

AN AMENDED PLAT OF LONGS PEAK FARM CONSERVATION DEVELOPMENT (FILE #15-S3313)

A TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all persons by these presents that Longs Peak Farm, LLC; Bruce and Kristine Bird; and William and Alice Horneber being the owners of a tract of land located in Section 16, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado, being more particularly described as follows, to-wit:

Considering the South line of the Southeast Quarter of Section 16 as bearing South 89° 54' 15" West and with all bearings contained herein relative thereto:

COMMENCING at South Quarter corner of Section 16, thence, North 00° 30' 05" West, 30.00 feet to the POINT OF BEGINNING; thence, North 00° 30' 05" West, 1389.91 feet; thence, North 89° 57' 26" East, 2627.42 feet; thence, South 00° 31' 21" East, 1387.48 feet; thence, South 89° 54' 15" West, 1803.35 feet; thence, North 00° 05' 45" West, 100.00 feet; thence, South 89° 54' 15" West, 50.00 feet; thence, South 00° 05' 45" East, 100.00 feet; thence South 89° 54' 15" West, 774.56 feet to the Point of Beginning, containing 3,643,911 square feet or 83.653 acres more or less; have by these presents caused the same to be surveyed and divided into 34 lots to be known as LONGS PEAK FARM CONSERVATION DEVELOPMENT (FILE #15-S3313), and do hereby dedicate and convey to and for public use forever hereafter the streets as are laid out and designated on this plat, and do so also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat.

Witness our hands and seals this 11 day of May, 2018.

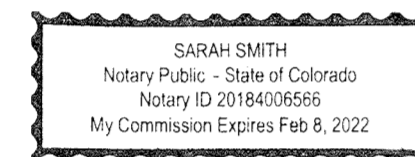
OWNER: Longs Peak Farm, LLC

By: Jim Birdsall
Jim Birdsall, Manager

State of Colorado)
)ss.
County of Larimer)

The foregoing dedication was acknowledged before me this 11 day of May, 2018
by Jim Birdsall as Manager of Longs Peak Farm, LLC

By: Sarah Smith
Notary Public



My commission expires 2-8-22

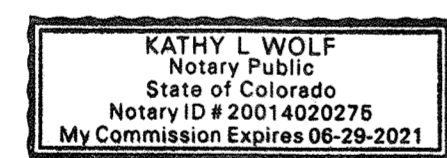
LIENHOLDER: Great Western Bank

By: Andrea Walz

State of Colorado)
)ss.
County of Larimer)

The foregoing dedication was acknowledged before me this 14th day of May, 2018
by Andrea Walz as Lender of Great Western Bank.

By: Kathy L Wolf
Notary Public



My commission expires 6/29/21

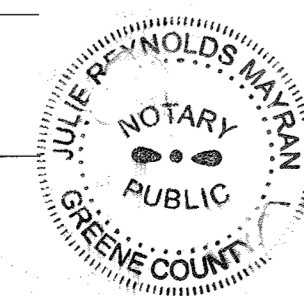
OWNER (Residual Lot A): Bruce and Kristine Bird

By: Bruce Bird Kristine Bird
By: Bruce Bird By: Kristine Bird

State of Georgia)
)ss.
County of Greene)

The foregoing dedication was acknowledged before me this 8th day of May, 2018
by Bruce and Kristine Bird.

By: Julie Reynolds
Notary Public



My commission expires 10-11-2020

OWNER (Residual Lot B): William and Alice Horneber

By: William Horneber Alice Horneber
By: William Horneber By: Alice Horneber

State of Iowa)
)ss.
County of Wading)

The foregoing dedication was acknowledged before me this 26 day of April, 2018
by William and Alice Horneber.

By: Christy R Valentine
Notary Public



My commission expires 9/30/19

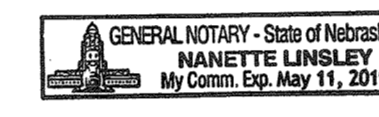
LIENHOLDER: Bank of Dixon County

By: Steve Johnson

State of Nebraska)
)ss.
County of Dixon)

The foregoing dedication was acknowledged before me this 27 day of April, 2018
by Steve Johnson as VP of Bank of Dixon County.

By: Janette Smalley
Notary Public



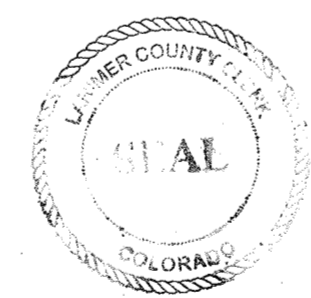
My commission expires 5/11/19

BOARD OF COUNTY COMMISSIONERS APPROVAL:

Approved by the Larimer County Board of County Commissioners this 26th day of June, A.D., 2018. All dedications made for public use are hereby accepted on behalf of the public. This approval does not constitute acceptance of responsibility by the County for construction, repair, or maintenance of any streets, highways, alleys, bridges, rights-of-way or other improvements designated on this plat.

By: Steve Johnson
Chairman

ATTEST:
Clayton Marshall
Clerk of the Board



APPROVAL OF SURVEY PLAT:

This final plat has been reviewed and is hereby approved as to form as complying with all current survey requirements of Larimer County and of State law pertaining to platting and monumentation. This approval constitutes neither a warranty by Larimer County concerning such compliance, nor a release or indemnity of the subdivider and his surveyor concerning any noncompliance of this plat with current survey requirements.

Date: 6-18-2018
Brian Helminiak Colorado P.L.S. No. 38329

Brian Helminiak Larimer County Engineering Department

LARIMER COUNTY HEALTH AUTHORITY APPROVAL:

Approved by the Larimer County Health Authority this 18th day of June, 2018. All construction on this subdivision, or any lot therein, including the development of domestic water, and the provision of sewage treatment, shall be done in a manner which will meet all of the requirements of the Colorado Department of Health, and the Larimer County Public Health Department, and the officers authorized to enforce such requirements.

