

3057693 04/30/2003 02:38P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

JOHNSON FARM SUBDIVISION AMENDMENT 1

A REPLAT OF LOTS 1-12, BLOCK 13, LOTS 1-8, BLOCK 14,
AND OUTLOTS K AND N, VACATION OF A PORTION OF EL DORADO DRIVE
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE FARM, LLC, BEING THE OWNER, MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED IN TO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF JOHNSON FARM SUBDIVISION AMENDMENT 1 AND DO HEREBY DEDICATE TO THE PUBLIC SUCH PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES, THE PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13, WHENCE THE SOUTHWEST CORNER THEREOF BEARS S 89°45'24" W, 2664.28 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N 85°41'55" W, 757.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 89°45'24" W, 540.71 FEET; THENCE N 00°00'00" E, 243.84 FEET; THENCE S 89°53'15" E, 15.30 FEET; THENCE N 00°06'32" W, 198.29 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 16.47 FEET, HAVING A RADIUS OF 13.00 FEET, A CENTRAL ANGLE OF 72°34'48" AND WHICH CHORD BEARS N 39°23'56" W, 15.39 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 20.11 FEET, HAVING A RADIUS OF 67.00 FEET, A CENTRAL ANGLE OF 171°15'55" AND WHICH CHORD BEARS S 81°17'17" E, 20.04 FEET; THENCE S 89°53'15" E, 514.31 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 20.37 FEET, HAVING A RADIUS OF 13.00 FEET, A CENTRAL ANGLE OF 89°46'43" AND WHICH CHORD BEARS S 44°59'54" E, 18.35 FEET; THENCE S 00°06'32" E, 309.34 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 10.47 FEET, HAVING A RADIUS OF 30.00 FEET A CENTRAL ANGLE OF 20°00'00" AND WHICH CHORD BEARS S 09°53'28" W, 10.42 FEET; THENCE S 19°53'28" W, 27.43 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 10.47 FEET, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 20°00'00" AND WHICH CHORD BEARS S 09°53'28" W, 10.42 FEET; THENCE S 00°06'32" E, 52.01 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 5.61 ACRES MORE OR LESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 28 DAY OF April, 2003

The Farm LLC
THE FARM LLC, A LIMITED LIABILITY COMPANY
Paul McHugh
PAUL MCHUGH AS MANAGER

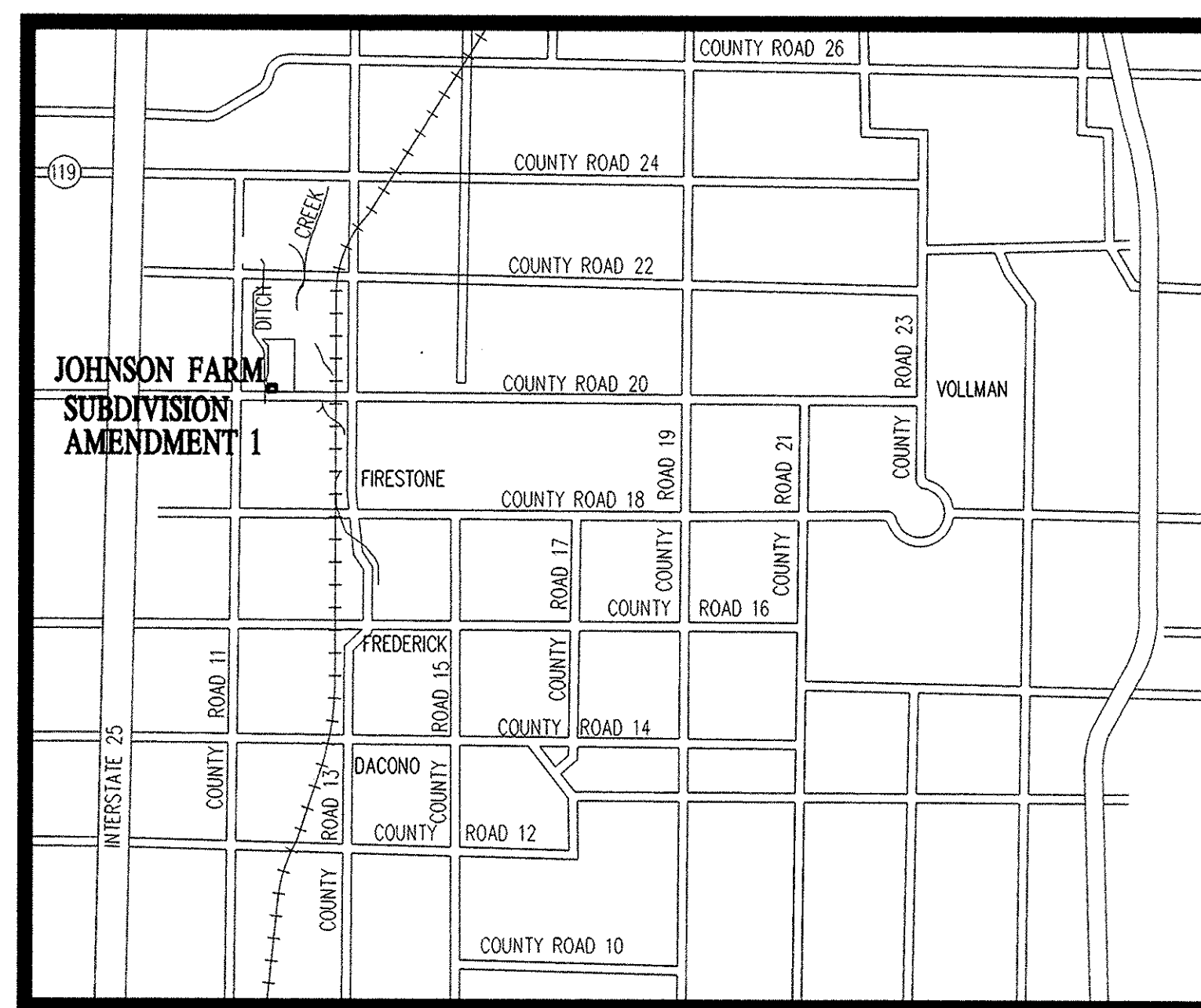
STATE OF COLORADO }
COUNTY OF Boulder } ss

