

Routt County

Planning Department

PO Box 773749
Steamboat Springs, CO 80477
(970) 879-2704
fax (970) 879-3992
www.co.routt.co.us

APPLICATION FORM: LAND USE & ZONING

Activity No. _____	OFFICE USE
Base Fee \$ _____	Receipt No. _____
Received By _____	Date _____
Deemed Complete By _____	Date _____

I. PROJECT NAME Seneca Hill Water Storage Tank Project

II. TYPE OF REVIEW

This application form must be accompanied by the applicable submittal checklist.

- | | | | |
|--|--|---|--|
| ☐ Minor Use Permit | ☐ Administrative Permit | ☐ Site Plan Review | ☐ Conditional Use Permit (CUP) |
| ☐ Sign Permit | ☐ Water Body Setback Permit | ☐ Pre-Application Conference | ☒ Special Use Permit (SUP) |
| ☐ Special Event Permit | ☐ Floodplain Development Permit | ☐ Zoning Amendment/Rezoning | ☐ Conceptual PUD |
| ☐ Administrative Amendment to CUP/SUP/PUD/Site Plan | ☐ Variance | ☐ Final PUD | |

III. APPLICANT

Name Routt County and the Town of Hayden

Mailing Address P.O. Box 773598

City Steamboat Springs

State CO Zip 80477

Phone (970) 870-5317

Email jmerrill@co.routt.co.us

Representative / Primary Contact John D. Merrill

Mailing Address P.O. Box 773598

City Steamboat Springs

State CO Zip 80477

Phone (970) 870-5317

Email jmerrill@co.routt.co.us

IV. PROPERTY OWNER

Name Routt County - Board of County Commissioners

Mailing Address P.O. Box 773598

City Steamboat Springs

State CO Zip 80477

Phone (970) 870-5317

Email jmerrill@co.routt.co.us

V. PROPERTY INFORMATION

Property Address 38080 Routt County Road 51, Hayden, CO 81639

General Location Located on SE side of Yampa Valley Regional Airport, East of RCR 51

Legal Description (may be attached) See attached

Parcel Identification No. (PIN) _____ Property Size (acres) 9.91

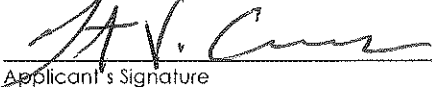
Current Use Vacant Zoning AF

Proposed Use Municipal water storage tank and associated equipment and structures

VI. SIGNATURES

This application form must be signed by both the applicant and legal owner of the property. Attach additional pages if necessary.

By signing below, the applicant acknowledges that all information contained on this application form and within accompanying submittals are true and correct and agrees to pay all required fees associated with this application. The base fee is intended to cover the estimated minimum staff hours to process the application. Any additional staff hours will be assessed at \$120 per hour. The applicant signing below is responsible for all additional hourly fees. Failure to pay fees may result in revocation of a permit/approval.


Applicant's Signature

TIMOTHY V. CORRIGAN
Print/type name of applicant

By signing below, the property owner authorizes the applicant to petition Routt County for approval of the submitted application.

Property Owner's Signature _____

Print/type name of property owner _____

Routt County

Planning Department

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SUBMITTAL CHECKLIST GENERAL LAND USE CHANGE

Activity No. _____

OFFICE USE

Reviewed By _____

Date _____

This checklist shall be completed by the applicant and must accompany a complete application form. Failure to submit all required information may delay the review of the application. Applicant is responsible for notice to mineral interest owners (refer to Mineral Interest Notice Requirements).

- ☐ Signed application form
- ☐ Application fee \$ _____
- ☐ PDF of complete submittal package: ☐ CD/Flash ☐ Emailed
- ☐ Proof of ownership: ☐ Lease ☒ Deed
- ☐ Statement of Authority, if required *NA*
- ☒ Vicinity map
- ☒ Legal description: ☒ Attached ☐ On application form *Part of Deed*
- ☒ List and 2 sets of mailing labels with names and mailing addresses of all adjacent property owners (not required for Minor Use Permits)
- ☒ Written narrative / detailed description of subject site and proposed use, including the following information, as applicable:
 - ☒ Description of use
 - ☒ Hours of operation
 - ☒ Anticipated number of employees
 - ☒ Anticipated traffic
 - ☒ Access to the property
 - ☒ Type of equipment and vehicles
- ☐ Mitigation Plan for any significant negative impacts (Refer to Section 6, Routt County Zoning Regulations)
- ☒ Site plan, drawn to scale, including the following information, as applicable:
 - ☒ Scale
 - ☒ North arrow
 - ☒ Location and dimensions of all existing and proposed buildings, structures, and fencing
 - ☒ Location and dimensions of all outdoor storage, trash enclosures, staging areas, and/or other outdoor use areas
 - ☒ Parking areas
 - ☒ Snow storage
 - ☐ Sanitation facilities
 - ☒ Utilities
 - ☒ Water bodies, drainages, and ditches
 - ☒ Wetlands, floodplain, and steep slopes (>30%)
 - ☒ Easements, building envelopes, and minimum setbacks
 - ☐ Location, width, and surface of all sidewalks and trails *NA*
 - ☐ Location and type of proposed landscaping and/or screening
 - ☒ Location, width, and surface of all existing and proposed access roads and drives
 - ☐ Location and method of hazardous materials storage *NA*
 - ☐ Exterior lighting
 - ☐ Phasing Plan, if applicable *NA*
 - ☒ Grading and Excavation Plan, if applicable
 - ☐ Reclamation Plan, if applicable
- ☒ Floor plans and elevation drawings of proposed buildings, drawn to scale
- ☒ Engineered plan and profiles for all new Common Roads
- ☐ Traffic Impact Study (per Road & Bridge Department standards), if required *NA*
- ☐ Transportation Summary Information (per Road & Bridge Department standards), if Road Engineering Study is required *NA*
- ☐ Additional submittal requirements for specific land use proposal (Refer to Appendix A, Routt County Zoning Regulations)
- ☐ Additional information as required by Planning Director _____
 - ☐ CDOT Access Permit (submitted or approved), if applicable
 - ☐ Wildlife Mitigation Plan, if required

3

SPECIAL WARRANTY DEED

State Documentary Fee
Date
\$ 5.00

THIS SPECIAL WARRANTY DEED is made this 9 day of April, 2014, by SAGE CREEK HOLDINGS, LLC ("Grantor"), a Delaware limited liability company, 701 Market Street, Suite 801, St. Louis, Missouri, 63101, to and for the benefit of ROUTT COUNTY, COLORADO, a body corporate and politic ("Grantee"), whose address is 522 Lincoln Avenue, P.O. Box 773598, Steamboat Springs, Colorado 80477.

IN CONSIDERATION of the sum of Fifty Thousand and No/100 Dollars (\$50,000.00), in hand paid by Grantee to Grantor, the receipt of which is hereby acknowledged, Grantor does hereby sell and convey to Grantee, its successors and assigns forever, the real property, together with improvements, if any, in the County of Routt, State of Colorado, described on Exhibit A attached hereto and incorporated herein (the "Property"), TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and, subject to the reservations set forth herein, all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or in equity, of, in and to the above-described Property with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said Property with the hereditaments and appurtenances, unto the Grantee, its successors and assigns forever. Grantor covenants and agrees that Grantor will SPECIALLY WARRANT AND FOREVER DEFEND Grantee's title in the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, EXCEPT AND SUBJECT TO (i) rights of parties in possession not shown by the public records, (ii) easements or claims of easements not shown by the public records, (iii) physical conditions, encroachments, easements, shortages in area, conflicts in boundary lines, discrepancies and possessory rights which would be evidenced from a correct survey and inspection of the Property, and (iv) the matters set forth on Exhibit B attached hereto and incorporated herein. This Deed is a Special Warranty Deed, not a General Warranty Deed. Notwithstanding any other provision of this Deed, Grantor makes no warranty of title or otherwise with respect to any water or water rights of any nature associated with the Property or any gravel, minerals, coal, oil, gas or other hydrocarbon substances on or under the Property.

BY ACCEPTANCE OF THIS DEED, Grantee acknowledges and agrees that this conveyance is made and accepted subject to the following covenants and agreements which shall be deemed covenants running with the land enforceable against Grantee and its successors and assigns:

1. Grantee knows and understands that the Property may include mined out areas with rough, unnatural and unstable surfaces;
2. Grantee assumes all risks and responsibility for any injuries or damages sustained by any person or to any property, in whole or in part, resulting from, arising out of, or in any way connected with, the possession or use of the Property by Grantee;



3. Grantee acknowledges that mining activity is being conducted on properties in the vicinity of the Property and that mining activity may result in ground traffic on county roads and in other areas, fan noise, dust and other disruptions due to mining operations;

4. Grantor does not warrant or represent subjacent or lateral support of the surface and subsurfaces of the Property;

5. Grantor does not warrant or otherwise represent that the Property is safe, habitable or otherwise suitable for the purposes for which it is intended to be used by Grantee or for any other purposes whatsoever;

6. Grantor does not warrant or represent circumstances relating to the environmental quality of the land, or other conditions arising out of the prior use of the land; and

7. The Property is conveyed "AS IS" and Grantee has inspected the Property to its satisfaction and accepts the Property in "AS IS" condition.

IN WITNESS WHEREOF, Grantor has caused its corporate name to be hereunto subscribed by its President the day and year first above written.

SAGE CREEK HOLDINGS, LLC, a
Delaware limited liability company

By T. L. Bethel
Terry L. Bethel, President

STATE OF Missouri)
City St. Louis) ss.
COUNTY OF St. Louis)

The foregoing instrument was acknowledged before me this 3rd day of April, 2014, by Terry L. Bethel as President of Sage Creek Holdings, LLC, a Delaware limited liability company.

Witness my hand and official seal. 3 28 16
My commission expires: _____

{SEAL}



LORENE L. MEYER
My Commission Expires
March 28, 2016
St. Louis City
Commission #12320868

Lorene L. Meyer
Notary Public

ACCEPTANCE

The foregoing Special Warranty Deed is accepted by the Grantee. Grantee accepts the Property subject to all the terms, conditions, limitations, restrictions, reservations, covenants, agreements and undertakings set forth in the foregoing Special Warranty Deed and all Exhibits thereto, all of which shall run with the land and shall be binding on Grantee's successors and assigns.

ROUTT COUNTY, COLORADO, a
body corporate and politic

By *Timothy V. Corrigan*
Timothy V. Corrigan, Chair
Routt County Board of County Commissioners

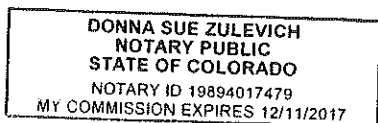
STATE OF COLORADO)
) ss.
COUNTY OF ROUTT)

The foregoing instrument was acknowledged before me this 25th day of March, 2014 by Timothy V. Corrigan, Chair of Routt County Board of County Commissioners.

Witness my hand and official seal.

My commission expires: 12/11/2017

{Seal}



Donna Sue Zulevich
Notary Public

APPROVED AS TO FORM
ROUTT COUNTY ATTORNEY'S OFFICE
By: *[Signature]* Date: 3/25/2014

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

A tract of land located in portions of Lot 4 (SW1/4 SW1/4) of Section 18 and in portions of Lot 1 (NW1/4 NW1/4) of Section 19, all T6N R87W, 6th P.M., Routt County, Colorado, being more particularly described as follows:

BEGINNING at a point on the South line of said Lot 4, Section 18, from which the Southwest Corner of Section 18 bears N 88°22'22" W a distance of 380.60 feet; thence N 00°00'00" E (North) a distance of 21.75 feet; thence N 65°12'25" E a distance of 105.28 feet; thence N 0°00'00" E (North) a distance of 304.97 feet, to a point on the presumed Easterly Right-of-Way of Routt County Road No. 51; thence Northerly along said Right-of-Way the following described courses:

N 28°36'38" E a distance of 74.40 feet;

N 23°10'31" E a distance of 192.47 feet, to a point on the Easterly line of that County Road Easement as described in Book 670 at Page 1418, records of Routt County; thence N 23°58'06" E along said Easterly line a distance of 182.35 feet; thence continuing along said Easterly line, 40.82 feet along the arc of a curve to the right of Central Angle 07°18'34" and of Radius 320.00 feet, the chord of which bears N 27°37'24" E for 40.80 feet, to a point on the Southwest Boundary of that tract of land as described in Book 670 at Page 1416, records of Routt County (Routt County, Yampa Valley Regional Airport); thence S 65°18'17" E along said Southwest Boundary a distance of 408.09 feet; thence leaving said Boundary, S 05°43'55" W a distance of 579.29 feet; thence S 77°38'08" W a distance of 357.28 feet, to a point on the North line of said Lot 1, Section 19, from which the Northeast Corner thereof bears S 88°22'22" E a distance of 590.01 feet; thence S 77°38'08" W a distance of 24.42 feet, thence S 00°00'00" E (South) a distance of 265.52 feet; thence N 90°00'00" W (West) a distance of 240.00 feet; thence N 00°00'00" E (North) a distance of 278.25 feet, to the POINT OF BEGINNING, containing 9.91 acres, more or less.

Subject to the traverse and Right-of-Way of Routt County Road No. 51 and any restrictions or encumbrances of record.

Bearings Based on the Town of Hayden Horizontal Datum.

Now known as Parcel A, Seneca Hill Water Storage
Tank Subdivision Exemption.

Legal Description prepared by:
Gordon R. Dowling
Dowling Land Surveyors, LLC
PLS #30090
P.O. Box 954
Hayden, CO 81639
970/276-3613
dowling@plotz.biz

**EXHIBIT B
TO
SPECIAL WARRANTY DEED**

Title Exceptions

1. TAXES FOR 2014 AND SUBSEQUENT YEARS.
2. RIGHT OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
4. PHYSICAL CONDITIONS, ENCROACHMENTS, EASEMENTS, SHORTAGES IN AREA, CONFLICTS IN BOUNDARY LINES AND DISCREPANCIES AND POSSESSORY RIGHTS WHICH WOULD BE EVIDENCED FROM A CORRECT SURVEY AND INSPECTION OF THE PROPERTY.
5. RIGHTS OF THE PUBLIC TO THOSE PORTIONS OF SUBJECT PROPERTY LYING WITHIN PUBLICLY MAINTAINED ROADS, SHOULD THE SAME AFFECT SUBJECT PROPERTY.
6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
7. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED NOVEMBER 13, 1907 IN BOOK 49 AT PAGE 86.
8. ALL COAL IN SAID LAND AS RESERVED IN INSTRUMENT RECORDED NOVEMBER 20, 1914 IN BOOK 86 AT PAGE 527, ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
9. ALL COAL, OIL AND GAS AND AN UNDIVIDED ONE HALF INTEREST IN ALL GRAVEL TOGETHER WITH A RIGHT OF ENTRY AS RESERVED IN INSTRUMENT RECORDED DECEMBER 20, 1989 IN BOOK 649 AT PAGE 1522 AND RECORDED DECEMBER 20, 1989 IN BOOK 649 AT PAGE 1532, ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

10. OIL AND GAS LEASE BETWEEN ROY ALLEN COZZENS AND MARSH OPERATING COMPANY, RECORDED DECEMBER 21, 1989 IN BOOK 649 AT PAGE 1729 AND RATIFICATION RECORDED DECEMBER 21, 1989 IN BOOK 649 AT PAGE 1731 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
11. TERMS, CONDITIONS AND PROVISIONS OF PERPETUAL EASEMENT DEED RECORDED FEBRUARY 12, 1992 IN BOOK 670 AT PAGE 1418.
12. TERMS, CONDITIONS AND PROVISIONS OF GRAVEL LEASE AGREEMENT RECORDED FEBRUARY 01, 1980 IN BOOK 496 AT PAGE 593 AND ASSIGNMENT RECORDED MAY 21, 2009 UNDER RECEPTION NO. 687467 AND AMENDMENT RECORDED DECEMBER 8, 2009 UNDER RECEPTION NO. 694072.
13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN QUITCLAIM DEED FOR GRAVEL RECORDED DECEMBER 22, 2009 UNDER RECEPTION NO. 694541.
14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF YVRA WATER TANK MINOR DEVELOPMENT SUBDIVISION EXEMPTION RECORDED April 10, 2014 UNDER RECEPTION NO. 747494.
15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ACCESS EASEMENT RECORDED April 10, 2014 UNDER RECEPTION NO. 747497.

