

# JOHNSON FARMS / SPINDLE HILL ENERGY MINOR SUB PLAT - REZONE

LOCATED IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

**CIVIL ENGINEER**

CIVILIAN ENGINEERING  
 P.O. BOX  
 HYGIENE, CO, 80533  
 (303)961-7387  
 CONTACT: GARRETT WALSTAD

**OWNER/DEVELOPER**

COLUMBINE HEIGHTS, LLC  
 17 BEACON HILL LANE  
 GREENWOOD VILLAGE, CO, 80121  
 (303)796-0900  
 CONTACT: MICHAELBENT@MSN.COM

**LANDSCAPE ARCHITECT**

KIRBY SMITH & ASSOCIATES, INC.  
 6201 S. HUDSON COURT  
 CENTENNIAL, CO, 80121  
 CONTACT: KSAKIRBY@AOL.COM

**LAND PLANNER**

KIRBY SMITH & ASSOCIATES, INC.  
 6201 S. HUDSON COURT  
 CENTENNIAL, CO, 80121  
 CONTACT: KSAKIRBY@AOL.COM

**LAND SURVEYOR  
 (ORIGINAL FINAL PLAT)**

POWER SURVEYING COMPANY, INC.  
 6911 BROADWAY  
 DENVER, CO, 80221  
 (303)452-4433  
 CONTACT: RICHARD B. GABRIEL

**LAND SURVEYOR  
 (REZONE MAP)**

R.W. BAYER & ASSOCIATES  
 12170 TEJON ST. UNIT 700  
 WESTMINSTER, CO, 80234  
 (303)452-4433  
 CONTACT: GREG BAYER

**LAND SURVEYOR  
 (TOPOGRAPHIC SURVEY  
 AND FUTURE PLATTING)**

R.W. BAYER & ASSOCIATES  
 12170 TEJON ST. UNIT 700  
 WESTMINSTER, CO, 80234  
 (303)452-4433  
 CONTACT: GREG BAYER

**NOTES:**

- ALL LINEAR DISTANCES ARE U.S. SURVEY FEET.
- BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTS SHOWN HEREON IS ASSUMED TO BEAR N89°52'39"E.
- THIS PROPERTY IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NUMBERS 08123C2083E WITH AN EFFECTIVE DATE OF 01/20/2016. A FLOOD 'A' DESIGNATION IS LOCATED SOUTH OF HIGHWAY 52 WHICH IS OUTSIDE OF THE SHOWN PROJECT BOUNDARY.
- THIS PROPERTY IS CURRENTLY ZONED A AGRICULTURAL DISTRICT.
- THIS MAP IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, DOES NOT REPRESENT A MONUMENTED LAND SURVEY, AND IS NOT INTENDED FOR THE PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND.

**CERTIFICATE OF OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS THAT

JOHNSON FARMS LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

BEING THE OWNER(S), MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, HAVE CAUSED AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE TOWN OF FREDERICK TO BE PREPARED FOR SAID LAND TO SHOW HOW THE LOT, PARCEL OR TRACT WILL BE DEVELOPED. THE LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OUTLOT 1, JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

THIS DESCRIBED TRACT CONTAINS 142.914 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD, DO HEREBY AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF FREDERICK, WELD COUNTY, COLORADO AS DEPICTED HEREON, SUBJECT TO APPROVAL BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK.