By: Sara Schneider
Larimer County Health Authority

OWNER
Longs Peak Farm, LLC
444 Mountain Avenue
Berthoud, CO 80513
Jim Birdsall, Manager

OWNER (Residual Lot A)
Bruce and Kristine Bird

OWNER (Residual Lot B)
William and Alice Horneber

APPLICANT
Jim Birdsall
TB Group
444 Mountain Avenue
Berthoud, Colorado 80513
(970) 532-5891

PROJECT ENGINEER
Northern Engineering Services, Inc.
Nick Haws, PE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

PROJECT SURVEYOR
Northern Engineering Services, Inc.
Robert Tessely, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

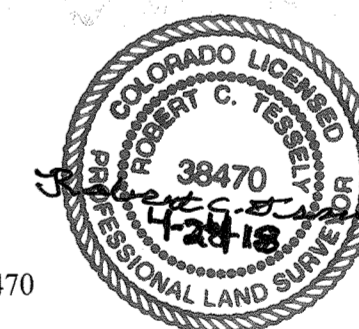
NOTES:

- 1) For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon Order No. FCC25127559-5, prepared by Land Title Guarantee Company, dated 11-02-2016 at 5:00 p.m.
- 2) Basis of Bearings is the South line of the Southeast Quarter Section 16, Township 4 North, Range 69 West as bearing South 89°34'24" West (assumed bearing) as monumented hereon.
- 3) The lineal unit of measurement for this plat is U. S. Survey Feet.
- 4) Gross area: 3,643,911 s.f. or 83.653 acres
- 5) Existing Zoning: FA1
Proposed Zoning: FA1

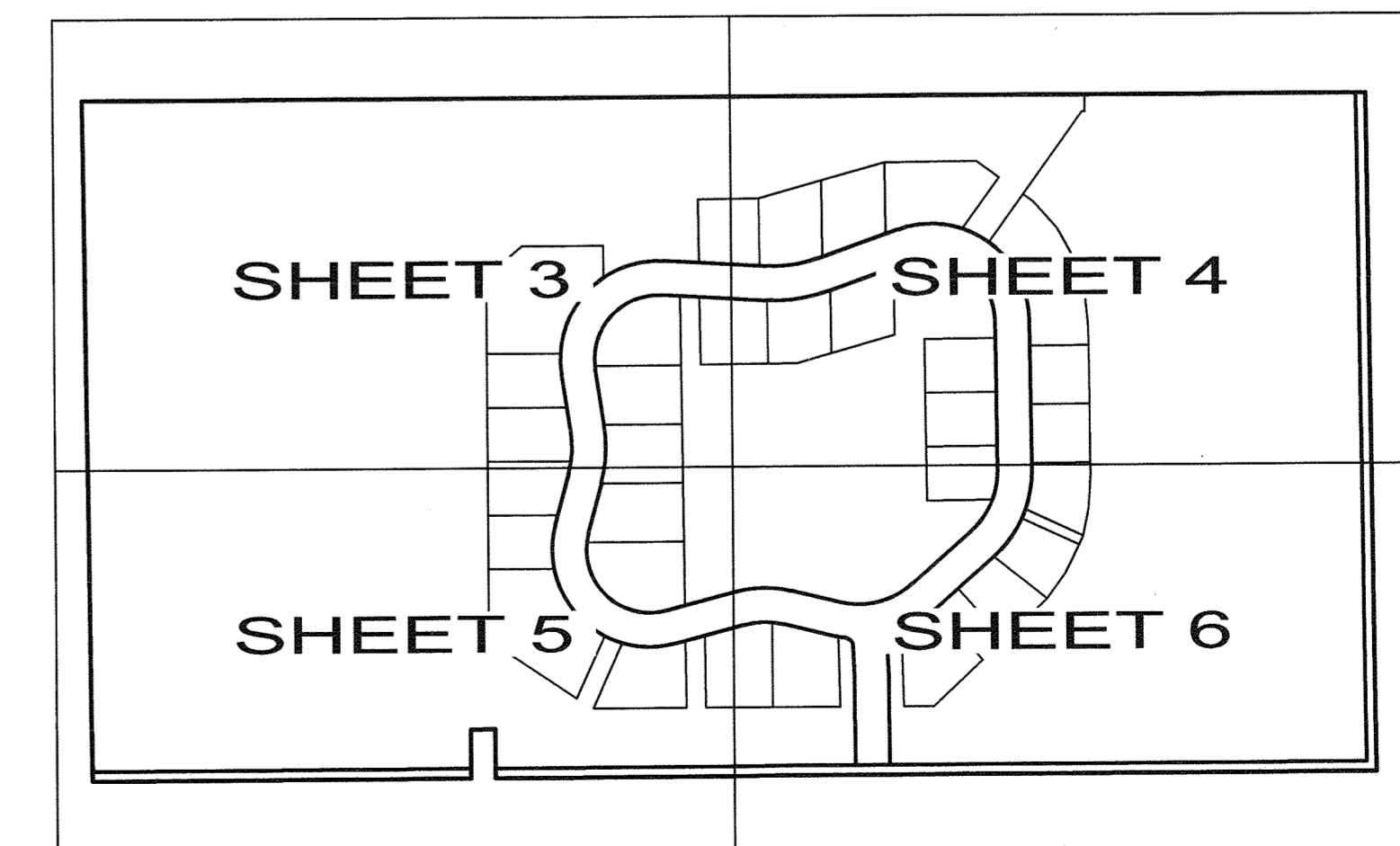
SURVEYOR'S CERTIFICATE:

I, Robert C. Tessely, a duly registered professional land surveyor in the State of Colorado, do hereby certify that this plat of LONGS PEAK FARM CONSERVATION DEVELOPMENT (FILE #15-S3313) truly and correctly represents the results of a survey made by me or under my direct supervision.

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on Behalf of Northern Engineering Services, Inc.



NORTH SHEET INDEX



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 16
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
www.northernengineering.com

DATE: 4/24/18
SCALE: N/A
PROJECT: 598-004
DESIGNED BY: L. Smith
DRAWN BY: B. Tessely
REVIEWED BY: B. Tessely

