



# Minor Subdivision Plat

Town of Keenesburg Minor Subdivision & Partial Vacation of a Special  
Use Permit

Prepared for

**EWS #4 DJ Basin LLC**

# EWS MINOR SUBDIVISION FILING 2

## LOT 1, EWS MINOR SUBDIVISION BEING A PART OF SECTION 17 AND SECTION 18, TOWNSHIP 2 NORTH, RANGE 63 WEST OF THE 6TH P.M., WELD COUNTY, CO

**LEGAL DESCRIPTION:**

**LOT 1**  
 BEING PART OF SECTIONS 17 AND 18, TOWNSHIP 2 NORTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BASIS OF BEARING: ASSUMING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 63 WEST AS BEARING NORTH 89°21'08" EAST BETWEEN THE MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.  
 COMMENCING AT THE SOUTHEAST SECTION CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 63 WEST OF THE 6TH P.M.:

THENCE NORTH 47°34'31" EAST A DISTANCE OF 2069.02 FEET;  
 THENCE NORTH 23°50'32" EAST A DISTANCE OF 60.59 FEET TO THE POINT OF BEGINNING;  
 THENCE NORTH 74°09'20" WEST A DISTANCE OF 2406.74 FEET;  
 THENCE NORTH 17°21'36" EAST A DISTANCE OF 384.77 FEET;  
 THENCE SOUTH 76°49'19" EAST A DISTANCE OF 786.80 FEET;  
 THENCE NORTH 88°48'01" EAST A DISTANCE OF 774.15 FEET;  
 THENCE NORTH 53°42'44" EAST A DISTANCE OF 158.85 FEET;  
 THENCE SOUTH 64°08'14" EAST A DISTANCE OF 476.83 FEET;  
 THENCE NORTH 19°51'37" EAST A DISTANCE OF 484.53 FEET;  
 THENCE NORTH 23°50'32" EAST A DISTANCE OF 757.60 FEET;  
 THENCE SOUTH 66°09'28" EAST A DISTANCE OF 430.17 FEET;  
 THENCE SOUTH 23°50'32" WEST A DISTANCE OF 757.60 FEET TO THE POINT OF BEGINNING.  
 CONTAINING A CALCULATED AREA OF 43.28 ACRES.

AND

**LOT 2**  
 BEING PART OF SECTIONS 17 AND 18, TOWNSHIP 2 NORTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BASIS OF BEARING: ASSUMING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 63 WEST AS BEARING NORTH 89°21'08" EAST BETWEEN THE MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.  
 COMMENCING AT THE SOUTHEAST SECTION CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 63 WEST OF THE 6TH P.M.:

THENCE NORTH 47°34'31" EAST A DISTANCE OF 2069.02 FEET;  
 THENCE NORTH 23°50'32" EAST A DISTANCE OF 60.59 FEET TO THE POINT OF BEGINNING;  
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 THENCE NORTH 17°21'36" EAST A DISTANCE OF 384.77 FEET;  
 THENCE SOUTH 76°49'19" EAST A DISTANCE OF 786.80 FEET;  
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 THENCE NORTH 53°42'44" EAST A DISTANCE OF 158.85 FEET;  
 THENCE SOUTH 64°08'14" EAST A DISTANCE OF 476.83 FEET;  
 THENCE NORTH 19°51'37" EAST A DISTANCE OF 484.53 FEET;  
 THENCE NORTH 74°09'20" WEST A DISTANCE OF 3264.86 FEET;  
 THENCE SOUTH 43°31'29" WEST A DISTANCE OF 1393.41 FEET;  
 THENCE SOUTH 74°09'20" EAST A DISTANCE OF 4173.18 FEET;  
 THENCE NORTH 23°50'32" EAST A DISTANCE OF 60.59 FEET TO THE POINT OF BEGINNING.  
 CONTAINING A CALCULATED AREA OF 75.41 ACRES.