EXECUTED THIS 2nd DAY OF June, 2023

JOHNSON FARMS, LLP,  
 A COLORADO LIMITED LIABILITY PARTNERSHIP, LLP

BY: Alicia J. Truitt  
 AS: Managing Partner

**ACKNOWLEDGE:**

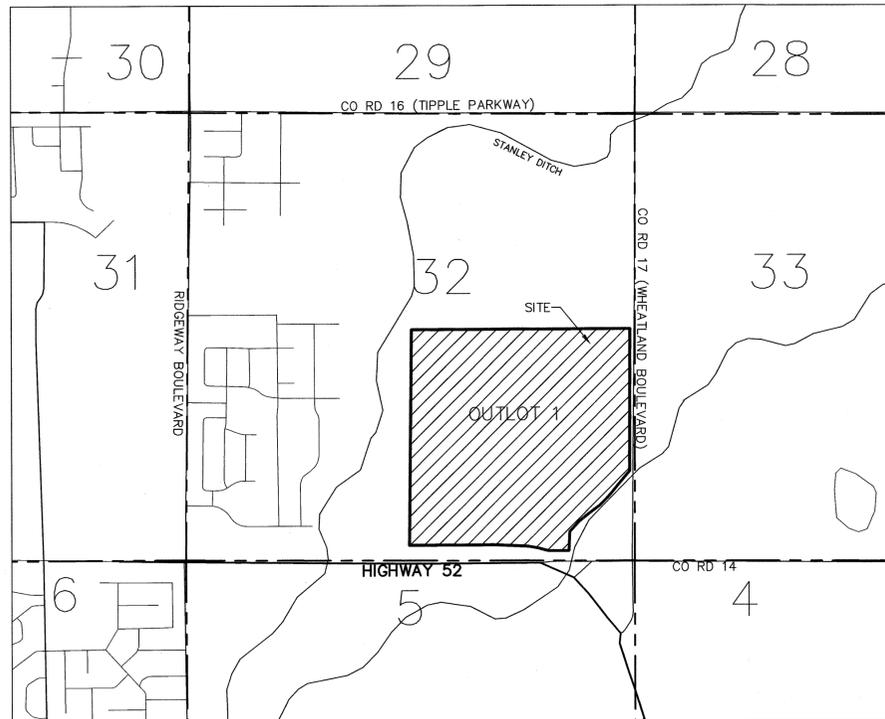
STATE OF COLORADO }  
 COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Alicia J. Truitt, ACTING IN HIS CAPACITY AS Managing Partner OF Johnson Farms LLP, THIS 2nd DAY OF June, 2023.

WITNESS MY HAND AND SEAL:

Patricia Jahn Vallejo  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 7/15/26

PATRICIA JAHN VALLEJO  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20224026467  
 MY COMMISSION EXPIRES JULY 15, 2026



**VICINITY MAP**  
 SCALE 1"=1000'

SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	REZONE MAP

**SURVEY CERTIFICATE:**

I, RAYMOND W. BAYER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ZONING AMENDMENT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY \_\_\_\_\_  
 RAYMOND W. BAYER, PLS 6973



**PLANNING COMMISSION CERTIFICATE:**

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2022-12A THIS 16<sup>th</sup> DAY OF October, 2022.

Emilia  
 CHAIRMAN  
Emilia  
 PLANNING COMMISSION SECRETARY

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:**

THIS AMENDMENT TO THE OFFICIAL ZONING MAP AMENDS ORDINANCE NO. 835 AND IS TO BE KNOWN AS THE JOHNSON FARMS / SPINDLE HILL ENERGY MINOR SUB PLAT - REZONE AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. 1385, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON February 28, 2023. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS.

