



Community & Economic Development Department  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601  
PHONE 720.523.6800  
EMAIL [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org)  
[adcogov.org](http://adcogov.org)

## Request for Comments

Case Name: Counter Drive Minor Subdivision Plat

Case Number: PLT2025-00020

April 25, 2025

The Adams County Planning Commission is requesting comments on the following application: **Minor Subdivision Final Plat to create two lots on 0.36 acres** This request is located at 8315 Counter Drive. The Assessor's Parcel Number is 0172109401031. The applicant is Christie Ritter of Muller Engineering.

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) 523-6800 by May 22, 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. 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).

Si usted tiene preguntas, por favor escribanos un correo electrónico a [cedespanol@adcogov.org](mailto:cedespanol@adcogov.org) para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.

Thank you for your review of this case.

Greg Barnes  
Principal Planner

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica  
DISTRICT 1

Kathy Henson  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5

**Project:** Counter Drive Lift Station Improvements Project

**To:** Adams County

**From:** Muller Engineering, on behalf of the South Adams County Water and Sanitation District (SACWSD)

**Date:** April 16, 2025

**Subject:** Minor Subdivision Plat

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To whom it may concern,

This submittal includes the following items:

- The Development Application Form
- A Written Explanation
- Final Plat
- Legal Description, included on the Plat
- Site Plan
- Proof of Ownership
  - Deed for 8315 Counter Drive
  - Deed for 8271 Counter Drive
  - Title Commitment for 8271 Counter Drive
- Proof of Water and Sewer Services
  - Letter from Hazeltine Water indicating provision of water service
  - Hazeltine water bill for 8315 Counter Drive
  - Hazeltine water bill for 8271 Counter Drive
  - Letter from SACWSD
    - This letter indicates that 8315 Counter Drive does not have any sanitary facilities, and SACWSD does not provide sanitary services for this address, as it is owned by SACWSD and is a lift station for SACWSD's sewer system.
    - The letter also indicates that 8271 Counter Drive does receive sanitary sewer services from SACWSD.

April 16, 2025

Minor Subdivision Plat

- SACWSD bill for 8271 Counter Drive
- Proof of Utilities
  - Email correspondence from United Power indicates that they will provide bill copies for 8315 Counter Drive and 8271 Counter Drive to prove service.
  - Bill for 8315 Counter Drive
  - Bill for 8271 Counter Drive
- Certificate of Taxes Paid
- Receipt of Payment to Colorado Geological Survey
- Correspondence regarding Engineering Review for Project

If there are any questions, please contact Christie Ritter, at [critter@mullereng.com](mailto:critter@mullereng.com) or 720 808 4298.

Thank you,

Christie

## Development Application Form





# FINAL PLAT

(MINOR SUBDIVISION)

A minor subdivision shall only be used to divide parcels of less than twenty (20) acres into four (4) or fewer lots. Minor subdivisions are processed through this application for final plat. Two public hearings are required in the processing of this application. A separate application for Subdivision Engineering Review must be filed in addition to this application for final plat.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on pages 2-3.

## Required Checklist Items

- ☒ Development Application Form
- ☒ Written Explanation
- ☒ Final Plat
- ☒ Legal Description
- ☒ Conceptual Site Plan
- ☒ Proof of Ownership
- ☒ Proof of Water and Sewer Services
- ☒ Proof of Utilities
- ☒ Certificate of Taxes Paid
- ☒ Receipt of Payment to Colorado Geological Survey

## Discretionary Checklist Items

- ☐ School Impact Analysis
- ☐ Subdivision Engineering Review Application. If already filed, please identify the case number here:

Fees Due When Application is Deemed Complete	
Minor Subdivision (final plat)	• \$1,600

# Guide to Development Application Submittal

This application shall be submitted electronically to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org). If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at [www.permits.adcogov.org](http://www.permits.adcogov.org).

## Required Checklist Items

### **Written Explanation of the Project:**

- A clear and concise description of the proposal. Please include the purpose of the project, and improvements that will be made to the site.
- Identify the number of tracts and number of lots being proposed.
- Please keep written explanation to three pages or less.

### **Final Plat Prepared by Registered Land Surveyor:**

- A map or maps together with supporting documentation of certain described land providing permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels

### **Legal Description:**

- A version of the legal description (from the final plat) that we can copy and paste. You may provide this in PDF or Microsoft Word versions.

### **Conceptual Site Plan Showing Proposed Development:**

- A detailed drawing of existing and proposed improvements
- Including:
  - Streets, roads, and intersections
  - Driveways, access points, and parking areas
  - Existing and proposed structures, wells, and septic systems,
  - Easements, utility lines, and no build or hazardous areas
  - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

### **Proof of Ownership:**

- A deed may be found in the Office of the Clerk and Recorder
- A title commitment is prepared by a professional title company

### **Proof of Water and Sewer:**

- Public utilities - A written statement from the appropriate water and/or sanitation district indicating that they will provide service to the property
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems

### **Proof of Utilities (Gas, Electric, etc.):**

- A written statement from the appropriate utility provider indicating that they will provide service to the property
- Copy of a current bill from the service provider

### **Certificate of Taxes Paid:**

- A Statement of Taxes Paid is not the equivalent of a Certificate of Taxes Paid. Colorado State Statutes require a Certificate of Taxes Paid to be submitted with this application.
- All taxes on the subject property must be paid in full. A certificate of taxes paid can be obtained in-person at the Adams County Treasurer's office. As of July 2023, the cost is \$10.
- You may also request a Certificate of Taxes Paid by e-mailing [treasurer@adcogov.org](mailto:treasurer@adcogov.org), and credit card payment can be processed by telephone.

**Receipt of Payment from Colorado Geological Survey:**

- The Colorado Geological Survey requires a fee payment for the review of any subdivision. These payments can be made at: <https://commerce.cashnet.com/MinesCGS>. A receipt of this pre-payment must be provided in this application submittal.

**Discretionary Checklist Items****School Impact Analysis:**

- Contact the applicable school district for the analysis. If the school district does not provide this, please include an email from them.
- Should include the increase in elementary, middle, and high school students and the existing school sites and structure of the applicable district in which the subdivision is proposed to be located.

**Subdivision Engineering Review Application:**

- Contact the [cedd-eng@adcogov.org](mailto:cedd-eng@adcogov.org) to determine if a subdivision engineering review is required. If it is determined that an application is not required, please include an email from them.
- This is a separate application submittal from the minor subdivision final plat. Please refer to the application checklist located at: <https://epermits.adcogov.org/submittal-checklists>.



**PROJECT NAME:**

**APPLICANT**

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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**OWNER**

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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

Name:  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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## DESCRIPTION OF SITE

Address:	8315 Counter Drive
City, State, Zip:	Henderson, CO, 80640
Area (acres or square feet):	0.1 Acres
Tax Assessor Parcel Number	0172109401031
Existing Zoning:	R-1-C
Existing Land Use:	Residential
Proposed Land Use:	Residential

Have you attended a Conceptual Review? YES ☐ NO ☒

If yes, please list PRE#:

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:

Date:

Owner's Printed Name

Name:

Owner's Signature



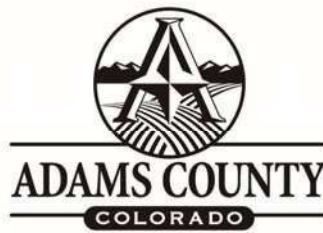
## Minor Subdivision Final Plat Requirements

1. **Subdivision Name, Subtitle:** Name of subdivision at the top of the sheet, followed by a subtitle identifying the section, township and range information along with County and State.
2. **Property Description:** An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.
3. **Ownership Certificate:**
  - a. Know all men by these presents that (owner name(s)), being the sole owner of the following described tract of land:
  - b. Legal Description
  - c. Have (Has) by these presents laid out, platted and subdivided the same into lots, streets and easements as shown on this plat under the name and style of (subdivision name).
4. **Dedication Statements:** Statements of land to be dedicated to the County for parks or other public uses, grants of easements and dedication of public streets to the Adams County are required.
  - a. All plats with public streets shall have the following sentence in the dedication statement: *All public streets are hereby dedicated to Adams County for public use.*
  - b. All plats with public easements and/or tracts must have the following sentence in the dedication statement: *The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements (and tracts) as shown on the plat; and further restricts the use of all Public Easement to Adams County and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in Adams County.*
  - c. All plats with private streets shall have the following sentence in the dedication statement: *All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, etc.).*
  - d. All plats with other tracts being dedicated to the County shall have:





- i. A sentence in the dedication statement similar to "Tract X is hereby dedicated to Adams County for public use".
  - ii. A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as "Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (District Name) Special Maintenance District".
5. **Surveyor's Statement:** Statement by a registered land surveyor, professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct.
6. **Access Provisions:**
  - a. **Statement Restricting Access:** A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.
7. **Easement Statement:**
  - a. Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.
8. **Storm Drainage Facilities Statement:**
  - a. The policy of the County requires that maintenance access shall be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owners shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the subdivision development agreement. Should the owner fail to maintain said facilities, the County shall have the right to enter said land for the sole purpose of operations and maintenance. All such maintenance cost will be assessed to the property owners.
9. **Layout:**
  - a. **Boundary Lines:** The subdivision boundary will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing



and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. All dimensions to be determined by accurate field survey which must balance and close within limit of one in five thousand (5,000). Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (book and page and/or reception number).