20 MILE SHEEP, LLC
35513 N. HWY 13
CRAIG, CO 81625-7951

HUSTON, PAMELA LYNN & JACK
PHILLIP (JT)
224 UNION ST
PENN, ND 58362

PUBLIC SERVICE CO OF COLORADO
(ETAL)
PROPERTY TAX DEPT
1225 17TH ST RM 1000
DENVER, CO 80202-5599

ROUTT COUNTY
YVRA
P O BOX 773598
STEAMBOAT SPRINGS, CO 80477-3598

SAGE CREEK HOLDINGS, LLC
MESA GRAVEL PIT
701 MARKET ST
ST LOUIS, MO 63101-1826

STATE OF COLORADO
BOARD OF LAND COMMISSIONERS
1313 SHERMAN ST RM 620
DENVER, CO 80203

UNITED STATES OF AMERICA
FHA
356 RANNEY STE 16
CRAIG, CO 81625

WILLIAMS, JOEL C.
214 W DOVE LN #6
HARKER HEIGHTS, TX 76543

WILLIAMS, MICHAEL E. & AMY J. (JT)
P O BOX 115
HAYDEN, CO 81639-0115

WILLIAMS, RICHARD D. & BRENDA R.
(JT)
26105 RCR 37B
HAYDEN, CO 81639

287 TECH CENTER, LLC
3404 S COUNTY RD 23
LOVELAND, CO 80537-9011

MAYHAN, DORIS D. & BLISS J. (JT)
37650 CR 27
HAYDEN, CO 81639-9628

SENECA COAL COMPANY, LLC
701 MARKET ST, SUITE 700
ST LOUIS, MO 63101-1826

WILLIAMS, EVERETT L.
P O BOX 1815
HAYDEN, CO 81639-1815

WILLIAMS, MATTHEW C. & AMY D.
(JT)
P O BOX 665
12455 RCR 51C
HAYDEN, CO 81639-0665

YOST, JEFF A.
P O BOX 772046
STEAMBOAT SPRINGS, CO 80477-2046

ROUTT COUNTY YVRA
YAMPA VALLEY REGIONAL AIRPORT
P O BOX 773598
STEAMBOAT SPRINGS, CO 80477-3598

Narrative for Seneca Hill Water Storage Tank Project Special Use Permit Application

The Project is to construct a 500,000 gallon water storage tank on a recently subdivided 9.91 acre site to the south east of Yampa Valley Regional Airport ("YVRA") and just east of Routt County Road 51. A second water tank may be added on the site in the future. This is a joint project of Routt County and the Town of Hayden. Routt County currently owns the water tank site. Routt County and the Town are sharing in the costs of the project which will serve the needs of Yampa Valley Regional Airport and the Town. When the water tank and related structures are completed, Routt County will convey the water tank site and its interest in the related structures to the Town and the water tank and related structures will become a part of the municipal water system.

The purposes for the project are to provide better water pressure for YVRA, provide water service to the ARFF and equipment storage buildings on the south side of YVRA, allow for the "looping" of the water lines serving YVRA, allowing the servicing of the existing municipal water tank on Hospital Hill, providing water service for areas within the Town not currently having water service and increasing water pressure in the municipal water system.

As shown in the site plan (which is really the project plans) the water line now serving the general aviation area at the east end of YVRA will be extended to the water tank site and municipal water will be pumped into the tank. Water in the tank will increase the water pressure in the system. A new water line will be run along the south side of YVRA from the water tank to the ARFF building located on the southwest end of YVRA. The new water line will then be connected with an existing municipal water line thus "looping" the water line serving YVRA. In addition to the water tank and water lines, a small booster chlorination building will be constructed adjacent to the water tank. Several pumps will be located on site also. An access road will be constructed from Routt County Road 51 to the tank and a security fence will be constructed to protect the site. Prior to construction of the water tank, the site will be excavated to lower it about 15 feet to comply with FAA regulations concerning the height of structures near airports.

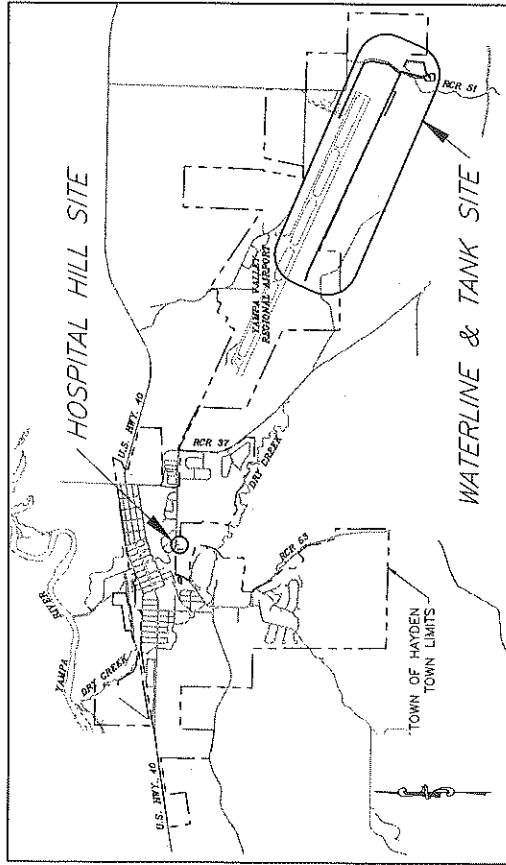
The water tank and related facilities and equipment are designed to operate automatically or remotely so the site will be accessed by very few people and only when repair, maintenance or inspection is required. As a result the tank pad will provide adequate parking.

TOWN OF HAYDEN SENECA HILL TANK AND WATER SYSTEM IMPROVEMENTS

October 2013

DRAWING INDEX

C-001	GENERAL NOTES AND LEGEND
C-101	SITE PLAN
C-102	TANK SITE PLAN
C-103	HOSPITAL HILL SITE PLAN
C-104	ARFF WATERLINE SITE PLAN
C-201	TANK ACCESS ROAD PLAN AND PROFILE
C-202	TANK WATERLINE PLAN AND PROFILE
C-203	WATERLINE PLAN AND PROFILE
C-204	ARFF WATERLINE PLAN AND PROFILE
C-205	ARFF WATERLINE PLAN AND PROFILE
C-206	ARFF WATERLINE PLAN AND PROFILE
C-207	ARFF WATERLINE PLAN AND PROFILE
C-208	ARFF WATERLINE PLAN AND PROFILE
C-401	BUILDING ELEVATIONS
C-501	TANK DETAILS AND DESIGN CRITERIA
C-502	BOOSTER CHLORINATION DETAILS
C-503	HOSPITAL HILL PUMP STATION IMPROVEMENTS
C-504	WATERLINE STANDARD DETAILS
C-505	WATERLINE STANDARD DETAILS
C-506	DETAILS
C-507	DETAILS
S-001	STRUCTURAL DETAILS
E-1	LEGEND
E-2	SENECA HILL TANK ONE-LINE
E-3	SENECA HILL TANK ONE-LINE
E-4	SENECA HILL TANK PLAN VIEW
E-5	SENECA HILL TANK SITE PLAN
E-6	HOSPITAL HILL BOOSTER STATION ONE-LINE
E-7	HOSPITAL HILL BOOSTER STATION PLAN VIEW
E-8	WTP HIGH SERVICE PUMP STATION ONE-LINE
E-9	WTP HIGH SERVICE PUMP STATION PLAN VIEW



VICINITY MAP
Scale: 1" = 2000'

REVIEW SET
NOT FOR CONSTRUCTION

THIS IS THE DRAWING SET FOR
THIS PROJECT. SPECIFICATIONS
HAVE ALSO BEEN ISSUED AND
MUST BE USED IN CONJUNCTION
WITH THESE DRAWINGS FOR
CONSTRUCTION.

SURVEYOR:
Dawling Land Surveys
300 W. Jefferson Ave.
Hayden, CO 81639
(970) 276-3613

ENGINEER:
P.O. Box 775296
Steamboat Springs, CO 80477
(970) 879-7888

BROWN HILL
720-344-7771 720-344-7660 FAX
8119 Shaffer Parkway, Unit C
Littleton, CO 80127

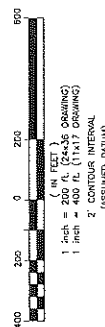
LYKEN and KNAUER
Consulting Structural Engineers
1414 East 7th Ave.
Colorado 80202
L & K JOB NO.

OWNER:
Town of Hayden
P.O. Box 190, 178 W. Jefferson Ave.
Hayden, CO 81639
(970) 276-3741

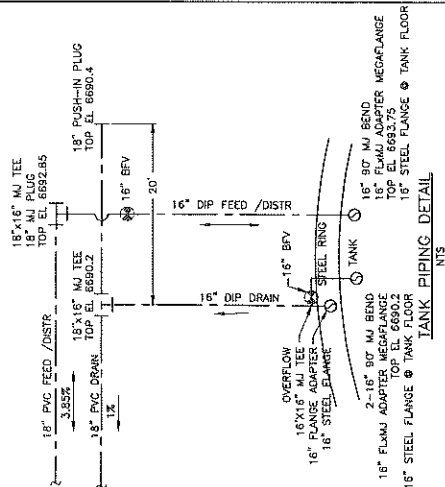
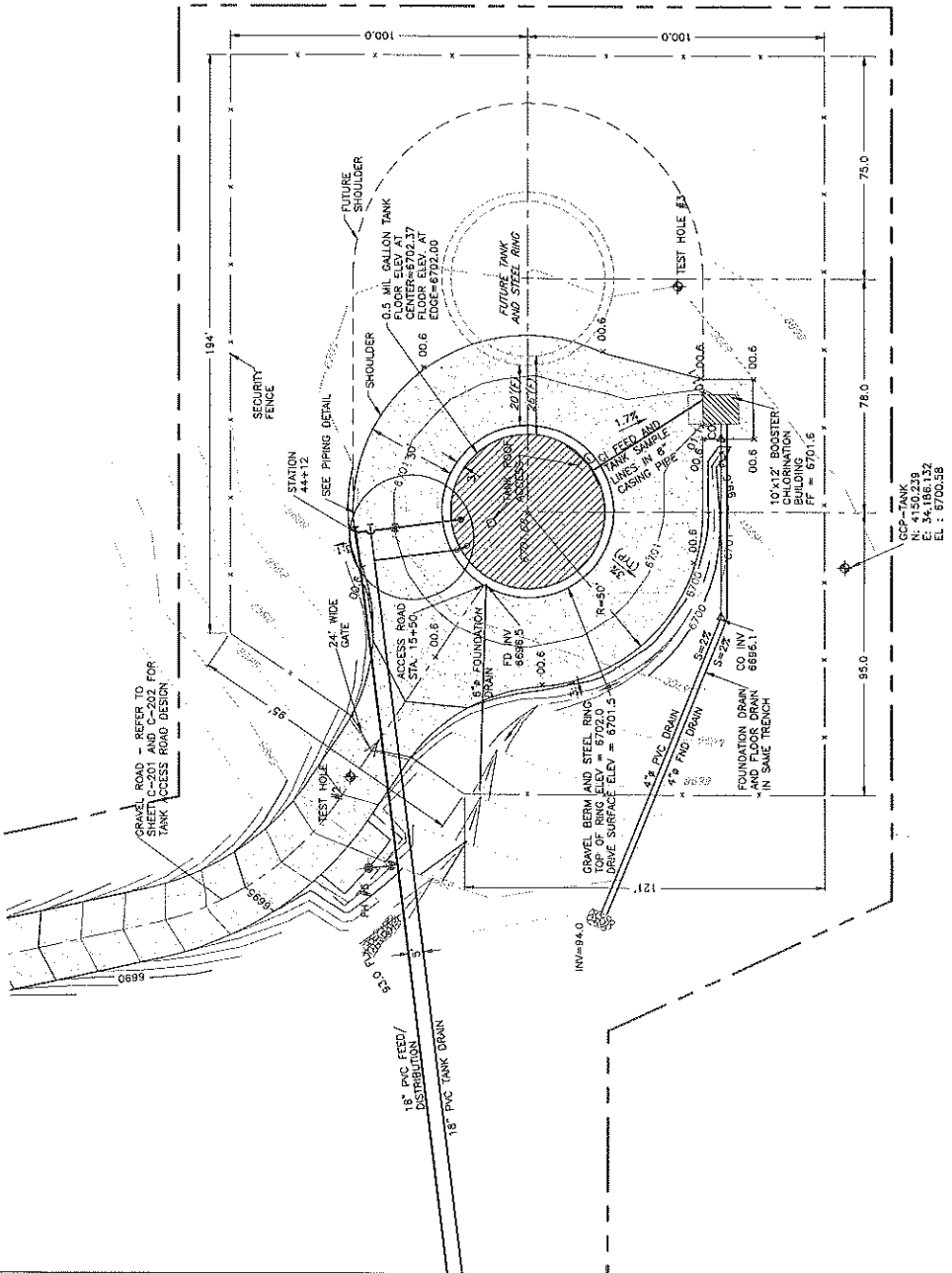
CIVIL DESIGN CONSULTANTS, INC. 2013
Civil Design Consultants, Inc.
Engineers and Planners
1000 North Lincoln Ave.
Steamboat Springs, CO 80487
Tel (970) 875-3023 • Fax (970) 875-3028

PROJECT: Seneca Hill Tank
COC NO.: NO. 0552-10-06
DATE: 10/25/13
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
DESIGNED BY: J. H. HARRIS