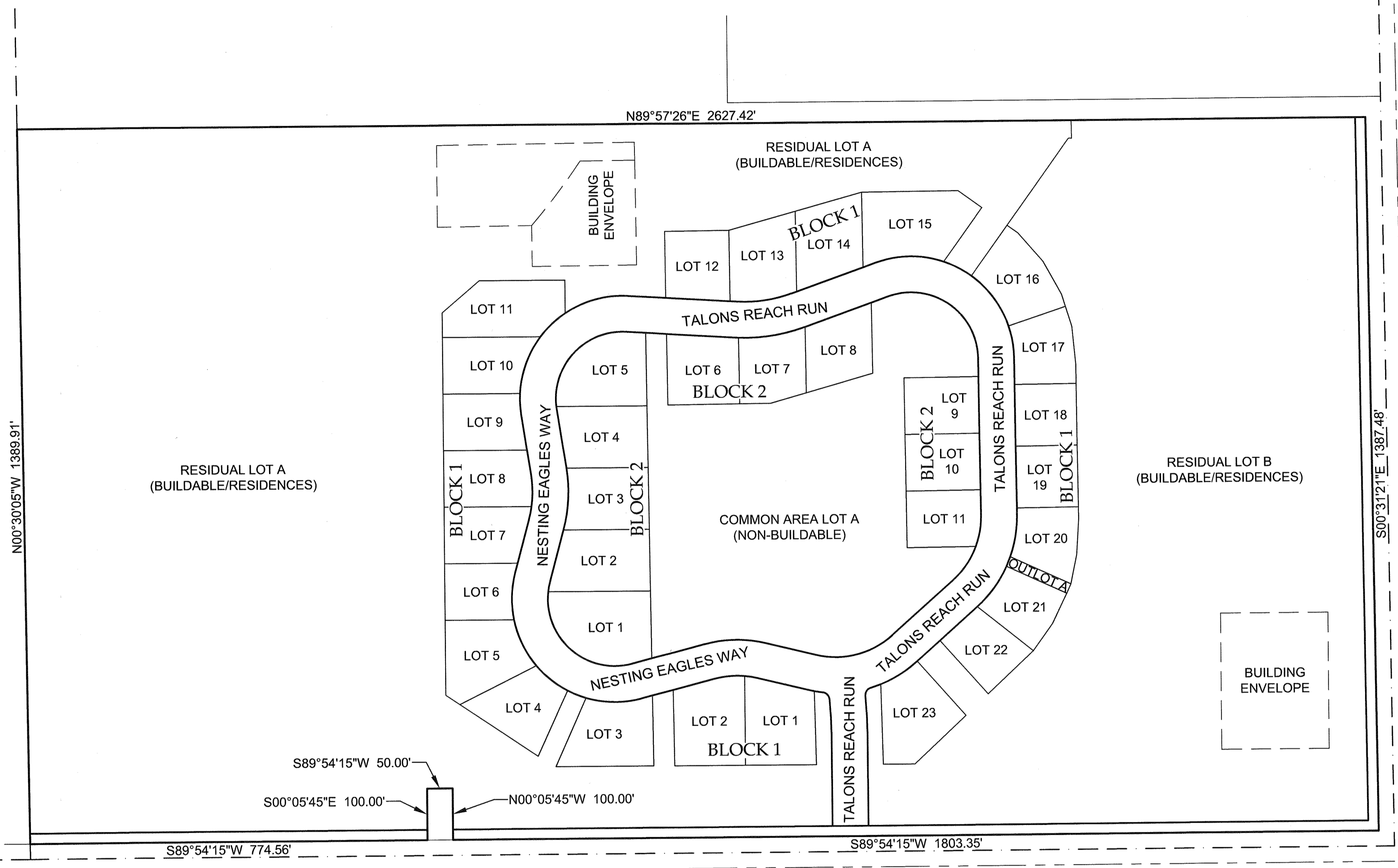
LONGS PEAK FARM
CONSERVATION DEVELOPMENT (FILE #15-S3313)
LARIMER COUNTY, COLORADO

Sheet
1
Of 6 Sheets

AN AMENDED PLAT OF LONGS PEAK FARM CONSERVATION DEVELOPMENT (FILE #15-S3313)

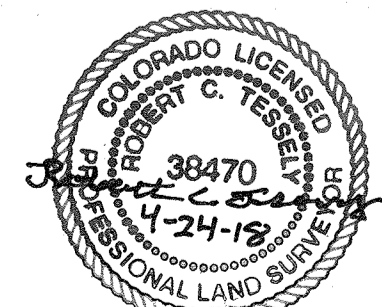
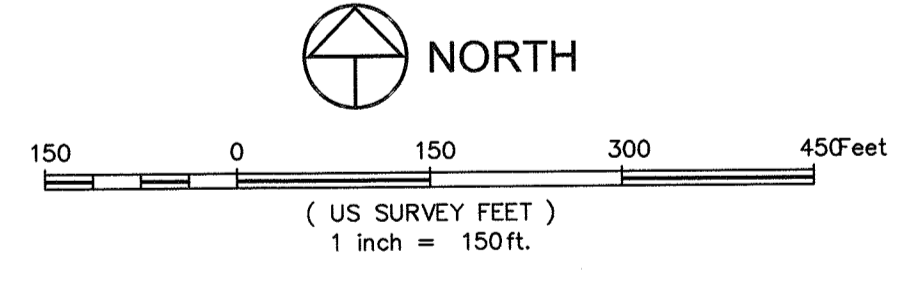
A TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	18°41'03"	200.00'	65.22'	N85°40'55"W	64.93'
C2	28°26'01"	205.00'	101.73'	S89°26'36"W	100.69'
C3	119°49'36"	165.00'	345.08'	N44°51'38"W	285.54'
C4	23°48'53"	250.00'	103.91'	N03°08'46"E	103.16'
C5	102°09'55"	165.00'	294.22'	N42°19'17"E	256.76'
C6	23°01'29"	300.00'	120.56'	N81°53'31"E	119.75'
C7	109°05'50"	165.00'	314.18'	S55°04'19"E	268.82'
C8	48°55'21"	200.00'	170.77'	S23°56'17"W	165.63'
C9	36°34'36"	200.00'	127.68'	S66°41'16"W	125.52'
C10	4°54'16"	700.00'	59.92'	S02°32'53"E	59.90'
C11	4°54'16"	665.00'	56.92'	N02°32'53"W	56.91'
C12	78°28'58"	15.00'	20.55'	N44°14'30"W	18.98'
C13	3°59'31"	235.00'	16.37'	S81°29'15"E	16.37'
C14	28°26'01"	170.00'	84.36'	N89°26'36"E	83.50'
C15	119°49'36"	200.00'	418.27'	S44°51'36"E	346.11'
C16	23°48'53"	215.00'	89.36'	S03°08'46"W	88.72'
C17	102°09'55"	200.00'	356.62'	S42°19'17"W	311.22'
C18	23°01'29"	265.00'	106.49'	S81°53'31"W	105.78'
C19	109°05'50"	200.00'	380.82'	N55°04'19"W	325.84'
C20	48°55'21"	235.00'	200.66'	N23°56'17"E	194.62'
C21	25°02'36"	235.00'	102.72'	N60°59'16"E	101.90'
C22	78°28'58"	15.00'	20.54'	N34°13'17"E	18.97'
C23	4°54'16"	735.00'	62.91'	N02°32'53"W	62.90'
C24	28°26'01"	240.00'	119.10'	S89°26'36"W	117.88'
C25	119°49'36"	130.00'	271.88'	N44°51'36"W	224.97'
C26	23°48'53"	285.00'	118.46'	N03°08'46"E	117.61'
C27	99°48'06"	130.00'	228.44'	N43°30'12"E	198.88'
C28	23°01'29"	335.00'	134.62'	N81°53'31"E	133.72'
C29	109°05'50"	130.00'	247.53'	S55°04'19"E	211.80'
C30	48°55'21"	165.00'	140.89'	S23°56'17"W	136.65'
C31	56°15'39"	165.00'	159.14'	S76°01'47"W	153.04'
C32	3°59'31"	235.00'	16.37'	S81°29'15"E	16.37'
C33	3°09'05"	235.00'	12.93'	S77°54'54"E	12.92'
C34	8°25'23"	170.00'	24.99'	S80°33'05"E	24.97'
C35	20°00'38"	170.00'	59.37'	N85°13'55"E	59.07'
C36	31°24'18"	200.00'	109.62'	S89°04'15"E	108.26'
C37	11°04'03"	200.00'	38.63'	S67°50'04"E	38.57'
C38	22°22'47"	200.00'	78.12'	S51°06'40"E	77.62'
C39	28°44'24"	200.00'	100.32'	S25°33'04"E	99.27'
C40	26°14'04"	200.00'	91.58'	S01°56'10"W	90.78'
C41	6°58'33"	215.00'	26.16'	S11°33'56"W	26.16'
C42	16°50'19"	215.00'	63.19'	S00°20'30"E	62.96'
C43	12°01'53"	200.00'	42.00'	S02°44'44"E	41.92'
C44	34°08'21"	200.00'	119.05'	S20°19'23"W	117.30'
C45	19°10'01"	200.00'	66.91'	S46°57'35"W	66.59'
C46	36°51'40"	200.00'	128.67'	S74°58'25"W	126.46'
C47	38°29'14"	200.00'	134.35'	S89°37'23"W	131.83'
C48	17°26'58"	200.00'	60.85'	N62°29'01"W	60.62'
C49	35°18'23"	200.00'	123.24'	N36°02'50"W	121.30'
C50	17°52'14"	200.00'	62.38'	N09°27'31"W	62.13'
C51	20°11'48"	235.00'	82.84'	N09°34'30"E	82.41'
C52	4°52'56"	235.00'	20.02'	N22°06'52"E	20.02'
C53	23°50'38"	235.00'	97.80'	N36°28'39"E	97.09'
C54	20°00'34"	235.00'	82.07'	N58°24'16"E	81.65'
C55	5°02'02"	235.00'	20.65'	N70°56'33"E	20.64'
C56	111°32'34"	130.00'	253.08'	N49°00'07"W	214.97'
C57	8°17'03"	130.00'	18.80'	N10°54'41"E	18.78'
C58	2°21'49"	130.00'	5.36'	N07°34'46"W	5.36'
C59	99°48'06"	130.00'	226.44'	N43°30'12"E	198.88'
C60	0°53'46"	335.00'	5.24'	S87°02'38"E	5.24'
C61	22°07'43"	335.00'	129.38'	N81°26'38"E	128.58'
C62	21°18'53"	165.00'	61.36'	S10°08'03"W	61.03'
C63	27°36'29"	165.00'	79.51'	S34°35'43"W	78.74'
C64	25°08'12"	310.00'	136.00'	S12°15'54"W	134.91'
C65	6°49'11"	1320.00'	157.11'	S37°30'09"W	157.02'
C66	25°08'12"	290.00'	127.23'	N12°15'54"E	126.21'
C67	4°41'57"	310.00'	25.42'	S02°02'46"W	25.42'