- b. **Streets:** All street rights of way defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street center line. All street center lines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:
  - i. Within the proposed subdivision, and
  - ii. Immediately abutting the proposed subdivision, and
  - iii. Any private street shall include the designation "(Private)" immediately following street name; any other private right of way that is not named shall include the designation "(Private)" in a manner that clearly conveys such a status.
- c. **Easements:** All easements as required by Adams County and other public and quasi-public agencies. Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.
- d. **Lots and Blocks:** All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to one in five thousand (5,000).
- e. **Readability:** All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.
- f. **Leader Lines:** Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.





- g. **Multiple Sheets:** Whenever a plat drawing spans multiple sheets, clear and well labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet of ". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.
  - h. **Identification System:** All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter "A". Lots and tracts shall be labeled with the area of the lot or tract.
  - i. **Legend:** Provide a legend which designates all lines and symbols except where called out on plat drawing.
  - j. **Inundation Mark:** The plat shall clearly show the 100-year floodplain line. Reference the appropriate FEMA panel by which the location of this line has been determined.
10. **Easements:** Book and page and/or reception number for all existing and newly created easements.
11. **Adjacent Subdivision:** Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.
12. **Basis of Bearings:** A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.
13. **Monuments:** All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.
14. **Not A Part Of Subdivision:** All areas enclosed within the subdivision boundary which do not constitute a part of the subdivision shall be labeled "Not a part of this subdivision". All lines pertaining to such areas shall be dashed.
15. **Square Footage:** The area in square feet of all lot and tracts sought to be platted.
16. **Operation and Maintenance Manual reference:** Refer to the Operation and Maintenance Manual approved with this Subdivision for Additional Drainage Guidelines.

Community & Economic  
Development Department  
[www.adcogov.org](http://www.adcogov.org)



4430 South Adams County Parkway  
1st Floor, Suite W2000  
Brighton, CO 80601-8204  
PHONE 720.523.6800  
FAX 720.523.6998

**17. All other information required by State law.**

## Written Explanation

# Counter Drive Lift Station Improvements Project

## Written Explanation

### Background and History

The South Adams County Water and Sanitation District (SACWSD, District) provides water and sewer services for approximately 68,600 people in their service area, which includes Commerce City and other contiguous areas of unincorporated Adams County, Colorado. The District's wastewater collections system includes over 300 miles of sewer mains, eleven lift stations (currently), and one wastewater treatment plant. The Counter Drive Lift Station (also referred to as the Hazeltine lift station) was constructed in 1977/1978 to serve the Hazeltine Heights neighborhood. Although Hazeltine Heights provides its own water and is not a part of the District's service area, the District provides wastewater service to this area through an intergovernmental agreement. The Counter Drive Lift Station is located at 8315 Counter Drive, which is situated northwest of E 104<sup>th</sup> Avenue and Brighton Road in Henderson, Colorado. The lift station is in a residential area, between houses along Counter Drive. The Fulton Ditch runs parallel to Counter Drive, northwest of the neighborhood, and the lift station itself is approximately 60 feet away from the ditch. The station receives sewage from the Hazeltine Heights neighborhood in Adams County and the Belle Creek neighborhood in Commerce City and then pumps these flows south to the District's system near 104<sup>th</sup> Avenue where flows are then conveyed to the District's treatment plant by gravity.

### Project Background

Sanitary Sewer lift stations are used in areas where gravity sewer mains drain to a lower area, and pumps are needed to move the sanitary sewage uphill to a location where it can continue to flow via gravity to a treatment plant. For the Counter Drive Lift Station, a duplex pump system is used to push flow through a pressurized force main, which then transitions to a gravity flow system for ultimate conveyance to the Williams-Monaco Wastewater Treatment Plant facility in Henderson, Colorado. Since lift stations are an imperative and complicated part of an overall sanitary sewage conveyance system, system operators and public health entities have strict requirements for lift stations. These requirements include a robust emergency response plan, which should include emergency storage for any scenario in which the pumps at the lift station do not function properly. Emergency storage allows the operators time to troubleshoot the issue and bring additional pumping equipment onsite. If there is not adequate emergency storage, a lift station outage could result in sanitary sewer mains backing up, which could cause sewage backups into nearby residences.

A Lift Station Assessment project for SACWSD was completed in 2019 that identified the need for additional emergency storage at the Counter Drive Lift Station site. The assessment found that at peak flows, operators have less than 30 minutes of response time from when they receive a high water alarm to when nearby residences are at risk of experiencing sewer backups. The lift station's proximity to houses and the Fulton Ditch only exacerbates this risk.

The primary objective for this improvements project is to add additional storage, which will increase the volume to an equivalent overall emergency response time duration of 90 minutes at peak flows. As part of the design effort, an investigation of existing storage capacity was conducted, and it was determined that an additional 21,500 gallons of emergency storage capacity would provide 90 minutes of emergency response time at the lift station.

### Project Site Location – Historical Platted Lots

The existing Counter Drive Lift Station site is located at 8315 Counter Drive. Since the existing site did not have adequate space for additional emergency storage, SACWSD purchased 8271 Counter Drive in 2022, which is the adjacent property to the southwest of the lift station. There is a large space between the lift station infrastructure and the house on 8271 Counter Drive, which was planned to be used as the location of a new underground emergency storage tank, with the understanding that the lot line could then be redrawn to include all SACWSD infrastructure on the new 8315 Counter Drive Lot. Survey that was completed for the design phase of the project found that the property shown on the Adams County Assessor's Map for 8271 Counter Drive is actually situated over three of the original platted lots, while the original Counter Drive Lift Station site sits on one original platted lot. The house on 8271 Counter Drive does not have a driveway off of Counter Drive but does have an existing access easement to use the driveway for 8315 Counter Drive to access their property.

### Project Scope – Site Improvements

The Counter Drive Lift Station Improvements Project will achieve the main objective to provide adequate emergency storage for the lift station and includes several other improvements at the lift station site and the adjacent 8271 Counter Drive property. These improvements include:

- New fiberglass emergency storage tank, situated inside secant pile shoring
- New pumps and motors in the lift station
- Rehabilitation of the wet well that the pumps draw from
- Rehabilitation of some of the existing gravity pipes into the wet well
- New piping (with valves) in the wet well and out to the force main
- New piping (with valves) from the storage tank to an emergency mobile bypass pump
- Replacing the old shed over the lift station with a new, larger shed that will house the lift station and the mobile bypass pump
- Extending the potable water service for the lift station property down the driveway from the existing meter pit into the lift station site
- A widened driveway to the lift station to accommodate tank operation and maintenance
- New fencing around the lift station
- New bollards to protect the lift station
- New fence for the northeast side of 8271 Counter Drive
- New asphalt and concrete for the driveways for both properties
- New landscaping for both properties

### Project Site Location – New Property Lots

Since the emergency storage tank would not fit on the existing lot for 8315 Counter Drive, the emergency storage tank is being constructed just southwest of the existing lift station and will be buried

underneath a concrete slab between the structures of the two properties that will serve as the driveway to the 8271 Counter Drive garage and provide operations and maintenance access to the tank for the District. The new proposed lot line would situate all SACWSD facilities on one lot (8315 Counter Drive).

The attached Conceptual Site Plan shows the extents of the original plat, which includes four total platted properties for the two addresses as currently shown on the Adams County Assessors map. It also shows the proposed boundaries for two eventual lots: one lot for 8271 Counter Drive (which will include the house backyard, and an access off of the Fulton Ditch Road), and one lot for 8315 Counter Drive (which will include the lift station, the emergency storage tank, the driveway off of Counter Drive, and an expanded access easement for future homeowners at 8271 Counter Drive to use this same driveway to access their property.)

Final Plat





**A PORTION OF LOT 17, AND LOTS 18, & 19 INCLUSIVE, BLOCK 1, HAZELTINE  
HEIGHTS SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
ADAMS COUNTY, COLORADO**

**NOTES:**

- ADAMS COUNTY ATTORNEY'S OFFICE:**

**BOARD OF COUNTY COMMISSION APPROVAL:**

CHAIR

**PURPOSE:**

THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 17, 18, & 19, BLOCK 1, HAZELTINE HEIGHTS SUBDIVISION.

