

JOHNSTOWN FARMS FILING NO. 3, AMENDMENT NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
90.563 ACRES - 241 LOTS - 7 TRACTS

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT TF JOHNSTOWN FARMS, L.P. A DELAWARE LIMITED PARTNERSHIP, CENTURY LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND THE TOWN OF JOHNSTOWN, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

BEING ALL OF JOHNSTOWN FARMS FILING NO. 3, RECORDED UNDER RECEPTION NO. 4568150, IN THE RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO,

CONTAINING AN AREA OF 90.564 ACRES, (3,944,961 SQUARE FEET), MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD, SUBJECT TO APPROVAL BY THE BOARD OF TRUSTEES OF THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

DO HEREBY SUBDIVIDE THE SAME INTO THE LOTS, BLOCKS, TRACTS, RIGHTS-OF WAY AND EASEMENTS AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHTS-OF-WAYS AND EASEMENTS AND TRACT A TO THE TOWN OF JOHNSTOWN, UNLESS OTHERWISE NOTED.

OWNER SIGNATURE

OWNER: TF JOHNSTOWN FARMS, L.P., A DELAWARE LIMITED PARTNERSHIP
BY: TF HOLDINGS GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: _____
 CRAIG CAMPBELL, AUTHORIZED SIGNATORY

STATE OF COLORADO)
) SS.
COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY CRAIG CAMPBELL, AS AUTHORIZED SIGNATORY OF TF HOLDINGS GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF TF JOHNSTOWN FARMS, L.P., A DELAWARE LIMITED PARTNERSHIP.

THIS ____ DAY OF _____, 20____

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNER SIGNATURE

OWNER: CENTURY LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
 BRIAN MULQUEEN, AUTHORIZED SIGNATORY

STATE OF COLORADO)
) SS.
COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY _____, AS AUTHORIZED SIGNATORY OF CENTURY LAND HOLDINGS, L.L.C., A COLORADO LIMITED LIABILITY COMPANY.

THIS ____ DAY OF _____, 20____

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNER SIGNATURE

OWNER: LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
 AUTHORIZED SIGNATORY

STATE OF COLORADO)
) SS.
COUNTY OF WELD)

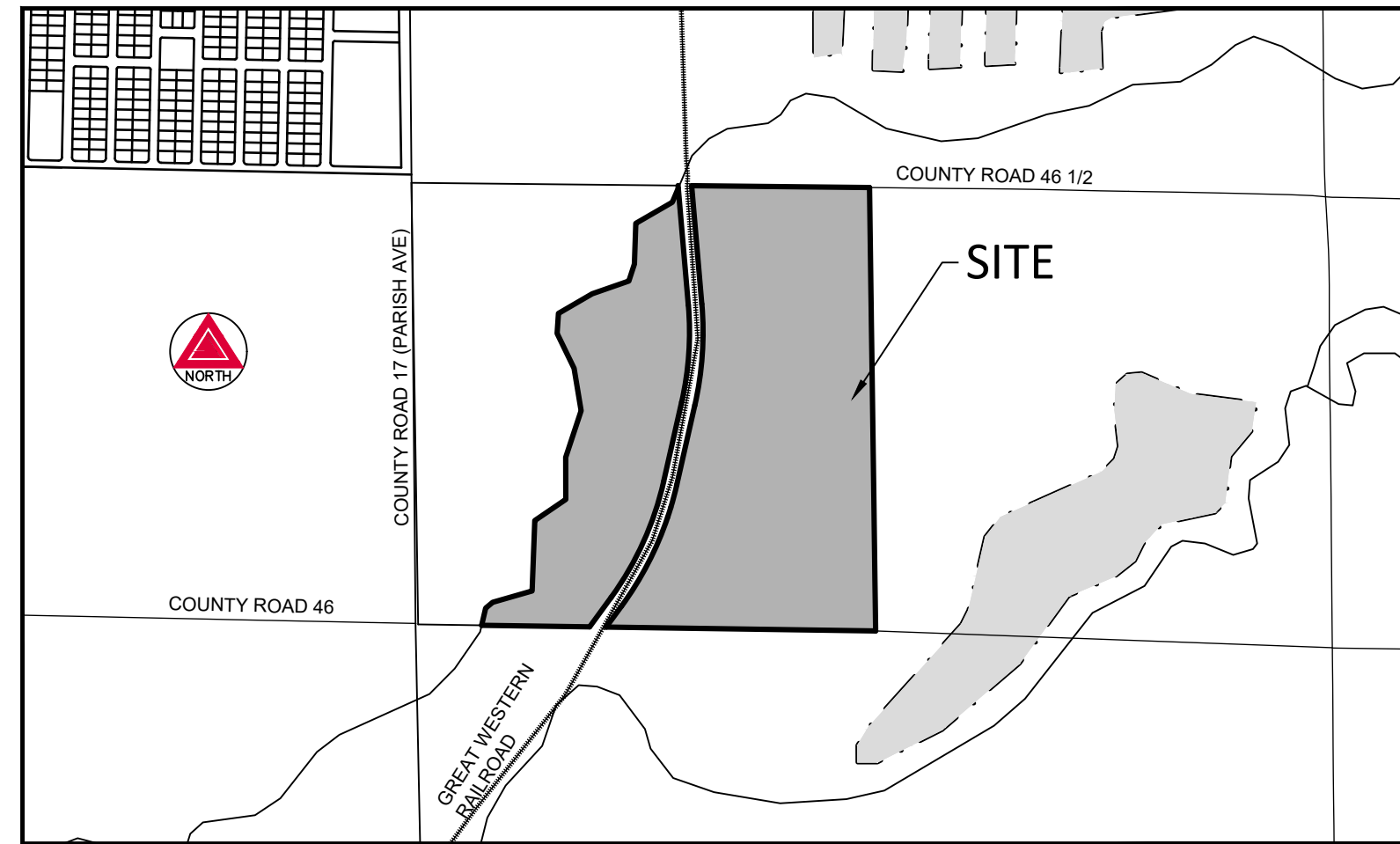
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY _____ AS AUTHORIZED SIGNATORY OF LENNAR COLORADO, L.L.C., A COLORADO LIMITED LIABILITY COMPANY.

THIS ____ DAY OF _____, 20____

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES _____

NOTARY PUBLIC



VICINITY MAP
SCALE 1" = 1000'

SHEET INDEX

- SHEET 1 = COVER SHEET
- SHEET 2 = OVERALL SHEET
- SHEET 3-6 = LOT DETAIL SHEETS

TRACT OWNERSHIP AND USAGE

1. TRACT A IS FOR OPEN SPACE PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE TOWN OF JOHNSTOWN; PROVIDED HOWEVER, JOHNSTOWN FARMS METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MOWING AND WEED CONTROL THEREON AND IS HEREBY GRANTED AN EASEMENT OVER TRACT A FOR SUCH PURPOSES.
2. TRACTS B, C, D, E, F, AND G, ARE FOR OPEN SPACE PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (HOA*).