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF April, 2003
BY PAUL MCHUGH AS MANAGER OF THE FARM LLC, A LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL
Daniel B. Willmann
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-27-2005

NOTES:

1. ALL BEARINGS CONTAINED HEREIN ARE RELATIVE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, ASSUMED TO BEAR S 89°45'24" W, 2664.28 FEET BETWEEN THE MONUMENTS AS SHOWN HEREON.
2. ALL DIMENSIONS SHOWN HEREON ARE IN FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CCS CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
6. TRACT A, SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR STORM DETENTION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE.
7. THE LIMITS OF THE 100 YEAR FLOOD PLAIN DO NOT EXIST WITHIN THE BOUNDARIES OF THIS SUBDIVISION.



VICINITY MAP
1"=10000'

OWNERS:

THE FARM LLC
P.O. BOX 520
MEAD, CO 80543-0520

LAND SURVEYORS:

C.C.S. CONSULTANTS, INC.
11445 W I-70 FRONTAGE RD N, SUITE 102
WHEAT RIDGE, COLORADO 80033

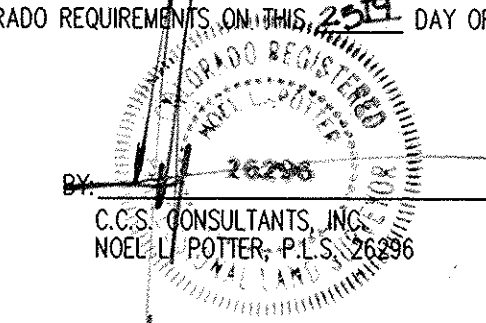
EASEMENT APPROVAL CERTIFICATE:

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED:

SURVEYOR'S CERTIFICATE:

I NOEL L. POTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 28 DAY OF April, 2003



MAYOR'S CERTIFICATE:

THE FINAL PLAT MAP OF JOHNSON FARM AMENDMENT 1 IS APPROVED AND ACCEPTED BY ORDINANCE NO. 603, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON April 24, 2003 AND RECORDED ON April 24, 2003 AS RECEPTION NO. 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 AND 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.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

ATTEST:

Jacqueline McConnell
TOWN CLERK

Richard P. Zatz
MAYOR

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY, COLORADO, THIS DAY OF , 2002.

