3044661 03/25/2003 11:28A Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

JOHNSON FARM SUBDIVISION

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, 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, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF JOHNSON FARM 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.

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:

BEGINNING 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 ALONG THE SOUTH LINE OF SAID SECTION, S 89°45'24" W, 1326.74 FEET; THENCE N 02°03'10" E, 437.39 FEET; THENCE N 24°47'30" W, 345.08 FEET; THENCE N 05°03'22" W, 156.44 FEET; THENCE N 14°50'30" E, 372.53 FEET; THENCE N 02°14'28" W, 1025.42 FEET; THENCE N 42°49'20" W, 477.96 FEET TO A POINT ALONG THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE ALONG SAID CENTERLINE S 89°53'15" E, 1734.11 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION S 00°06'32" E, 2632.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 85.35 ACRES MORE OR LESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 3rd DAY OF May, 2002.

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

STATE OF COLORADO)
) SS
COUNTY OF Weld)

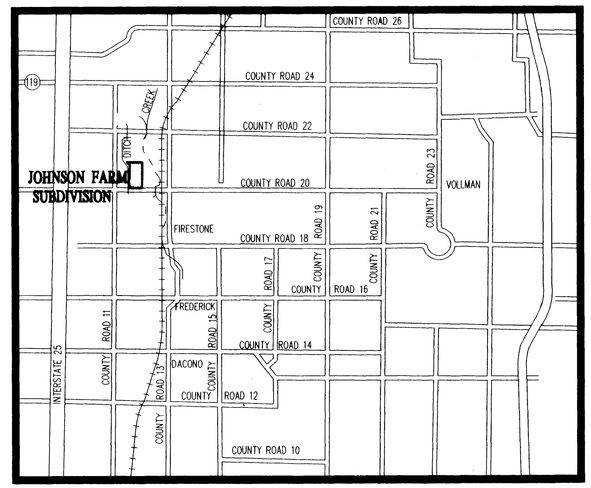
THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF May, 2002.
BY PAUL MCHUGH AS MANAGER OF THE FARM LLC, A LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL Julie Conde
NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct 19, 2002

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. ONLY ONE (1) RESIDENTIAL DWELLING STRUCTURE MAY BE PERMITTED TO BE CONSTRUCTED ON EACH LOT.
3. ALL DIMENSIONS SHOWN HEREON ARE IN FEET, ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
4. 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.
5. 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.
6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OF 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.
7. OUTLOTS A, B, C, AND D SHALL BE DEDICATED TO THE TOWN OF FREDERICK FOR A NEIGHBORHOOD PARK. THE TOWN OF FREDERICK SHALL BE RESPONSIBLE FOR MAINTENANCE. THE DEVELOPMENT OF THE PARK SHALL BE PERFORMED BY THE DEVELOPER.
8. OUTLOTS E, F, G, H, I, J, K, L, M, AND N SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE, PARK, NATURAL AREA/PARK, PICNIC/PARK, DETENTION, WELL SETBACK, AND PEDESTRIAN WALKWAY. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE.
9. TRACTS A AND B ARE ENCUMBERED BY AN EXISTING GAS PIPELINE EASEMENT AND ARE RESERVED FOR THE USE OF UTILITIES AND FUTURE ROAD RIGHT-OF-WAY DEDICATED TO THE HOMEOWNERS ASSOCIATION.
10. TRACT C, SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR A SIGN (MONUMENT). THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE.
11. HOUSES LOCATED ON LOTS 1 AND 16, BLOCK 12, SHALL NOT BE WEST FACING.



VICINITY MAP
1"=1000'

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

FOR REVIEW COPY

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 4th DAY OF May, 2002.

BY: _____
C.C.S. CONSULTANTS, INC.
NOEL L. POTTER, PLS. 26296

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF JOHNSON FARM IS APPROVED AND ACCEPTED BY ORDINANCE NO. 633, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON January 24th, 2002, AND RECORDED ON 9-16-02, AS RECEPTION NO. 2981979, IN THE RECORDS OF THE CLERK AND RECORDED 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 PROTECTIONS 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.

Richard D Wyatt
MAYOR

ATTEST:
TOWN CLERK

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

REVISION DATE:	11.30.01
REVISION DATE:	10.11.01
DATE OF PREPARATION:	09.04.01
SURVEY DATE:	