**OWNERSHIP AND DEDICATION CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS THAT COUNTER DRIVE MINOR SUBDIVISION PLAT, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PORTION OF LOT 17, AND LOTS 18 AND 19 INCLUSIVE, BLOCK 1, HAZELTINE HEIGHTS SUBDIVISION AS DESCRIBED IN DEED RECORDED JANUARY 29, 1980 AT RECEPTION NO. B246054 IN BOOK 2426 AT PAGE 133, AND AS DESCRIBED IN DEED RECORDED APRIL 12, 2022 AT RECEPTION NO. 2022000032487, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A LINE BETWEEN A FOUND PIN & CAP, STAMPED "PLS 6973" AT THE SOUTHEAST CORNER OF LOT 20, BLOCK 1 OF SAID SUBDIVISION AND A FOUND NO. 5 REBAR, NO CAP AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 1 OF SAID SUBDIVISION TO BEAR SOUTH 51°03'54" WEST, A DISTANCE OF 372.03 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 20, BLOCK 1 OF SAID SUBDIVISION;  
THENCE SOUTH 51°03'54" WEST, ALONG THE SOUTHERLY LINES OF LOTS 17, 18, & 19, A DISTANCE OF 155.01 FEET;  
THENCE DEPARTING SAID LOT 17 AND SAID RIGHT-OF-WAY, NORTH 39°00'27" WEST, A DISTANCE OF 122.82 FEET  
TO A POINT ON THE NORTHERLY LINE OF SAID LOT 17;  
THENCE NORTH 64°56'35" EAST, ALONG THE NORTHERLY LINES OF SAID LOTS 17, 18, AND 19, A DISTANCE OF  
169.72 FEET TO THE NORTHEASTLY CORNER OF SAID LOT 19;  
THENCE SOUTH 39°00'27" EAST, ALONG THE WESTERLY LINE OF SAID LOT 19, A DISTANCE OF 84.51 FEET, MORE  
OR LESS, TO THE POINT OF BEGINNING;  
ADAMS COUNTY,  
STATE OF COLORADO.

CONTAINING AN AREA OF 16,069 SQUARE FEET, OR 0.37 ACRES, MORE OR LESS

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF COUNTER DRYE MINOR SUBDIVISION AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, ALL PUBLIC STRINGS ARE HEREBY DEDICATED TO ADAMS COUNTY OF PUBLIC USE. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENT (AND TRACTS) AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR OUTCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

XXXXXX

**ACKNOWLEDGEMENT:**

BY: \_\_\_\_\_

STATE OF COLORADO )  
 ) SS.  
COUNTY OF ADAMS )

THE FORGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY \_\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

MY ADDRESS IS: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

**NOTICE:**

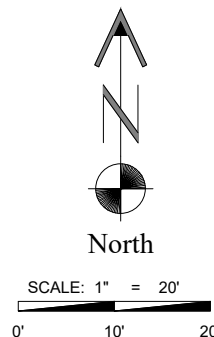
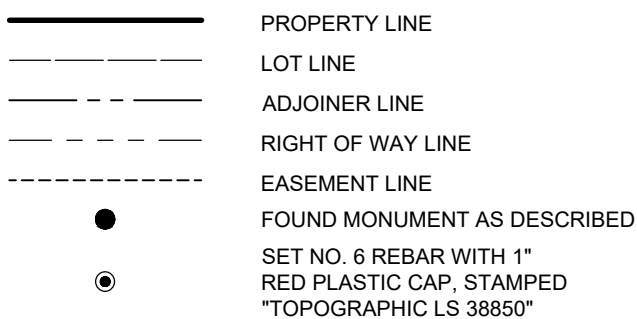
1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY ACTION IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY DEFECT BASED UPON THIS CERTIFICATE BE BRINGED TO COURT MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (13-80-105 C.R.S. 2012)
2. PER THE STATE OF COLORADO BOARD OF LICENSE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS (RULE 16.8) THE WORK "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

**SURVEYORS CERTIFICATE:**

I, KYLE R. WALKER, A REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

KYLE R. WALKER PLS 38664  
FOR AND ON BEHALF OF TOPOGRAPHIC CO.

## LEGEND



## REVISION

[illegible]

# COUNTER DRIVE MINOR SUBDIVISION PLAT



**ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:**

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

COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

FILE: COUNTER DRIVE MINOR PLAT

DRAFT: EMD

CHECK: KRW

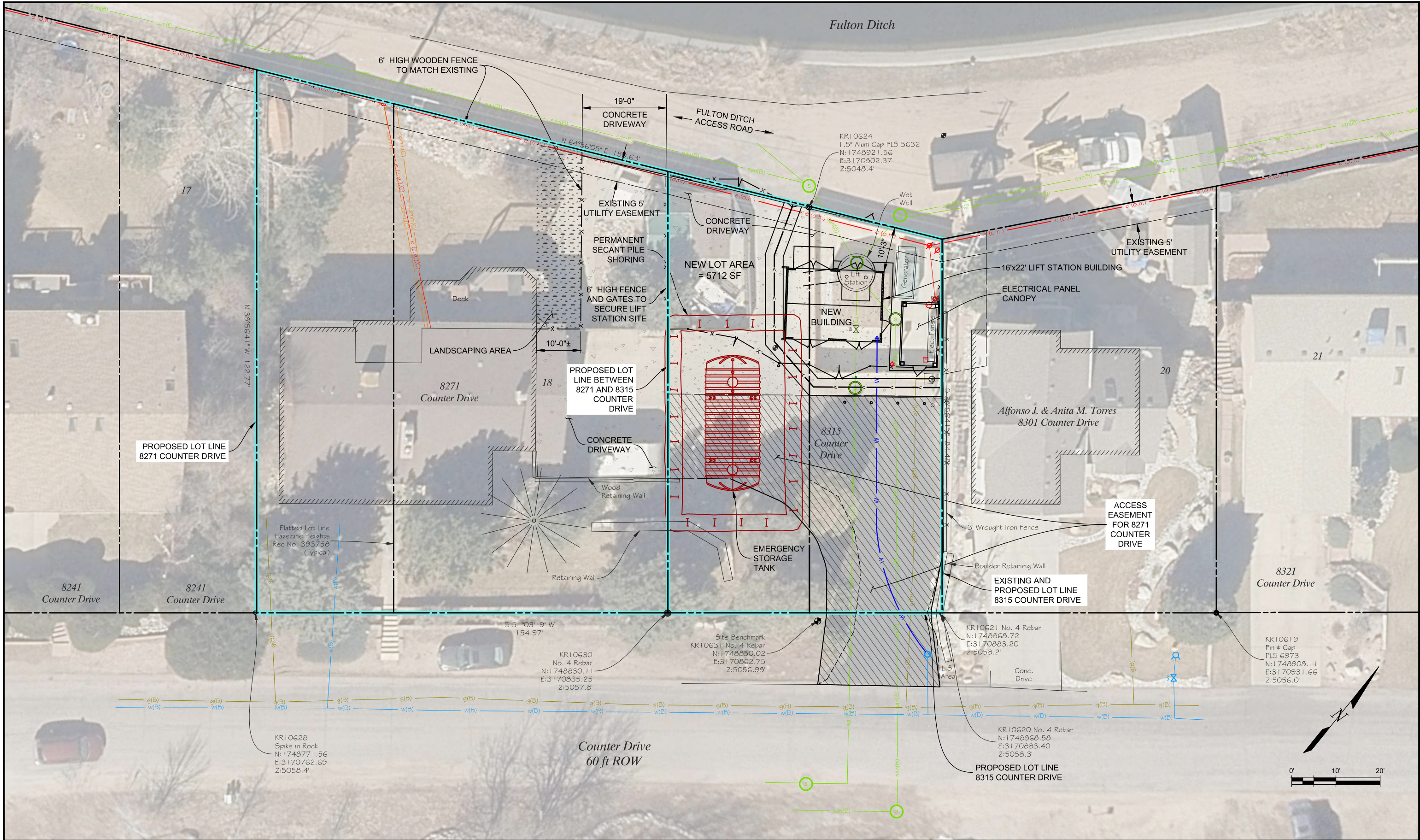
SHEET

1



## Site Plan





PREPARED UNDER THE SUPERVISION OF	DESIGNED:	<b>CONCEPTUAL SITE PLAN</b>  PROJECT NO. 22-046.01	SHEET REVISIONS				 7245 W. ALASKA DR. SUITE 300 LAKEWOOD, COLORADO 80226	 <b>South Adams County Water &amp; Sanitation District</b> 6595 East 70th Avenue, P.O. Box 597 Commerce City, Colorado 80037-0597 (303) 288-2646	COUNTER DRIVE LIFT STATION IMPROVEMENTS	DATE 04-07-2025
	DRAWN:		NO.	DATE	DESCRIPTION	BY			DRAWING NO. 1	
	SMW									SHEET NO. 1 OF 1
	CHECKED:									
GBH										



## Proof of Ownership

THIS DEED made this 22nd day of November, 1978, between Fargo Oil Company of the County of Adams, State of Colorado, First Party and the South Adams County Water and Sanitation District, a quasi-municipality of the County of Adams, State of Colorado, Second Party,