* TRACTS INDICATED FOR OWNERSHIP AND MAINTENANCE BY HOA SHALL MEAN AN OWNERS ASSOCIATION FORMED FOR THE PROPERTY SUBJECT TO THIS PLAT; HOWEVER, SUCH TRACTS MAY ALTERNATIVELY BE CONVEYED TO JOHNSTOWN FARMS METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR OWNERSHIP AND MAINTENANCE.

OWNER SIGNATURE

OWNER: TOWN OF JOHNSTOWN
BY: _____
 MAYOR GARY LEBSACK

STATE OF COLORADO)
) SS.
COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY _____ AS AUTHORIZED SIGNATORY OF TOWN OF JOHNSTOWN.

THIS ____ DAY OF _____, 20____

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

DISTRICT ACCEPTANCE

THE UNDERSIGNED JOHNSTOWN FARMS EAST METROPOLITAN DISTRICT HEREBY ACKNOWLEDGES AND ACCEPTS THE GRANT OF EASEMENTS TO THE UNDERSIGNED AS DESIGNATED AND SHOWN HEREON FOR MAINTENANCE RESPONSIBILITY AS SPECIFIED HEREON.

JOHNSTOWN FARMS EAST METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY: _____

NAME: _____

TITLE: _____

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ AS _____ OF JOHNSTOWN FARMS EAST METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (241)	1,779,769	40.859	45.11
TRACTS (7)	1,490,356	34.212	37.78
ROW	674,836	15.492	17.11
TOTALS	3,944,961	90.563	100.00

TITLE CERTIFICATION

THIS IS TO CERTIFY THAT ON THE ____ DAY OF _____, 20____ A.D., I EXAMINED THE TITLE TO THE PROPERTY AS DESCRIBED HEREON AND ESTABLISHED THAT THE OWNERS AND PROPRIETORS OF RECORD OF THE SAID PROPERTY AS CONSTRUED IN C.R.S. 1973, '31-23-111, ARE THE SAME AS SHOWN HEREON AS OF SAID DATE.

BY: _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY

GENERAL NOTES

1. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY".
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-925448-CO, WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2022 AT 5:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
4. BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER BY A NO.6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "P.L.S. 23513" IN MONUMENT BOX AND AT THE SOUTH QUARTER CORNER BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "P.L.S. 7242", BEARING SOUTH 89°11'03" EAST, A DISTANCE OF 2708.10 FEET.

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE NORTH ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

PROJECT NORTHING = (STATE PLANE NORTHING * 1.0002693278) - 366.77'

PROJECT EASTING = (STATE PLANE EASTING * 1.0002693278) - 853.16'

5. FLOOD ZONE: BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) NO. 08069C1410G WITH AN EFFECTIVE DATE OF JANUARY 15, 2021, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS OF FLOOD HAZARD ZONE "X". "ZONE X" IS DEFINED AS "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE". A PORTION OF THE SUBJECT PROPERTY ALSO LIES WITHIN SPECIAL HAZARD AREAS ZONE "AE". "ZONE AE" IS DEFINED AS "WITH BFE OR DEPTH; WITH BASE FLOOD ELEVATIONS."

6. PRIOR TO A SALES CONTRACT FOR ANY LOT, TRACT OR PARCEL WITHIN THIS SUBDIVISION IS EXECUTED, ALL BOUNDARIES OF SAID LOT, TRACT OR PARCEL MUST BE MONUMENTED IN ACCORDANCE WITH STATE STATUTES 12-25-2 AND 38-51-105 OF THE COLORADO REVISED STATUTES.

GENERAL NOTES CONTINUED

7. THE PARCEL IMMEDIATELY EAST OF THIS PLAT IS DEVELOPED IN ACCORDANCE WITH USR-1142, AS A RECREATIONAL FACILITY FOR BIKING AND SKIING. USES INCLUDE A MOTORCYCLE COURSE. FUTURE HOME BUYERS SHOULD BE AWARE OF THE POTENTIAL FOR NOISE AND DUST CAUSED BY THIS USE.
8. ADJACENT PROPERTIES TO THIS PLAT ARE USED FOR AGRICULTURAL PURPOSES, PLEASE SEE THE WELD COUNTY RIGHT TO FARM STATEMENT ON SHEET 2 OF THIS PLAT.
9. MAINTENANCE DEFINITION: MAINTENANCE IS THE PROCESS OF PRESERVING CAPITAL IMPROVEMENTS, STRUCTURES, DEVELOPMENT, OR SYSTEMS TO MEET ITS FUNCTION OR ORIGINAL INTENT OF THE FACILITY. THIS IS THE PRESERVATION, CONSERVATION, KEEPING IN GOOD CONDITIONS, OPERATING SAFELY, OPERATING EFFICIENTLY, TESTING, INSPECTION, SERVICING, REPAIRING, GRADING, CLEANING, PICKING UP TRASH AND DEBRIS, PEST CONTROL, PAINTING, MOWING, PRUNING, AND PROLONGING OF THESE FACILITIES. MAINTENANCE ALSO INCLUDES THE PROVISION OF FINANCIAL SUPPORT TO MAINTAIN THE FACILITIES. FACILITIES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPING, OPEN AREAS, GRASS, SHRUBS, TREES, PLAYGROUNDS, SITE FURNITURE AND FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PONDS, SWALES, DRAIN PANS, INLETS, AND OUTLET STRUCTURES.
10. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
11. LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING. IN ACCORDANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN WITHOUT PRIOR APPROVAL FROM THE TOWN OF JOHNSTOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF JOHNSTOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH OPERATION AND/OR MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER(S).
12. A RETAINING WALL EASEMENT, AS SHOWN HEREON, IS HEREBY GRANTED TO JOHNSTOWN FARMS METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF RETAINING WALLS.
13. BASEMENT RESTRICTION. LOT 1, BLOCK 2 MAY BE RESTRICTED IN THE ABILITY TO SERVER A BASEMENT/LOWER LEVEL WITH GRAVITY FED SANITARY SEWER SERVICE. ADDITIONAL ENGINEERING, AND/OR PRIVATELY-OWNED AND MAINTAINED MECHANICAL LIFT PUMPS, MAY BE REQUIRED TO PERMIT ANY SANITARY SEWER SERVICE TO A LOWER LEVEL ON THIS LOT.
14. THE PURPOSE OF THIS PLAT AMENDMENT WAS TO REALIGN RETAINING WALL EASEMENTS AND UTILITY EASEMENTS OVER THE ENTIRETY OF THE PLAT OF JOHNSTOWN FARMS FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 4568150 IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF WELD COUNTY, COLORADO; NO BOUNDARY, RIGHT-OF-WAY, STREET CENTERLINES, LOT OR TRACT LINES HAVE BEEN CHANGED.