**PROPERTY OWNER:**

EWS #4, DJ BASIN LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY DESCRIBED HEREIN HAVE PLANNED THIS PROPERTY UNDER THE NAME OF ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNER, THEIR HEIRS, SUCCESSORS AND ASSIGNS.  
 IN WITNESS WE HAVE SET OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

EWS #4, DJ BASIN LLC, A DELAWARE LIMITED LIABILITY COMPANY

**NOTARY CERTIFICATE:**

STATE OF COLORADO )  
 ) SS.  
 COUNTY OF WELD )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY \_\_\_\_\_

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

NOTARY PUBLIC \_\_\_\_\_

ADDRESS OF NOTARY: \_\_\_\_\_

**PLANNING AND ZONING COMMISSION APPROVAL:**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
 CHAIRPERSON PLANNING AND ZONING COMMISSION: \_\_\_\_\_

**TOWN BOARD APPROVAL:**

THIS IS TO CERTIFY THAT EWS MINOR SUBDIVISION FILING 2 WAS APPROVED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY RESOLUTION NO. \_\_\_\_\_ AND THAT THE MAYOR OF KEENESBURG, ON BEHALF OF THE TOWN OF KEENESBURG, HEREBY ACKNOWLEDGES SAID PLAT ON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

MAYOR \_\_\_\_\_ ATTEST TOWN CLERK \_\_\_\_\_

**SURVEYORS CERTIFICATE**

I, TYLER S. DREMAN, CERTIFY THIS MINOR SUBDIVISION ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY CONFORMS TO ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND WELD COUNTY.