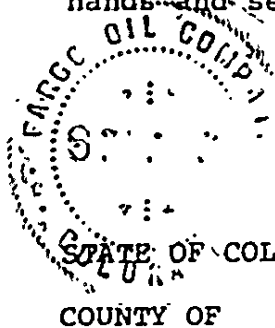
## WITNESSETH:

THAT FOR and in consideration of the sum of Ten Dollars and other valuable considerations, the receipt of which is hereby acknowledged, the First Party by these presents hereby grants to the Second Party, its successors and assigns all the following described lot or parcel of land, situate in the County of Adams, State of Colorado, to-wit:

Beginning at the Southeasterly corner of Lot 19, Block 1 of Hazeltine Heights, a subdivision of part of the S.W. 1/4 of the S.E. 1/4 and the S.E. 1/4 of the S.E. 1/4, Section 9, Township 2 South, Range 67 West of the Sixth Principal Meridian as recorded in File No. 9, Map No. 123, Adams County Records, County of Adams, State of Colorado, Thence Northerly along the Easterly line of Lot 19, 84.5 feet; Thence Southwesterly along the Northerly line of Lot 19, 30.9 feet; Thence Southeasterly along a line parallel to the Easterly line of said lot 19, 91.91 feet; Thence Northeasterly along the Southerly line of lot 19, 30.0 ft. to the point of Beginning, being a part of lot 19, Block 1, Hazeltine Heights Subdivision, County of Adams, State of Colorado and containing 0.061 acres of land more or less.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

IN WITNESS WHEREOF, the parties herein have hereunto set their hands and seal the day and year first above written.



STATE OF COLORADO )  
COUNTY OF ) SS

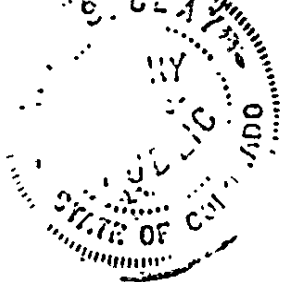
Fargo Oil Company  
Gertrude R. Seyler President  
Marion Richardson Secretary

The foregoing instrument was acknowledged before me this 22nd day of November, 1978 A.D., by Gertrude R. Seyler as President and Marion Richardson as Secretary.

My Commission Expires:

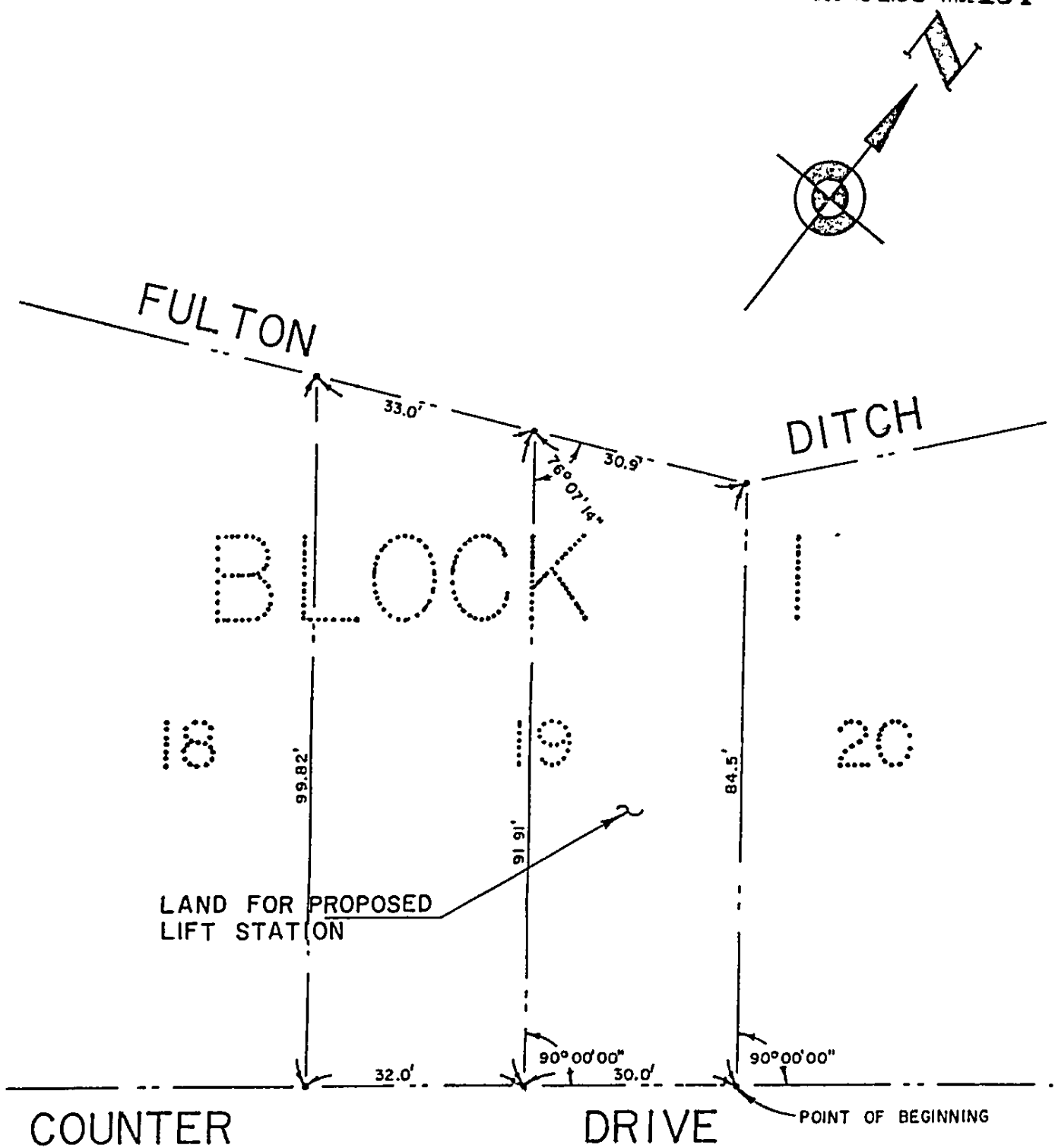
March 1979

[Signature]  
Notary Public



RECORDED  
ADAMS  
JAN 29 8 00 AM '80

B 2 4 6 0 5 4



IN  
HAZELTINE HEIGHTS SUB'D.  
SECTION 9, T2S, R67W  
ADAMS COUNTY, COLORADO

HAZELTINE HEIGHTS INTERCEPTOR SEWER  
SOUTH ADAMS COUNTY WATER & SANITATION DISTRICT  
PROJECT 77012-42 OCTOBER, 1978  
NO SCALE

CONSULTING  
ENGINEERS



SELLARDS & GRIGG, INC.  
8745 W. 16TH AVENUE • COTTONWOOD PLAZA I  
LAKEWOOD, COLORADO 80215 338 6411

WHEN RECORDED RETURN TO:  
**South Adams County Water and  
Sanitation District acting by and  
through its  
6595 E. 70th Avenue  
Commerce City, CO 80022**



File Number: 5531-3905812

### **SPECIAL WARRANTY DEED**

**THIS DEED**, Made this 1st day of April, 2022, between **Mike McMullan** of the County of Adams and State of Colorado, grantor, and **South Adams County Water and Sanitation District acting by and through its South Adams County Water and Sanitation District Activity Enterprise** whose legal address is 6595 E. 70th Avenue, Commerce City, CO 80022 of the County of Adams and State of Colorado, grantee:

**WITNESSETH**, That the grantor, for and in consideration of the sum of **SEVEN HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$705,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs, successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described as follows:

**PARCEL A:**

**ALL OF LOT 18 AND THAT PART OF LOT 17 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE COMMON CORNER OF LOTS 17 AND 18 WHICH IS THE SOUTHWEST CORNER OF LOT 18; THENCE IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 31' TO A POINT ON THE SOUTHEAST BORDER OF LOT 17; THENCE IN A NORTHWESTERLY DIRECTION FOR DISTANCE OF 122.80' TO A POINT ON THE NORTHWEST BOUNDARY OF LOT 17 MIDWAY BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF LOT 17; THENCE 31.95' IN A NORTHEASTERLY DIRECTION TO A POINT WHICH IS THE NORTHWEST CORNER OF LOT 18; THENCE IN A SOUTHEASTERLY DIRECTION OF 115.14' TO THE POINT OF BEGINNING ALL IN BLOCK 1, IN HAZELTINE HEIGHTS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.**

**PARCEL B:**

**LOT 19, BLOCK 1 IN HAZELTINE HEIGHTS SUBDIVISION, EXCEPT THAT PARCEL IN SAID LOT 19, BLOCK 1, WHICH WAS DEEDED TO SOUTH ADAMS WATER AND SANITATION DISTRICT ON NOVEMBER 22, 1978 AND WHICH IS RECORDED IN BOOK 2426 AT PAGE 133 OF THE ADAMS COUNTY RECORDS, COUNTY OF ADAMS, STATE OF COLORADO.**

also known by street and number as: **8271 Counter Drive, Henderson, CO 80640**

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises above bargained and described with the appurtenances, unto the grantee his heirs, and assign forever. The grantor for his heirs and personal representatives or successors, does

Doc Fee: \$70.50

covenant and agree that this shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor except general taxes for the current year and subsequent years, and subject to statutory exceptions.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, The grantor has executed this deed on the date set forth above.

