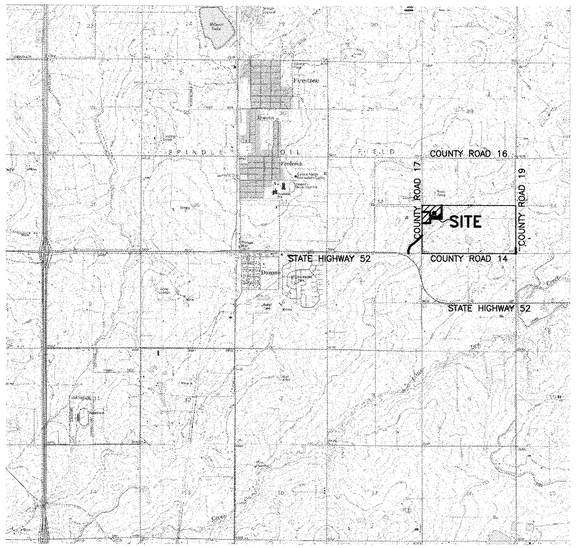
047

3525047 12/20/2007 03:28P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT REPLAT A

BEING A RESUBDIVISION OF JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT LOT 1 & LOT 3
A PART OF THE SOUTHWEST QUARTER OF SECTION 33
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 1

VICINITY MAP



N

GRAPHIC SCALE

4000 0 2000 4000 8000 16000

(IN FEET)
1 inch = 4000ft.

NOTES:

1) THE SURVEY ON WHICH THIS SUBDIVISION PLAT IS BASED DOES NOT CONSTITUTE A TITLE SEARCH OF PUBLIC OR PRIVATE RECORDS BY DAVID EVANS AND ASSOCIATES, INC. FOR THE DISCOVERY OR DETERMINATION OF TITLE, OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER ENCUMBRANCES, DAVID EVANS AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT NO'S S0205748 DATED MARCH 5, 2007 AT 8:00 A.M. AND S0205750 DATED MARCH 5, 2007 AT 8:00 A.M. PREPARED BY SECURITY TITLE GUARANTY COMPANY, INC.

2) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6th PM BEARING NORTH 89°51'36" EAST FROM A FOUND 2" ALUMINUM CAP STAMPED "ALPHA ENGRG 1995" AT THE WEST QUARTER CORNER 5244.77 FEET TO A FOUND 2.5" ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 12330" AT THE EAST QUARTER CORNER OF SAID SECTION 33.

3) THE SUBJECT PARCEL LIES WITHIN ZONE C, "AREAS OF MINIMAL FLOODING" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP PANEL NO.'S 080266-0863 C AND 0864 C, DATED SEPTEMBER 28, 1982.

4) A TEN FOOT NON EXCLUSIVE UTILITY EASEMENT IS BEING CREATED BY THIS PLAT FOR THE USE OF UNITED POWER ALONG THE LOT LINES AS SHOWN HEREON.

5) LOT 3A WILL BE DEDICATED TO THE TOWN OF FREDERICK FOR PUBLIC PURPOSES.

6) THE USE AND DEVELOPMENT OF LOT 1A IS SUBJECT TO THE TERMS OF THE APPROVED SITE PLAN FOR LOT 1A, JOHNSON FARMS/SPINDLE HILL ENERGY SUBDIVISION.

7) THE FOLLOWING AGREEMENTS AFFECT THE SUBJECT PROPERTY.

SURFACE USE AGREEMENT, KERR-MCGEE OIL AND GAS ONSHORE LP, RECORDED 08/02/06 AT RECEPTION NO. 3408531 IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER.

RELOCATION AGREEMENT, K.P. KAUFFMAN COMPANY, INC, RECORDED 08/02/06 AT RECEPTION NO. 3408530 IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER.

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT SPINDLE HILL ENERGY, LLC BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE SUBDIVIDED UNDER THE NAME OF JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT REPLAT A, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY, EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON, ITS HEIRS, SUCCESSORS AND ASSIGNS.

LOT 1 AND LOT 3
JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT,
COUNTY OF WELD,
STATE OF COLORADO.

IN WITNESS WHEROF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 17th DAY OF July A.D., 2007

SPINDLE HILL ENERGY, LLC

STATE OF ILLINOIS)
SS
COUNTY OF COOK)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Bryan Schneler THIS 17 DAY OF July 2007

WITNESS MY HAND AND SEAL Carla Hannon

MY COMMISION EXPIRES Dec. 19, 2010

OFFICIAL SEAL
CARLA HANNON
Notary Public - State of Illinois
My Commission Expires Dec 19, 2010

NOTARY PUBLIC

ROYAL BANK OF SCOTLAND, PLC

STATE OF NEW YORK)
SS
COUNTY OF NEW YORK)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Simon Mockford THIS 25 DAY OF July 2007

WITNESS MY HAND AND SEAL Theodore Nikolis

MY COMMISION EXPIRES 6/27/2009

NOTARY PUBLIC

PUBLIC SERVICE COMPANY OF COLORADO

STATE OF COLORADO)
SS
COUNTY OF DENVER)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Peter West THIS 21 DAY OF August 2007