LINE TABLE		
LINE	LENGTH	BEARING
L1	50.05'	N90°00'00"W
L2	50.00'	N00°00'00"E
L3	50.00'	N90°00'00"E
L4	27.38'	S00°05'45"E

LAND USE TABLE					
PARCEL	DESCRIPTION	DEDICATION	AREA	PERCENT	INTENDED OWNERSHIP/MAINTAINANCE BY
RESIDUAL LOT A	Open Space		1,513,739 S.F. 34.75 AC.	41.54%	Property Owner
RESIDUAL LOT B	Open Space		895,759 S.F. 20.56 AC.	24.58%	Property Owner
COMMON AREA LOT A	Open Space	Drainage Easement	292,205 S.F. 6.71 AC.	8.02%	Developer
OUTLOT A	Open Space	Utility Easement	2,575 S.F. 0.06 AC.	0.07%	Developer
COUNTY ROAD ROW	Public Use		63,415 S.F. 1.46 AC.	1.74%	
ONSITE ROW	Public Use		226,237 S.F. 5.19 AC.	6.21%	
LOTS (34)	Private Residence		643,981 S.F. 14.92 AC.	17.84%	Property Owner
TOTAL			3,643,911 S.F.	83.65 AC.	100.00%



Robert C. Tessler
 Registered Professional Land Surveyor
 Colorado Registration No. 38470
 For and on behalf of Northern Engineering Services, Inc.

NOTICE:
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SECTION:
16
 TOWNSHIP:
4N
 RANGE:
69 W of the 6th PM

NORTHERN ENGINEERING

301 North Hoven Street, Suite 100
 Fort Collins, Colorado 80521
 PHONE: 970.221.4188
 www.northernengineering.com

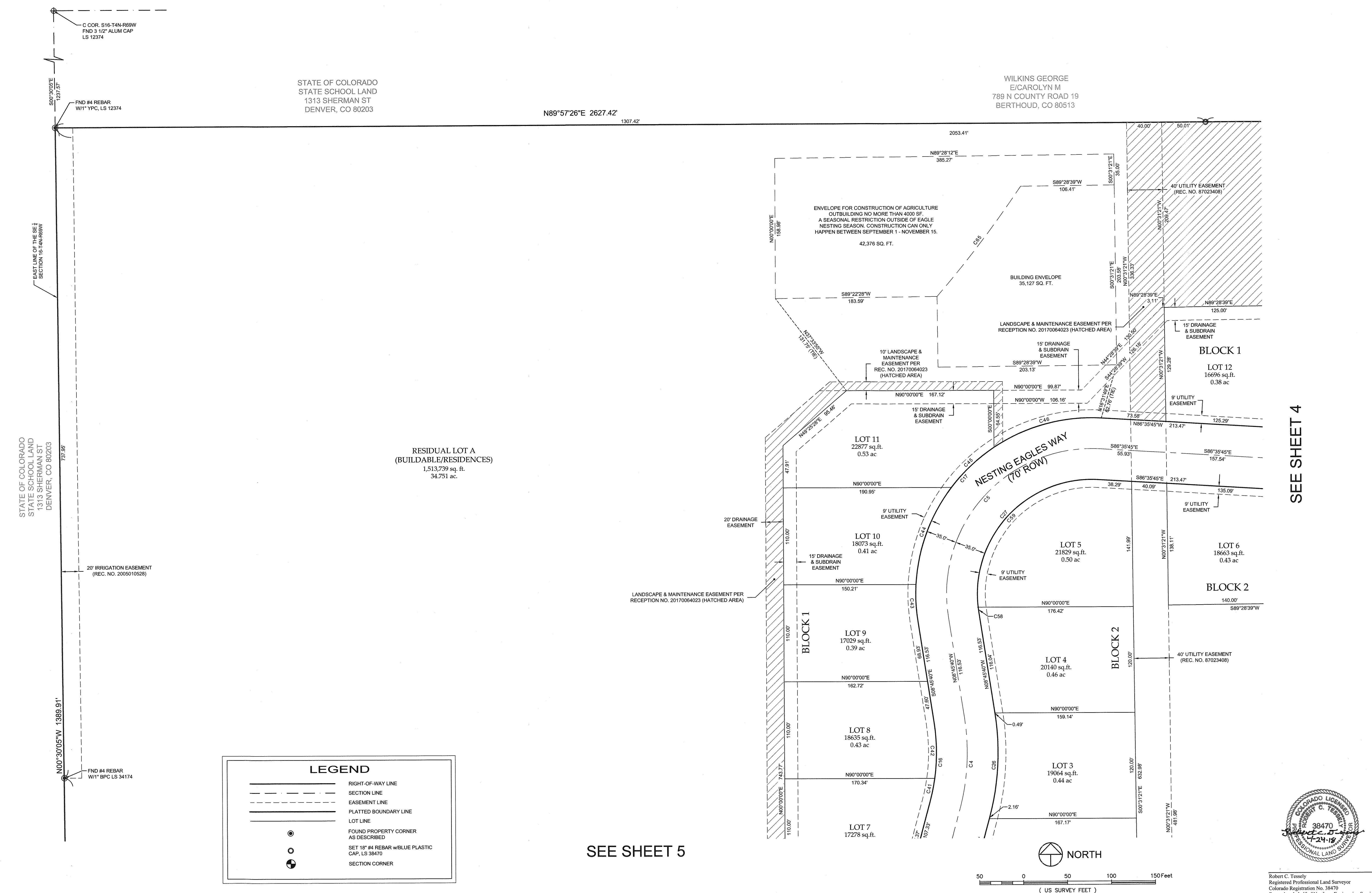
PROJECT: 598-004
 DATE: 4/24/18
 DESIGNED BY:
 DRAWN BY: L. Smith
 REVIEWED BY: B. Tessler