1. **NOTES:**
 A. **TOPOGRAPHY:** TOPOGRAPHY FROM 2008 TOWN OF HAYDEN AERIAL PHOTOGRAPHY. ALL ELEVATIONS ARE BASED ON NAVD 83.
 B. **MASSING:** MASSING BY AERO-METRIC INC. AND FIELD SURVEY BY DOWLING LAND SURVEYORS, DATUM NAVD 28. **ADD 3.21" TO CONVERT TO NAVD 83.**
 C. **CENTER OF PANK LOCATION:**
 N 40° 28' 12.57" E
 E 107' 11" 55.261'
 D. **MA083:**
 ELEVATION OF TOP PANK WENT:
 TOWN OF HAYDEN VERTICAL DATUM NAVD 28
 APPROX VERTICAL DATUM NAVD 88
 6743.2
 E. **CONSTRUCTION CRANE:** MINIMUM HEIGHT 22' ABOVE TOP OF TANK ELEVATION. CLOSEST LOCATION RUNWAY STA. 27+82.50. **ADD 1.00'.**
 F. **MA083:**
 TOWN OF HAYDEN VERTICAL DATUM NAVD 28
 APPROX VERTICAL DATUM NAVD 88
 67583.2

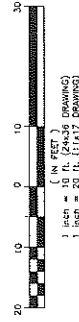
[illegible]

BASE TOPOGRAPHY FROM 2005 TOWN OF HAYDEN AERIAL
MAPPINGS BY AERO-METRIC, INC. AND FIELD SURVEY
DOWNING LAND SURVEYORS, DATUM NAD 83, ABOVE 3.21' TO
CONVERT TO NAVD 83 TOWN:
RUNWAY CL 21 -22.64, 1556.57 LT
N 40° 28' 12.5712"
E 107° 11' 55.361"
NAD83
TOWN OF TOW PANK VENT;
6747.0 TOWN OF HAYDEN VERTICAL DATUM NAD 83
6747.0 AIRPORT VERTICAL DATUM NAVD 83
CONSTRUCTION CRANE: MINIMUM HEIGHT 23' ABOVE TOP OF
1535' ELEVATION: CLOSEST LOCAL RUNWAY STA -2+92.2
6765.0 TOWN OF HAYDEN VERTICAL DATUM NAD 83
5765.2 AIRPORT VERTICAL DATUM NAVD 88

REVIEW SET
NOT FOR CONSTRUCTION[illegible]

GCP--TANK
N: 4150.239
E: 34.186.152
EL : 6700.58

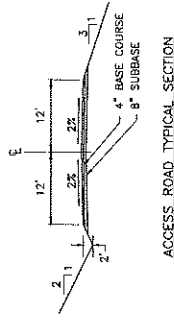
NOTES:
1. BASE TOPOGRAPHY FROM 2008 TOWN OF HAYDEN
AERIAL MAPPING BY AERO-METRIC, INC.
2. SUBMIT STAGING PLANS FOR ABANDONMENT OF 6" GV
AND HYDRO-PNEUMATIC TANK.

[illegible]

0542

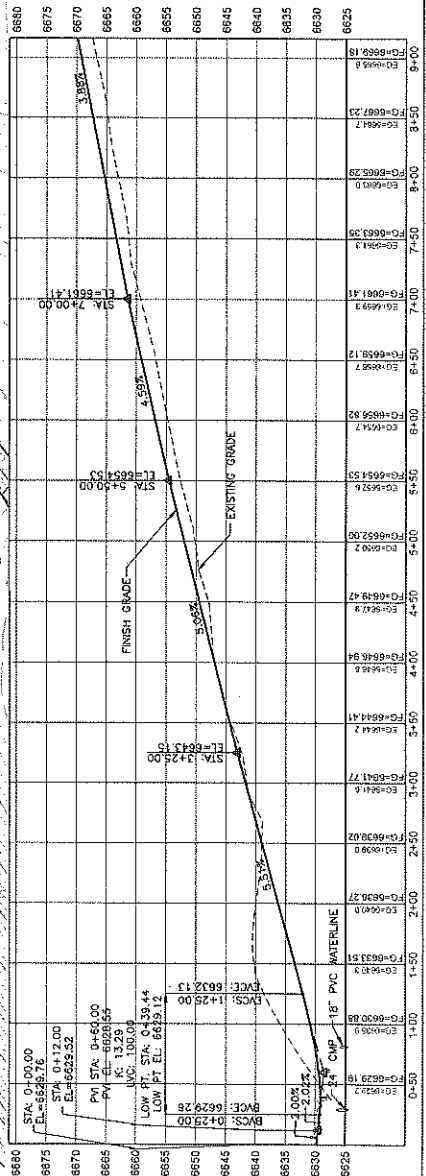
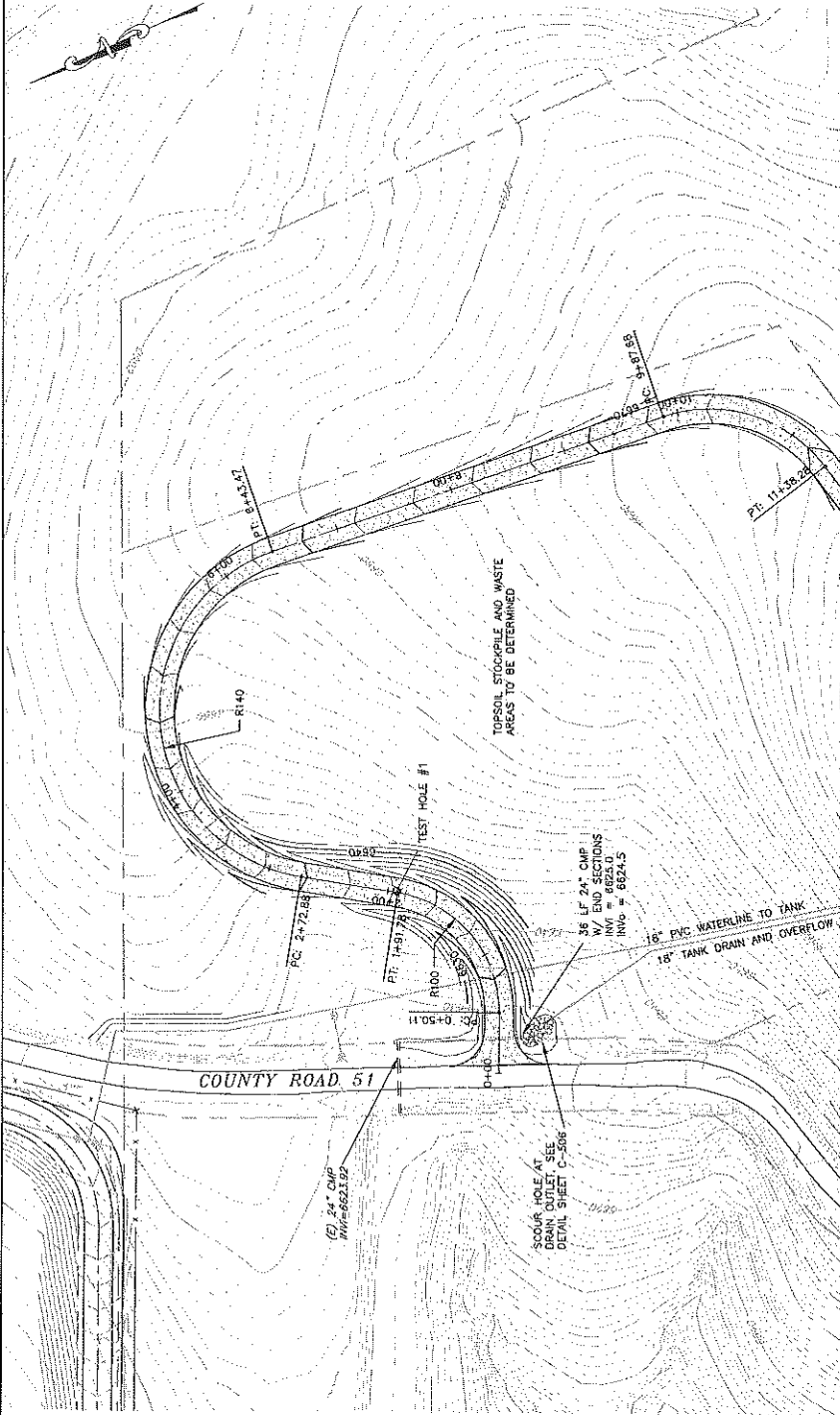
6469

NOTES:
 1. BASE TOPOGRAPHY FROM 2008 TOWN OF HAYDEN AERIAL
 MAPPING BY AERO-METRIC, INC. AND FIELD SURVEY BY
 DOWLING LAND SURVEYORS, DATUM NAD 29. ADD 3.21" TO
 CONVERT TO NAD 83.



REVIEW SET
 NOT FOR CONSTRUCTION

No.	Item	Units
1	1.000	1.000
2	2.000	2.000
3	3.000	3.000
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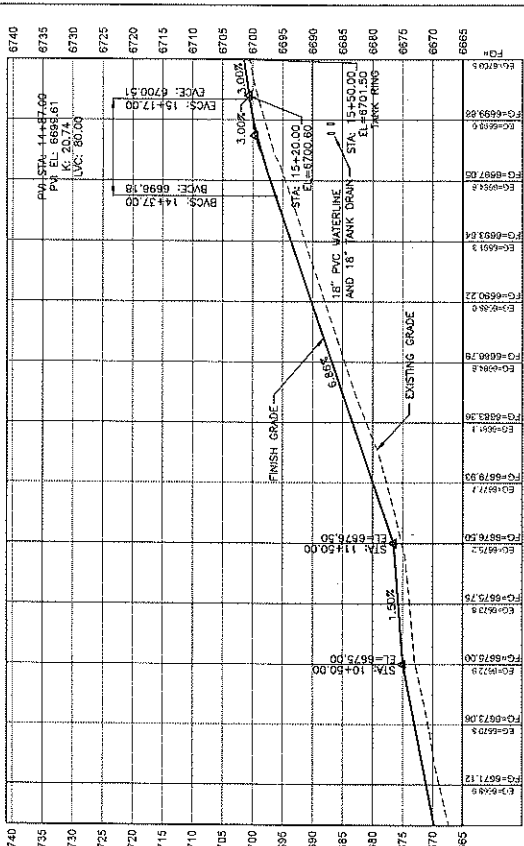
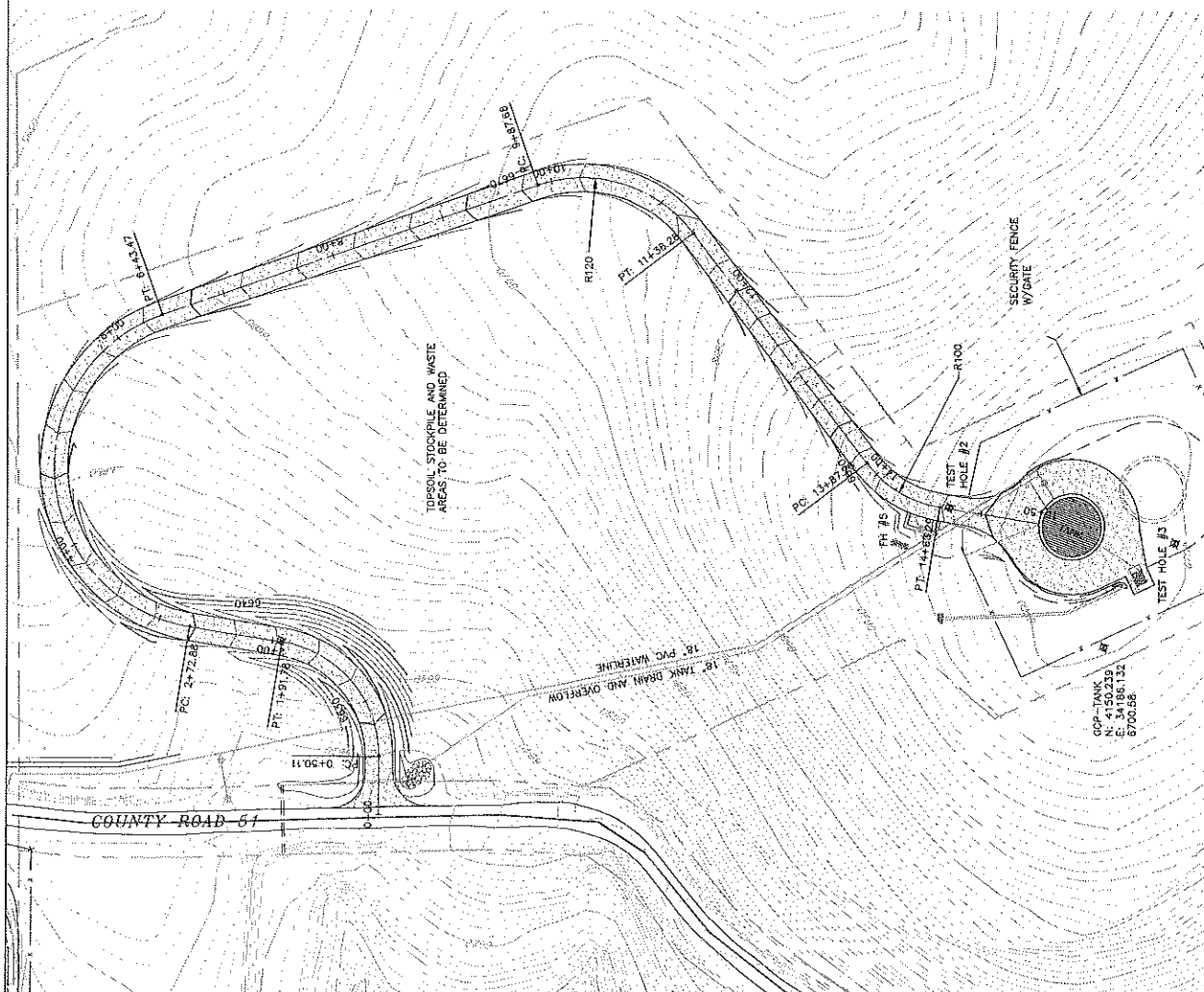


SCALE: 1" = 50' HORIZ
 1" = 10' VERT
 (24" X 36" SHEET)

Civil Design Consultants, Inc.
 Engineers and Planners
 1000 West 10th Street, Suite 200
 Rapid City, SD 57701
 Tel: 605/325-1234 Fax: 605/325-1235

SHEET NO. C-201 PROJECT NO. 0256.1030

NOTES:
 1. BASE TOPOGRAPHY FROM 2008 TOWN OF HAYDEN
 2. SURVEY BY DOWLING LAND SURVEYORS, DATUM NAD
 29. ADD 3.21' TO CONVERT TO NAVD 88.