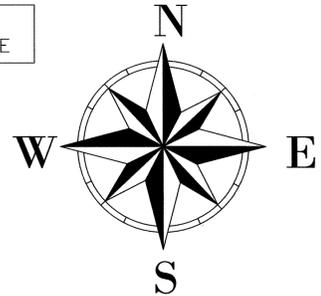
Michael Cates  
 MAYOR

ATTEST:  
Michael Cates  
 TOWN CLERK



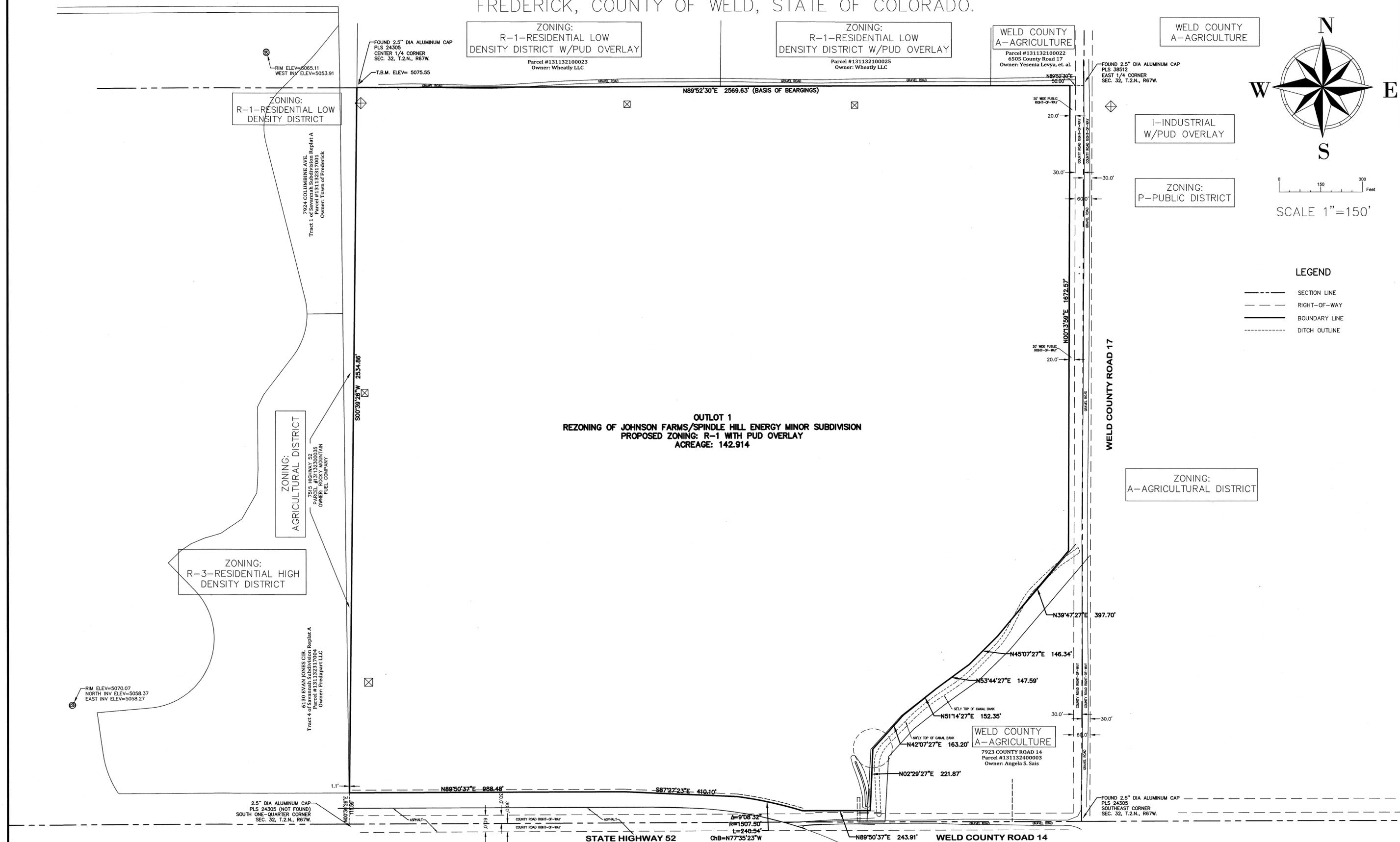
# JOHNSON FARMS / SPINDLE HILL ENERGY MINOR SUB PLAT - REZONE

LOCATED IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.



0 150 300 Feet  
 SCALE 1"=150'

- LEGEND**
- SECTION LINE
  - - - RIGHT-OF-WAY
  - BOUNDARY LINE
  - - - - DITCH OUTLINE



**OUTLOT 1**  
**REZONING OF JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION**  
**PROPOSED ZONING: R-1 WITH PUD OVERLAY**  
**ACREAGE: 142.914**

**R.W. BAYER & ASSOCIATES, INC.**  
 12170 TEJON ST., NO 700  
 WESTMINSTER, COLORADO 80234  
 (303) 452-4433 RWBSURVEYING@HOTMAIL.COM

CAD FILE: 22029/22029.DWG REVISIONS:  
 6/30/22: REVISED ZONING LABELS AND DATE FOR SURVEY CERTIFICATE  
 9/10/22: REVISED TITLE

**REZONE MAP**  
 OUTLOT 1 OF JOHNSON FARMS/SPINDLE HILL ENERGY SUBDIVISION, BEING A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

SCALE: 1"=150'	DATE: APRIL 7, 2022	DRW BY: E.A.P.	CKD BY: R.W.B.	PROJ. NO: 2022-029
BOOK: ---	PAGE: ---	FILE NO: 32-2N.67-12L	SHEET: 2 OF 2	