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS JOHNSTOWN FARMS FILING NO. 3, AMENDMENT NO. 1, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____ PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO

HELD ON THE ____ DAY OF _____, 20____

BY: _____

MAYOR

ATTEST: _____

TOWN CLERK

SURVEYOR'S STATEMENT

I, SHAUN D. LEE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A FIELD SURVEY MADE ON FEBRUARY 1, 2022, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF JOHNSTOWN. I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

SHAUN D. LEE, PLS NO 38158
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

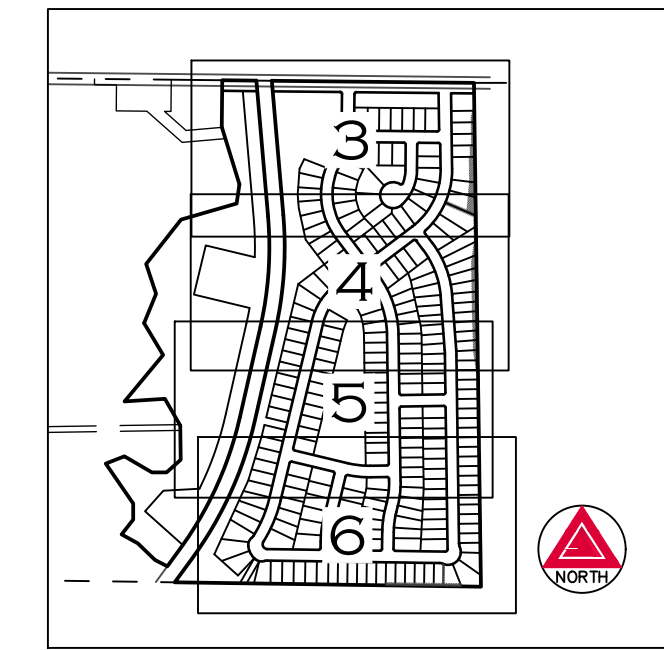
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

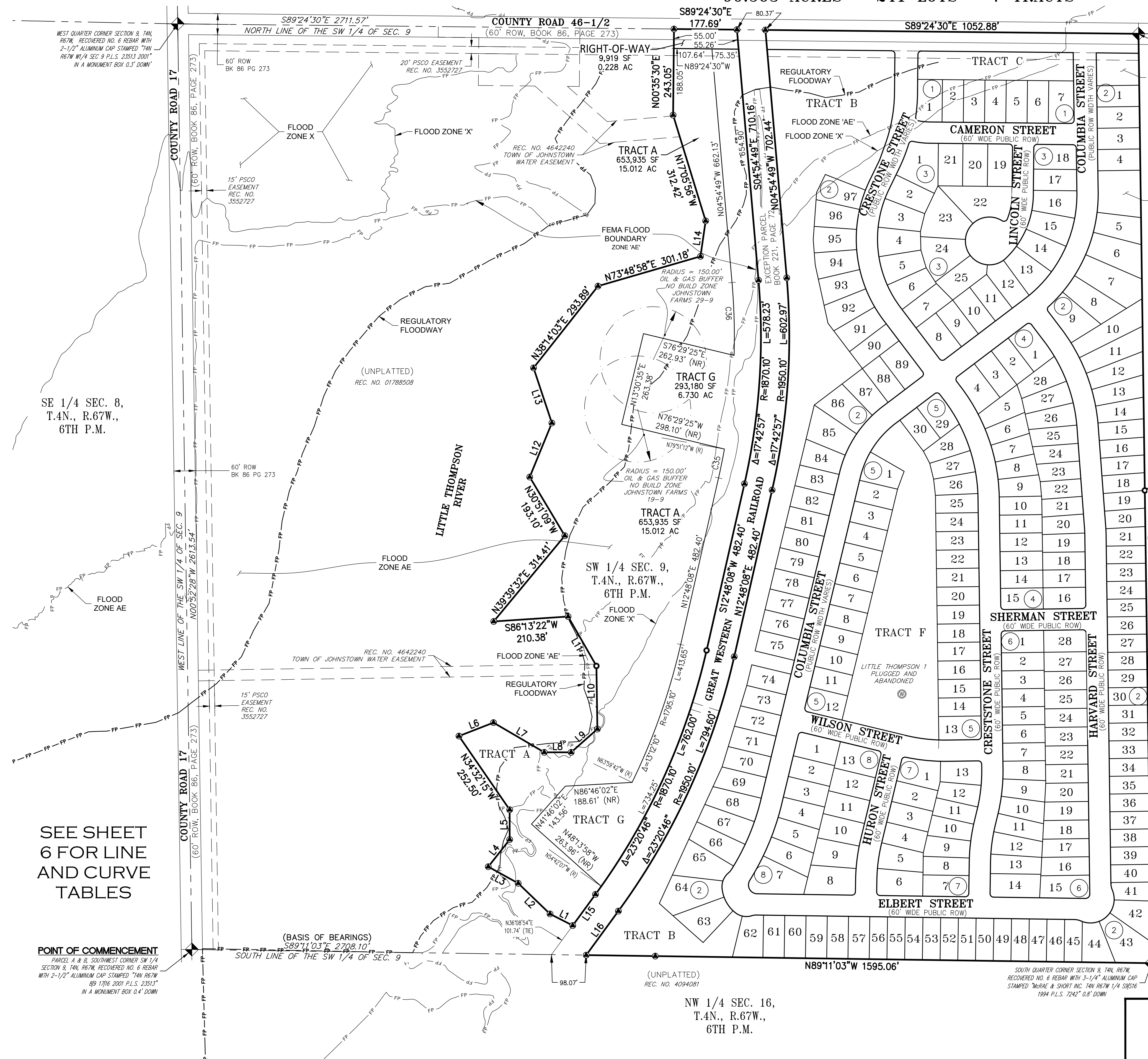
<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>CLIENT REDLAND</p> <p>1500 WEST CANAL COURT LITTLETON, COLORADO 80120</p>	DATE OF PREPARATION:	01-31-2022
		SCALE:	N/A
<p>AzTec Proj. No.: 54822-02 Drawn By: GLW</p>		<p>SHEET 1 OF 6</p>	

JOHNSTOWN FARMS FILING NO. 3, AMENDMENT NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
90.563 ACRES - 241 LOTS - 7 TRACTS



KEY MAP
SCALE: 1" = 1000'