WITNESS MY HAND AND SEAL Peter West Bth. Barbara J. Hamblin

MY COMMISION EXPIRES 4/28/2009

NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

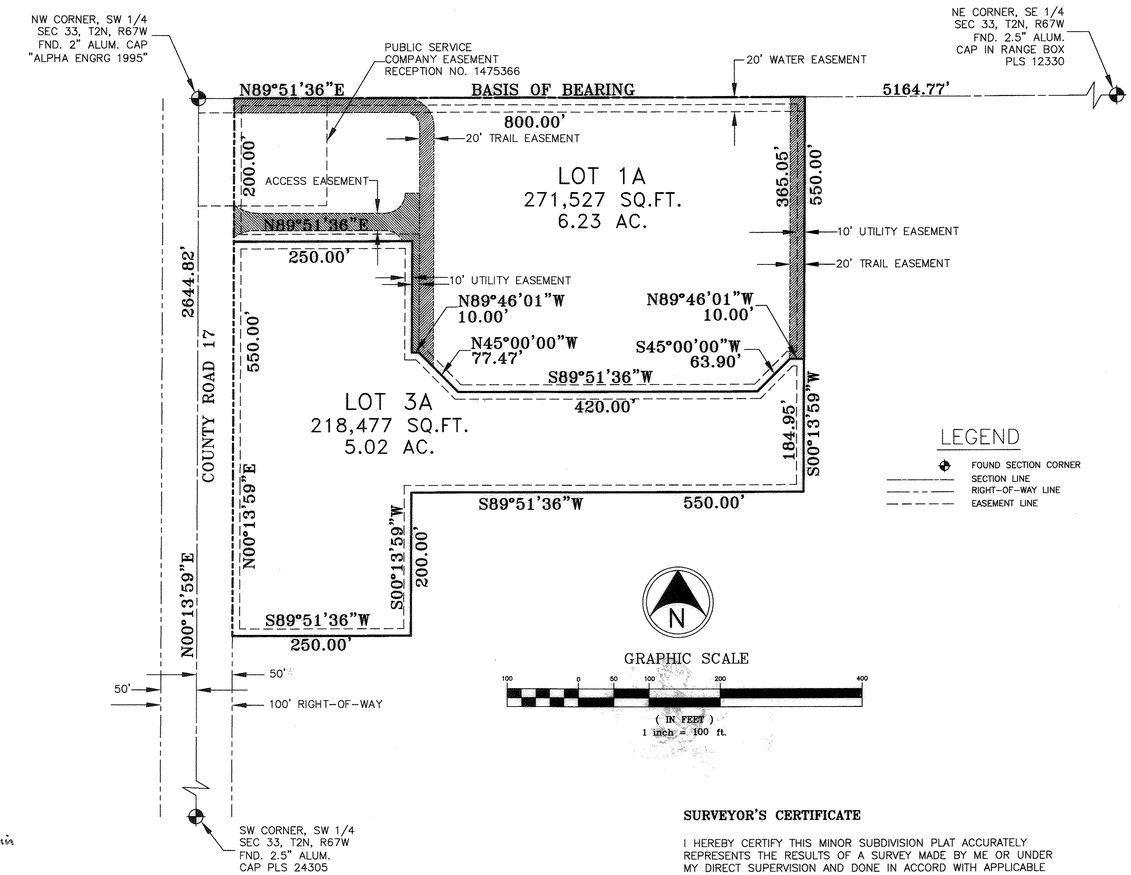
APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 7th DAY OF June, 2007.

CHAIRMAN

Kathy Larson
PLANNING COMMISSION SECRETARY

LAND USE TABLE

LOT	AREA	LAND USE
LOT 1A	271,527 SQ.FT./6.23 AC.	INDUSTRIAL
LOT 3A	218,477 SQ.FT./5.02 AC.	P-E



LEGEND

- FOUND SECTION CORNER
- SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE

N

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THE FINAL PLAT MAP OF THE SUBDIVISION PLAT OF JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT AMENDMENT NO. 1 IS APPROVED AND ACCEPTED BY ORDINANCE NO. NO, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON N/A, 20__, AND RECORDED ON N/A AT RECEPTION NO. N/A, IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON, SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN, AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION, ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

THE RESPONSIBILITY FOR ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURB, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION IS SET FORTH IN THE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS AND THE INTEGRATED SUBORDINATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

MAYOR

ATTEST:

TOWN CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

/ /2007

GARY LEAK, PLS 26600
FOR & ON BEHALF OF
DAVID EVANS AND ASSOCIATES, INC.

COLORADO REGISTERED GARY LEAK 26600 PROFESSIONAL LAND SURVEYOR

RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF WELD
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN

MY OFFICE ON THE _____ DAY OF _____ , 2007

AT _____ O'CLOCK __ M., FILE _____ MAP _____

RECEPTION NUMBER _____

CLERK AND RECORDER

BY: _____

OWNER	SPINDLE HILL ENERGY, LLC	1 SOUTH WACKER SUITE 2020, CHICAGO, IL	(312)-224-1400	7/10/07	ADD SIGNATURE BLOCKS	BSS
DEVELOPER	SPINDLE HILL ENERGY, LLC	1 SOUTH WACKER SUITE 2020, CHICAGO, IL	(312)-224-1400	3/28/07	ADDRESS CITY COMMENTS	BSS
ENGINEER	AMEC	1979 LAKESIDE PARKWAY, STE 500, TUCKER, GA	(770)-668-2524	12/26/06	PREPARE SURVEY PLAT	BSS
SURVEYOR	DAVID EVANS AND ASSOCITAES, INC.	1331 17th ST, SUITE 900, DENVER, CO	(720) 946-0969	DATE	DESCRIPTION	BY

DAVID EVANS AND ASSOCIATES, INC.
1331 17th Street, Suite 900
Denver, CO
Tel: 720-946-0969
Fax: 720-946-0973
Engineers • Surveyors • Planners

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.