

JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION

AMENDMENT NO. 1

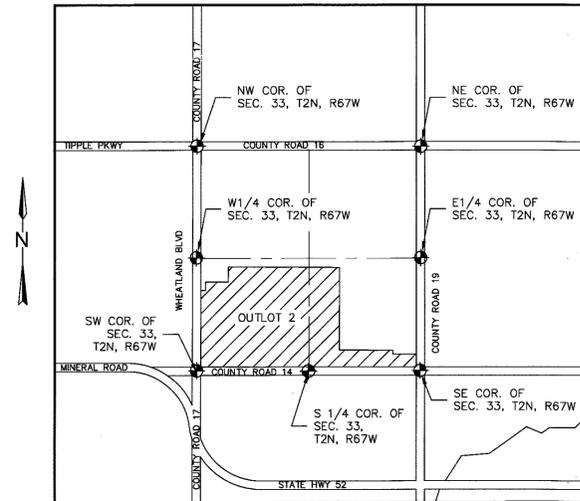
A REPLAT OF OUTLOT 2

A PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD
STATE OF COLORADO
SHEET 1 OF 3

4190256 Pages: 1 of 3
03/24/2016 04:45 PM R Fee: \$31.00
Carly K. Kopsas, Clerk, and Neeraj Patel, Deputy Clerk, Weld County, CO

GENERAL NOTES:

- BEARINGS SHOWN ON THE ACCOMPANYING MINOR SUBDIVISION ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M. BEARS S89°50'22"W, AS MONUMENTED AND SHOWN HEREON.
- SET 18" LONG #5 REBAR WITH 2" ALUMINUM CAP MARKED "HUFFMAN/PLS 38183" AT ALL EXTERIOR BOUNDARY CORNERS, LOT AND PARCEL CORNERS, UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT FLOOD INSURANCE RATE MAP NO. 0802660864C, DATED SEPTEMBER 28, 1982, THIS PROPERTY LIES WITHIN FLOOD ZONE C. (AREAS OF MINIMAL FLOODING)
- THE EXTERIOR BOUNDARY, RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THE ACCOMPANYING PLAT AS DISCLOSED IN THE FIDELITY NATIONAL TITLE COMMITMENT FILE NO. 515-F0512182-171-MSK, DATED APRIL 14, 2015. LANDS SHOWN HEREON MAY ALSO BE SUBJECT TO THE EXCEPTIONS IN SAID COMMITMENT. OTHER INTERESTS OR EASEMENTS MAY EXIST. PER THE REQUEST OF THE OWNER OR OWNERS AGENT, NO ADDITIONAL RESEARCH WAS COMPLETED BY HUFFMAN SURVEYING.
- THE PARCEL MAY BE SUBJECT TO RIGHTS, INTERESTS, AGREEMENTS, OBLIGATIONS, RIGHTS-OF-WAY OR EASEMENTS IN FAVOR OF ANY PERSON OR ENTITY BURDENING THE SUBJECT PROPERTY WHICH EXIST OR ARE CLAIMED TO EXIST WITH RESPECT TO: A) ANY IRRIGATION DITCH AND/OR LATERAL; (B) RESERVOIR AND/OR RESERVOIR RIGHTS; (C) SPRINGS AND/OR SPRING RIGHTS; (D) WELL AND/OR WELL RIGHTS; AND (E) THE WATER AND/OR WATER RIGHTS ASSOCIATED WITH THE FOREGOING WHICH MAY BE LOCATED UPON THE LAND OR ASSOCIATED WITH THE LAND.
- ALL POINTS OF ENTRY SHALL CONFORM TO TOWN OF FREDERICK REQUIREMENTS; WHERE POSSIBLE AND AS APPLICABLE, THESE POINTS OF ENTRY SHALL BE COMBINED FOR PUBLIC SAFETY, INCLUDING BUT NOT LIMITED TO SITE ACCESS AND OIL AND GAS ROADS, AS THE SITE DEVELOPS.
- FIELDWORK WAS COMPLETED IN MAY 2015 BY MATTHEW L. HUFFMAN, PLS. HORIZONTAL AND VERTICAL MEASUREMENTS WERE OBTAINED BY USING A TOPCON RTK GPS SYSTEM. CONVENTIONAL AND GPS MEASUREMENTS WERE UTILIZED.
- THE INTENT OF THIS MINOR SUBDIVISION PLAT IS TO EXACTLY MIMIC THE PREVIOUSLY RECORDED SUBDIVISION OF JOHNSON FARMS/SPINDLE HILL WITH NO DEVIATION FROM THE ORIGINAL BOUNDARY. NEWLY DEFINED SUBDIVISION LOTS ARE REFLECTED ON PAGE 3.



