicant's Email: <a href="mailto:tbursten@icloud.com">tbursten@icloud.com</a> Pre-Pay the Colorado Geological Survey Land Use Review Fee	\$600.00
Total	\$600.00

Payments Received	Amount
-------------------	--------

CC	\$600.00
American Express	
XXXXXXXXXXXX3002	
Authorization # 286374	
Total	\$600.00

Thank you for the payment.



500 Cooperative Way  
Brighton CO 80603-8728

[www.unitedpower.com](http://www.unitedpower.com)

Member Services 303-637-1300  
Payments 844-980-3030  
Report an Outage 303-637-1350

6034 0 AV 0.545  
TYLER W BURSTEN  
SARAH C BURSTEN  
15100 WATKINS RD  
BRIGHTON CO 80603-6521

5 6034  
C-15



Payment Due By  
**12/17/2024**

Total Due  
**\$352.00**

From Date

**10/25/2024**

To Date

**11/25/2024**

Days

**31**

Billing Date

**11/27/2024**

Service  
Address

**15100 WATKINS RD  
RESIDENCE (METER PEDESTAL)**

Account # **18577600** District **SOUTH**

Cycle **12**

**CLEAR THE CLUTTER**  
WITH PAPERLESS BILLING

[www.unitedpower.com/paperless](http://www.unitedpower.com/paperless)



Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
R1	1511432	60059	62545	1	2486	17.328

Demand Time/Date 11/17/2024 05:30 PM

#### ACTIVITY SINCE LAST BILL

Previous Balance 367.00  
Payment Received - Thank You -367.00  
Balance Forward 0.00

#### CURRENT BILLING DETAIL

Energy Charge 2,486 KWH @ 0.1057 262.77  
Demand Charge 17.328 KW @ 4.00 69.31  
Fixed Charge 19.00  
Round-Up 0.92  
Current Month 352.00

**TOTAL DUE [PAID BY AUTO PAY ON 12/17/2024] 352.00**

TYLER W BURSTEN  
SARAH C BURSTEN  
15100 WATKINS RD  
BRIGHTON CO 80603-0000

Account # **18577600**

Payment Due By  
**12/17/2024**

Total Due  
**\$352.00**

Amount Enclosed \$ PAID BY AUTO PAY



Pay Your Bill Online  
Visit [www.unitedpower.com](http://www.unitedpower.com)



Pay Your Bill By Phone  
Call 844-980-3030



Pay Your Bill By Mail  
Return Stub with check payment

Please Make Checks Payable and Return to:

UNITED POWER  
PO BOX 173703  
DENVER CO 80217-3703

12



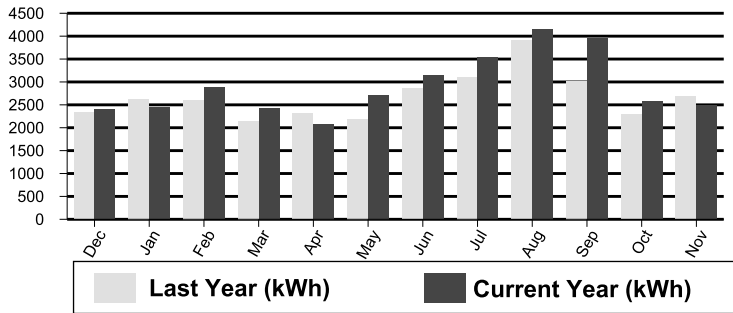
00185776003 0000000000 0000352005 0000000000

**Electric Usage History**

From Date

To Date

Account #

**18577600****10/25/2024****11/25/2024****Electric Usage Comparison**

Electric kWh	Days	Total kWh	Avg kWh/Day	kWh Cost/Day
Current Month	31	2486	80	\$11.33
Last Month	31	2572	83	\$11.83
One Year Ago	33	2685	81	\$9.43

**Temperature Comparison**

Avg Temp	42° F	Avg Temp Last Yr.	42° F
High Temp	81° F	High Temp Date	10/28/2024
Low Temp	15° F	Low Temp Date	11/20/2024



View detailed 15 minute energy consumption intervals and usage history through the Power Portal.

[www.unitedpower.com/PowerPortal](http://www.unitedpower.com/PowerPortal)

**Bill Payment Assistance**

For information or to see if you qualify for energy assistance for your winter home heating costs, contact LEAP at 1-866-HEATHelp (1-866-432-8435) or your county department of social services. Additional resources for assistance can be found at [www.unitedpower.com/assistance](http://www.unitedpower.com/assistance).

**Life Sustaining Equipment**

Please tell us if you or a member of your household relies on life-sustaining medical devices that are dependent on electricity. We will flag your account accordingly. Protect your loved ones with a back-up plan for disasters or power outages. Learn more at [www.unitedpower.com/medical-devices](http://www.unitedpower.com/medical-devices).

**Call 811 Before You Dig**

Before you begin any digging project, always have underground utilities marked. Notify the Colorado Utility Notification Center at least 3 days before digging. To schedule locates call 811 or visit [www.colorado811.org](http://www.colorado811.org).

**¿Necesitas ayuda en español?**

Estamos disponibles para ayudarle. Llame al 303-637-1300 opción 9, o visite [www.unitedpower.com/espanol](http://www.unitedpower.com/espanol).

**UNITED POWER, INC.**

500 Cooperative Way  
Brighton, CO 80603

Member Services 303-637-1300  
Payments - 24 hrs/day 844-980-3030  
Toll Free 800-468-8809

**Report an Outage**  
**303-637-1350**

[www.unitedpower.com/outage](http://www.unitedpower.com/outage)

For office locations, hours and more information:

[www.unitedpower.com](http://www.unitedpower.com)

**Convenient Payment Options****Online Account**

Make payments, report outages and enroll in Auto Pay and Paperless Billing at [www.unitedpower.com](http://www.unitedpower.com).

**Mobile App**

Download the free United Power mobile app to make payments and report outages on the go.

**Pay by Phone**

Call 844-980-3030 to check account status and pay with a check or credit card (no fees) 24 hours a day.

**Payment Kiosk**

Walk up and pay with cash, check or card. Locations and hours at [www.unitedpower.com/payments](http://www.unitedpower.com/payments).

**Other Ways to Pay****Auto Pay**

Have your bill automatically paid on your due date from the payment method of your choice.

**Paperless Billing**

Go paper-free. Receive an email notification, not a statement in the mail. View and pay bills online.

**Pay As You Go - Prepaid Billing**

Avoid deposits and late fees when you prepay for electricity. You choose how much and when to pay.

**Pay Now**

No login or password? No problem. Make a quick payment on our website by check or credit card.

**MoneyGram**

Make cash payments that post immediately to your account at over 40,000 MoneyGram locations.

**Budget Billing**

Take the ups and downs out of your monthly budget and pay the same amount each month.

**Custom Billing Period**

Choose a billing timeframe that is most convenient for you, and your budget.