WELD COUNTY'S RIGHT TO FARM STATEMENT

WELD COUNTY IS ONE OF THE MOST PRODUCTIVE AGRICULTURAL COUNTIES IN THE UNITED STATES, RANKING FIFTH IN TOTAL MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD. THE RURAL AREAS OF WELD COUNTY MAY BE OPEN AND SPACIOUS, BUT THEY ARE INTENSIVELY USED FOR AGRICULTURE. PERSONS MOVING INTO A RURAL AREA MUST RECOGNIZE AND ACCEPT THERE ARE DRAWBACKS, INCLUDING CONFLICTS WITH LONGSTANDING AGRICULTURAL PRACTICES AND A LOWER LEVEL OF SERVICES THAN IN TOWN. ALONG WITH THE DRAWBACKS COME THE INCENTIVES WHICH ATTRACT URBAN DWELLERS TO RURAL AREAS: OPEN VIEWS, SPACIOUSNESS, WILDLIFE, LACK OF CITY NOISE AND CONGESTION, AND THE RURAL ATMOSPHERE AND WAY OF LIFE. WITHOUT NEIGHBORING FARMS, THOSE FEATURES WHICH ATTRACT URBAN DWELLERS TO RURAL WELD COUNTY WOULD QUICKLY BE GONE FOREVER.

AGRICULTURAL USERS OF THE LAND SHOULD NOT BE EXPECTED TO CHANGE THEIR LONG-ESTABLISHED AGRICULTURAL PRACTICES TO ACCOMMODATE THE INTRUSIONS OF URBAN USERS INTO A RURAL AREA. WELL RUN AGRICULTURAL ACTIVITIES WILL GENERATE OFF-SITE IMPACTS, INCLUDING NOISE FROM TRACTORS AND EQUIPMENT; SLOW-MOVING FARM VEHICLES ON RURAL ROADS; DUST FROM ANIMAL PENS, FIELD WORK, HARVEST AND GRAVEL ROADS; ODOR FROM ANIMAL CONFINEMENT, SILAGE AND MANURE; SMOKE FROM DITCH BURNING, FLIES AND MOSQUITOES; HUNTING AND TRAPPING ACTIVITIES; SHOOTING SPORTS, LEGAL HAZING OF NUISANCE WILDLIFE, AND THE USE OF PESTICIDES AND FERTILIZERS IN THE FIELDS, INCLUDING THE USE OF AERIAL SPRAYING. IT IS COMMON PRACTICE FOR AGRICULTURAL PRODUCERS TO UTILIZE AN ACCUMULATION OF AGRICULTURAL MACHINERY AND SUPPLIES TO ASSIST IN THEIR AGRICULTURAL OPERATIONS. A CONCENTRATION OF MISCELLANEOUS AGRICULTURAL MATERIALS OFTEN PRODUCES A VISUAL DISPARITY BETWEEN RURAL AND URBAN AREAS OF THE COUNTY. SECTION 35-3.5-102, C.R.S., PROVIDES THAT AN AGRICULTURAL OPERATION SHALL NOT BE FOUND TO BE A PUBLIC OR PRIVATE NUISANCE IF THE AGRICULTURAL OPERATION ALLEGED TO BE A NUISANCE EMPLOYS METHODS OR PRACTICES THAT ARE COMMONLY OR REASONABLY ASSOCIATED WITH AGRICULTURAL PRODUCTION.

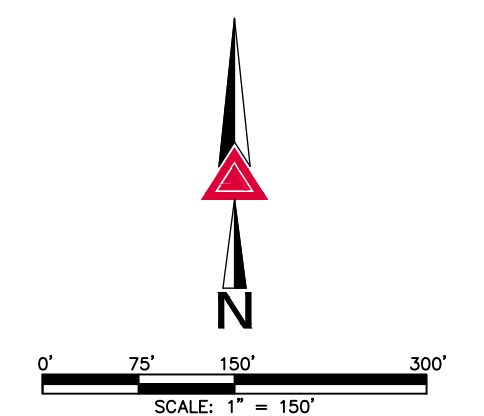
WATER HAS BEEN AND CONTINUES TO BE THE LIFELINE FOR THE AGRICULTURAL COMMUNITY. IT IS UNREALISTIC TO ASSUME THAT DITCHES AND RESERVOIRS MAY SIMPLY BE MOVED "OUT OF THE WAY" OF RESIDENTIAL DEVELOPMENT. WHEN MOVING TO THE COUNTY, PROPERTY OWNERS AND RESIDENTS MUST REALIZE THEY CANNOT TAKE WATER FROM IRRIGATION DITCHES, LAKES OR OTHER STRUCTURES UNLESS THEY HAVE AN ADJUDICATED RIGHT TO THE WATER.

WELD COUNTY COVERS A LAND AREA OF APPROXIMATELY FOUR THOUSAND (4,000) SQUARE MILES IN SIZE (TWICE THE SIZE OF THE STATE OF DELAWARE), WITH MORE THAN THREE THOUSAND SEVEN HUNDRED (3,700) MILES OF STATE AND COUNTY ROADS OUTSIDE OF MUNICIPALITIES. THE SHEER MAGNITUDE OF THE AREA TO BE SERVED STRETCHES AVAILABLE RESOURCES. LAW ENFORCEMENT IS BASED ON RESPONSES TO COMPLAINTS MORE THAN ON PATROLS OF THE COUNTY, AND THE DISTANCES WHICH MUST BE TRAVELED MAY DELAY ALL EMERGENCY RESPONSES, INCLUDING LAW ENFORCEMENT, AMBULANCE AND FIRE. FIRE PROTECTION IS USUALLY PROVIDED BY VOLUNTEERS WHO MUST LEAVE THEIR JOBS AND FAMILIES TO RESPOND TO EMERGENCIES. COUNTY GRAVEL ROADS, NO MATTER HOW OFTEN THEY ARE BLADED, WILL NOT PROVIDE THE SAME KIND OF SURFACE EXPECTED FROM A PAVED ROAD. SNOW REMOVAL PRIORITIES MEAN THAT ROADS FROM SUBDIVISIONS TO ARTERIALS MAY NOT BE CLEARED FOR SEVERAL DAYS AFTER A MAJOR SNOWSTORM. SNOW REMOVAL FOR ROADS WITHIN SUBDIVISIONS ARE OF THE LOWEST PRIORITY FOR PUBLIC WORKS OR MAY BE THE PRIVATE RESPONSIBILITY OF THE HOMEOWNERS. SERVICES IN RURAL AREAS, IN MANY CASES, WILL NOT BE EQUIVALENT TO MUNICIPAL SERVICES. RURAL DWELLERS MUST, BY NECESSITY, BE MORE SELF-SUFFICIENT THAN URBAN DWELLERS.