VICINITY MAP
SCALE: 1"=2000'

LOT	AREA	LAND USE
LOT 1	193.97 ACRES	AGRICULTURAL
LOT 2	1.47 ACRES	INDUSTRIAL
LOT 3	1.01 ACRES	INDUSTRIAL
LOT 4	1.01 ACRES	INDUSTRIAL
TRACT 'A'	0.14 ACRES	RIGHT-OF-WAY

OWNER:
JOHNSON FARMS LPP
C/O SUSAN J. TROUDT
MANAGING PARTNER
14491 COUNTY ROAD 5
LONGMONT, CO 80504-9642

ENGINEERS:
THE E.H. TIPPETS COMPANY
ELVIS H. TIPPETS
9605 WEST 49TH AVENUE
WHEAT RIDGE, CO 80033

NORTHERN PLAINS ENGINEERING
DENNIS BEAMIS
9605 WEST 49TH AVENUE, SUITE 201
WHEAT RIDGE, CO 80033

SURVEYOR:
HUFFMAN SURVEYING
MATTHEW HUFFMAN
P.O. BOX 12293
DENVER, CO 80212

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHNSON FARMS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, BEING THE SOLE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN AS
OUTLOT 2, JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION,
HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION AMENDMENT NO. 1, THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 197.6 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAYS EXISTING AND/OR PUBLIC RECORD.

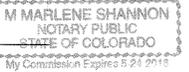
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 1st DAY OF March, 2016.

Susan J. Trout
SUSAN J. TROUDT, MANAGING PARTNER
JOHNSON FARMS, LLP, BY SUSAN J. TROUDT
MANAGING PARTNER
STATE OF COLORADO)
COUNTY OF Bowman) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY
SUSAN J. TROUDT, ACTING IN HER CAPACITY AS MANAGING PARTNER OF JOHNSON FARMS, LLP, THIS 1st DAY OF March, 2016

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 5-24-2016
M. Marlene Shannon
NOTARY PUBLIC



STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AMENDMENT PLAT OF THE JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION, AMENDED NO. 1 IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 15th DAY OF March, 2016 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

Johnson
PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE:

I, MATTHEW L. HUFFMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SITE PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 15th DAY OF March, 2016.



M. Huffman
DATE 3-1-16
MATTHEW L. HUFFMAN, PLS
LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF COLORADO NO. 38183

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 _____, 2016, AT _____ O'CLOCK ____ M.
FILE _____
MAP _____
RECEPTION NO. _____
CLERK AND RECORDER _____
BY: _____
CLERK

JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION

AMENDMENT NO. 1

A REPLAT OF OUTLOT 2

A PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD
STATE OF COLORADO
SHEET 2 OF 3