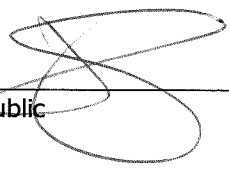
  
Mike McMullan

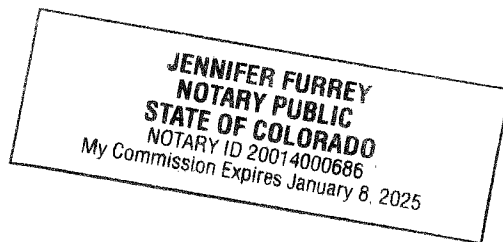
State of **Colorado**

County of **Jefferson**

The foregoing instrument was acknowledged to before me this 1st day of April, 2022 by **Mike McMullan**.

Witness my hand and official seal.  
My commission expires:

  
\_\_\_\_\_  
Notary Public







*First American*

# Commitment

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 5531-3905812

### COMMITMENT FOR TITLE INSURANCE

Issued By

***FIRST AMERICAN TITLE INSURANCE COMPANY***

### 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 EXTRACTIONAL 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, ***First American Title Insurance Company***, a Nebraska 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 six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

***First American Title Insurance Company***

Dennis J. Gilmore, President

Greg L. Smith, Secretary

**If this jacket was created electronically, it constitutes an original document.**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.*

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## 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 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, this 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.

### 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.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.*

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**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>.

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## DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) 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 will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. 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.

C.R.S. 10-11-122 (4), 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.

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

**This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 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 a 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 Colorado Division of Insurance Regulations 8-1-1, 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.**

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- 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 the 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 C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

**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.**

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

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*First American*

# Schedule A

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 5531-3905812

***Transaction Identification Data for reference only:***

Issuing Agent: First American Title Insurance Company

Issuing Office: 7878 Wadsworth Blvd, Ste 240

Arvada, CO 80003

Commitment No.: 5531-3905812

Property Address: 8271 Counter Drive, Henderson, CO 80640

APN: R0150947

Revision No.: 3 - amended req. 8, deleted exception 10

**Inquiries Should Be Directed To:**

Jennifer Furrey or Elizabeth Maroney

Phone: (303)801-4733

Email: jfurrey@firstam.com

Issuing Office File No.: 5531-3905812

### SCHEDULE A

1. Commitment Date: March 09, 2022 8:00 AM
2. Policies to be issued:
  - (a) ☒ ALTA® Owner's Policy (6-17-06)  
Proposed Insured: South Adams County Water and Sanitation District acting by and through its South Adams County Water and Sanitation District Activity Enterprise  
Proposed Policy Amount: \$705,000.00
  - (b) ☐ ALTA® Loan Policy (6-17-06)  
Proposed Insured:  
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is

**Fee Simple interest**

4. [The Title is, at the Commitment Date, vested in:](#) Mike McMullan
5. The Land is described as follows:

**See Exhibit "A" attached hereto and made a part hereof**

**Premiums:**

Owner's Policy: \$ 1,567.00 (70% Reissue Rate)

Lender's Policy: \$

Tax Certificate Fee: \$ 25.00

Endorsement(s): \$ 75.00 (OEC Delete 1-4)

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*First American*

# Schedule BI & BII

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 5531-3905812

Commitment No.: 5531-3905812

### SCHEDULE B, PART I

#### Requirements

All of the following Requirements must be met:

1. The 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.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. 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.
5. Payment of all taxes and assessments now due and payable as shown on a certificate of taxes due from the County Treasurer or the County Treasurer's Authorized Agent.
6. Evidence that all assessments for common expenses, if any, have been paid.
7. Final Affidavit and Agreement executed by Owners and/or Purchasers must be provided to the Company.
8. Special Warranty Deed sufficient to convey the fee simple estate or interest in the land described or referred to herein, to the Proposed Insured, Schedule A, Item 2A.
9. Intentionally deleted.
10. Statement of Authority for South Adams County Water and Sanitation District acting by and through its South Adams County Water and Sanitation District Activity Enterprise, evidencing the existence of the entity and authority of the person(s) authorized to execute and deliver instruments affecting title to real property on behalf of the entity, and containing the other information required by C.R.S. 38-30-172 and/or 38-30-108.5.
11. Full release of the Deed of Trust from Michael P. McMullan to secure an indebtedness in the principal sum of \$207,000.00, and any other amounts and/or obligations secured thereby, dated July 2, 2018 and recorded July 11, 2018 at Reception No. [2018000055709](#).

Trustee: Public Trustee of Adams County

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.*

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Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for LoanDepot.Com, LLC

NOTE: The following conveyance(s) have been recorded within the last 24 months: NONE

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*First American*

## Schedule BI & BII (Cont.)

### ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 5531-3905812

Commitment No.: 5531-3905812

#### SCHEDULE B, PART II

##### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct land survey and inspection of the Land would disclose, and which are not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

Note: Exception number 5 will be removed from the policy provided the Company conducts the closing and settlement service for the transaction identified in the commitment.

6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
8. Any water rights, claims of title to water, in, on or under the Land.
9. Notes and easements as shown on the Plat of Hazeltine Heights recorded December 1, 1952 in Plat [Book F9 at Page 123](#).

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10. Intentionally deleted.
11. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Easement and Right of Way Agreement recorded June 08, 2001 at Reception No. [C0811718](#).
12. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Easement Agreement recorded August 20, 2008 at Reception No. [2008000067162](#).
13. The effect of Request for Notification of Application for Development recorded July 13, 2016 at Reception No. [2016000055794](#).
14. Any interest in all oil, gas and other minerals conveyed to Erie Exchange LLC by Mineral Deed, recorded January 15, 2019 at Reception No. [2019000003455](#); together with any rights of ingress and egress therein and any and all assignments thereof or interests therein.

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*First American*

Exhibit A

ISSUED BY

**First American Title Insurance Company**

File No: 5531-3905812

File No.: 5531-3905812

The Land referred to herein below is situated in the County of Adams, State of Colorado, and is described as follows:

**PARCEL A:**

ALL OF LOT 18 AND THAT PART OF LOT 17 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE COMMON CORNER OF LOTS 17 AND 18 WHICH IS THE SOUTHWEST CORNER OF LOT 18; THENCE IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 31' TO A POINT ON THE SOUTHEAST BORDER OF LOT 17; THENCE IN A NORTHWESTERLY DIRECTION FOR DISTANCE OF 122.80' TO A POINT ON THE NORTHWEST BOUNDARY OF LOT 17 MIDWAY BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF LOT 17; THENCE 31.95' IN A NORTHEASTERLY DIRECTION TO A POINT WHICH IS THE NORTHWEST CORNER OF LOT 18; THENCE IN A SOUTHEASTERLY DIRECTION OF 115.14' TO THE POINT OF BEGINNING ALL IN BLOCK 1, IN HAZELTINE HEIGHTS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**PARCEL B:**

LOT 19, BLOCK 1 IN HAZELTINE HEIGHTS SUBDIVISION, EXCEPT THAT PARCEL IN SAID LOT 19, BLOCK 1, WHICH WAS DEEDED TO SOUTH ADAMS WATER AND SANITATION DISTRICT ON NOVEMBER 22, 1978 AND WHICH IS RECORDED IN BOOK 2426 AT PAGE 133 OF THE ADAMS COUNTY RECORDS, COUNTY OF ADAMS, STATE OF COLORADO.

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## Proof of Water and Sewer Services

# **HAZELTINE HEIGHTS WATER and SANITATION DISTRICT**

P O Box 38  
Henderson, CO 80640-0038  
March 27, 2025

**South Adams County Water and Sanitation District**  
**6595 E 70<sup>th</sup> Ave**  
**Commerce City, CO 80022**

To interested parties at South Adams County Water and Sanitation District (SACWSD), as well as, representatives within Adams County Colorado government, this is to inform you that Hazeltine Heights Water and Sanitation District provides water services for two properties owned by SACWSD. The two addresses are:

- 8271 Counter Drive, Henderson, Colorado
- 8315 Counter Drive, Henderson, Colorado

If you have any questions or concerns, please contact me.  
Thank you.