PEOPLE ARE EXPOSED TO DIFFERENT HAZARDS IN THE COUNTY THAN IN AN URBAN OR SUBURBAN SETTING. FARM EQUIPMENT AND OIL FIELD EQUIPMENT, PONDS AND IRRIGATION DITCHES, ELECTRICAL POWER FOR PUMPS AND CENTER PIVOT OPERATIONS, HIGH SPEED TRAFFIC, SAND BURS, PRICKLY VINES, TERRITORIAL FARM DOGS AND LIVESTOCK AND OPEN BURNING PRESENT REAL THREATS. CONTROLLING CHILDREN'S ACTIVITIES IS IMPORTANT, NOT ONLY FOR THEIR SAFETY, BUT ALSO FOR THE PROTECTION OF THE FARMER'S LIVELIHOOD. PARENTS ARE RESPONSIBLE FOR THEIR CHILDREN. (WELD COUNTY CODE ORDINANCE 2006-2)

LEGEND

- ◆ RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38158"
- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38158"
- ## BLOCK NUMBER (R) = RADIAL (NR) = NON-RADIAL
- ⊙ OIL AND GAS WELL (NR) = NON-RADIAL
- U.E. = UTILITY EASEMENT
- FP — FEMA FLOOD BOUNDARY - ZONE A
- FP — FIRM 08069C1410F
- FP — PRELIMINARY REGULATORY FLOODWAY ZONE AE 08069C1410G



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 6 FOR LINE AND CURVE TABLES

POINT OF COMMENCEMENT
PARCEL A & B, SOUTHWEST CORNER SW 1/4 SECTION 9, T4N, R67W, RECOVERED NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "TAN R67W W1/4 SEC 9 P.L.S. 23513 2001" IN A MONUMENT BOX 0.4' DOWN

NW 1/4 SEC. 16,
T.4N., R.67W.,
6TH P.M.

SE 1/4 SEC. 9,
T.4N., R.67W.,
6TH P.M.

(UNPLATTED)
REC. NO. 2421066

(UNPLATTED)
REC. NO. 4094081

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1899
Fax: (303) 713-1897
www.aztecconsultants.com

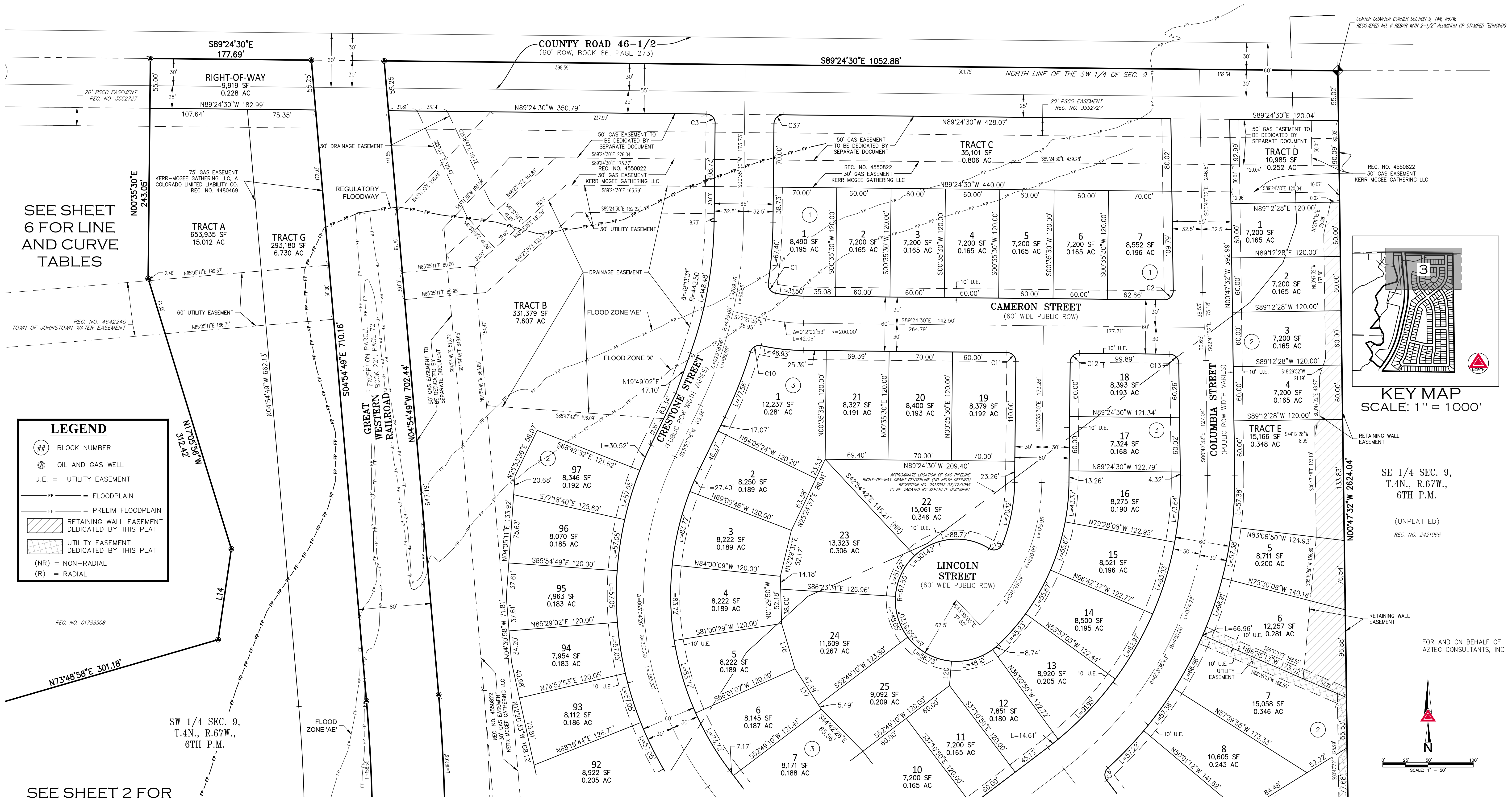
AzTec Proj. No: 54822-02 Drawn By: GLW

CLIENT
REDLAND
1500 WEST CANAL COURT
LITTLETON, COLORADO 80120

DATE OF PREPARATION:	01-31-2022
SCALE:	1" = 150'
SHEET 2 OF 6	

JOHNSTOWN FARMS FILING NO. 3, AMENDMENT NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
90.563 ACRES - 241 LOTS - 7 TRACTS