TYLER S. DREMAN PLS DATE: \_\_\_\_\_

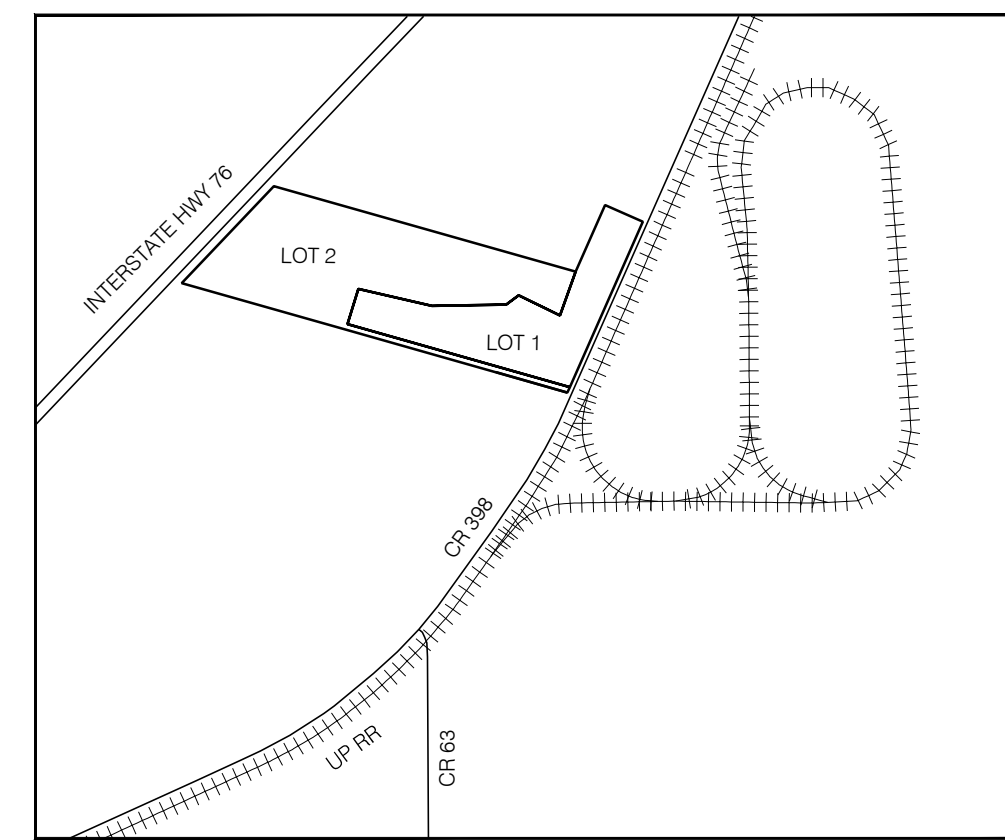
COLORADO REGISTRATION # 38729

**SURVEYORS NOTES:**

1. BASIS OF BEARING: ASSUMING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 63 WEST AS BEARING NORTH 89°21'08" EAST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. ALL DISTANCE MEASUREMENTS SHOWN ARE IN U.S. SURVEY FOOT.
3. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS OR TITLE OF RECORD, AGPROFESSIONALS RELIED UPON THE TITLE COMMITMENT NO. FCC25197914-2 PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF MAY 13, 2022.

**NOTICE:**

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



VICINITY MAP

1" = 2000'

DATE: June 15, 2022	DRAWN BY: AGPRO
REVISIONS:	
R1	
R2	
R3	
R4	



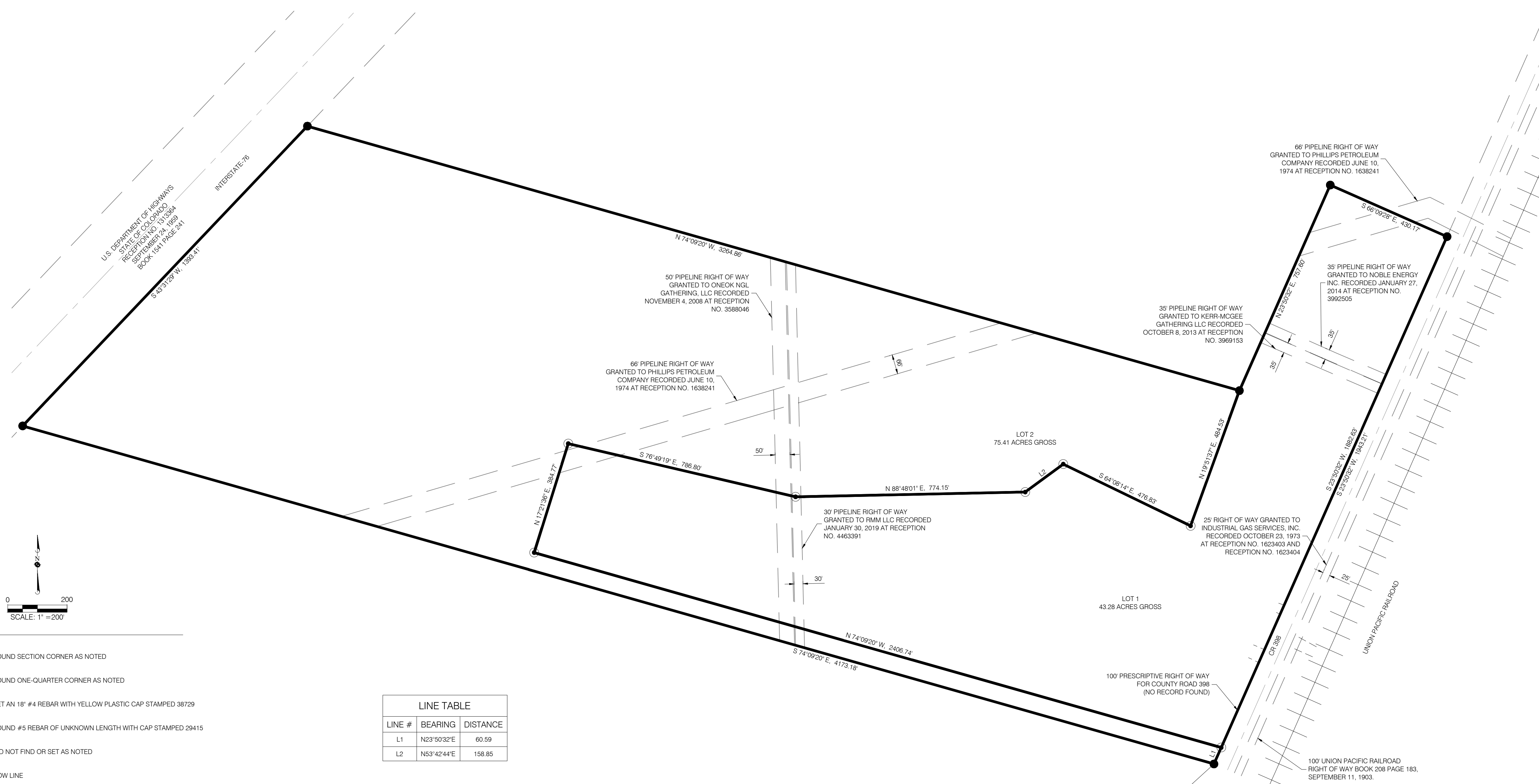
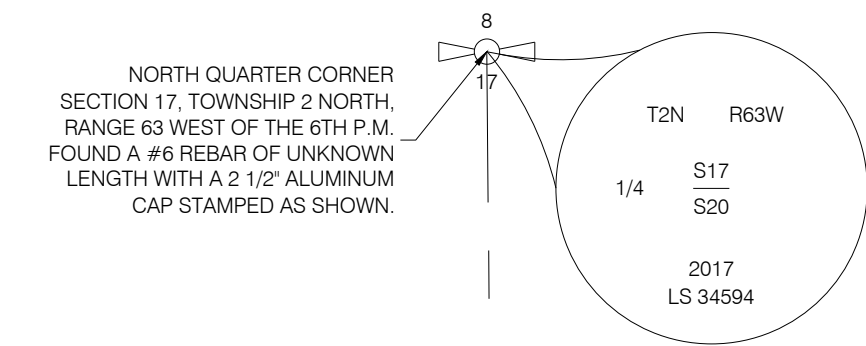
HQ: 3050 67th Avenue, Suite 200,  
 Greeley, CO 80634  
 (970) 535-9318 - fax: (970) 535-9854  
 ID: 213 Canyon Crest Dr, Suite 100,  
 Twin Falls, ID 83301  
 (208) 595-5301