LONGS PEAK FARM
 CONSERVATION DEVELOPMENT (FILE #15-S3313)
 LARIMER COUNTY, COLORADO

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AN AMENDED PLAT OF LONGS PEAK FARM CONSERVATION DEVELOPMENT (FILE #15-S3313)

A TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO



STATE OF COLORADO
 STATE SCHOOL LAND
 1313 SHERMAN ST
 DENVER, CO 80203

WILKINS GEORGE
 E/CAROLYN M
 789 N COUNTY ROAD 19
 BERTHOUD, CO 80513

RESIDUAL LOT A
 (BUILDABLE/RESIDENCES)
 1,513,739 sq. ft.
 34.751 ac.

LEGEND	
	RIGHT-OF-WAY LINE
	SECTION LINE
	EASEMENT LINE
	PLATTED BOUNDARY LINE
	LOT LINE
	FOUND PROPERTY CORNER AS DESCRIBED
	SET 18" #4 REBAR w/BBLUE PLASTIC CAP, LS 38470
	SECTION CORNER

SEE SHEET 5

SEE SHEET 4

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SECTION: 16
 TOWNSHIP: 4N
 RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
 801 North Housatonic Street, Suite 100
 Fort Collins, Colorado 80521
 www.northernengineering.com

PROJECT: S96-004
 DATE: 4/24/18
 DESIGNED BY: L. Smith
 SCALE: 1"=50'
 DRAWN BY: L. Smith
 REVIEWED BY: B. Teseley

LONGS PEAK FARM
 CONSERVATION DEVELOPMENT (FILE #15-S3313)
 LARIMER COUNTY, COLORADO

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 Of 6 Sheets

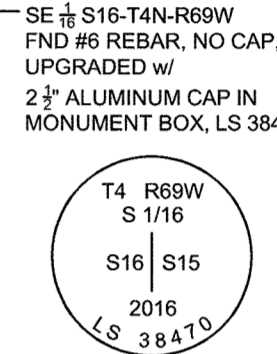
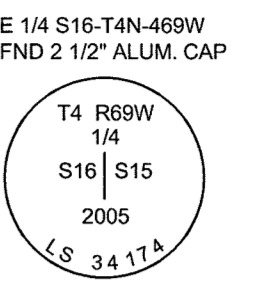
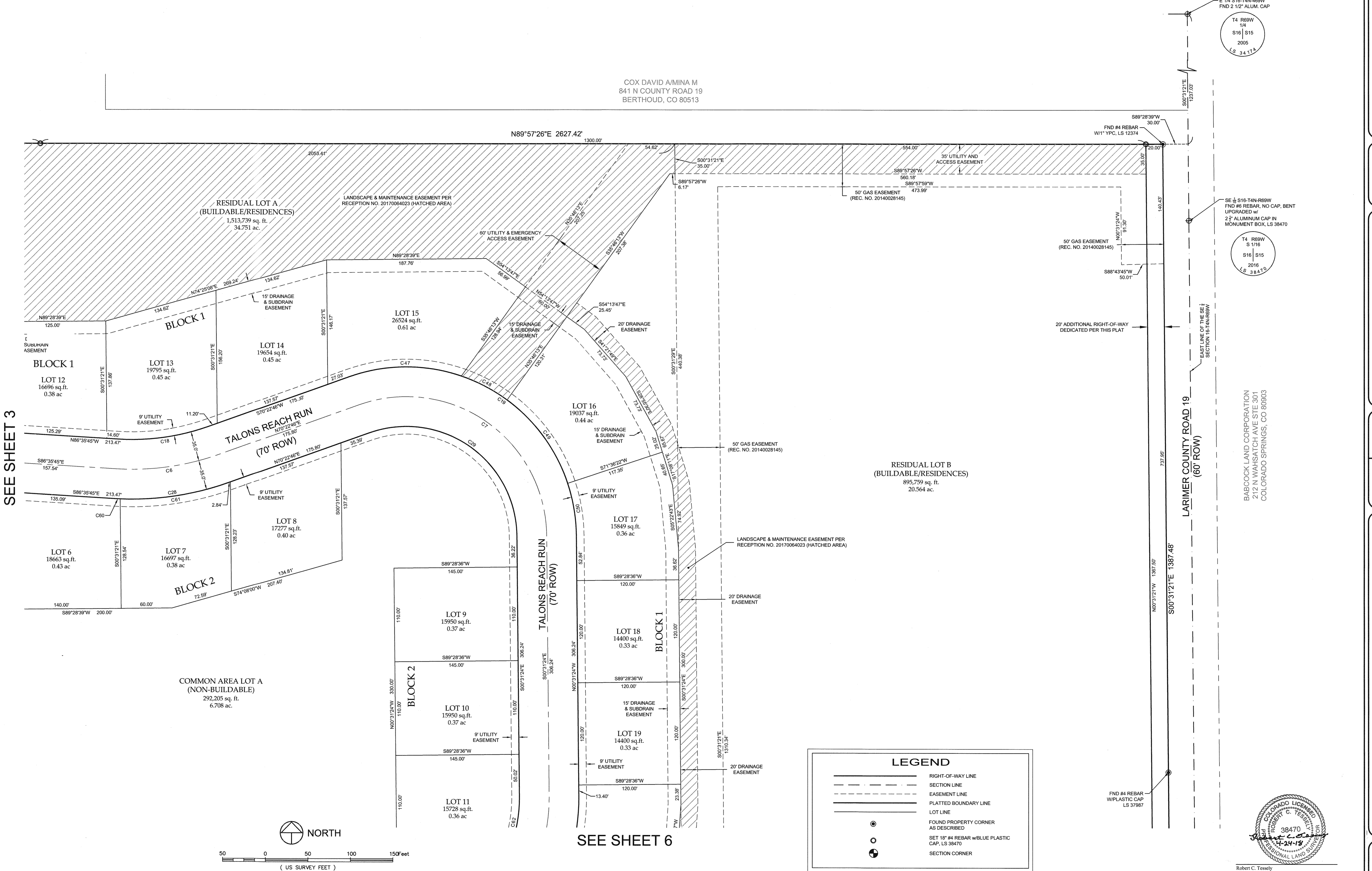