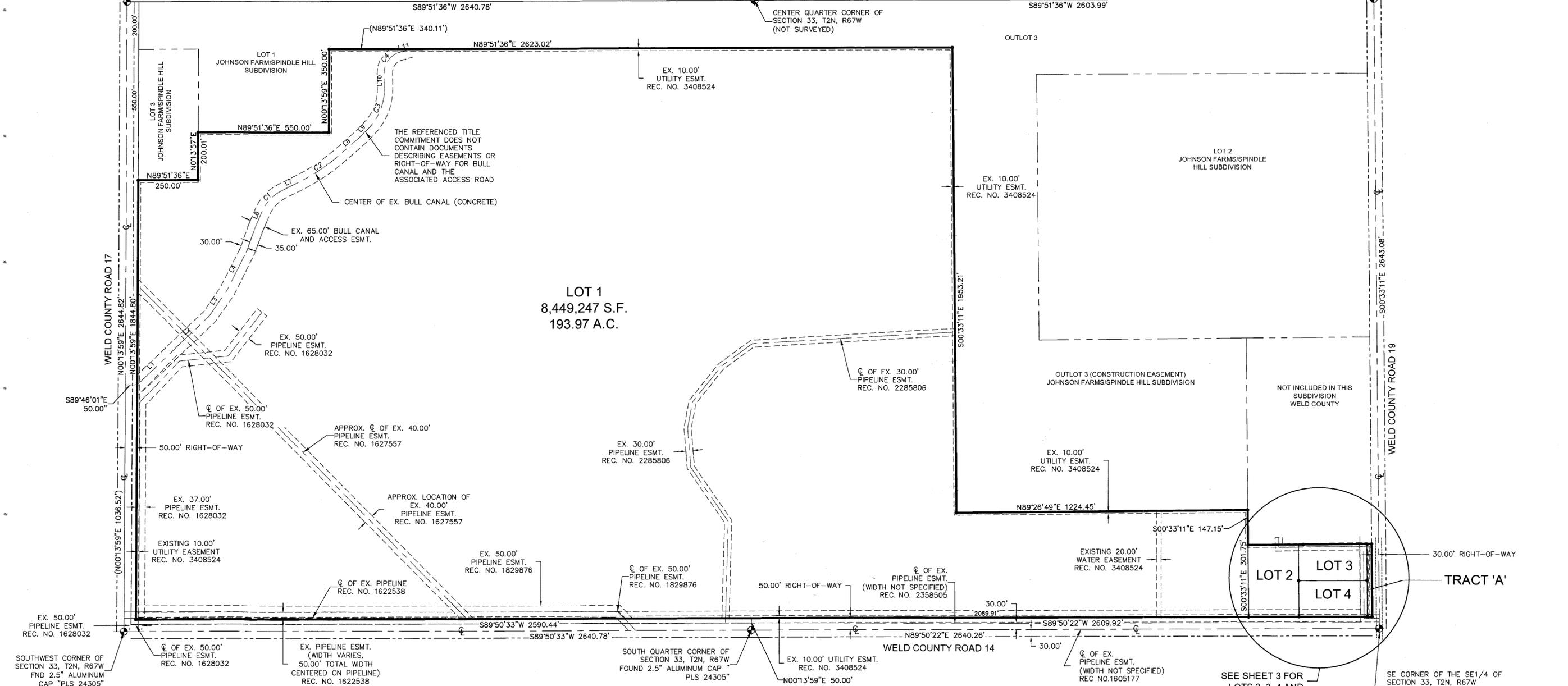
4190256 Pages: 2 of 3
03/24/2016 04:45 PM R. Rev. 031.00
Cathy Koenig, Clerk and Recorder, Weld County, CO

WEST QUARTER CORNER OF SECTION 33, T2N, R67W FND 2" ALUMINUM CAP "ALPHA ENGRG 1995"

N89°51'36"E 5244.77

CENTER QUARTER CORNER OF SECTION 33, T2N, R67W (NOT SURVEYED)

EAST QUARTER CORNER OF SECTION 33, T2N, R67W FND 2.5" ALUMINUM CAP "PLS 12330" IN RANGE BOX



CENTER OF CONCRETE CANAL LINE TABLE

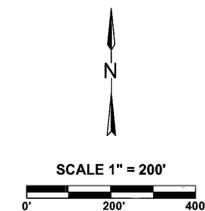
Line #	Direction	Length
L1	N46° 11' 44"E	190.82
L2	N46° 21' 43"E	226.14
L3	N34° 34' 16"E	126.27
L4	N26° 43' 48"E	190.31
L5	N19° 41' 55"E	105.95
L6	N23° 05' 19"E	73.42
L7	N63° 10' 03"E	91.99
L8	N48° 31' 25"E	126.62
L9	N43° 25' 50"E	49.36
L10	N0° 38' 55"W	64.03
L11	N73° 16' 01"E	47.80

CENTER OF CONCRETE CANAL CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	118.92	170.00	40°04'44"	N43° 07' 41"E	116.51
C2	192.03	790.00	13°55'39"	N56° 12' 13"E	191.56
C3	180.80	235.00	44°04'45"	N21° 23' 28"E	176.37
C4	116.11	90.00	73°54'56"	N36° 18' 33"E	108.22

LEGEND:

- RECOVERED LAND LINE POINT AS NOTED
- ROADWAY CENTERLINE/SECTION LINE
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT/PIPELINE CENTERLINE
- EXISTING EASEMENT
- SET 5/8" X 18" STEEL REBAR WITH ALUMINUM CAP STAMPED "HUFFMAN/PLS 38183"