SEE SHEET 6 FOR LINE AND CURVE TABLES

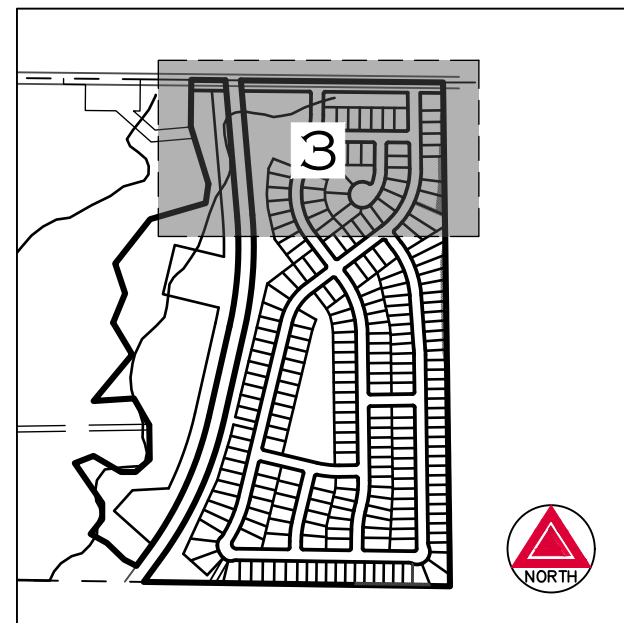
LEGEND

- Block Number
- Oil and Gas Well
- U.E. = Utility Easement
- Floodplain
- Prelim Floodplain
- Retaining Wall Easement Dedicated by this Plat
- Utility Easement Dedicated by this Plat
- (NR) = Non-Radial
- (R) = Radial

SEE SHEET 2 FOR MONUMENT LEGEND

SEE SHEET 4

SEE SHEET 4

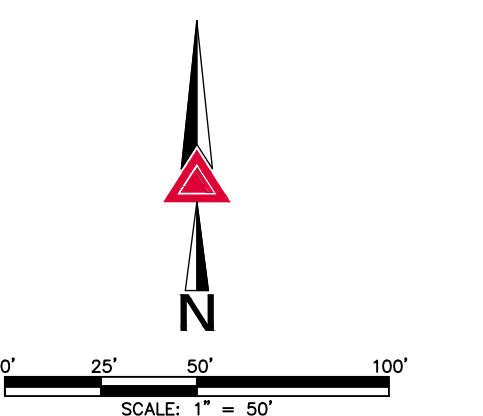


SCALE: 1" = 1000'

SE 1/4 SEC. 9, T.4N., R.67W., 6TH P.M.

(UNPLATTED)
REC. NO. 2421066

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1899
Fax: (303) 713-1897
www.aztecconsultants.com

CLIENT
REDLAND

1500 WEST CANAL COURT
LITTLETON, COLORADO 80120

DATE OF PREPARATION:	01-31-2022
SCALE:	1" = 50'
SHEET 3 OF 6	

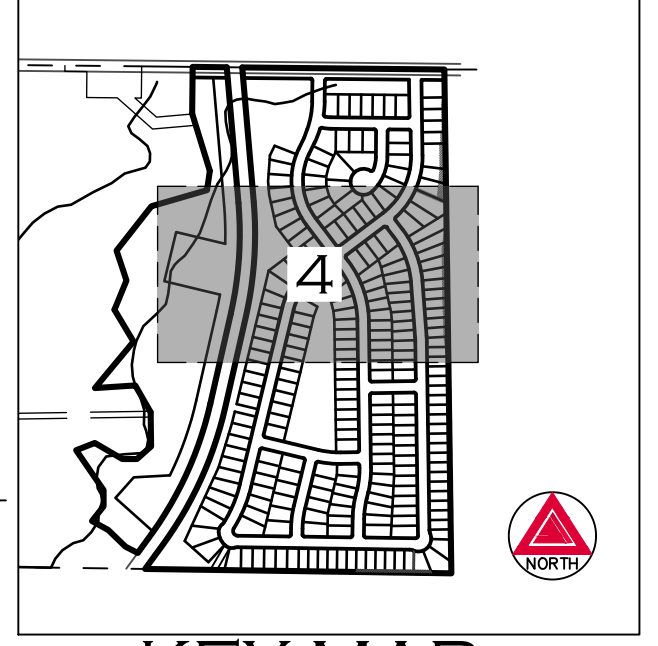
AzTec Proj. No.: 54822-02 Drawn By: GLW

JOHNSTOWN FARMS FILING NO. 3, AMENDMENT NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
90.563 ACRES - 241 LOTS - 7 TRACTS

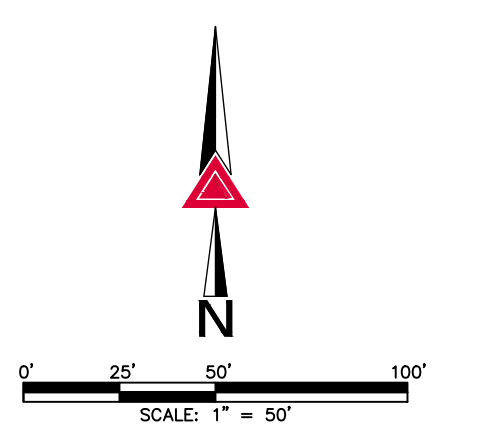
LEGEND

- ## BLOCK NUMBER
- ⊙ OIL AND GAS WELL
- U.E. = UTILITY EASEMENT
- FP = FLOODPLAIN
- FP = PRELIM FLOODPLAIN
- RETAINING WALL EASEMENT DEDICATED BY THIS PLAT
- UTILITY EASEMENT DEDICATED BY THIS PLAT
- (NR) = NON-RADIAL
- (R) = RADIAL



KEY MAP
SCALE: 1" = 1000'

(UNPLATTED)
REC. NO. 2421066
SE 1/4 SEC. 9,
T.4N., R.67W.,
6TH P.M.



SEE SHEET 6 FOR LINE AND CURVE TABLES

SEE SHEET 5

SEE SHEET 2 FOR MONUMENT LEGEND

SEE SHEET 5

FOR AND ON BEHALF OF
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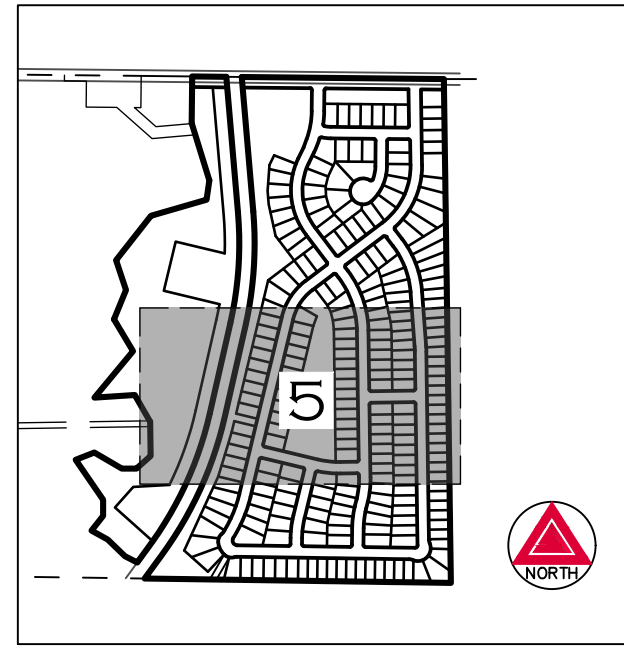
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SHEET 4 OF 6	