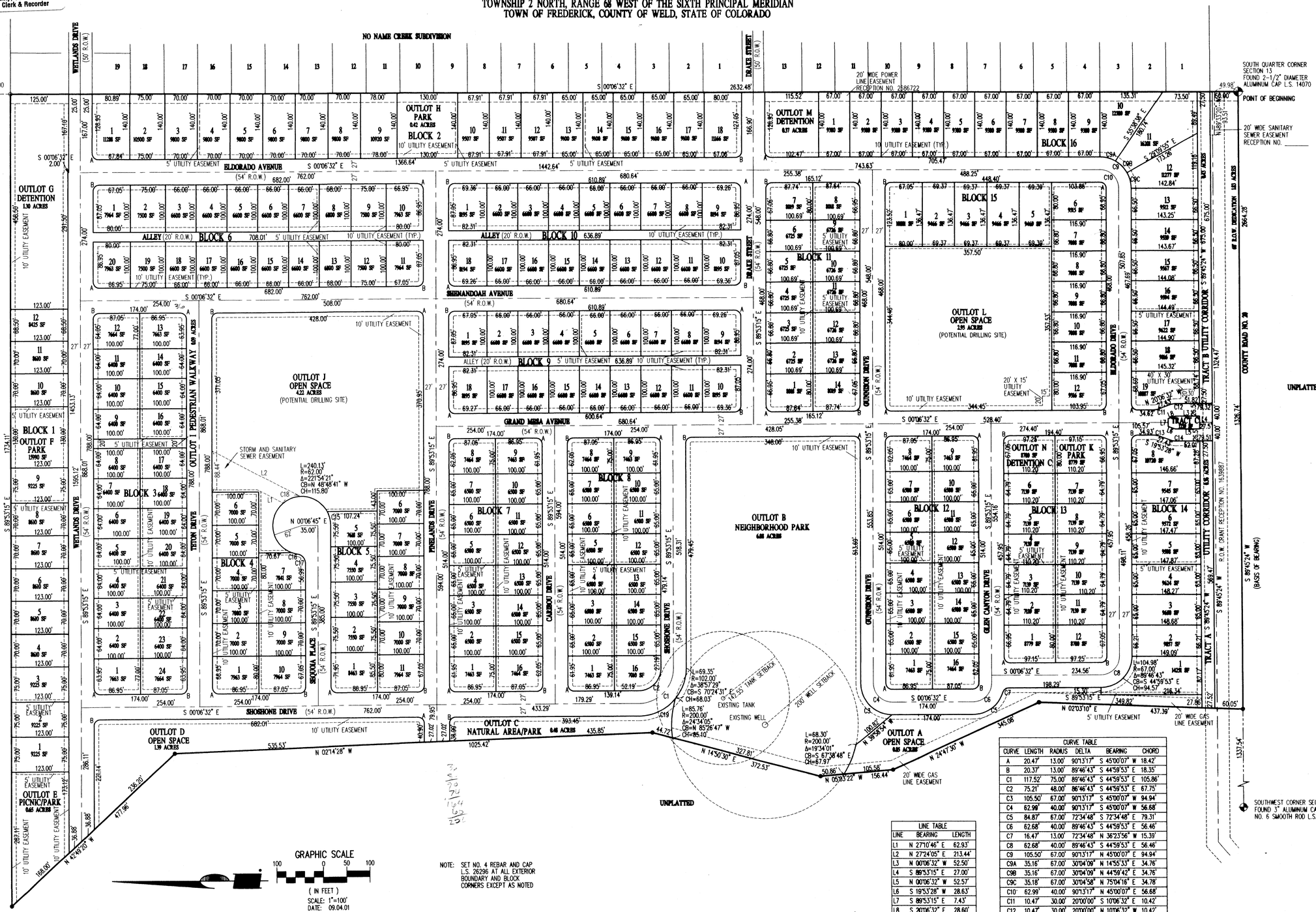
CCS CONSULTANTS, INC.
11445 West I-70 Frontage Road North
Suite 102, Wheat Ridge, Colorado 80033
303-403-4706 Fax 303-403-0800

PROJECT NO. CCS-BA/S/08A/S01/PLAT/MC

3044661 03/25/2003 11:28A Weld County, CO
2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

JOHNSON FARM SUBDIVISION

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, STATE OF COLORADO



NOTE: SET NO. 4 REBAR AND CAP L.S. 26296 AT ALL EXTERIOR BOUNDARY AND BLOCK CORNERS EXCEPT AS NOTED

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 27°10'46" E	62.93'
L2	N 27°24'05" E	213.44'
L3	N 00°06'32" W	52.50'
L4	S 89°53'15" E	27.00'
L5	N 00°06'32" W	52.57'
L6	S 19°53'28" W	28.63'
L7	S 89°53'15" E	7.43'
L8	S 20°06'32" E	28.60'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
A	20.47'	13.00'	90°13'17"	S 45°00'07" W	18.42'
B	20.37'	13.00'	89°46'43"	S 44°59'53" E	18.35'
C1	117.52'	75.00'	89°46'43"	S 44°59'53" E	105.86'
C2	75.21'	48.00'	89°46'43"	S 44°59'53" E	67.75'
C3	105.50'	67.00'	90°13'17"	S 45°00'07" W	94.94'
C4	62.99'	40.00'	90°13'17"	S 45°00'07" W	56.68'
C5	84.87'	67.00'	72°34'48"	S 72°34'48" E	79.31'
C6	62.68'	40.00'	89°46'43"	S 44°59'53" E	56.46'
C7	16.47'	13.00'	72°34'48"	N 36°23'56" W	15.39'
C8	62.68'	40.00'	89°46'43"	S 44°59'53" E	56.46'
C9	105.50'	67.00'	90°13'17"	N 45°00'07" E	94.94'
C9A	35.16'	67.00'	30°04'09"	N 14°55'33" E	34.76'
C9B	35.16'	67.00'	30°04'09"	N 44°59'42" E	34.76'
C9C	35.18'	67.00'	30°04'58"	N 75°04'16" E	34.78'
C10	62.99'	40.00'	90°13'17"	N 45°00'07" E	56.68'
C11	10.47'	30.00'	20°00'00"	S 10°06'32" E	10.42'
C12	10.47'	30.00'	20°00'00"	N 10°06'32" W	10.42'
C13	10.47'	30.00'	20°00'00"	N 09°53'28" E	10.42'
C14	10.47'	30.00'	20°00'00"	S 09°53'28" W	10.42'
C15	30.27'	62.00'	27°58'15"	N 76°07'37" E	29.97'
C16	12.67'	62.00'	11°42'30"	S 14°22'54" W	12.65'
C17	28.48'	20.00'	81°35'06"	N 49°19'12" E	26.23'
C18	39.79'	62.00'	36°46'06"	N 20°49'44" W	39.11'
C19	90.47'	102.00'	50°49'14"	N 25°31'09" W	87.54'

REVISION DATE:	03.07.02
REVISION DATE:	11.30.01
REVISION DATE:	10.11.01
DATE OF PREPARATION:	09.04.01
SURVEY DATE:	

UNOFFICIAL COPY

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