**EWS MINOR SUBDIVISION FILING 2**  
 SECTION 17 AND SECTION 18, TOWNSHIP 2 NORTH, RANGE 63 WEST OF THE 6TH P.M.,  
 WELD COUNTY, CO

DATE: 06-15-22  
 JOB NO.: 1516-13  
 SHEET  
 1 of 2

# EWS MINOR SUBDIVISION FILING 2

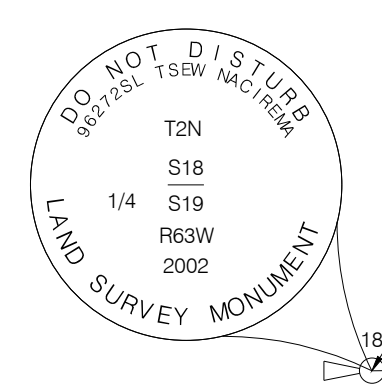
LOT 1, EWS MINOR SUBDIVISION BEING A PART OF SECTION 17 AND SECTION 18, TOWNSHIP 2 NORTH, RANGE 63 WEST OF THE 6TH P.M., WELD COUNTY, CO



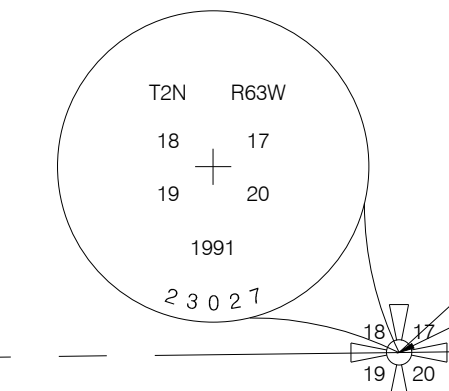
### LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND ONE-QUARTER CORNER AS NOTED
- SET AN 18" #4 REBAR WITH YELLOW PLASTIC CAP STAMPED 38729
- FOUND #5 REBAR OF UNKNOWN LENGTH WITH CAP STAMPED 29415
- DID NOT FIND OR SET AS NOTED
- ROW LINE
- BOUNDARY LINE
- SECTION LINE
- RAILROAD
- CENTER LINE