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TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

SEE SHEET 4 90.563 ACRES - 241 LOTS - 7 TRACTS



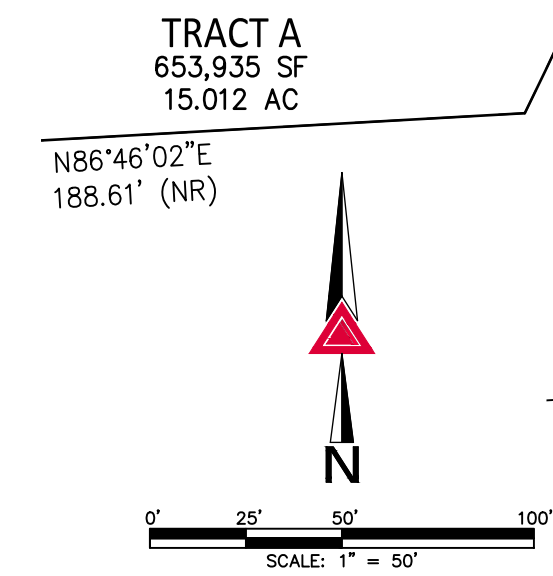
KEY MAP
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SEE SHEET 6 FOR LINE AND CURVE TABLES



SEE SHEET 6

SEE SHEET 2 FOR MONUMENT LEGEND

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1500 WEST CANAL COURT LITTLETON, COLORADO 80120		SHEET 5 OF 6

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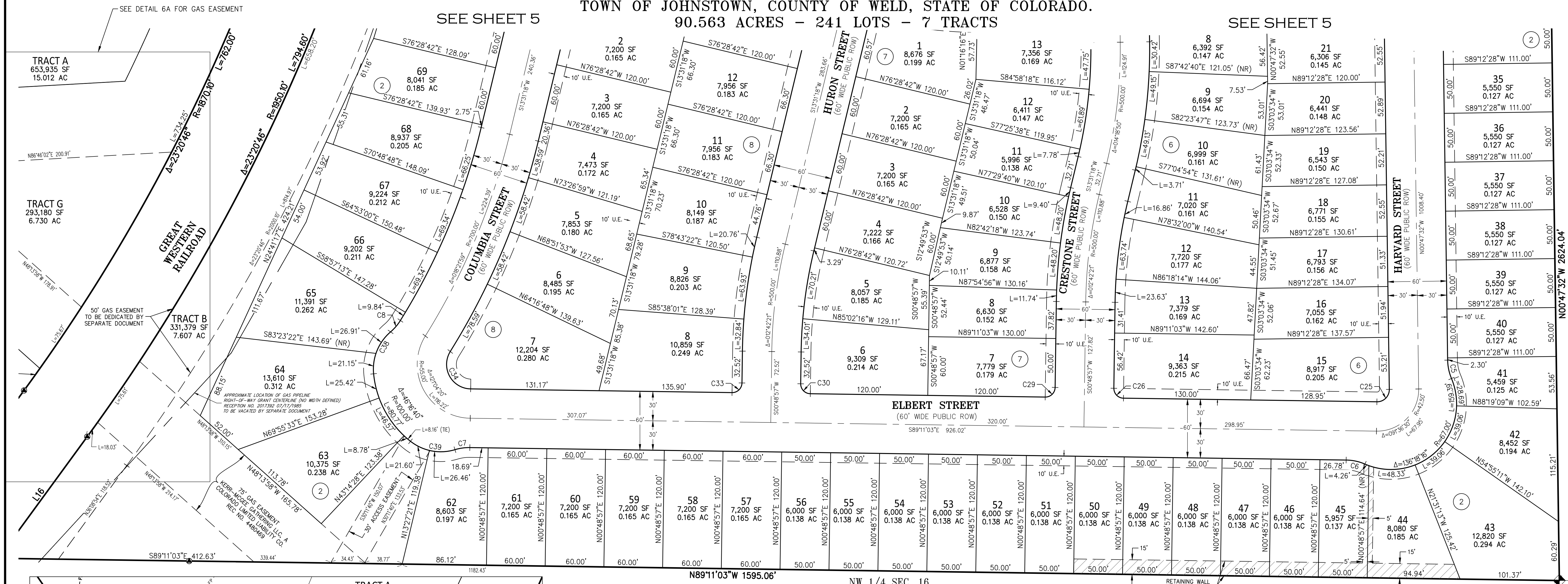
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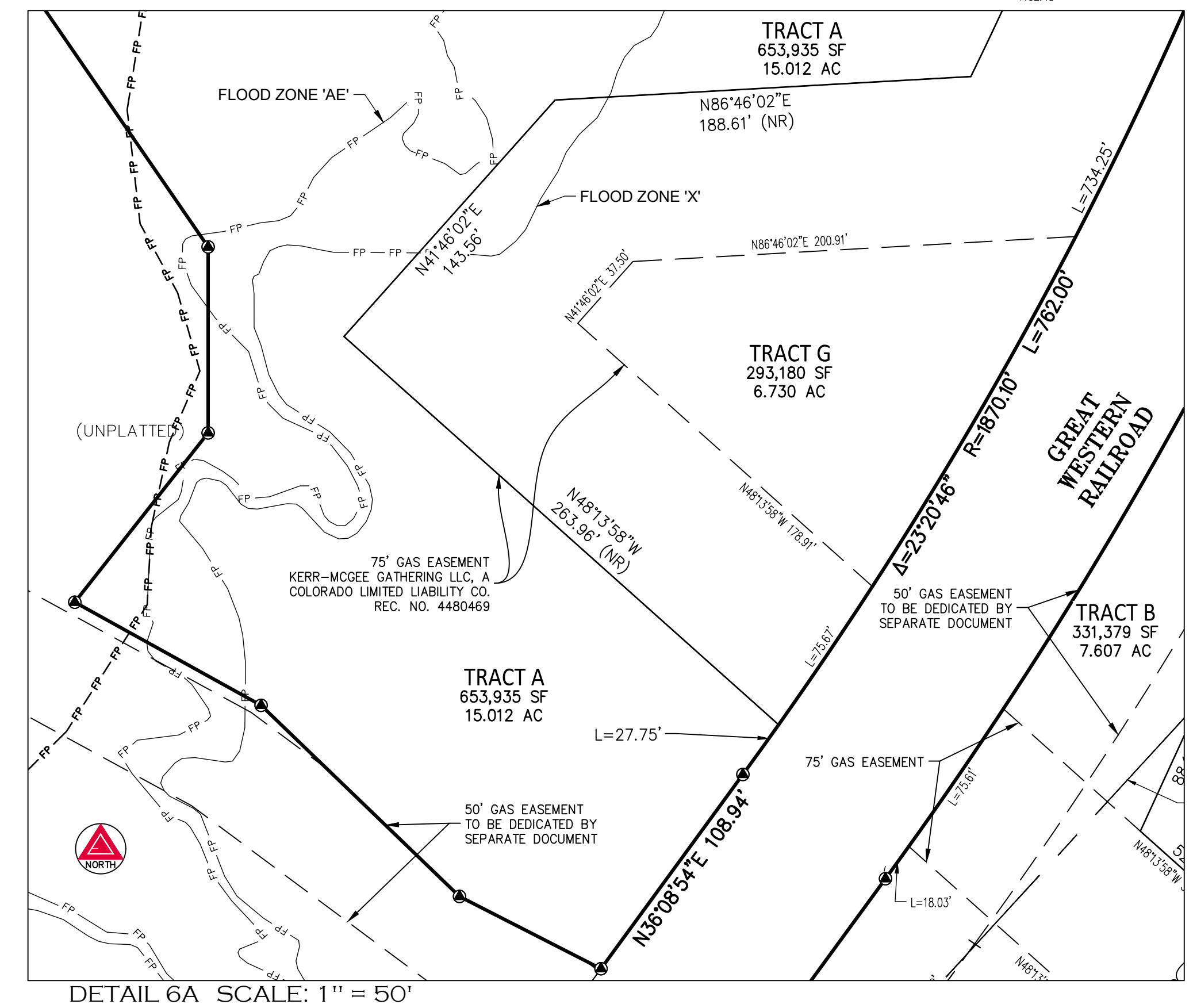
SEE SHEET 5