SCALE: 1" = 50' HORIZ
 1" = 10' VERT
 (24"x36" SHEET)

REVISIONS

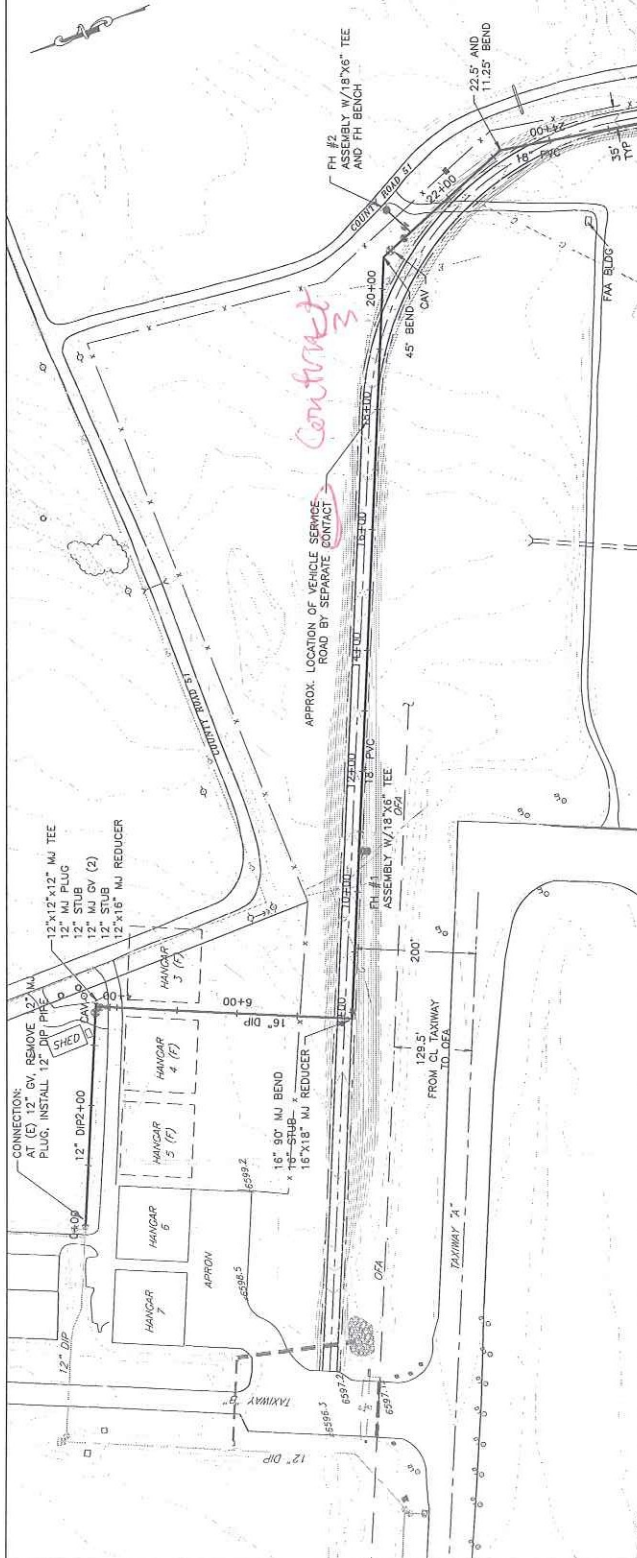
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100	As Shown	10/25/13

REVIEW SET
 NOT FOR CONSTRUCTION

Civil Design Consultants, Inc.
 Engineers and Planners
 1000 West 10th Street, Suite 100
 Fairport, NY 14455
 Tel: 716-326-1234 Fax: 716-326-1235
 E-mail: info@civil-design.com

SHEET NO. C-202 PROJECT NO. 0256.1002

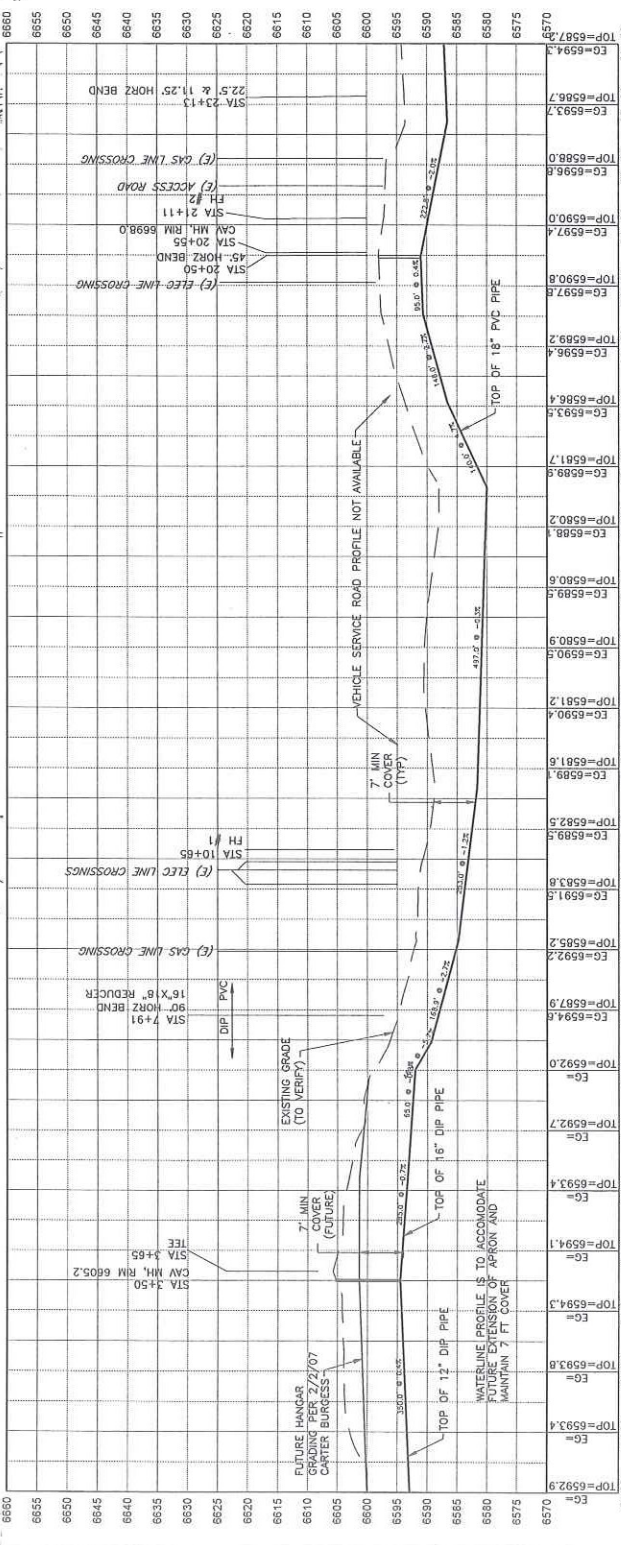
- NOTES:
1. BASE TOPOGRAPHY FROM 2008 TOWN OF HAYDEN AERIAL MAPPING BY ZERO-METRIC, INC. AND FIELD SURVEY BY CIVIL DESIGN CONSULTANTS, INC. FOR NAD 83 TO CONVERT TO NAD 83.
 2. VERTICAL ANGLE CHANGES SHALL BE FACILITATED WITH JOINT DEFLECTION IN ACCORDANCE WITH AASHTO 1998 STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES.
 3. JOINT DEFLECTIONS REQUIRED FOR JOINT BENDS SHALL BE FACILITATED BY JOINT BENDS.
 4. ALL FIRE HYDRANTS WITHIN AIRPORT FENCE SHALL HAVE AN ASPHALT PAVED BENCH. ALL FIRE HYDRANTS OUTSIDE OF AIRPORT FENCE SHALL HAVE A CONCRETE PAVED BENCH. ALL FIRE HYDRANTS SHALL HAVE A VEHICLE SERVICE ROAD GRADING SHOWN FOR REFERENCE ONLY.



SCALE: 1" = 100' HORIZ
1" = 10' VERT

REVIEW SET
NOT FOR CONSTRUCTION

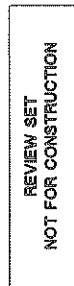
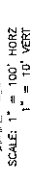
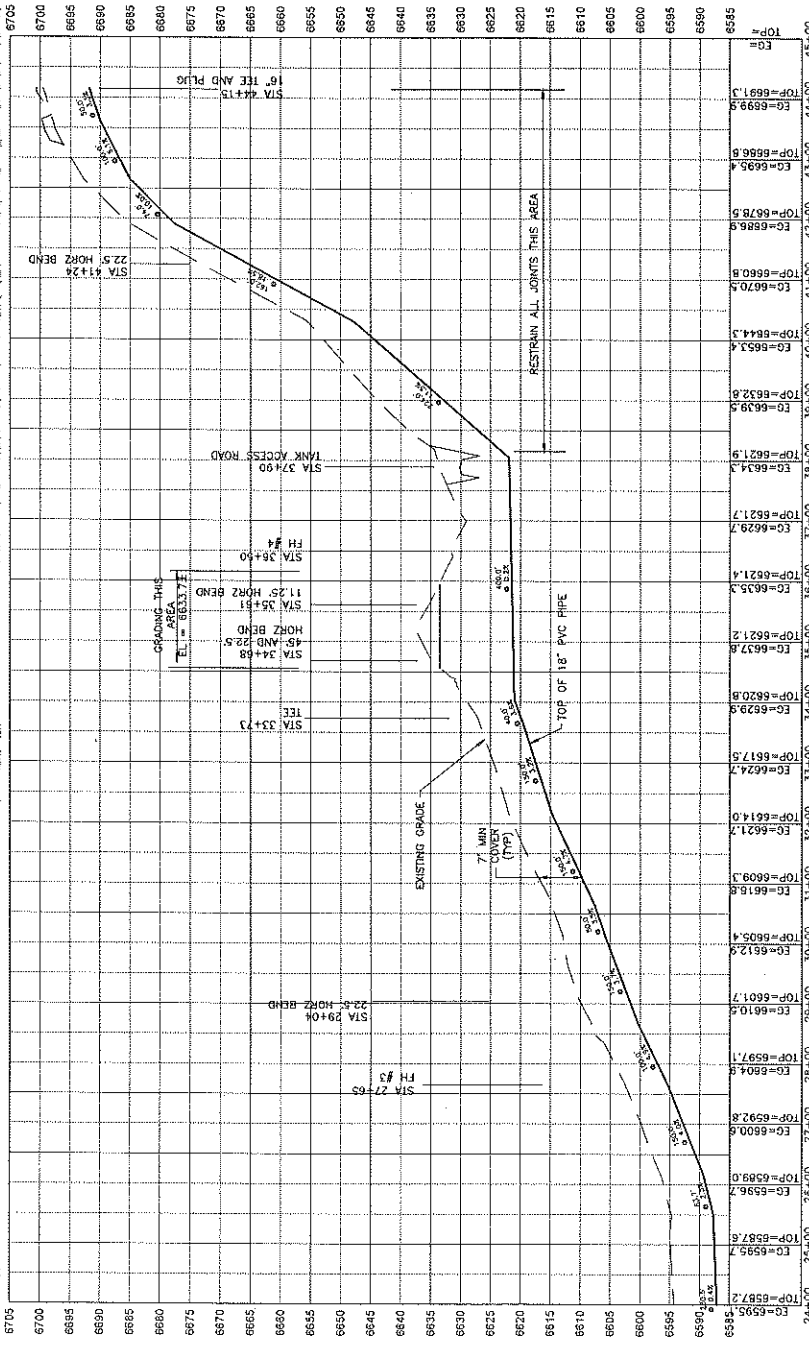
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Civil Design Consultants, Inc.
Engineers and Planners
10000 Highway 100, Suite 100
Hayden, CO 80141
Phone: 303.441.1111
Fax: 303.441.1112
Email: info@cdconsultants.com

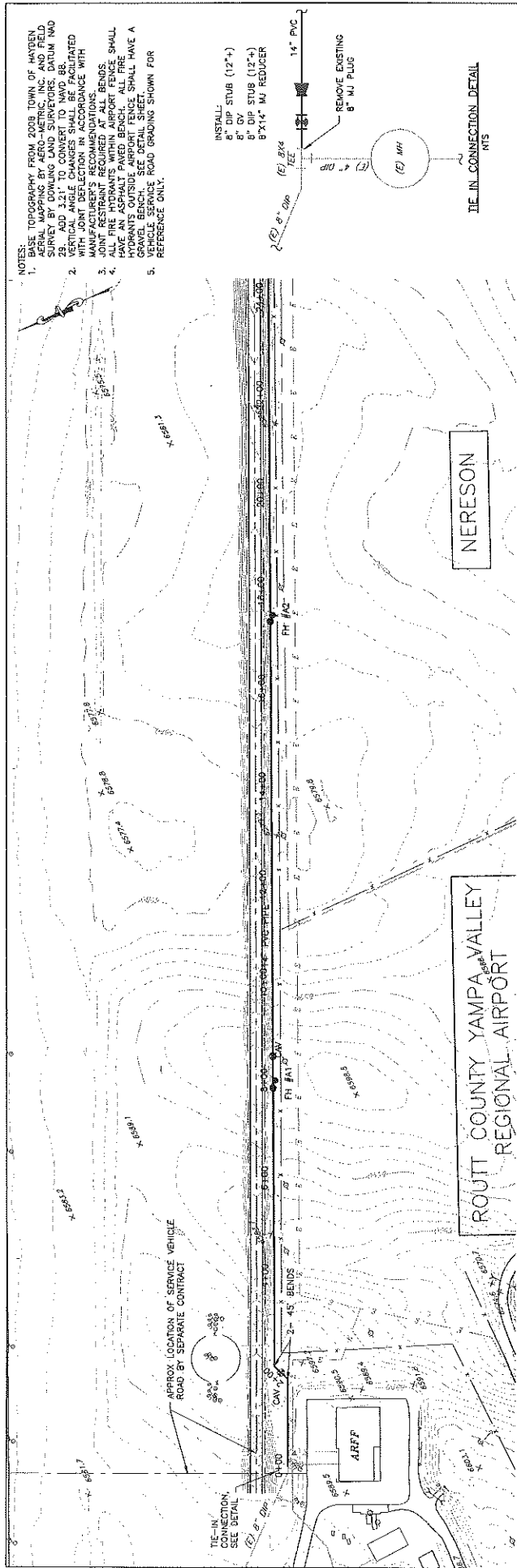
SHEET NO. C-203 PROJECT NO. 0556.103C

1. BASE TOPOGRAPHY FROM 2008 TOWN OF HAYDEN AERIAL MAPPING BY AERO-NETVETICS, INC. AND FIELD SURVEY BY DOWLING LAND SURVEYORS, DATUM NAD 83.
2. VERTICAL ANGLE CHANGES SHALL BE FACILITATED WITH JOINT DEFLECTION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. JOINT RESTRAINT REQUIRED AT ALL BENDS.
4. ALL FINE HYDRANTS WITHIN AIRPORT FENCE SHALL HAVE AN ASPHALT PAVED BENCH MARK. ALL FIRE HYDRANTS WITHIN AIRPORT FENCE SHALL HAVE A GRAVEL BENCH MARK.
5. SEE DETAIL SHEET.
6. VEHICLE SERVICE ROAD GRADING SHOWN FOR REFERENCE ONLY.

[illegible]

NOTES:

1. BASE TOPOGRAPHY FROM 2003 TOWN OF HAYDEN AERIAL MAPPING BY AERO-METRIC, INC. AND FIELD SURVEY BY CIVIL DESIGN CONSULTANTS, INC. NO ADJUSTMENTS TO BE MADE TO ANY OF THE DATA.
2. VERTICAL ANGLE CHANGES SHALL BE FACILITATED WITH JOINT DEFLECTION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. ALL FIRE HYDRANTS WITHIN AIRPORT FENCE SHALL HAVE AN ASPHALT PAVED BENCH. ALL FIRE HYDRANTS OUTSIDE AIRPORT FENCE SHALL HAVE A CONCRETE PAVED BENCH.
4. VEHICLE SERVICE ROAD GRADING SHOWN FOR REFERENCE ONLY.