Shirley Sabin  
District Bookkeeper  
303-916-3800

# HAZELTINE HEIGHTS WATER DISTRICT

PO Box 38 - Henderson, CO 80640

303-916-3800

Account Number	Usage From:	Usage Through:	Previous Meter Reading	Current Meter Reading	Gallons Used	Date Due	
1-16		3/20/25	0	0	0	<b>4/10/25</b>	
Unpaid Balance	Past Due 30 Days	Past Due 60 Days	Penalty	Fines 9/20	Interest	Water Bill	Total Due
0.00	0.00	0.00	0.00		0.00	60.00	<b>\$60.00</b>

**Payments must be received by the 10th of the month**

*Please allow 7 days from mailing for payment to be received*

**RE: 8315 Counter Drive, Henderson**

[acctpay@sacwsd.org](mailto:acctpay@sacwsd.org)

Invoice:

Name South Adams Water District  
Street PO Box 597  
City Commerce City, CO  
80037-0597

<https://HazeltineHeightsWaterDistrict.colorado.gov>

---

# HAZELTINE HEIGHTS WATER DISTRICT

PO Box 38 - Henderson, CO 80640

303-916-3800

Account Number	Usage From:	Usage Through:	Previous Meter Reading	Current Meter Reading	Gallons Used	Date Due		
1-71		3/20/25	0	0	0	<b>4/10/25</b>		
Unpaid Balance	Past Due 30 Days	Past Due 60 Days	Penalty	Deposit / Other	Interest	Water Bill	Total Due	
0.00	0.00	0.00	0.00		0.00	60.00	<b>\$60.00</b>	

**Payments must be received by the 10th of the month**

*Please allow 7 days from mailing for payment to be received*

**RE: 8271 Counter Drive, Henderson**

acctpay@sacwsd.org

Invoice:

Name South Adams Water District  
Street PO Box 597  
City Commerce City, CO  
80037-0597

<https://HazeltineHeightsWaterDistrict.colorado.gov>

---



**Sharleen Maier**

Business Support

South Adams County Water and Sanitation District

10200 E 102<sup>nd</sup> Ave.

Henderson, CO 80640

smaier@sacwsd.org

720-206-0530

March 27, 2025

Adams County

**Subject: Proof of Sanitary Sewer Service for 8271 Counter Dr. and 8315 Counter Dr.**

To Whom It May Concern,

I am writing on behalf of the South Adams County Water and Sanitation District to confirm that sanitary sewer service is currently provided to the properties located at **8271 Counter Dr.**

**8315 Counter Dr.** does not receive sanitary sewer services as it is a lift station for the South Adams County Water and Sanitation District's sewer system.

Please find attached copies of the most recent utility bills for these addresses as additional verification of service. Should you require any further information or documentation, please do not hesitate to contact our main office at **303-288-2646** or reach out to me directly at **720-206-0530** or **smaier@sacwsd.org**.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharleen Maier", is written over a horizontal line.

**Sharleen Maier**

Business Support

South Adams County Water and Sanitation District



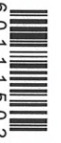


South Adams County  
Water & Sanitation District  
6595 E 70th Avenue  
Commerce City CO 80022  
303.288.2646  
<https://www.southadamswaterco.gov/>



#### Account Information

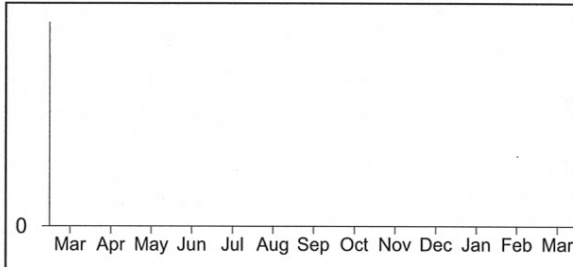
**Service Address:** 601115.02  
8271 COUNTER DR  
**Service Period** 02/05/2025 to 03/04/2025  
**Billing Date:** 03/04/2025  
**Due Date:** 03/24/2025



**Water Meter Reading:** \*Use measured in 1,000 gallon increments

Previous		Current		*Usage
Date	Reading	Date	Reading	

SOUTH ADAMS COUNTY WATER & SANITATION  
6595 E 70TH AVE  
COMMERCE CITY CO 80022-2009  
1-38-2



Water History

#### Special Message

Dedicated to Providing  
Affordable and Sustainable  
Water Resources

#### Current Water and Sewer Charges

**Sewer Only Rate** 54.49

#### Current Bill Summary

Previous Bill Amount: 105.18  
Payments: 105.18CR  
Adjustments: .00

#### Current Charges

Sewer 54.49  
Total Current Charges 54.49  
**TOTAL AMOUNT DUE 54.49**

#### Payment Coupon

**Account Number:** 601115.02  
**Service Address:** 8271 COUNTER DR  
**Service Period** 02/05/2025 to 03/04/2025  
**Billing Date:** 03/04/2025  
**Due Date:** 03/24/2025

#### AMOUNT DUE

**TOTAL AMOUNT DUE BY 03/24/2025 54.49**

#### Amount Enclosed

\$

Please return this portion along with your  
payment. Please make check payable to:

South Adams County  
Water & Sanitation District  
Payment Processing  
PO Box 494  
Pleasant Grove, UT 84062



SOUTH ADAMS COUNTY WATER & SANITATION  
6595 E 70TH AVE  
COMMERCE CITY CO 80022

06011150250000054494

## Proof of Utilities

**From:** [United Power Member Services](#)  
**To:** [Sharleen Maier](#)  
**Subject:** United Power Bill Copies  
**Date:** Thursday, March 27, 2025 1:10:13 PM  
**Attachments:** [blobid2.png](#)  
[bill copy 8271.pdf](#)  
[bill copy 8315.pdf](#)

---

Dear Sharleen,

Thank you for reaching out for a Proof of Service Letter. We do not have a formal letter for this, but I can provide the most recent bill copies for the two addresses in question.

For further assistance please contact member services at 303-637-1300.

Thank you,

---

Brittney

Member Services Representative

**Office:** 303-637-1300 | [memberservices@unitedpower.com](mailto:memberservices@unitedpower.com)  
**Hours:** Monday-Friday 7:30AM-5:30PM



Your Touchstone Energy® Cooperative



United Power | [www.unitedpower.com](http://www.unitedpower.com)  
500 Cooperative Way Brighton, CO  
80603

*Powering Lives, Powering Change,  
Powering the Future—The Cooperative*

Way

## Disclaimer

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Your Touchstone Energy® Cooperative

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

4 1007  
 SO ADAMS COUNTY WATER&SANITATION  
 PO BOX 597  
 COMMERCE CITY CO 80037-0597



Payment Due By  
**03/24/2025**

Total Due  
**\$570.31**

From Date

02/01/2025

To Date

03/01/2025

Days

28

Billing Date

03/04/2025

Service  
 Address

8315 COUNTER DR  
 LIFT STATION

Account # 7502800

District SOUTH

Cycle 5

**NEVER MISS A DUE DATE**  
 EASY & ON TIME PAYMENTS WITH AUTO PAY

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

Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
C1	1625731	75950	80280	1	4330	10.382



Demand  
 Time/Date

02/08/2025 11:59 AM

**ACTIVITY SINCE LAST BILL**

Previous Balance 649.60  
 Payment Received - Thank You -649.60  
 Balance Forward 0.00

**CURRENT BILLING DETAIL**

Energy Charge 4,330 KWH @ 0.1175 508.78  
 Demand Charge 10.382 KW @ 4.00 41.53  
 Fixed Charge 20.00  
 Current Month 570.31

**TOTAL DUE [PAID BY AUTO PAY ON 03/24/2025] 570.31**

SO ADAMS COUNTY WATER&SANITATION  
 PO BOX 597  
 COMMERCE CITY CO 80037-0597

Account # 7502800

Payment Due By  
**03/24/2025**

Total Due  
**\$570.31**

Amount Enclosed \$ PAID BY AUTO PAY



**United Power**  
 Operation Round-Up  
 FOUNDATION



**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

☐ Want your small change to give back? Round-up your bill to \$571.00 and check here to enroll in our Round-Up Assistance program.

Please Make Checks Payable and Return to:

UNITED POWER  
 PO BOX 173703  
 DENVER CO 80217-3703

5



00075028001 0000000000 0000570318 0000000000

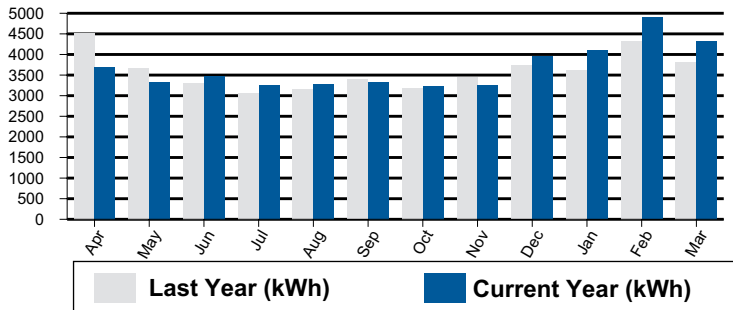


**Electric Usage History**

From Date

To Date

Account #

**7502800****02/01/2025****03/01/2025****Electric Usage Comparison**

Electric kWh	Days	Total kWh	Avg kWh/Day	kWh Cost/Day
Current Month	28	4330	155	\$20.37
Last Month	32	4898	153	\$20.30
One Year Ago	29	3818	132	\$16.09

**Temperature Comparison**

Avg Temp	32° F	Avg Temp Last Yr.	39° F
High Temp	69° F	High Temp Date	02/25/2025
Low Temp	-6° F	Low Temp Date	02/19/2025



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.