Robert C. Tessely
 Registered Professional Land Surveyor
 Colorado Registration No. 38470
 For and on behalf of Northern Engineering Services, Inc.

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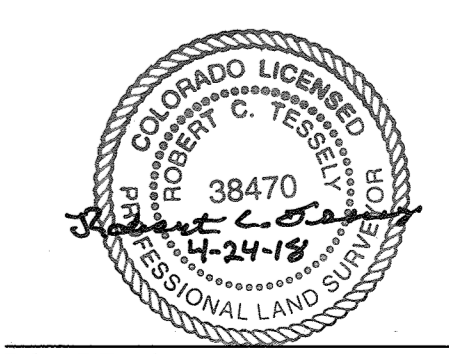
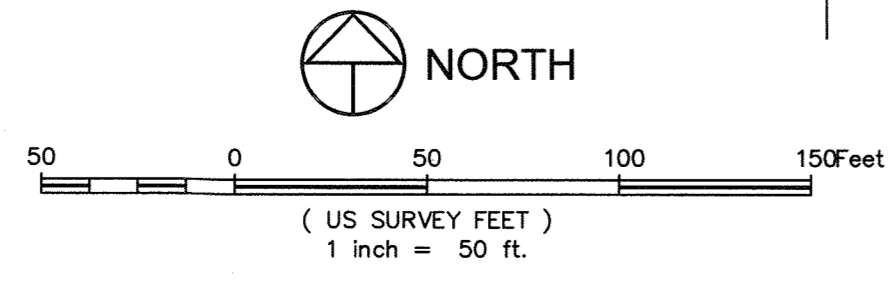
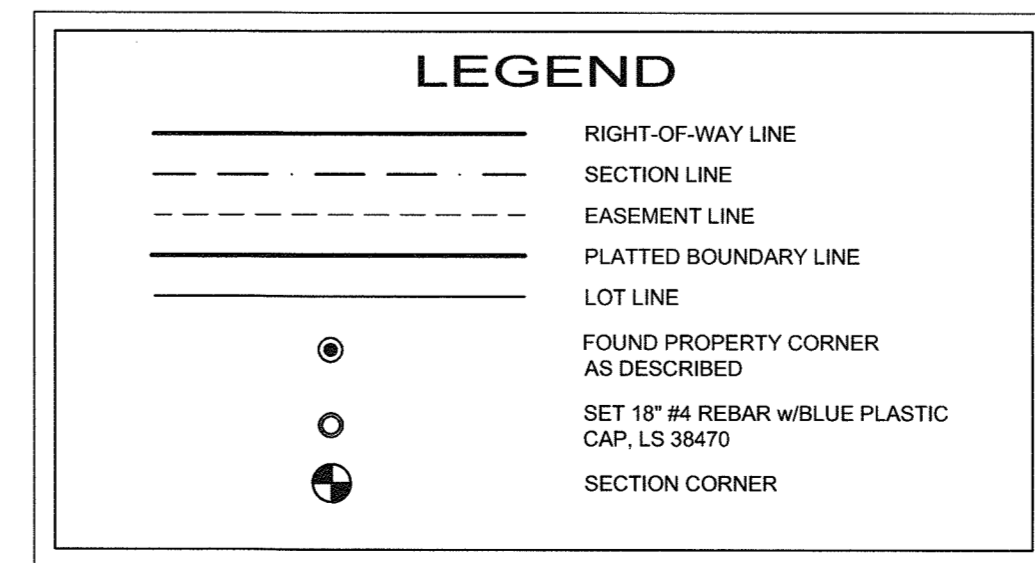
COX DAVID A/MINA M
 841 N COUNTY ROAD 19
 BERTHOUD, CO 80513



BABCOCK LAND CORPORATION
 212 N WAHATCH AVE STE 301
 COLORADO SPRINGS, CO 80903

SEE SHEET 3

SEE SHEET 6



Robert C. Tessele
 Registered Professional Land Surveyor
 Colorado Registration No. 38470
 For and on behalf of Northern Engineering Services, Inc.

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SECTION: 16
 TOWNSHIP: 4N
 RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING

301 North Hovatt Street, Suite 100
 Fort Collins, Colorado 80521
 www.northernengineering.com

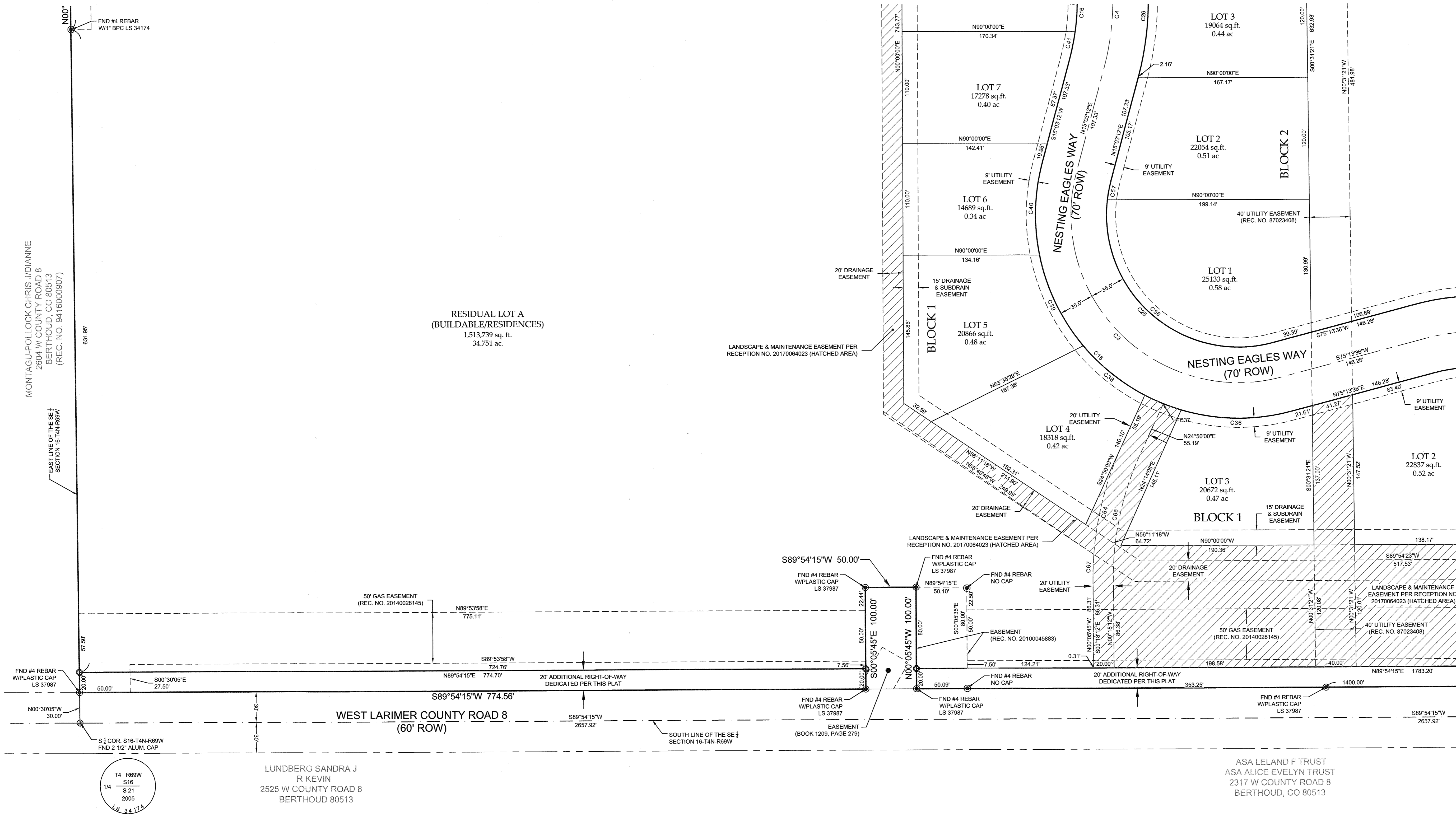
PROJECT: 588-004
 DATE: 4/24/18
 DESIGNED BY:
 SCALE: 1"=50'
 DRAWN BY: L. Smith
 REVIEWED BY: B. Veeray

LONGS PEAK FARM CONSERVATION DEVELOPMENT (FILE #15-S3313)
LARIMER COUNTY, COLORADO

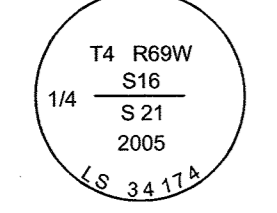
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SEE SHEET 3

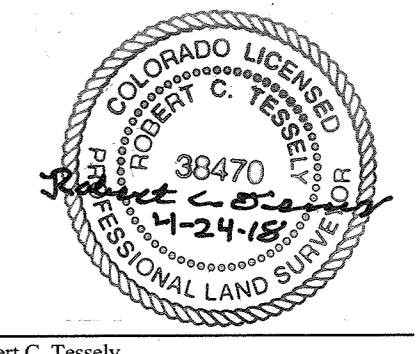
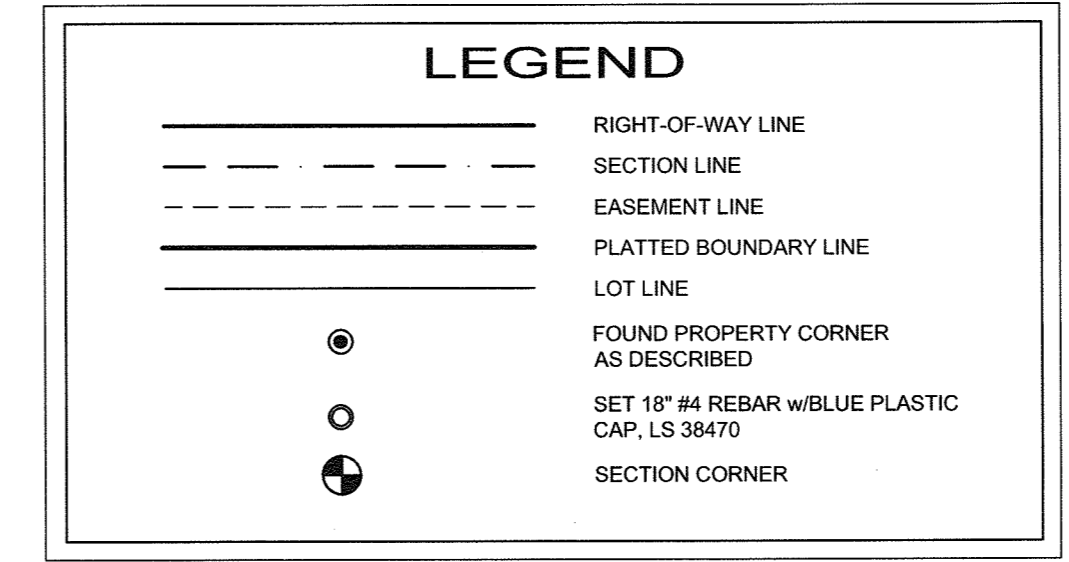
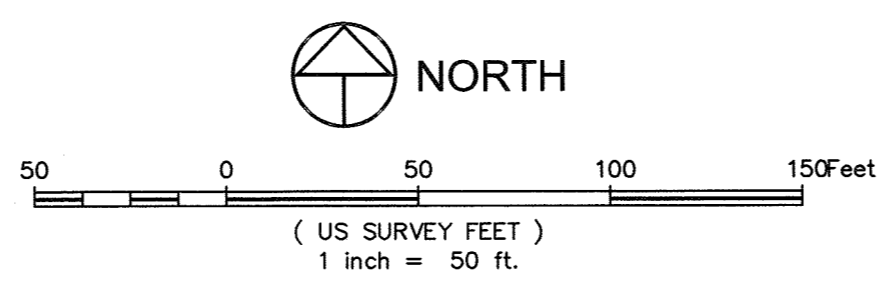


SEE SHEET 6



LUNDBERG SANDRA J
 R KEVIN
 2525 W COUNTY ROAD 8
 BERTHOUD 80513

ASA LELAND F TRUST
 ASA ALICE EVELYN TRUST
 2317 W COUNTY ROAD 8
 BERTHOUD, CO 80513

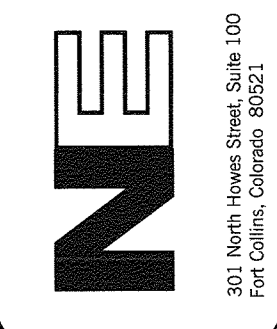


Robert C. Tessely
 Registered Professional Land Surveyor
 Colorado Registration No. 38470
 For and on behalf of Northern Engineering Services, Inc.