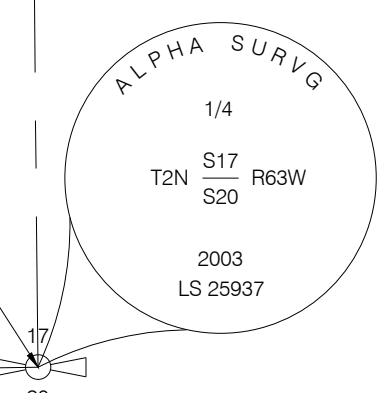
LINE #	BEARING	DISTANCE
L1	N23°50'32"E	60.59
L2	N53°42'44"E	158.85



SOUTH QUARTER CORNER SECTION 18, TOWNSHIP 2 NORTH, RANGE 63 WEST OF THE 6TH P.M. FOUND A #6 REBAR OF UNKNOWN LENGTH WITH A 3 1/4" ALUMINUM CAP STAMPED AS SHOWN.  
N 89°21'08" E, 2658.84 BASIS OF BEARING



SOUTHEAST SECTION CORNER SECTION 18, TOWNSHIP 2 NORTH, RANGE 63 WEST OF THE 6TH P.M. FOUND A #6 REBAR OF UNKNOWN LENGTH WITH A 3 1/4" ALUMINUM CAP STAMPED AS SHOWN.  
N 89°11'32" E, 2666.39



SOUTH QUARTER CORNER SECTION 17, TOWNSHIP 2 NORTH, RANGE 63 WEST OF THE 6TH P.M. FOUND A #6 REBAR OF UNKNOWN LENGTH WITH A 2" ALUMINUM CAP STAMPED AS SHOWN.

F:\1520-C\1516- EXPLORATION WATER SOLUTIONS\13 - MINOR SUBDIVISION & SPECIAL USE PERMIT AMENDMENT\AUTOCAD\DW\SURV\1516-13 MINOR SUBDIVISION.DWG

DATE: June 15, 2022	DRAWN BY: AGPRO
REVISIONS:	
R1	
R2	
R3	
R4	



HQ: 3050 67th Avenue, Suite 200, Greeley, CO 80634 (970) 535-9318 - fax: (970) 535-9854  
ID: 213 Canyon Crest Dr, Suite 100, Twin Falls, ID 83301 (208) 595-5301






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SECTION 17 AND SECTION 18, TOWNSHIP 2 NORTH, RANGE 63 WEST OF THE 6TH P.M., WELD COUNTY, CO