Your Touchstone Energy® Cooperative

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

6923 0 SP 0.730 5 6923  
 SOUTH ADAMS CNTY WATER & SANITATION C-19  
 6595 E 70TH AVE  
 ATTN: JIM JONES  
 COMMERCE CITY CO 80022



Payment Due By  
**04/10/2025**

Total Due  
**\$80.66**

From Date

02/14/2025

To Date

03/19/2025

Days

33

Billing Date

03/21/2025

Service  
 Address

**8271 COUNTER DR  
 RESIDENCE**

Account # **3291804**District **SOUTH**Cycle **11**

**NEVER MISS A DUE DATE**  
 EASY & ON TIME PAYMENTS WITH AUTO PAY

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

Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
R1	1559345	76680	77113	1	433	3.972



Demand  
 Time/Date

02/20/2025 12:30 PM

**ACTIVITY SINCE LAST BILL**

Previous Balance 74.24  
 Payment Received - Thank You -74.24  
 Balance Forward 0.00

**CURRENT BILLING DETAIL**

Energy Charge 433 KWH @ 0.1057 45.77  
 Demand Charge 3.972 KW @ 4.00 15.89  
 Fixed Charge 19.00  
 Current Month 80.66

**TOTAL DUE 80.66**

SOUTH ADAMS CNTY WATER & SANITATION  
 6595 E 70TH AVE  
 ATTN: JIM JONES  
 COMMERCE CITY CO 80022-0000

Account # **3291804**

Payment Due By  
**04/10/2025**

Total Due  
**\$80.66**

Amount Enclosed \$



**United Power**  
 Operation Round-Up  
 FOUNDATION



**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

☐ Want your small change to give back? Round-up your bill to \$81.00 and check here to enroll in our Round-Up Assistance program.

Please Make Checks Payable and Return to:

UNITED POWER  
 PO BOX 173703  
 DENVER CO 80217-3703

11



00032918040 0000000000 0000080664 0000080664

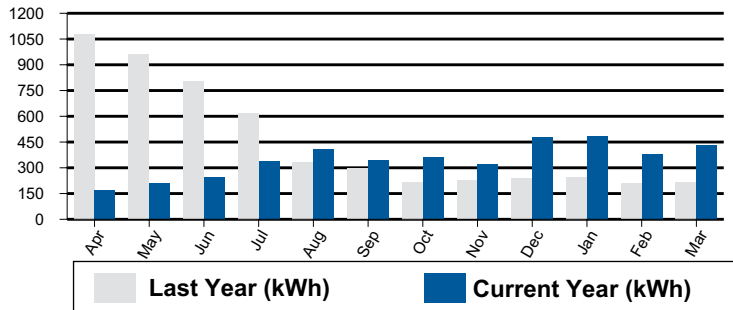


**Electric Usage History**

From Date

To Date

Account #

**3291804****02/14/2025****03/19/2025****Electric Usage Comparison**

Electric kWh	Days	Total kWh	Avg kWh/Day	kWh Cost/Day
Current Month	33	433	13	\$2.44
Last Month	30	380	13	\$2.47
One Year Ago	32	218	7	\$1.35

**Temperature Comparison**

Avg Temp	44° F	Avg Temp Last Yr.	42° F
High Temp	72° F	High Temp Date	03/17/2025
Low Temp	4° F	Low Temp Date	02/20/2025



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-HEATHHELP (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.

## Certificate of Taxes Paid





**TREASURER & PUBLIC TRUSTEE  
ADAMS COUNTY, COLORADO  
CERTIFICATE OF TAXES DUE**

8315 Counter Dr.

Account Number R0075056

Parcel 0172109401031

Assessed To

SOUTH ADAMS COUNTY WATER AND SANITATION  
C/O: DISTRICT  
6595 E 70TH AVE  
COMMERCE CITY, CO 80022-2009

Certificate Number 2025-258293

Order Number

Vendor ID Counter

Legal Description

Situs Address

SUB:HAZELTINE HEIGHTS BLK:1 DESC: PT OF LOT 19 DESC AS BEG AT SELY COR LOT 19 TH NLY ALG ELY LN LOT 19 84/5 FT TH SWLY 30/9 FT TH SELY 91/91 FT TH NELY 30 FT TO POB 8315 COUNTER DR

Year	Tax	Interest	Fees	Payments	Balance
Grand Total Due as of 03/31/2025					\$0.00

Tax Billed at 2024 Rates for Tax Area 282 - 282

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6670000	\$0.00	POLITICAL SUB TOT	\$621	\$170
CENTRAL COLO WATER CONSERVA	1.0170000	\$0.00	LD		
FIRE DISTRICT 4 - SOUTH ADA	14.7500000	\$0.00	Total	\$621	\$170
ADAMS COUNTY	26.9440000	\$0.00			
HAZELTINE HEIGHTS WATER & S	4.5000000	\$0.00			
SD 27	56.6440000	\$0.00			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.00			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.00			
Taxes Billed 2024	108.5220000	\$0.00			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran



4430 S. Adams County Parkway

Brighton, CO 80601



# TREASURER & PUBLIC TRUSTEE

## ADAMS COUNTY, COLORADO

### CERTIFICATE OF TAXES DUE

8271 Counter Dr.

Account Number R0150947

Certificate Number 2025-258292

Parcel 0172109401041

Order Number

Assessed To

Vendor ID Counter

SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT  
PO BOX 597  
COMMERCE CITY, CO 80037-0597

#### Legal Description

#### Situs Address

SUB:HAZELTINE HEIGHTS BLK:1 DESC: PT OF LOT 17 DESC AS FOLS BEG AT PT AT COMMON COR OF LOTS 17 AND 18  
WHICH IS SW COR LOT 18 TH SWLY 31 FT TO PT ON SE BORDER OF LOT 17 TH NWLY 122/80 FT TO PT ON NW BDRY LOT  
17 TH NELY 31/95 FT TO NW COR LOT 18 TH SELY 115/14 FT TO POB AND ALL OF LOT 18 AND LOT 19 EXC PARC (BK2426  
PG133)

8271 COUNTER DR

Year	Tax	Interest	Fees	Payments	Balance
Grand Total Due as of 03/31/2025					\$0.00

Tax Billed at 2024 Rates for Tax Area 282 - 282

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6670000	\$0.00	POLITICAL SUB TOT	\$90,000	\$25,110
CENTRAL COLO WATER	1.0170000	\$0.00	LD		
CONSERVA			9249	\$0	\$0
FIRE DISTRICT 4 - SOUTH ADA	14.7500000	\$0.00	Total	\$90,000	\$25,110
ADAMS COUNTY	26.9440000	\$0.00			
HAZELTINE HEIGHTS WATER & S	4.5000000	\$0.00			
SD 27	56.6440000	\$0.00			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.00			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.00			
Taxes Billed 2024	108.5220000	\$0.00			

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I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran



4430 S. Adams County Parkway

Brighton, CO 80601

Receipt of Payment to Colorado  
Geological Survey

## Christie L. Ritter

---

**From:** CGS\_LUR@mines.edu  
**Sent:** Monday, April 14, 2025 12:43 PM  
**To:** Christie L. Ritter  
**Subject:** Thank you for your payment

Caution! This message was sent from outside your organization.

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Receipt Number: 919305  
Colorado Geological Survey  
Date: 04/14/2025

Description	Amount
Land Use Review - Prepaid Invoice (Online)	\$600.00
Must select project size to calculate a price: Very Small Residential Subdivision -	
Project Name: Counter Drive Lift Station	
County of Project: Adams	
Applicant's Name: Muller Engineering	
Applicant's Address (line 1): 7245 W. Alaska Drive	
Applicant's Address (line 2): Ste 300	
Applicant's City: Lakewood	
Applicant's State: CO	
Applicant's Zip Code: 80226	
Applicant's Phone: 3033011316	
Applicant's Email: critter@mullereng.com	
Land Use Review - Prepaid Invoice (Online)	

Total	\$600.00
-------	----------

Payments Received	Amount
CC	\$600.00
Visa XXXXXXXXXXXXX0738	
Authorization # 014053	

Total	\$600.00
-------	----------

Thank you for the payment.