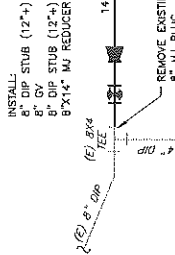


SCALE: 1" = 100' HORIZ
1" = 10' VERT

NERESON

ROUTT COUNTY YAMPA VALLEY
REGIONAL AIRPORT

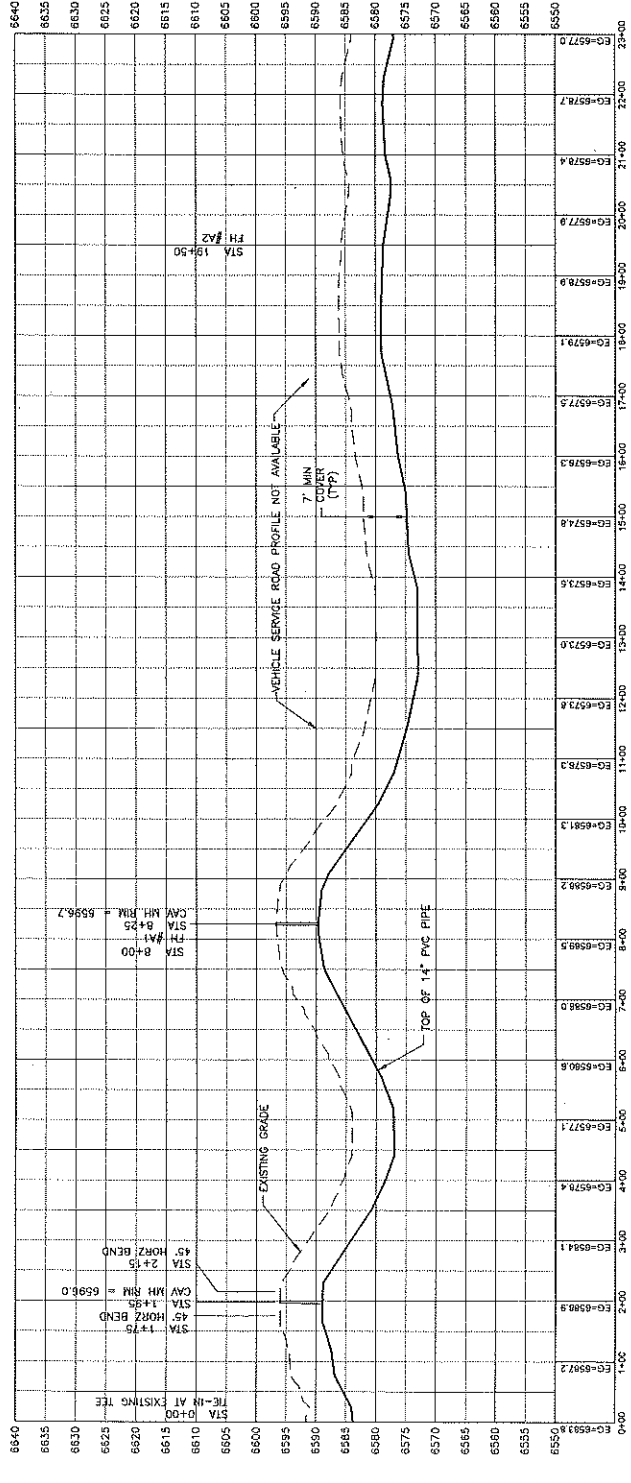
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NTS



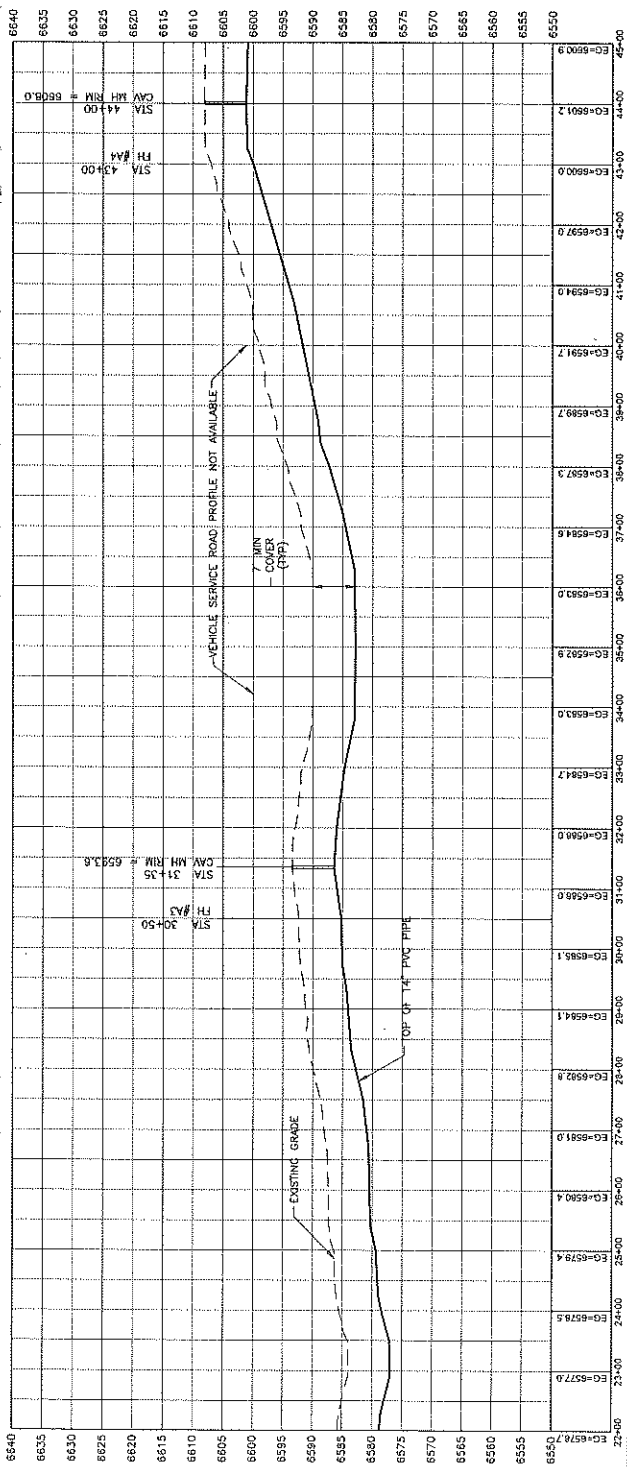
REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS

No.	Item	Date
1	As Shown	10/25/13
TOWN OF HAYDEN		
SENECA HILL TANK AND WATER		
SYSTEM IMPROVEMENTS		
ARFF WATERLINE		
PLAN AND PROFILE		
Civil Design Consultants, Inc.		
Engineers and Planners		
1000 North 1st Street, Suite 200		
Hayden, CO 80141		
PROJECT NO. C-205		
SHEET NO. 0258 OF 030		



1. AERIAL PHOTOGRAPHY FROM 2000 TOWNS OF HAVEN.
2. AERIAL MAPPING BY AERO-METRIC, INC. AND FIELD SURVEY BY DOWLING LAND SURVEYORS, DATUM NAD 83.
3. SURV. 49 3.21" TO CONVERT TO NAVD 88.
4. VERTICAL ANGLE CHANGES SHALL BE FACILITATED WITH JOINT DEFLECTION IN ACCORDANCE WITH
5. ALL FINE HYDRANTS REQUIRED AT ALL FENCES
6. ALL FIRE HYDRANTS WITHIN AIRPORT FENCE SHALL HAVE AN ASPHALT PAVED BENCH. ALL FIRE HYDRANTS OUTSIDE AIRPORT FENCE SHALL HAVE A CONCRETE PAVED BENCH.
7. ALL VEHICLE SERVICE ROAD GRADING SHOWN FOR REFERENCE ONLY.

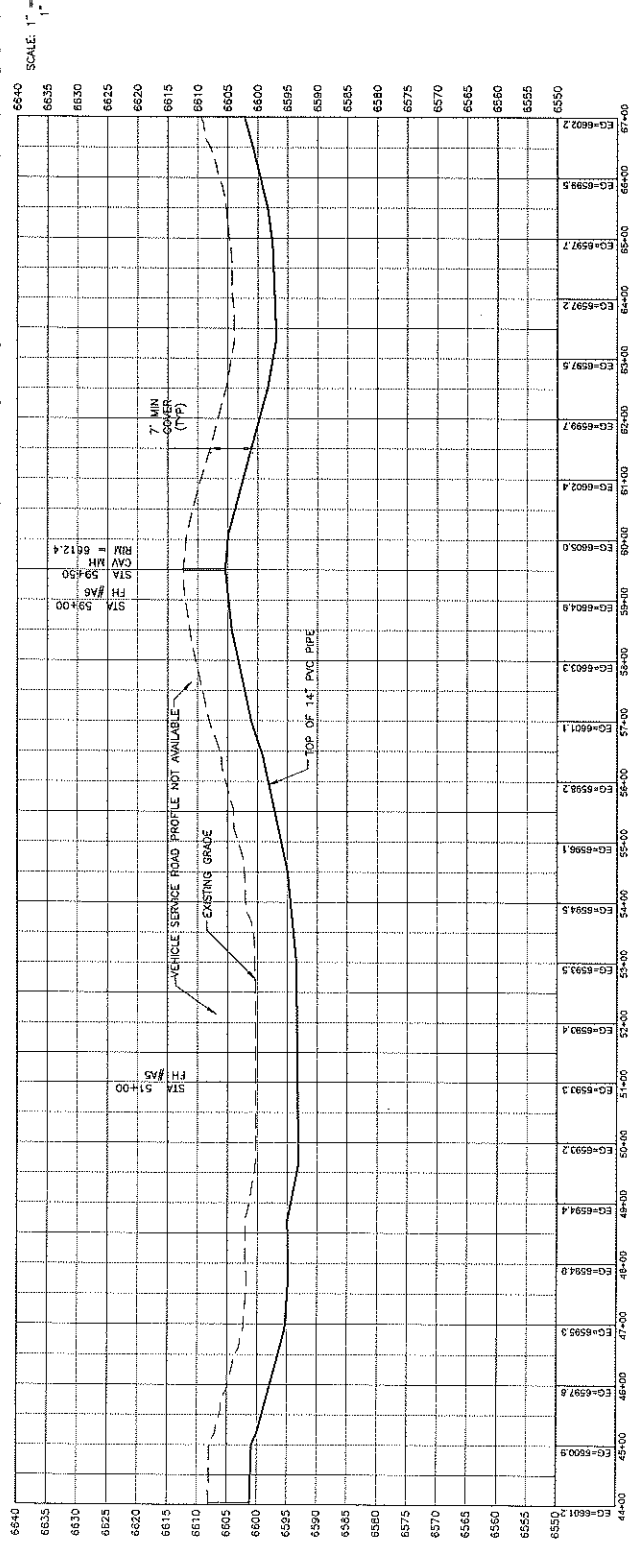
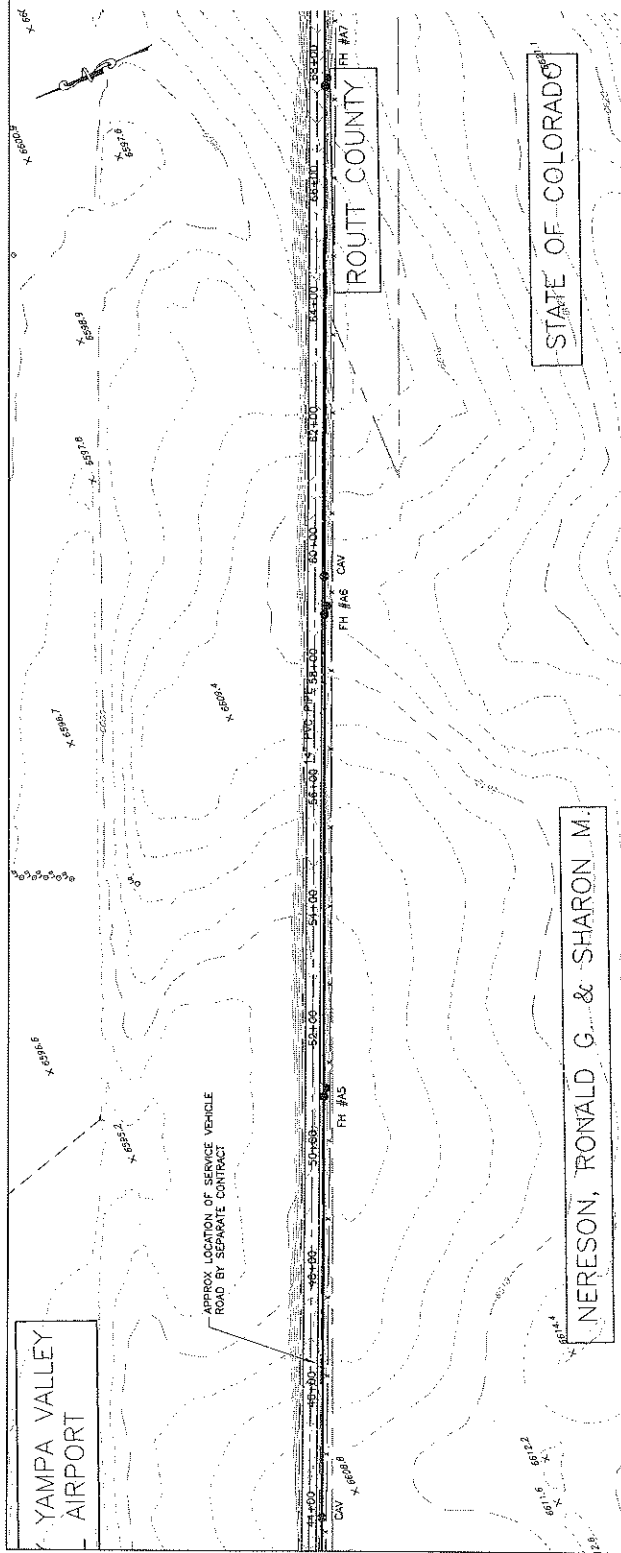


SCALE: 1" = 100' HORIZ
1" = 10' VERT

REVIEW SET
NOT FOR CONSTRUCTION

NO.	Item	Date
REVISIONS		
WORK SHEET FOR PROPOSAL		
Order: 10/25/13 Drawn: LM Designed: JWL Scale: As Noted		
Contract: CDR 28551 230424US AR 2872 TOWN OF HAYDEN SENECA HILL TANK AND WATER SYSTEM IMPROVEMENTS ARFF WATERLINE PLAN AND PROFILE		
Civil Design Consultants, Inc. Hygienics and Planners 10000 Highway 100, Suite 200 Broomfield, Colorado 80020 Phone: 303.440.3929 Fax: 303.440.3928 PROJECT NO. C-205 PROJECT NO. 0256.1036 SHEET NO. 0-205		

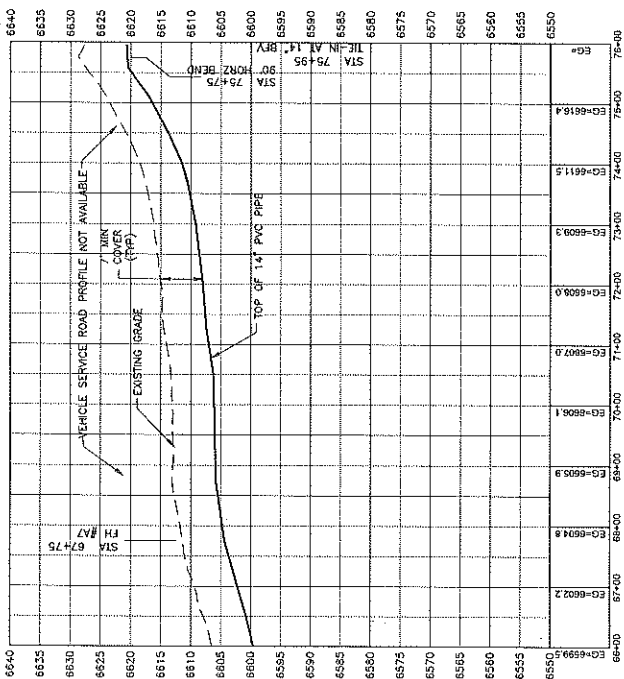
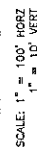
- NOTES:
1. BASE TOPOGRAPHY FROM 2008 TOWN OF HAYDEN AERIAL MAPPING BY AERO-METRIC, INC. AND FIELD SURVEY BY DOWLING LAND SURVEYORS, DAYTON, OH.
 2. ALL VERTICAL CURVE DATA SHALL BE FACIATED WITH JOINT DEFLECTION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 3. ALL RESTRAINED JOINTED ASPHALT PAVEMENT BEGINS AT THE END OF THE LAST VERTICAL CURVE.
 4. ALL RESTRAINED JOINTED ASPHALT PAVEMENT SHALL HAVE AN ASPHALT PAVED BEACH. ALL PRE-HYDRANTS OUTSIDE AIRPORT FENCE SHALL HAVE A 30" DRAINAGE DITCH.
 5. VEHICLE SERVICE ROAD GRADING SHOWN FOR REFERENCE ONLY.