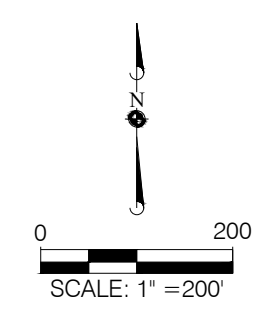
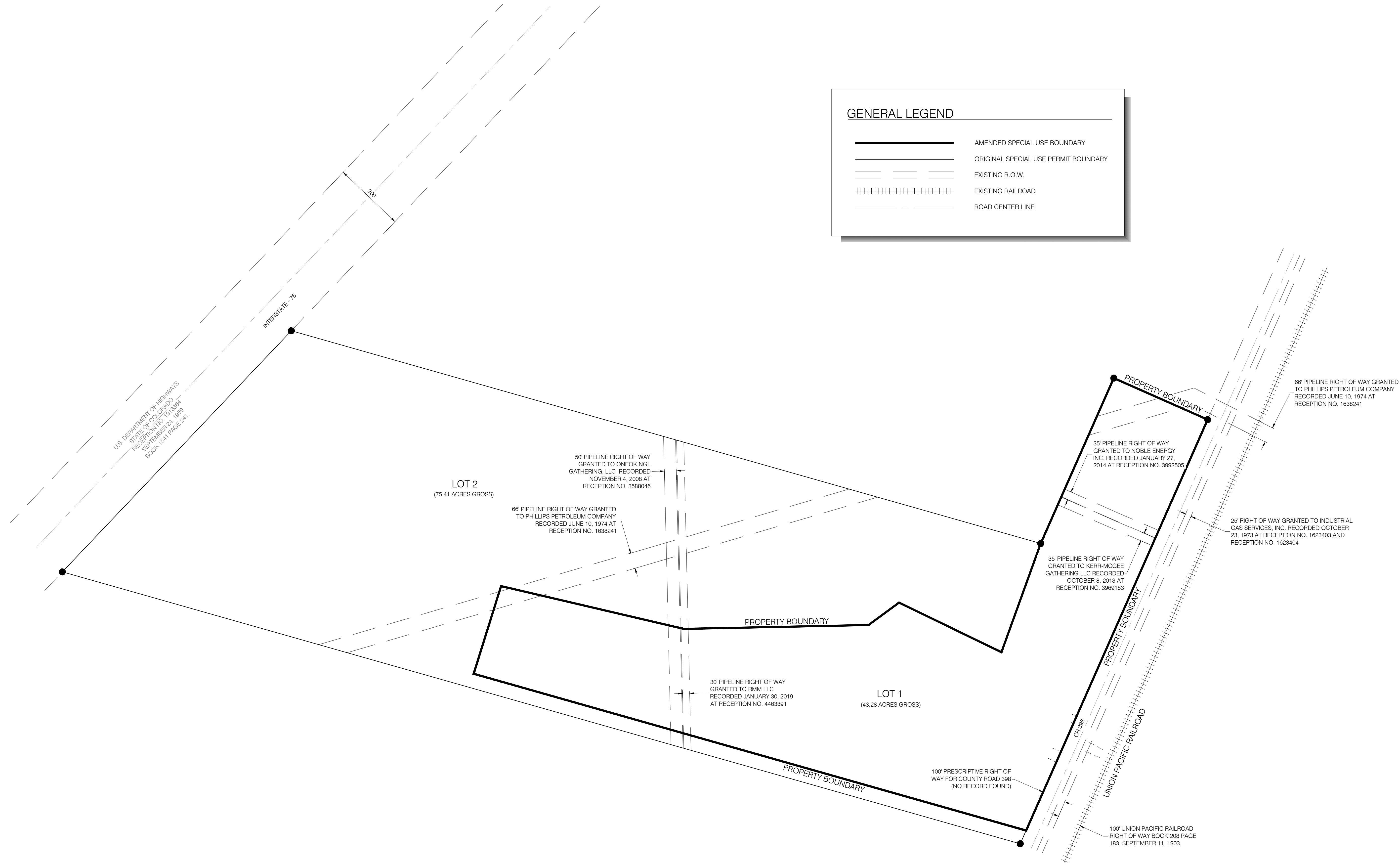
DATE: 06-15-22
JOB NO. 1516-13
SHEET
2 of 2

# EXPEDITION WATER SOLUTIONS AMENDED SPECIAL USE REVIEW MAP

LOT 1, EWS MINOR SUBDIVISION BEING A PART OF SECTION 17 AND SECTION 18,  
TOWNSHIP 2 NORTH, RANGE 63 WEST OF THE 6TH P.M., WELD COUNTY, CO

**GENERAL LEGEND**

-  AMENDED SPECIAL USE BOUNDARY
-  ORIGINAL SPECIAL USE PERMIT BOUNDARY
-  EXISTING R.O.W.
-  EXISTING RAILROAD
-  ROAD CENTER LINE



DATE:	June 17, 2022
ISSUE / REVISION:	
DESC:	

**AGPRO** Professionals  
DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200,  
Greeley, CO 80634  
(970) 535-9318 • fax: (970) 535-9854

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EXPEDITION WATER SOLUTIONS  
AMENDED SPECIAL USE  
REVIEW MAP  
WELD COUNTY, CO

SHEET:  
**ST-1**