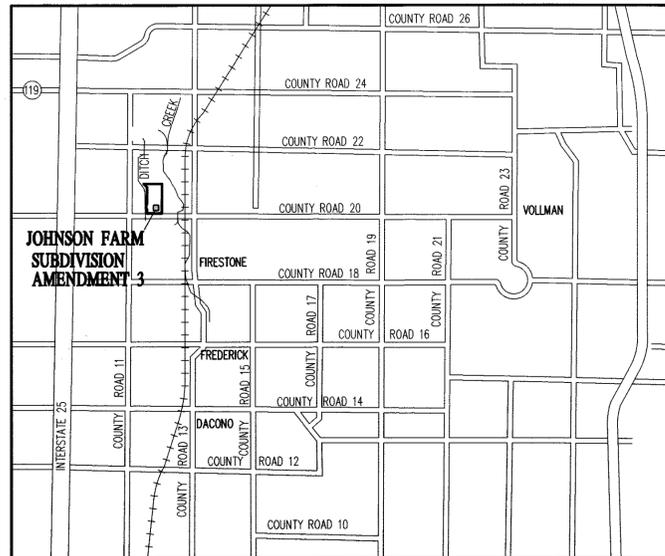


JOHNSON FARM SUBDIVISION AMENDMENT 3

A REPLAT OF OUTLOT L, BLOCK 15, JOHNSON FARM SUBDIVISION, 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



VICINITY MAP
 1"=1000'

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LORSON SOUTH LAND CORP., A COLORADO CORPORATION, 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 SUBDIVISION AMENDMENT NO. 3, 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 EASEMENTS, 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 PURPOSE 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 SUBDIVISIONS ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSE. 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:

OUTLOT L, BLOCK 15, JOHNSON FARM SUBDIVISION, LOTS 10, 11 AND 12, BLOCK 1, JOHNSON FARM SUBDIVISION AND LOTS 12 AND 19, BLOCK 16, JOHNSON FARM SUBDIVISION BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD.
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 2nd DAY OF October, 2014.

Pat Hrbacek
 LORSON SOUTH LAND CORP., A COLORADO CORPORATION, PAT HRBACEK AS ~~MANAGER~~
Vice President

STATE OF COLORADO }
 COUNTY OF El Paso } SS

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF October, 2014.
 BY PAT HRBACEK AS ~~MANAGER~~ OF LORSON SOUTH LAND CORP., A COLORADO CORPORATION.
Vice President

S ALAN VANCE
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 109660002
 MY COMMISSION EXPIRES JANUARY 3, 2017

WITNESS MY HAND AND OFFICIAL SEAL S Alan Vance
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-3-2017