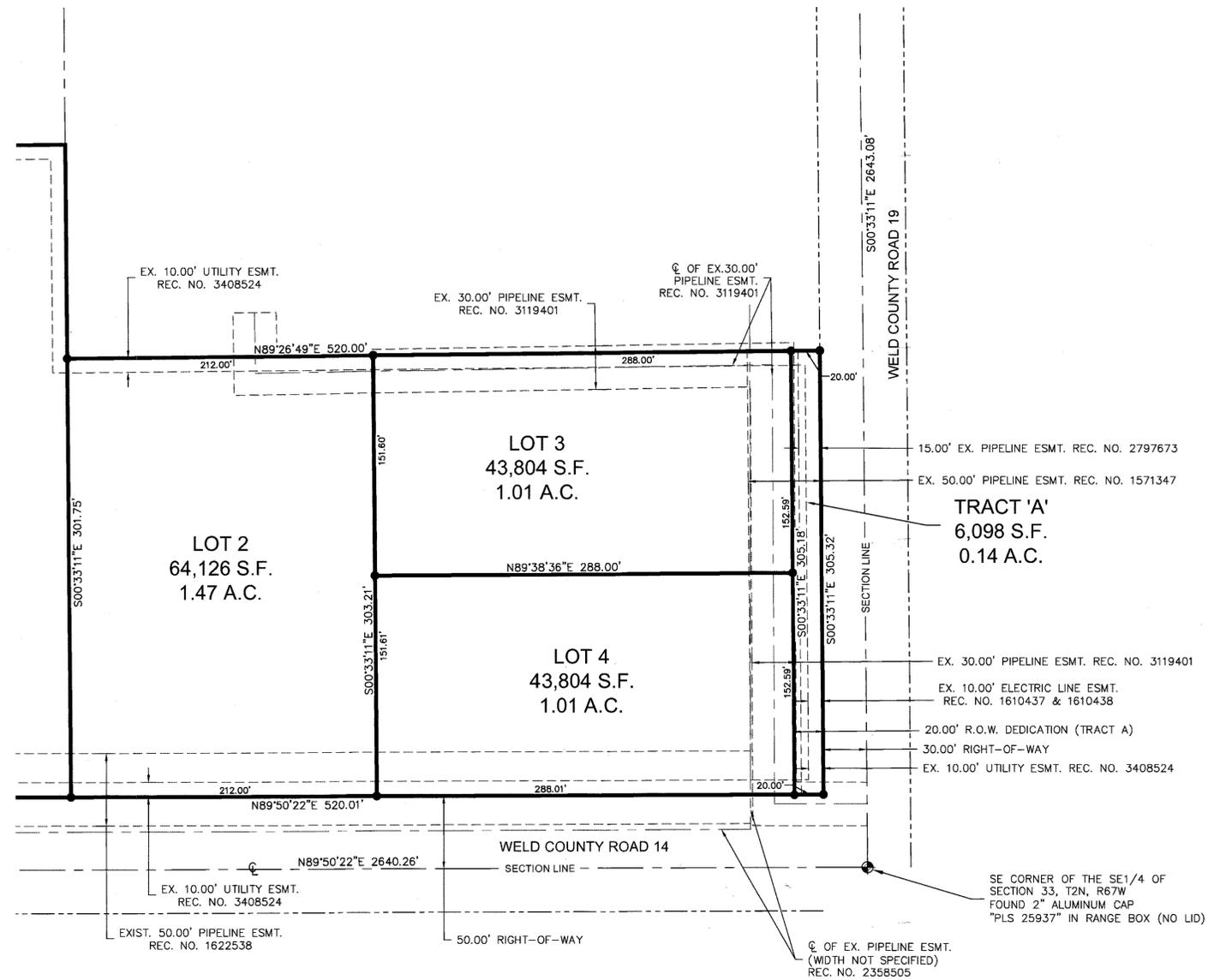


JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION

AMENDMENT NO. 1

A REPLAT OF OUTLOT 2

A PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 67 WEST, 6TH P.M.
 TOWN OF FREDERICK, COUNTY OF WELD
 STATE OF COLORADO
 SHEET 3 OF 3



LEGEND:

- RECOVERED LAND LINE POINT AS NOTED
- ROADWAY CENTERLINE/SECTION LINE
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT/PIPELINE CENTERLINE
- EXISTING EASEMENT
- SET 5/8" X 18" STEEL REBAR WITH ALUMINUM CAP STAMPED "HUFFMAN/PLS 38183"