REVIEW SET
NOT FOR CONSTRUCTION

No.	Item	Date
1	REVISIONS	
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1. THE AERIAL PHOTOGRAPHY FROM 2008 TOWN OF HAVEN AERIAL MAPPING BY AERO-METRIC, INC. AND FIELD SURVEY BY DOWLING LAND SURVEYORS, DATUM NAD 83, ADD 3.21" TO CONVERT TO NAVD 88.
2. VERTICAL ANGLE CHANGES SHALL BE FACILITATED WITH JOINT DEFLECTION IN ACCORDANCE WITH
3. JOINT RESTRAINT REQUIRED AT ALL MANHOLES, BENDS, ALL FIRE HYDRANTS WITHIN AIRPORT FENCE SHALL HAVE AN ASPHALT PAVED BENCH, ALL FIRE HYDRANTS OUTSIDE AIRPORT FENCE SHALL HAVE A CONCRETE PAVED BENCH DETAIL SHEET.
4. VEHICLE SERVICE ROAD GRADING SHOWN FOR REFERENCE ONLY.



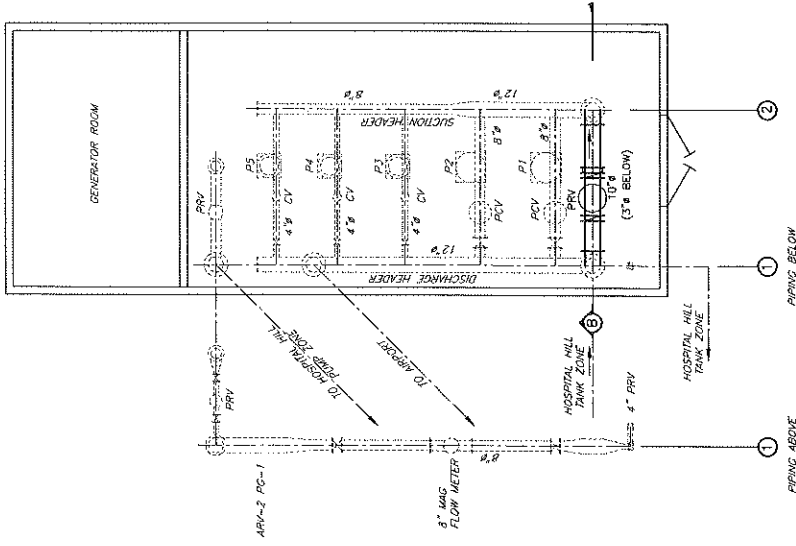
REVIEW SET
NOT FOR CONSTRUCTION

[illegible]

1103562 10356 Major=VBA Item=VBA\Central Grouping\5-011114 96 1103562 10356 10/21/2015 10:44:49 AM

FLOW RANGE

10" PRV 200 gpm - 4500 gpm
 3" PRV 15 gpm - 250 gpm



EXISTING HOSPITAL HILL PUMP STATION - PLAN

SCALE: 1" = 4' (24x36 DRAWING)
 SCALE: 1" = 8' (11x17 DRAWING)

LEGEND

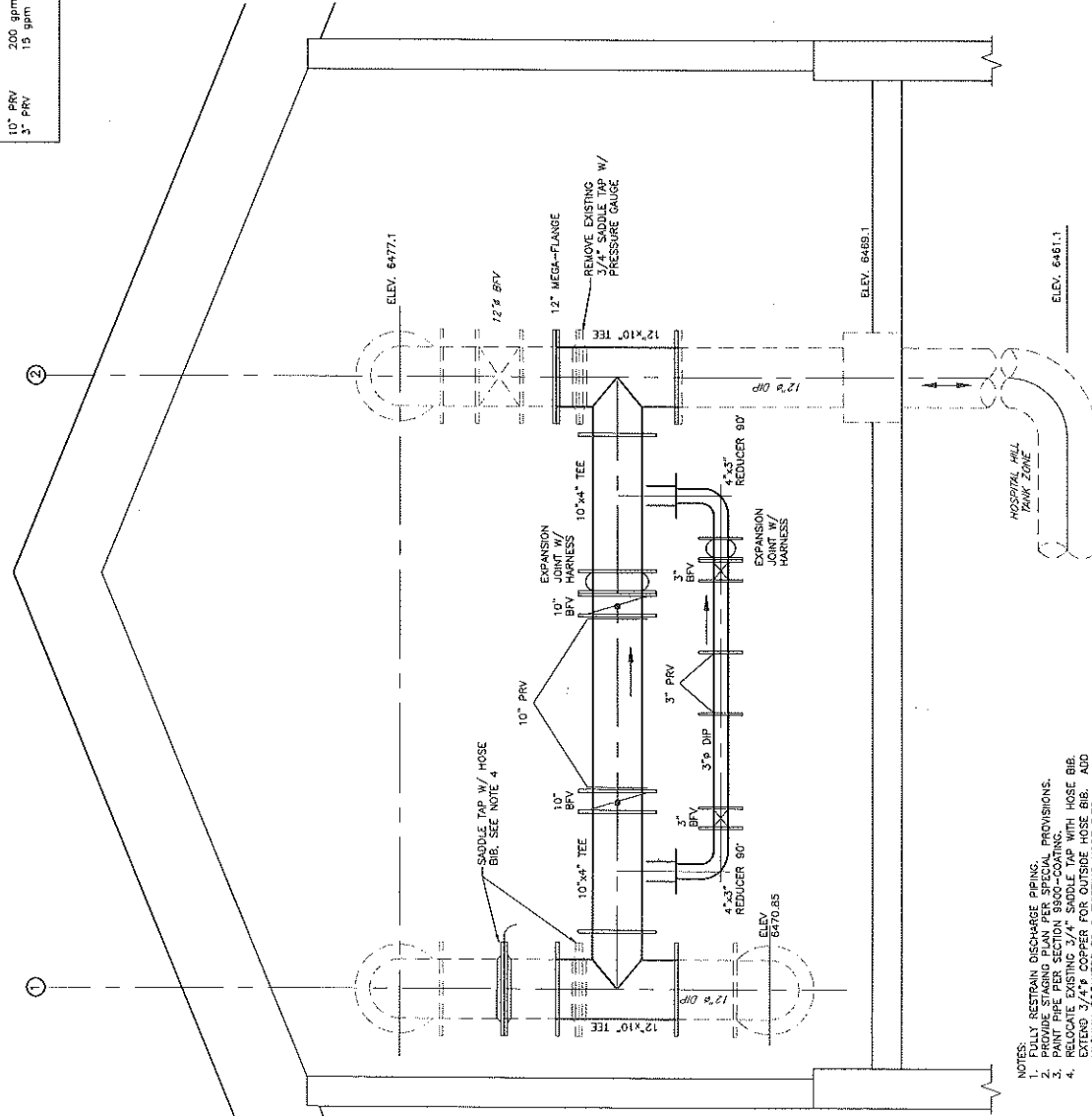
--- EXISTING PIPING
 --- PROPOSED PIPING

REVIEW SET NOT FOR CONSTRUCTION

REVISIONS

No.	Rev.	Date

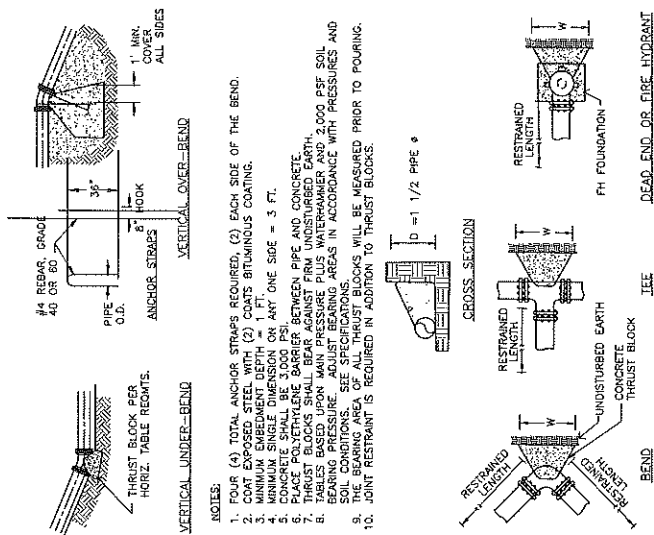
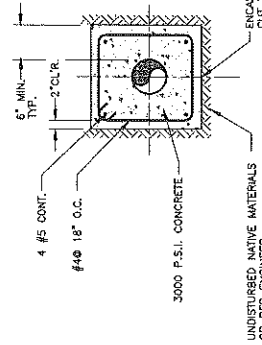
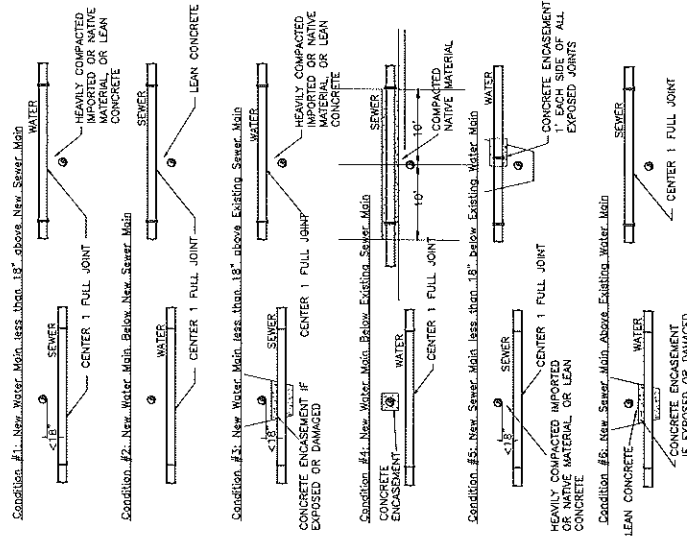
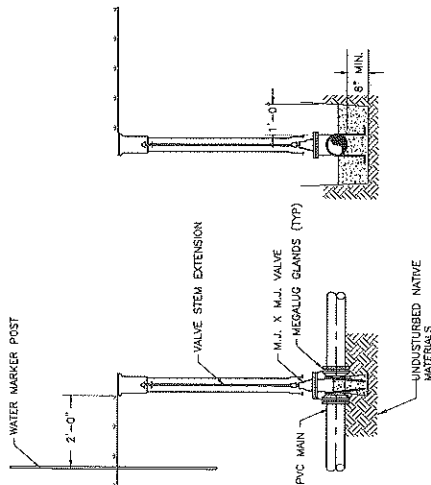
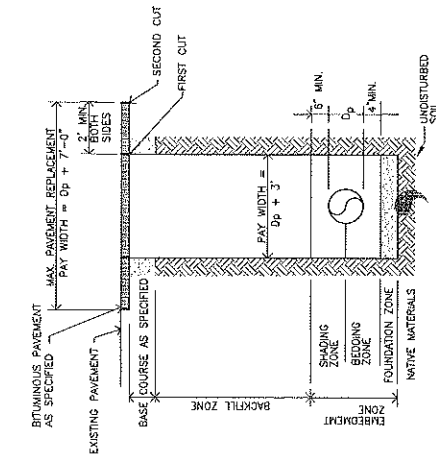
Date: 10/25/13	Drawn: LM	Checked: RH	Scale: As noted
TOWN OF HAYDEN SENECA HILL TANK AND WATER SYSTEM IMPROVEMENTS HOSPITAL HILL PUMP STATION IMPROVEMENTS Civil Design Consultants, Inc. Engineers and Planners 1000 West 10th Street Suite 100 Hayden, CO 80735 303.654.1234 www.civil-design.com			
SHEET NO. C-503 PROJECT NO. 2556-1035			