NOTICE:
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:
 TOWNSHIP:
 RANGE:

NORTHERN ENGINEERING
 PHONE: 970.221.4158
 www.northernengineering.com



DATE: 7/24/18
 SCALE: 1"=50'
 DESIGNED BY: L. Smith
 REVIEWED BY: B. Tessely

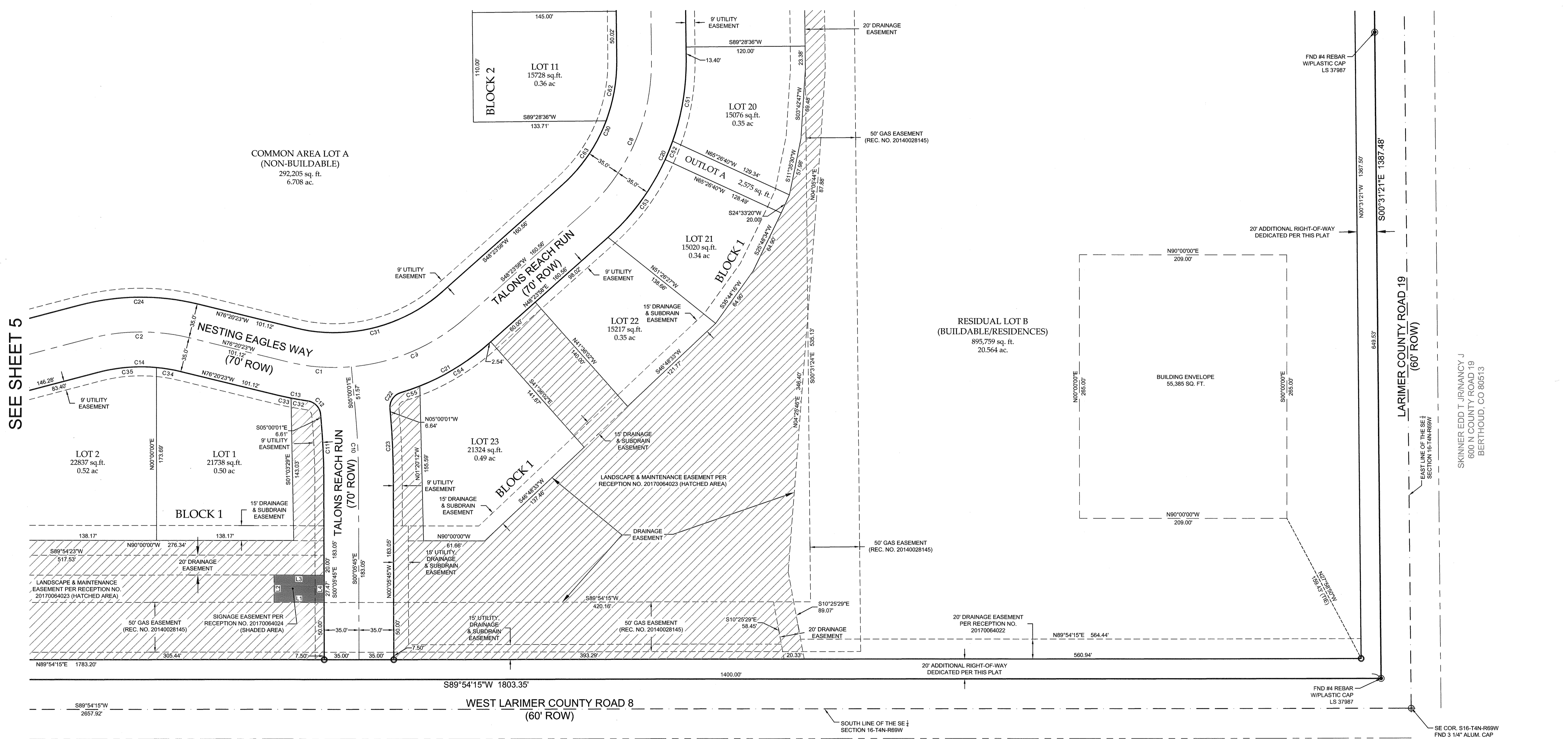
LONGS PEAK FARM CONSERVATION DEVELOPMENT (FILE #15-S3313) LARIMER COUNTY, COLORADO

Sheet
5
 Of 6 Sheets

AN AMENDED PLAT OF LONGS PEAK FARM CONSERVATION DEVELOPMENT (FILE #15-S3313)

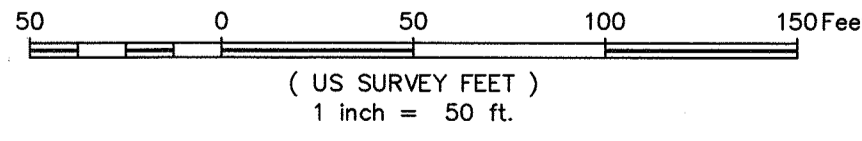
A TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 4

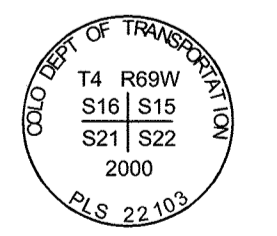


SEE SHEET 5

ASA BERT F/TRACEY A
 2143 W COUNTY ROAD 8
 BERTHOUD, CO 80513



LEGEND	
———	RIGHT-OF-WAY LINE
- - - - -	SECTION LINE
- · - · -	EASEMENT LINE
- · - · -	PLATTED BOUNDARY LINE
———	LOT LINE
●	FOUND PROPERTY CORNER AS DESCRIBED
○	SET 18" #4 REBAR w/BLUE PLASTIC CAP, LS 38470
⊕	SECTION CORNER



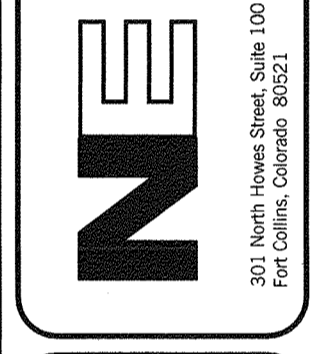
Robert C. Tessley
 Registered Professional Land Surveyor
 Colorado Registration No. 38470
 For and on behalf of Northern Engineering Services, Inc.

NOTICE:
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SECTION: 16
 TOWNSHIP: 4N
 RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING

301 North Howard Street, Suite 100
 Fort Collins, Colorado 80521
 PHONE: 970.221.4158
 www.northernengineering.com



PROJECT: 598-004
 DATE: 4/24/18
 DESIGNED BY:
 DRAWN BY: L. Smith
 REVIEWED BY: B. Peabody

**LONGS PEAK FARM
 CONSERVATION DEVELOPMENT (FILE #15-S3313)
 LARIMER COUNTY, COLORADO**

Sheet
6
 Of 6 Sheets