Correspondence - Engineering Review for  
Counter Drive Lift Station Improvements  
Project

## Christie L. Ritter

---

**From:** Kevin Mills <KMills@adcogov.org>  
**Sent:** Monday, March 25, 2024 10:01 AM  
**To:** Jen Rutter; Glenn B. Hamilton  
**Cc:** Christie L. Ritter; Marc Johns; Matthew Emmens; Steve A. Hibbeler  
**Subject:** RE: SACWSD Counter Drive Lift Station Improvements Project Introduction  
**Attachments:** 2023\_Refund Request Form.pdf; Infrastructure-Permit.pdf

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Good morning,

Upon discussion with Matt and Jen, an EGR for the Lift Station Improvements was not needed and you may apply for a cancellation/refund request (see attached for document). Once the form is completed, please send it to our admin team for processing at [CEAdmin@adcogov.org](mailto:CEAdmin@adcogov.org).

However for the work being done to the lift station, it's our understanding that a crane will be utilized on Counter drive, and Traffic Control Plans would be required to be submitted for that scope of work which would then be created into an INF permit. If you have any questions or concerns, please do not hesitate to ask!

Thank you,



**Kevin Mills**

One-Stop Customer Center Supervisor  
*Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, Suite W2000B

Brighton, CO 80601

p: 720.523.6985 | m: 720-523-6800 | [kmills@adcogov.org](mailto:kmills@adcogov.org)

Our hours have recently changed to **Monday-Friday from 8am-4:30pm.**

Personal Work from Home Days: **Wednesdays & Fridays**

---

**From:** Jen Rutter <JRutter@adcogov.org>  
**Sent:** Monday, March 25, 2024 9:44 AM  
**To:** 'Glenn B. Hamilton' <GHamilton@mullereng.com>  
**Cc:** Christie L. Ritter <critter@mullereng.com>; Marc Johns <mjohns@sacwsd.org>; Kevin Mills <KMills@adcogov.org>; Matthew Emmens <MEMmens@adcogov.org>; Steve A. Hibbeler <SHibbeler@mullereng.com>  
**Subject:** RE: SACWSD Counter Drive Lift Station Improvements Project Introduction

Good morning, Glenn,

There are two separate projects here and I'll try to outline the requirements below:

**1. Brighton Road Interceptor (sanitary sewer)**

- a. Land Use:
  - i. Amendment to 2013 IGA
- b. Engineering/Road Permits:

- i. Engineering Review (EGR)
- ii. Infrastructure Permit (INF)
- iii. Inspection fees – based on linear feet

## 2. Counter Drive Lift Station Upgrades

- a. Land Use: n/a (covered by IGA)
- b. Building Permit (s):
  - i. Probably (tanks, electrical)
- c. Engineering/Road Permits:
  - i. Traffic control plans (UTL)

If you have any additional questions, please let us know! Kevin and Matt are good resources for these projects, as well.

Thank you,  
Jen



### Jen Rutter, AICP

Planning & Development Manager, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6841 | [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

[www.adcogov.org](http://www.adcogov.org)

---

**From:** Glenn B. Hamilton <[GHamilton@mullereng.com](mailto:GHamilton@mullereng.com)>

**Sent:** Friday, March 22, 2024 11:24 AM

**To:** Jen Rutter <[JRutter@adcogov.org](mailto:JRutter@adcogov.org)>

**Cc:** Christie L. Ritter <[critter@mullereng.com](mailto:critter@mullereng.com)>; Marc Johns <[mjohns@sacwsd.org](mailto:mjohns@sacwsd.org)>; Kevin Mills <[KMills@adcogov.org](mailto:KMills@adcogov.org)>; Matthew Emmens <[MEmmens@adcogov.org](mailto:MEmmens@adcogov.org)>; Steve A. Hibbeler <[SHibbeler@mullereng.com](mailto:SHibbeler@mullereng.com)>

**Subject:** RE: SACWSD Counter Drive Lift Station Improvements Project Introduction

You don't often get email from [ghamilton@mullereng.com](mailto:ghamilton@mullereng.com). [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Hi Jen,

In the attached email, it looks like the engineering review fee for the Counter Drive Lift Station project is \$1,000. Christie tells me that the engineering review fee for the Brighton Road Interceptor project was \$200, so I thought I should confirm that the fee, and review category assigned for the Counter Drive project is correct before proceeding with payment.

Thank you,

### Glenn Hamilton, PE

Senior Project Manager • Water & Wastewater Utilities

(p) 303.268.0400 • (c) 720.231.1121

[ghamilton@mullereng.com](mailto:ghamilton@mullereng.com)

Muller Engineering Company

---

**From:** Jen Rutter <[JRutter@adcogov.org](mailto:JRutter@adcogov.org)>

**Sent:** Wednesday, March 20, 2024 5:05 PM

**To:** Glenn B. Hamilton <[GHamilton@mullereng.com](mailto:GHamilton@mullereng.com)>

**Cc:** Christie L. Ritter <[critter@mullereng.com](mailto:critter@mullereng.com)>; Marc Johns <[mjohns@sacwsd.org](mailto:mjohns@sacwsd.org)>; Kevin Mills <[KMills@adcogov.org](mailto:KMills@adcogov.org)>;

Matthew Emmens <[MEmmens@adcogov.org](mailto:MEmmens@adcogov.org)>

**Subject:** RE: SACWSD Counter Drive Lift Station Improvements Project Introduction

Hi Glenn,

Thanks for the detailed email! I assume the project submitted to the ePermit Center was for a Conceptual Review Meeting? If that is the case, that is a great first step. We will evaluate the project as a team and determine the correct permitting path. It is likely that the project you described below could be covered by the 2013 IGA.

If you just applied for permits to do work in the right-of-way those are administrative permits. I have included the ePermit Center Supervisor, Kevin Mills, as well as Senior Development Review Engineer, Matt Emmens, to ensure we've got all the relevant people looped in.

Thanks,  
Jen



**Jen Rutter, AICP**

Planning & Development Manager, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6841 | [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

[www.adcogov.org](http://www.adcogov.org)

---

**From:** Glenn B. Hamilton <[GHamilton@mullereng.com](mailto:GHamilton@mullereng.com)>

**Sent:** Tuesday, March 19, 2024 8:43 AM

**To:** Jen Rutter <[JRutter@adcogov.org](mailto:JRutter@adcogov.org)>

**Cc:** Christie L. Ritter <[critter@mullereng.com](mailto:critter@mullereng.com)>; Marc Johns <[mjohns@sacwsd.org](mailto:mjohns@sacwsd.org)>

**Subject:** SACWSD Counter Drive Lift Station Improvements Project Introduction

You don't often get email from [ghamilton@mullereng.com](mailto:ghamilton@mullereng.com). [Learn why this is important](#)

**Please be cautious: This email was sent from outside Adams County**

Good morning Jen,

I received your contact info from Steve Hibbeler here in our Muller office whom you've been coordinating with on the Brighton Road Interceptor project. I'm the project manager on another upcoming SACWSD project that Christie (cc'd) just submitted to the County's ePermit Center. We'll be paying the review fee as soon as we receive confirmation that it's in the system.

This project includes improvements to the District's Counter Drive Lift Station, including the installation of additional emergency storage in case of an emergency at the lift station, and replacement of the pumps, motors and piping. All work will be done on two adjacent private parcels in the Hazeltine Heights neighborhood, both of which are owned by SACWSD. This project doesn't include any work in Adams County ROW, but some traffic control is anticipated in Counter Drive during construction for material deliveries and mobilization of drill rig equipment. An allowance is being included in the project to replace any damaged asphalt in Counter Drive that may result, which would be replaced in accordance with AdCo requirements. The primary access for trucks hauling material in and out of the project will be along the Fulton Ditch access road, which is being coordinated with Fulton. Regarding the schedule, construction is anticipated to begin in mid-May, and be wrapped up by the end of 2024.



All required CDPHE approval signatures have been obtained, including Lynn Baca's as the representative for the Adams County Water Quality Association (ACWQA). The project was presented to and approved by ACWQA at their 10/12/2023 Board meeting.

As depicted on Sheet 21 of the plan set, the 8271 Counter Drive parcel (currently owned by SACWSD, with plans to resale next spring), has legal access to Counter Drive via an access easement that SACWSD granted to the property owner (and their successors) back in 2008 (Reception No. 2008000067162). Prior to reselling the 8271 Counter Drive lot, the improvements will either be covered by a new easement SACWSD will grant across a portion of the 8271 property, which wouldn't require any change to the current access easement, or be covered via a lot line adjustment to the southwest that the District would work with the County on. If the lot line is adjusted, then the SACWSD access easement would be expanded as needed to maintain legal access to 8271 Counter Drive using the District's asphalt driveway on the 8315 Counter Drive parcel (lift station property).

Thanks, and please let me know if you have any questions. Also, please let me know if this introductory email should be sent to someone other than yourself.

Sincerely,

**Glenn Hamilton, PE**

*Senior Project Manager • Water & Wastewater Utilities*

(p) 303.268.0400 • (c) 720.231.1121

[ghamilton@mullereng.com](mailto:ghamilton@mullereng.com)



7245 W. Alaska Dr. Suite 300  
Lakewood CO, 80226 303.988.4939