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. OUTLOTS O, P, AND Q SHALL BE DEDICATED TO THE TOWN OF FREDERICK FOR OPEN SPACE, PARK, NATURAL AREA/PARK, PICNIC/PARK, DETENTION WELL, SETBACK, AND PEDESTRIAN WALKWAY. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE. RESIDENTIAL CONSTRUCTION AND USES ARE NOT PERMITTED ON OUTLOTS O, P, AND Q. INSTALLATION OF THE APPROVED LANDSCAPING AND PARK AMENITIES SHALL BE THE DEVELOPER'S RESPONSIBILITY AND SHALL COINCIDE WITH THE PHASING AS NOTED IN THE MOAPL. FOR PARKS WITHIN DEVELOPMENTS THAT ARE ALREADY UNDER CONSTRUCTION, THE INSTALLATION OF THE APPROVED LANDSCAPING SHALL OCCUR IN THE FIRST GROWING SEASON AFTER RECORDATION OF THE FINAL PLAT.
5. 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.
6. 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.
7. 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.
8. ALL ROAD RETURN RADI ARE 13.00 FEET UNLESS OTHERWISE INDICATED.
9. RIGHT OF WAY, WHETHER IN FEE OR EASEMENT ONLY, GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENT RECORDED FEBRUARY 6, 1931 IN BOOK 908 AT PAGE 202, AFFECTS THIS PLAT. NO DESCRIPTION, WHICH CAN BE PLOTTED, EXISTS WITHIN THE DOCUMENT.
10. RIGHT OF WAY, WHETHER IN FEE OR EASEMENT ONLY, GRANTED TO CONSOLIDATED LOWER BOULDER RESERVOIR AND DITCH COMPANY IN INSTRUMENT RECORDED FEBRUARY 23, 1966 AT RECEPTION NO. 1482940 AND JUNE 4, 1966 AT RECEPTION NO. 1517130, AFFECTS THIS PLAT. NO DESCRIPTION, WHICH CAN BE PLOTTED, EXISTS WITHIN THE DOCUMENTS.
11. RIGHT OF WAY, WHETHER IN FEE OR EASEMENT ONLY, GRANTED TO PANHANDLE EASTERN PIPE LINE COMPANY IN INSTRUMENT RECORDED JULY 2, 1974 AT RECEPTION NO. 1639887, AFFECTS THIS PLAT.
12. RIGHT OF WAY, WHETHER IN FEE OR EASEMENT ONLY, GRANTED TO UNITED POWER, INC. IN INSTRUMENT RECORDED APRIL 13, 1999 AT RECEPTION NO. 2686722, AFFECTS THIS PLAT. NO DESCRIPTION, WHICH CAN BE PLOTTED, EXISTS WITHIN THE DOCUMENT.
13. ZONED P.U.D. TOWN OF FREDERICK COLORADO, ORDINANCE NO. 473.
14. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR WELD COUNTY, COLORADO, COMMUNITY PANEL NUMBER 861 OF 1075, REVISED DATE SEPTEMBER 28, 1982.
15. THIS SITE CONTAINS A CALCULATED AREA OF 3.99 ACRES.
16. LOTS 1 AND 4, BLOCK 1 AND LOT 8, BLOCK 2 SHALL NOT FRONT ONTO OR HAVE ACCESS FROM GRAND MESA AVENUE.

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 2nd DAY OF October, 2014.

BY:
 NOEL L. POTTER, P.L.S. 26296

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2007-08C, THIS 7TH DAY OF JUNE, 2007.

Don Hard
 DON HARD, CHAIRMAN
Kathy Larson
 KATHY LARSON, PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF THE JOHNSON FARM SUBDIVISION AMENDMENT 3 IS APPROVED AND ADOPTED BY ORDINANCE NO. 927, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON JULY 12, 2007. 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.

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(S) 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.

Tony Carey
 TONY CAREY, MAYOR

ATTEST:

Meghane C. Martinez
 MEGHANE C. MARTINEZ, TOWN CLERK



OWNER:
 LORSON SOUTH LAND CORP.
 A COLORADO CORPORATION
 212 N. WAHSATCH AVENUE, SUITE 301
 COLORADO SPRINGS, CO 80903

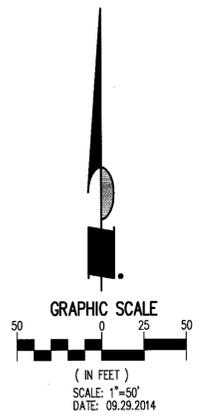
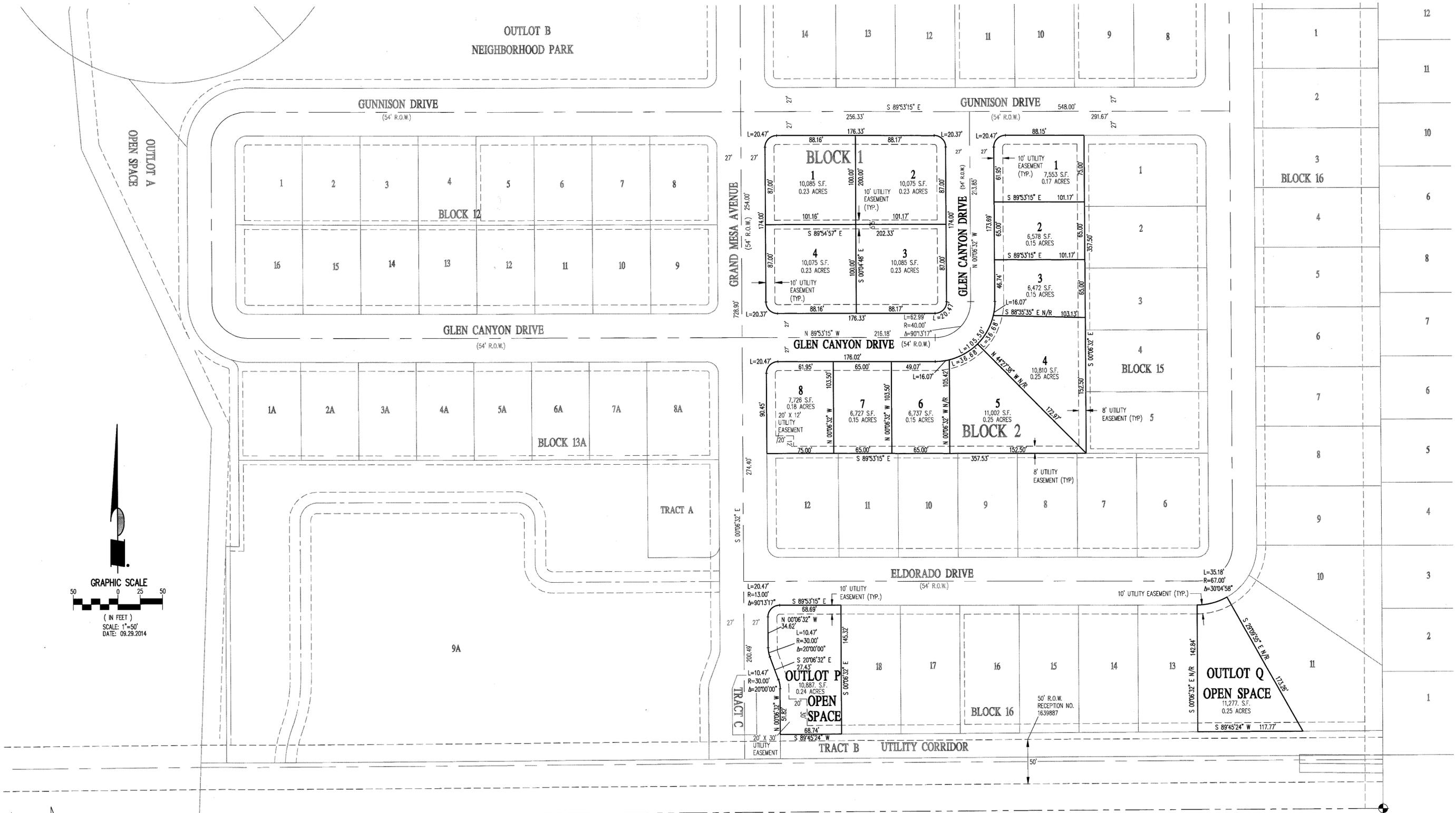
LAND SURVEYORS:
 C.C.S. CONSULTANTS, INC.
 4860 ROBB STREET, SUITE 206
 WHEAT RIDGE, CO 80033

REVISION DATE:
 DATE OF PREPARATION: 08.01.20104

CCS CONSULTANTS, INC.
 4860 ROBB STREET, SUITE 206
 WHEAT RIDGE, COLORADO 80033
 303-403-4706 Fax 303-403-0800

JOHNSON FARM SUBDIVISION AMENDMENT 3

A REPLAT OF OUTLOT L, BLOCK 15, JOHNSON FARM SUBDIVISION,
 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\"/>

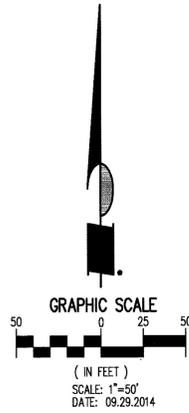
S 89°45'24\"/>

COUNTY ROAD NO. 20

SOUTH QUARTER CORNER SECTION 13 FOUND
 2-1/2\"/>

4053286 Pages: 3 of 3
 10/19/2014 04:05 PM R Fee: \$31.00
 Steve Moran, Clerk and Recorder Weld County, CO

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