SEE SHEET 5



SE 1/4 SEC. 9,
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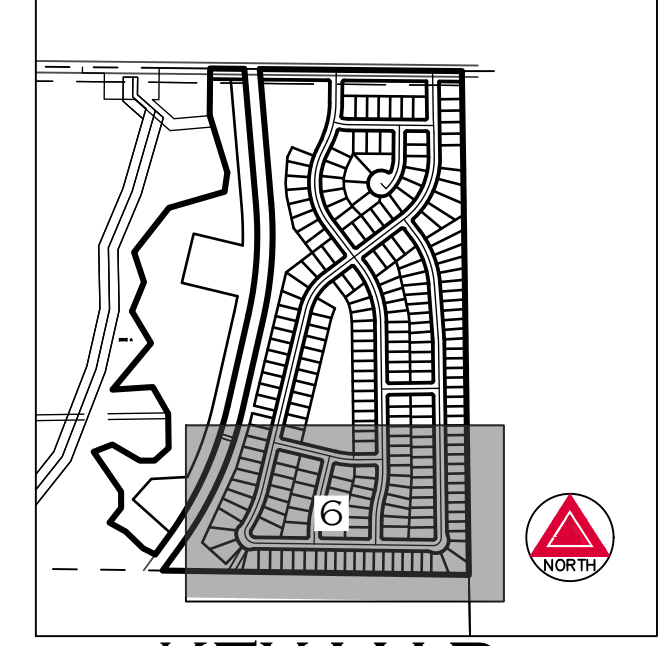
(UNPLATTED)
REC. NO. 2421066



DETAIL 6A SCALE: 1" = 50'

LEGEND

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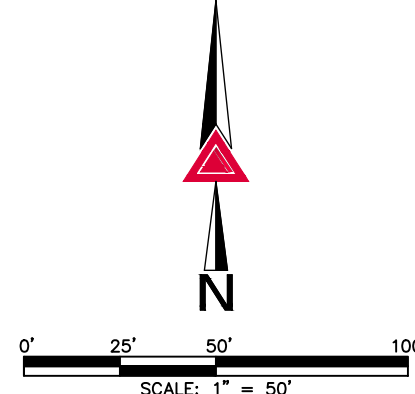


KEY MAP
SCALE: 1" = 1000'

LINE TABLE			LINE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L1	N62°56'25"W	71.96'	L11	N29°49'13"W	160.73'	C1	86°59'32"	10.00'	15.18'	C11	90°00'00"	10.00'	15.71'	C21	90°00'00"	10.00'	15.71'
L2	N46°04'50"W	124.78'	L12	N22°16'35"E	164.82'	C2	91°23'03"	10.00'	15.95'	C12	90°00'00"	10.00'	15.71'	C22	90°00'00"	10.00'	15.71'
L3	N61°02'08"W	96.44'	L13	N18°23'04"W	163.95'	C3	90°00'00"	10.00'	15.71'	C13	88°36'57"	10.00'	15.47'	C23	90°00'00"	10.00'	15.71'
L4	N38°13'50"E	97.60'	L14	N08°16'54"E	101.30'	C4	84°47'03"	10.00'	14.80'	C14	90°00'00"	10.00'	15.71'	C24	90°00'00"	10.00'	15.71'
L5	N00°00'00"E	84.23'	L15	S36°08'54"W	108.94'	C5	22°03'33"	50.00'	19.25'	C15	100°31'58"	10.00'	17.55'	C25	91°36'30"	12.50'	19.99'
L6	N68°44'13"E	104.57'	L16	N36°08'54"E	153.97'	C6	22°38'13"	50.00'	19.75'	C16	90°00'00"	10.00'	15.71'	C26	90°00'00"	10.00'	15.71'
L7	S59°40'57"E	166.01'	L17	N32°59'24"W	52.98'	C7	17°40'41"	50.00'	15.43'	C17	90°00'00"	10.00'	15.71'	C27	88°26'21"	10.00'	15.44'
L8	N90°00'00"E	75.86'	L18	N16°29'12"W	52.17'	C8	17°40'41"	50.00'	15.43'	C18	90°00'00"	10.00'	15.71'	C28	90°00'00"	10.00'	15.71'
L9	N48°25'30"E	98.93'	L19	N19°08'53"W	41.17'	C9	90°00'00"	10.00'	15.71'	C19	90°00'00"	10.00'	15.71'	C29	90°00'00"	10.00'	15.71'
L10	N00°51'35"W	178.22'	L20	N04°39'56"E	27.11'	C10	85°11'23"	10.00'	14.87'	C20	90°00'00"	10.00'	15.71'	C30	90°00'00"	10.00'	15.71'

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