COUNTY CLERK AND RECORDER

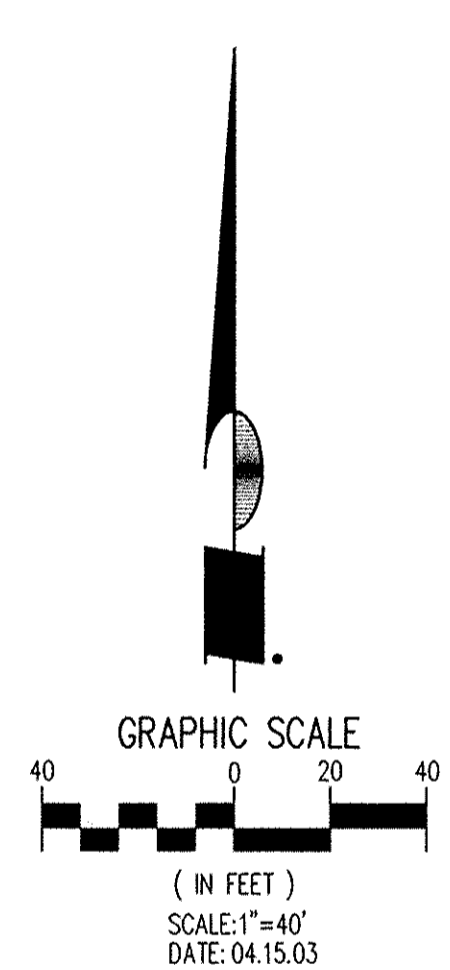
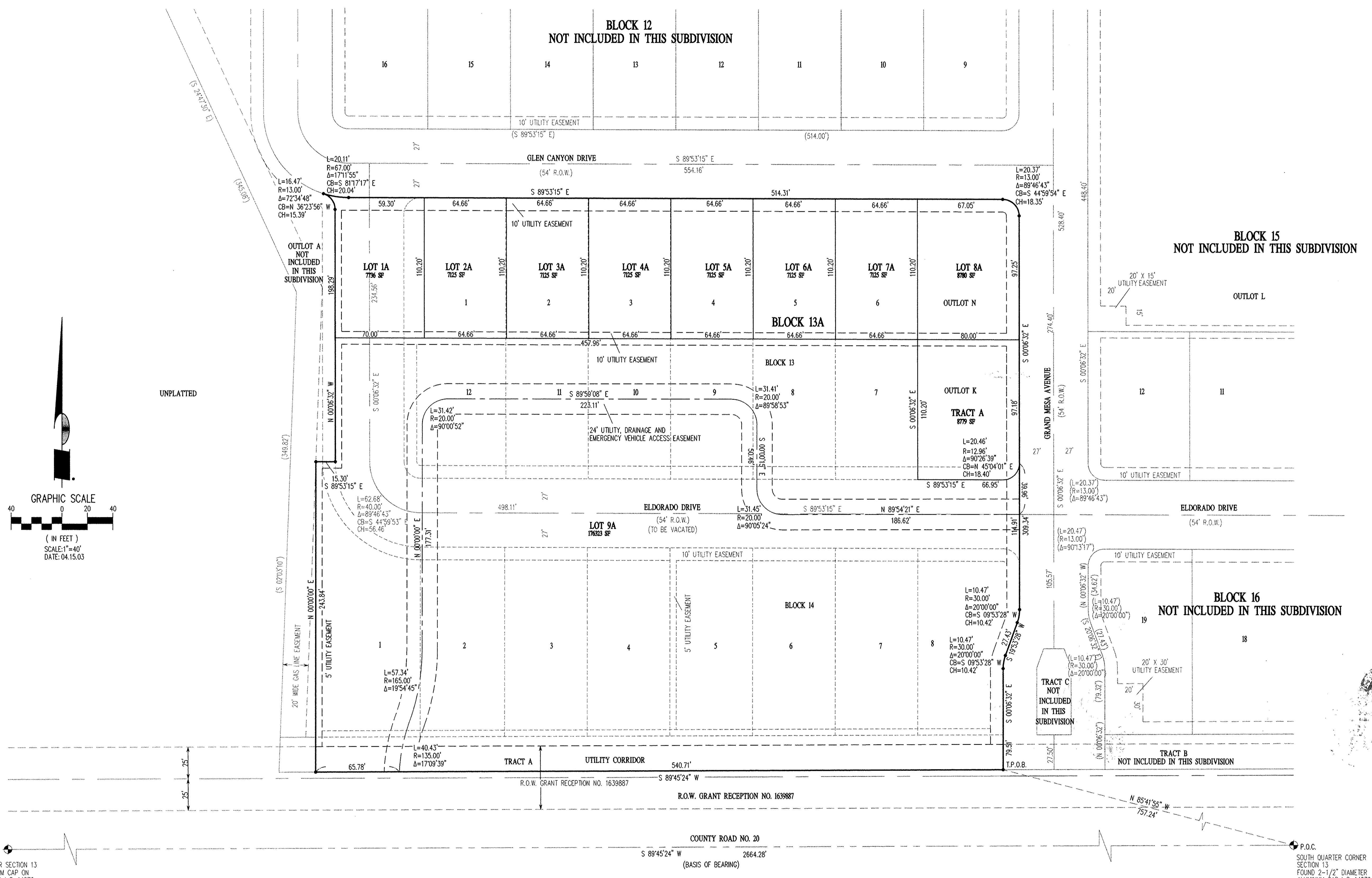
BY: DEPUTY CLERK

CCS CONSULTANTS, INC.
11445 West I-70 Frontage Road North
Suite 102, Wheat Ridge, Colorado 80033
303-403-4706 Fax 303-403-0800

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A REPLAT OF LOTS 1-12, BLOCK 13, LOTS 1-8, BLOCK 14,
 AND OUTLOTS K AND N, VACATION OF A PORTION OF EL DORADO DRIVE
 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



SOUTHWEST CORNER SECTION 13
 FOUND 3" ALUMINUM CAP ON
 NO. 6 SMOOTH ROD L.S. 14070

P.O.C.
 SOUTH QUARTER CORNER
 SECTION 13
 FOUND 2-1/2" DIAMETER
 ALUMINUM CAP L.S. 14070

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