SECTION B-B

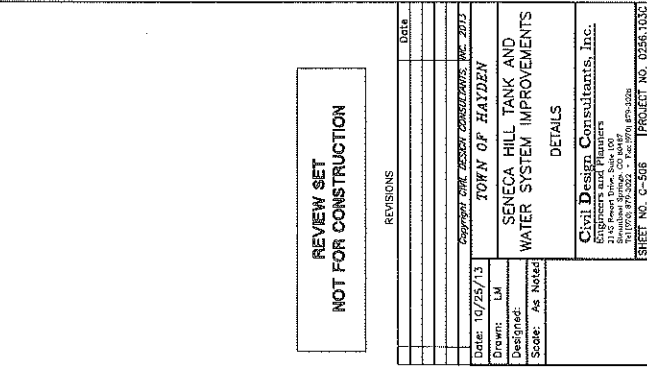
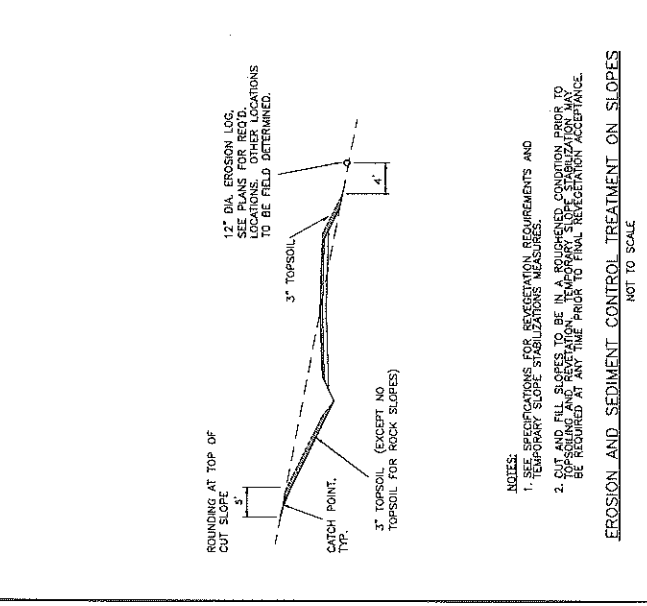
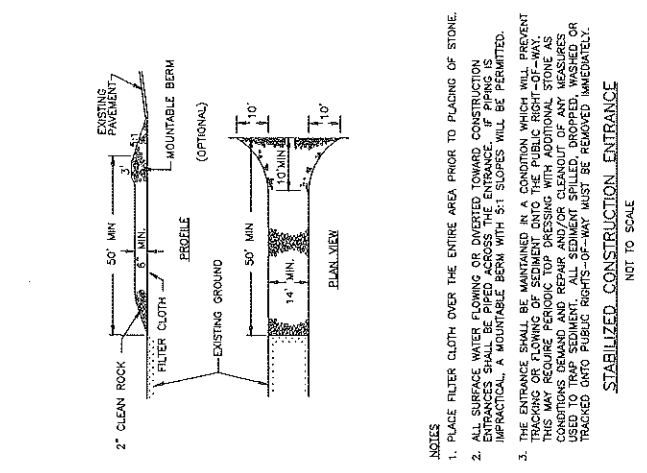
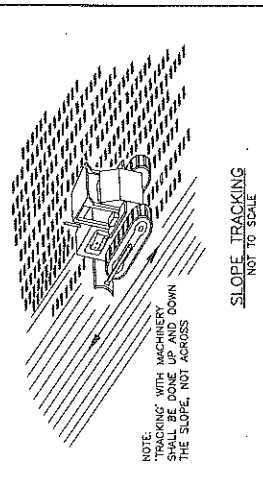
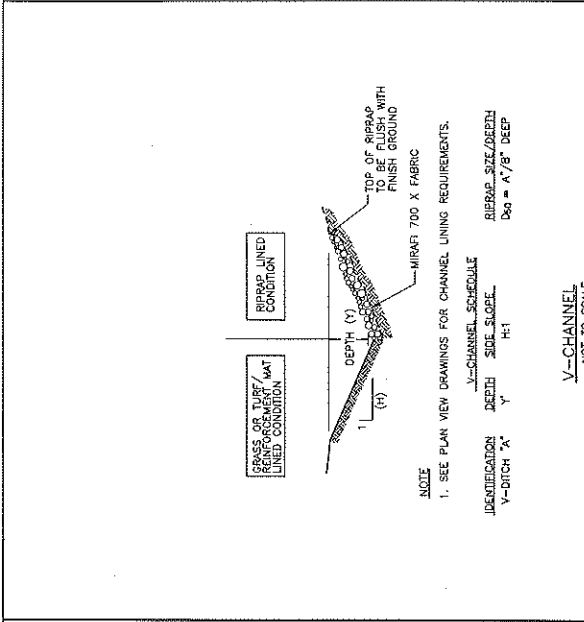
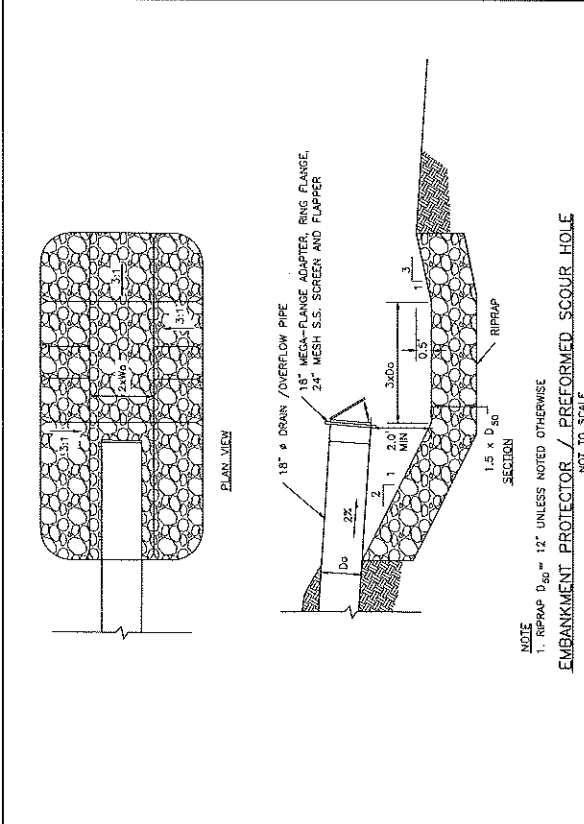
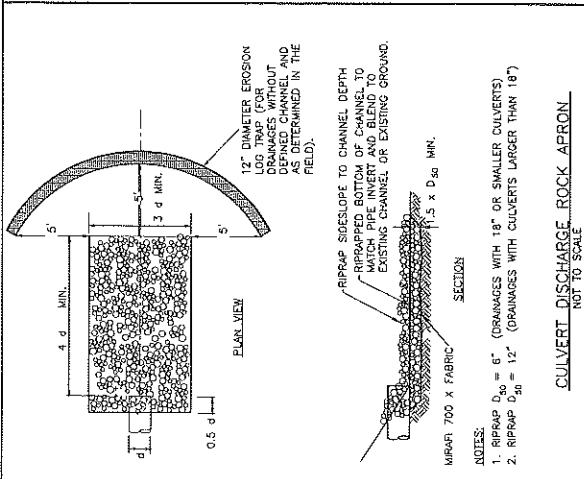
SCALE: 1" = 2' (24x36 DRAWING)
 SCALE: 1" = 4' (11x17 DRAWING)

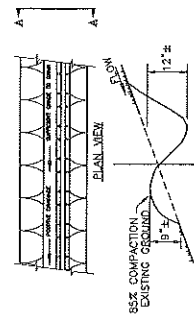
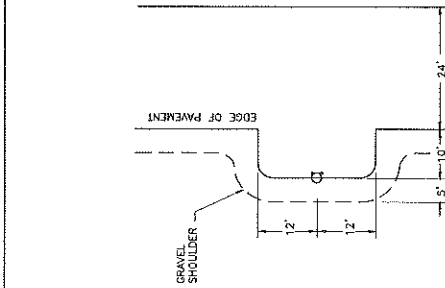
- NOTES:
1. FULLY RESTRAIN DISCHARGE PIPING.
 2. PROVIDE STAGING PLAN PER SPECIAL PROVISIONS.
 3. PAINT PIPE PER SECTION 9800-COATING.
 4. RELOCATE EXISTING 3/4" SADDLE TAP WITH HOSE BIB. FOR DISCHARGE PIPING. ADD VACUUM BREAKERS TO 2 EXISTING HOSE BIBS.



**REVIEW SET
NOT FOR CONSTRUCTION**

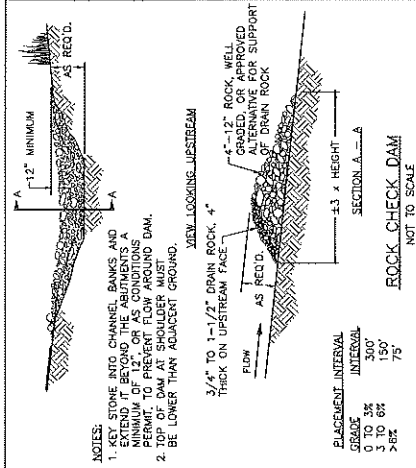
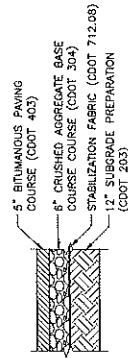
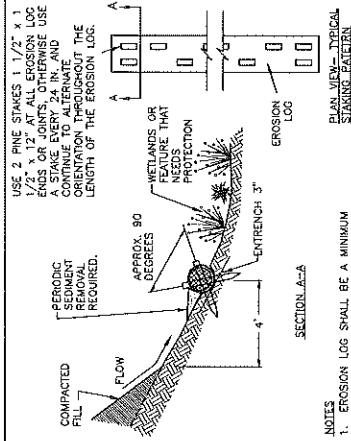
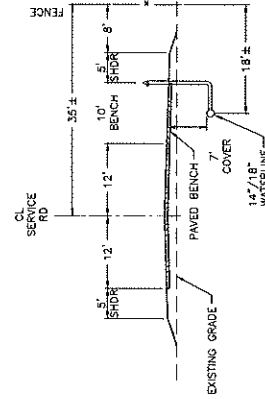
[illegible]





NOTES:

1. WATER BARS SHALL HAVE UNINTERRUPTED POSITIVE GRADE (APPROX. 5--10%) TO AN OUTLET IN AN UNDISTURBED AREA BEYOND THE EDGE OF THE TRENCH.
2. VEGETATION OF THE AREA DISTURBED BY THE DIKE AND SWALE SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS FOR SEED AND MULCH. DO NOT MULCH INVERT OF SWALE.



**PRELIMINARY PLANS
NOT FOR CONSTRUCTION
PROGRESS SET**

REVIEWS	Date
Copyright © 1998 CONCEPTS, INC. 2010	
Date: 8/25/13	TOWN OF HAYDEN
Drawn: UM	SENECA HILL TANK AND
Designed:	WATER SYSTEM IMPROVEMENTS
Scale: As Noted	DETAILS
Civil Design Consultants, Inc. 10000 Highway 100 Suite 200 2145 Forest Drive, Suite 100 Springfield, MA 01104 Telephone: 413-264-0400 Fax: 413-264-0401 E-mail: info@cdcvt.com Website: www.cdcvt.com SHEET NO. C-507 PROJECT NO. 0256-1036	

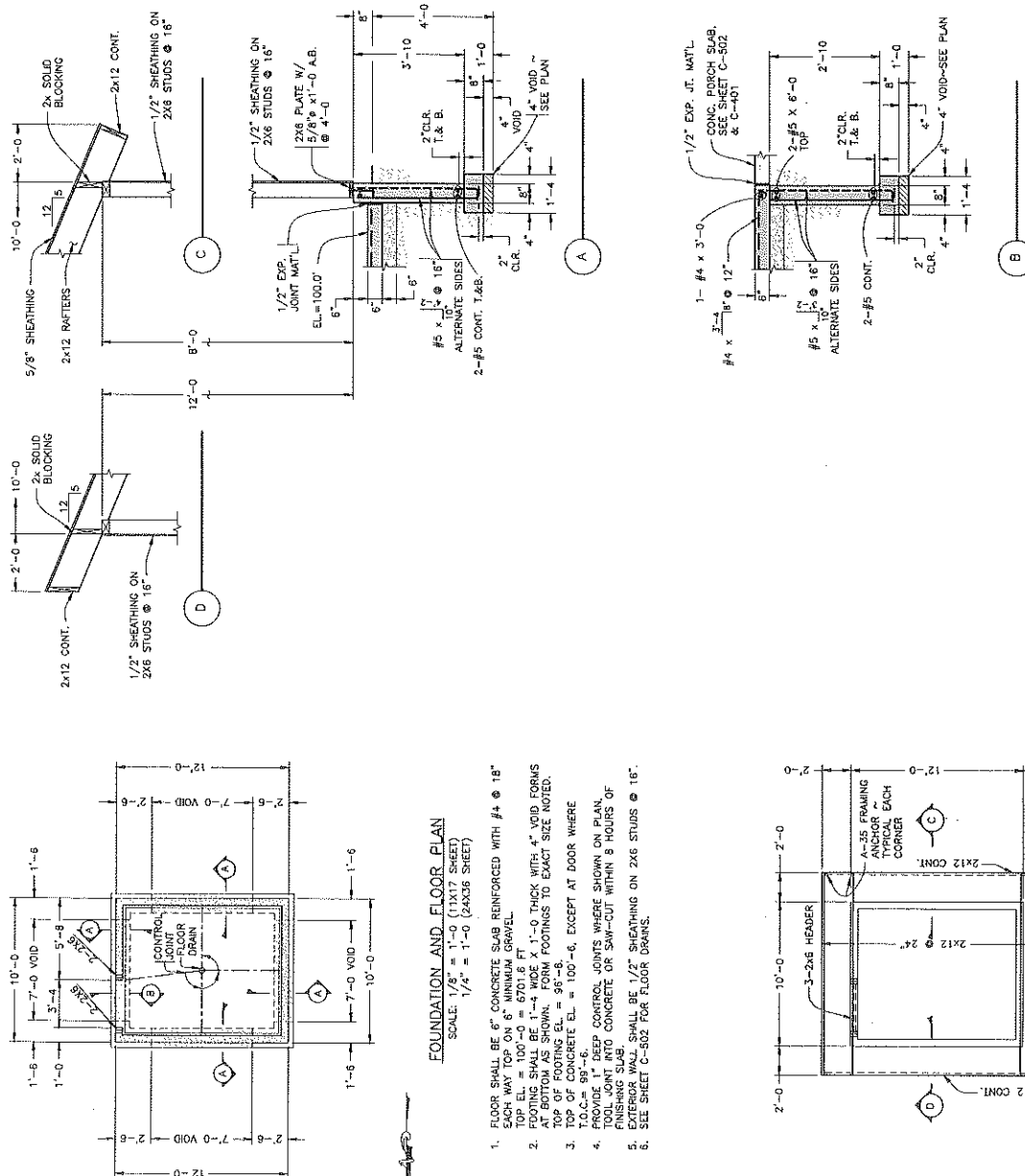
1. LIVE LOADS USED IN DESIGN:..... 50 PSF
A. MINIMUM..... 1.8 C. MPH - EXPOSURE B.
B. WIND.....

2. FOUNDATIONS:.....

A. SOIL DATA WAS TAKEN FROM RECOMMENDATIONS SET FORTH IN THE REPORT ON JOB NO. 09-8354 BY NORTHWEST COLORADO CONSULTANTS DATED JUNE 12, 2009.
B. TOTAL LOAD BEARING PRESSURE USED IN DESIGN..... 3000 PSF.
C. MINIMUM DEAD LOAD BEARING PRESSURE MAINTAINED IN DESIGN..... 1000 PSF.

1. LIVE LOADS USED IN DESIGN: 50 PSF.
2. A. ROOF..... I.B.C. 90 MPH + EXPOSURE B.
3. B. WIND..... I.B.C. 90 MPH + EXPOSURE B.
4. FOUNDATION.....
5. A. SOIL DATA WAS TAKEN FROM RECOMMENDATIONS SET FORTH IN THE REPORT ON JOB NO. 89-8354 BY NORTHWEST COLORADO CONSULTANTS DATED JUNE 12, 2009.
6. B. TOTAL LOAD BEARING CAPACITY USED IN DESIGN..... 3000 PSF.
7. C. TOTAL DEAD LOAD BEARING PRESSURE MAINTAINED IN DESIGN..... 1000 PSF.
8. CONCRETE DEAD LOAD BEARING PRESSURE MAINTAINED IN DESIGN..... 1000 PSF.
9. A. ALL CONCRETE SHALL BE MADE WITH A MINIMUM OF 600 POUNDS OF CEMENTITIOUS MATERIAL PER CUBIC YARD, AND SHALL DEVELOP 4500 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
10. B. ALL CONCRETE SHALL BE MADE WITH A MINIMUM OF 10% AIR ENTRAINMENT.
11. C. ALL CONCRETE SHALL NOT BE PLACED ON FROZEN, MUDDY, OR SATURATED SOIL AND SHALL BE PROTECTED FROM FREEZING FOR 7 DAYS.
12. D. WORK SHALL BE MADE WITH VERTICAL BULLRINGS, KEYS, AND DOG EELS, UNLESS OTHERWISE SHOWN. CONSTRUCTION JOINTS SHALL BE, AS DETAILER, OR AS APPROVED BY THE ENGINEER.
13. E. ANCHOR BOLTS FOR SILL PLATES SHALL EXTEND THE DISTANCE REQUIRED TO BOLT WOOD ANCHORS INTO STEEL.
14. REINFORCING STEEL: 1. ALL REINFORCING BARS SHALL BE ASTM A615-GR 60.
15. A. ALL REINFORCING BARS SHALL BE ASTM A615-GR 60.
16. B. CONCRETE PROTECTION FOR REINFORCEMENT (UNLESS OTHERWISE NOTED):
17. 1. CONCRETE POURED AGAINST EARTH..... 3"
18. 2. EXPOSED SURFACES OF SLABS & EXPOSED TO WEATHER OR EARTH..... 1 1/2".
19. 3. EXPOSED SURFACES OF SLABS..... 1 1/2".
20. C. LAP SPICES SHALL BE A MINIMUM OF 35 BAR DIAMETERS. WIRE BARS SECURELY TOGETHER AT SPICES AND INTERSECTIONS, NO WELDING TO REINFORCING BARS WILL BE PERMITTED.
21. D. PROVIDE CORNER BARS, BRIDGES, AND SPACING AS HORIZONTAL BARS.
22. E. PROVIDE CORNER BARS, BRIDGES, AND SPACING AS HORIZONTAL BARS.
23. F. PROVIDE CORNER BARS, BRIDGES, AND SPACING AS HORIZONTAL BARS.
24. G. PROVIDE CORNER BARS, BRIDGES, AND SPACING AS HORIZONTAL BARS.
25. F. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
26. G. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
27. H. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
28. I. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
29. J. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
30. K. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
31. L. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
32. M. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
33. N. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
34. O. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
35. P. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
36. Q. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
37. R. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
38. S. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
39. T. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
40. U. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
41. V. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
42. W. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
43. X. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
44. Y. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
45. Z. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
46. AA. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
47. AB. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
48. AC. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
49. AD. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
50. AE. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
51. AF. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
52. AG. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
53. AH. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
54. AI. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
55. AJ. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
56. AK. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
57. AL. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
58. AM. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
59. AN. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
60. AO. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
61. AP. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
62. AQ. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
63. AR. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
64. AS. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
65. AT. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
66. AU. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
67. AV. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
68. AW. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
69. AX. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
70. AY. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
71. AZ. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
72. BA. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
73. BB. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
74. BC. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
75. BD. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
76. BE. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
77. BF. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
78. BG. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
79. BH. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
80. BI. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
81. BJ. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
82. BK. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
83. BL. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
84. BM. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
85. BN. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
86. BO. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
87. BP. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
88. BQ. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
89. BR. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
90. BS. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
91. BT. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
92. BU. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
93. BV. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
94. BW. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
95. BX. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
96. BY. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL, AND ACI BUILDING CODE REQUIREMENTS.
97. BZ. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL,

BUILDING SECTIONS
SCALE: 1/4" = 1'-0" (11X17 SHEET)
1/2" = 1'-0" (24X36 SHEET)



SCALE: 1/8" = 1'-0" (11X17 SHEET)
1/4" = 1'-0" (24X36 SHEET)

- ROOF SHALL BE 5/8" SHEATHING (40/20 RATING) ON 2X12 RAFTERS @ 24" O.C.

[illegible]

LYKEN and KRAMER
Consulting Structural Engineers
143 Fourth Street, P.O. Box 774229
Zionsville 46088, Colorado 80477
Phone: 370-879-2318

L & K JOB NO. 13-20

REF ID: A66103

4

ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT ("Agreement") is made this 28th day of March, 2014, by and between ROUTT COUNTY, COLORADO, a body corporate and politic ("Grantor"), whose address is 522 Lincoln Avenue, P.O. Box 773598, Steamboat Springs, Colorado 80477, and SAGE CREEK HOLDINGS, LLC, a Delaware limited liability company ("Grantee"), whose address is 701 Market Street, Suite 801, St. Louis, Missouri 63101-1826.

EXPLANATORY STATEMENT

The parties are entering into this Agreement simultaneously with the closing of the sale by Grantee to Grantor of certain real property in Routt County, Colorado more fully described on Exhibit A, which property is referred to in this Agreement as "Grantor's Property." Grantee owns additional real property in Sections 17, 18, 19 and 20, Township 6 North, Range 87 West of the 6th Principal Meridian, Routt County, Colorado currently identified by the Routt County Assessor as Account No. R6357363, Parcel No. 939191001 (Grantee's Property). Grantee's Property is located adjacent to and in the vicinity of Grantor's Property. The intended use of Grantor's Property is as a site for an approximately 500,000-gallon water storage tank that will become part of the public water system for the Town of Hayden. The water storage tank will be located in that part of the Grantor's Property located in Lot 1 (NW1/4NW1/4) of Section 19, T6N, R87W, 6th P.M. In connection with the sale of Grantor's Property by Grantee to Grantor, Grantor has agreed to grant to Grantee a non-exclusive easement across Grantor's Property for access to Grantee's Property from Routt County Road No. 51, as provided in this Agreement.

IN CONSIDERATION of the foregoing explanatory statement, the purchase and sale of Grantor's Property and the promises and covenants set forth herein, the parties agree as follows:

1. Establishment of Easement. Grantor hereby sells and conveys to Grantee, for the benefit of Grantee's Property and each portion thereof, a perpetual, non-exclusive easement, on the terms and conditions set forth in this Agreement (the "Easement"), across Grantor's Property for access between (to and from) Routt County Road No. 51 and Grantee's Property. The parties acknowledge that in connection with the construction of the water storage tank on Grantor's Property, Grantor or its successors in title intend to construct an access roadway from Routt County Road No. 51 to the tank site in the approximate location shown on Exhibit B or in such other location as Grantor or its successors shall determine (the "Access Roadway"). Grantee shall have no obligation to contribute to the cost of construction or maintenance of the Access Roadway. After the Access Roadway is constructed, Grantee may, at its sole expense, construct and maintain one roadway not wider than twenty-four (24) feet from the Access Roadway to Grantee's Property ("Grantee's Connection"). In the event the Access Roadway is constructed generally as shown on Exhibit B, Grantee's Connection shall be generally located at one of the locations labeled "Easement Option" on Exhibit B. Notwithstanding anything in the foregoing, Grantee shall not be entitled to use any portion of the Access Roadway located within, and Grantee's Connection shall not be located within, the portion of Grantor's Property located in Lot 1 (NW1/4NW1/4) of Section 19. Further, notwithstanding anything in the foregoing, as long as the Access Roadway exists and is suitable for access, the Easement shall be limited to the Access Roadway and Grantee's Connection.

APPROVED AS TO FORM
ROUTT COUNTY ATTORNEY'S OFFICE
By: [Signature] Date: 3/25/2014

Grantor reserves for itself, its successors and assigns and others, the right to use the Grantor's Property for any purposes not inconsistent with the Easement.

2. Use of the Easement. The Easement may be used solely for the purpose of access between Grantee's Property and Routt County Road No. 51. Nothing in this Agreement obligates Grantor or its successors to construct or maintain any road or other improvements within the Easement Area for the benefit of Grantee.

3. Assumption of Risk. Grantee assumes all risks of accident, bodily injury, death, property damage or other damage to persons or property associated with use of the Easement by Grantee, its agents, contractors and invitees.

4. General Provisions.

(a) Waivers. No provision of this Agreement may be waived except by an instrument in writing signed by the party to be charged with the waiver. No waiver shall be a continuing waiver unless expressly so stated in the instrument of waiver. The failure to enforce any provision of this Agreement shall not constitute a waiver of or impair the effectiveness of this Agreement.

(b) Successors. The Easement shall run with the land and shall bind and benefit the heirs, devisees, assigns and other successors of Grantor and Grantee.

(c) Amendment. This Agreement may be amended and/or terminated with the consent of the owners of Grantor's Property at the time the amendment is to be effective. Any amendment or termination shall be effective upon recording in the real property records of Routt County written instruments (which may be executed in counterparts) setting forth the amendment executed by the parties indicated above.

(d) Headings and Exhibits. The captions and headings used in this Agreement are intended solely for convenience of reference, and shall not be considered in construing any of the provisions of this Agreement. All of the Exhibits attached hereto are incorporated into this Agreement by reference.

(e) Gender and Number. In this Agreement, the singular number shall include the plural, the plural the singular, and use of any gender shall include all other genders, as appropriate.

(f) Governing Law. This Agreement shall be governed by and construed under the laws of the state of Colorado, without regard to conflict of laws principles. Exclusive venue for any litigation regarding this Agreement shall be in Routt County, Colorado.

(g) Owners' Addresses. The address of each of the parties for purposes of this Agreement shall be as set forth in the initial paragraph of this Agreement. Any successor in title to the original parties to this Agreement shall give each other party notice of its address for purposes of this Agreement in the manner specified below. Any party may change its address for purposes of

this Agreement by giving notice to the other parties at the addresses specified pursuant to this Section. In the event any party shall not specify its address for purposes of this Agreement, the address of such party reflected on the property tax records of the Routt County, Colorado assessor shall be used for purposes of this Agreement. Notices shall be deemed received the earlier of actual receipt or five (5) business days after deposit in United States mail, postage prepaid and addressed as indicated above.

(h) Counterparts. This Agreement may be executed and recorded in counterparts or with counterpart signature pages, all of which together shall constitute the same, single agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

GRANTEE:

SAGE CREEK HOLDINGS, LLC, a
Delaware limited liability company

By T. L. Bethel
Terry L. Bethel, President

GRANTOR:

ROUTT COUNTY, COLORADO, a
body corporate and politic

By _____
Timothy V. Corrigan, Chair
Routt County Board of County Commissioners

STATE OF MISSOURI)
CITY) ss.
COUNTY OF ST. LOUIS)

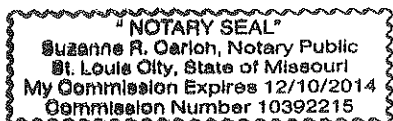
The foregoing instrument was acknowledged before me this 8th day of APRIL, 2014, by Terry L. Bethel as President of Sage Creek Holdings, LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires: 12/10/2014

{SEAL}

Suzanne R. Carloh
Notary Public



this Agreement by giving notice to the other parties at the addresses specified pursuant to this Section. In the event any party shall not specify its address for purposes of this Agreement, the address of such party reflected on the property tax records of the Routt County, Colorado assessor shall be used for purposes of this Agreement. Notices shall be deemed received the earlier of actual receipt or five (5) business days after deposit in United States mail, postage prepaid and addressed as indicated above.

(h) Counterparts. This Agreement may be executed and recorded in counterparts or with counterpart signature pages, all of which together shall constitute the same, single agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

GRANTEE:

SAGE CREEK HOLDINGS, LLC, a
Delaware limited liability company

By _____
Terry L. Bethel, President

GRANTOR:

ROUTT COUNTY, COLORADO, a
body corporate and politic

By _____
Timothy V. Corrigan, Chair
Routt County Board of County Commissioners

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by Terry L. Bethel as President of Sage Creek Holdings, LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires: _____

{SEAL}

Notary Public

STATE OF COLORADO)
COUNTY OF ROUTT) ss.

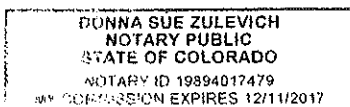
The foregoing instrument was acknowledged before me this 25th day of March,
2014, by Timothy V. Corrigan, Chair of Routt County Board of County Commissioners.

Witness my hand and official seal.

My commission expires: 12/11/2017

{Seal}

Donna Sue Zulevich
Notary Public



**EXHIBIT A
TO
ACCESS EASEMENT AGREEMENT**

Grantor' Property

A tract of land located in portions of Lot 4 (SW1/4 SW1/4) of Section 18 and in portions of Lot 1 (NW1/4 NW1/4) of Section 19, all T6N R87W, 6th P.M., Routt County, Colorado, being more particularly described as follows:

BEGINNING at a point on the South line of said Lot 4, Section 18, from which the Southwest Corner of Section 18 bears N 88°22'22" W a distance of 380.60 feet; thence N 00°00'00" E (North) a distance of 21.75 feet; thence N 65°12'25" E a distance of 105.28 feet; thence N 0°00'00" E (North) a distance of 304.97 feet, to a point on the presumed Easterly Right-of-Way of Routt County Road No. 51; thence Northerly along said Right-of-Way the following described courses:

N 28°36'38" E a distance of 74.40 feet;

N 23°10'31" E a distance of 192.47 feet, to a point on the Easterly line of that County Road Easement as described in Book 670 at Page 1418, records of Routt County; thence N 23°58'06" E along said Easterly line a distance of 182.35 feet; thence continuing along said Easterly line, 40.82 feet along the arc of a curve to the right of Central Angle 07°18'34" and of Radius 320.00 feet, the chord of which bears N 27°37'24" E for 40.80 feet, to a point on the Southwest Boundary of that tract of land as described in Book 670 at Page 1416, records of Routt County (Routt County, Yampa Valley Regional Airport); thence S 65°18'17" E along said Southwest Boundary a distance of 408.09 feet; thence leaving said Boundary, S 05°43'55" W a distance of 579.29 feet; thence S 77°38'08" W a distance of 357.28 feet, to a point on the North line of said Lot 1, Section 19, from which the Northeast Corner thereof bears S 88°22'22" E a distance of 590.01 feet; thence S 77°38'08" W a distance of 24.42 feet, thence S 00°00'00" E (South) a distance of 265.52 feet; thence N 90°00'00" W (West) a distance of 240.00 feet; thence N 00°00'00" E (North) a distance of 278.25 feet, to the POINT OF BEGINNING, containing 9.91 acres, more or less.

Subject to the traverse and Right-of-Way of Routt County Road No. 51 and any restrictions or encumbrances of record.

Bearings Based on the Town of Hayden Horizontal Datum.

Now known as Parcel A, Seneca Hill Water
Storage Tank Subdivision Exemption.

Legal Description prepared by:
Gordon R. Dowling
Dowling Land Surveyors, LLC
PLS #30090
P.O. Box 954
Hayden, CO 81639
970/276-3613
dowling@plotz.biz

**EXHIBIT B
TO
ACCESS EASEMENT AGREEMENT**

Access Roadway Map

[See attached]

