

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, REPLAT A

A SUBDIVISION OF
 LOTS 1-7 AND TRACTS A, B AND C, EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2
 SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH,
 RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN,
 COUNTY OF WELD, STATE OF COLORADO
 PAGE 2 OF 9

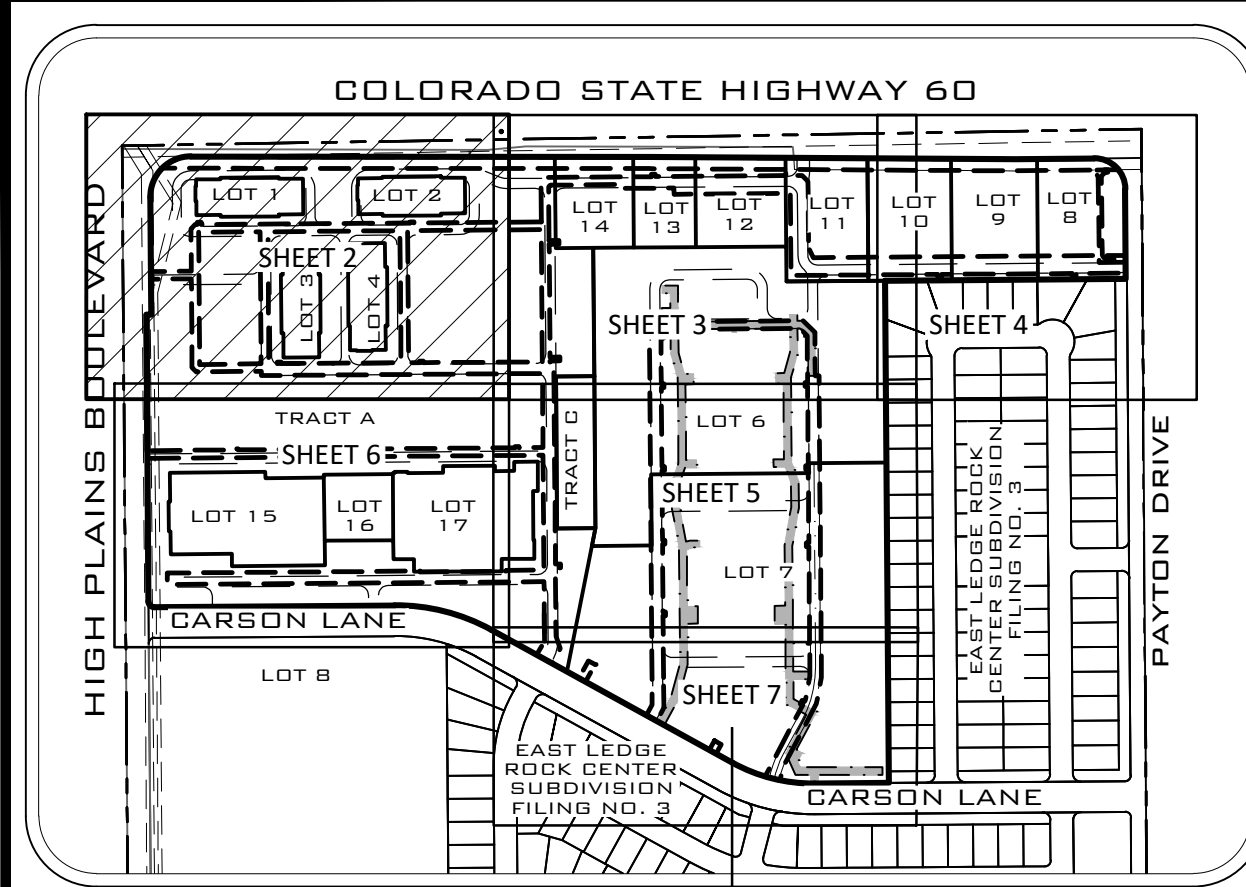


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SUBDIVISION PLAT
 EAST LEDGE ROCK CENTER
 SUBDIVISION FILING NO. 2, REPLAT A
 JOHNSTOWN, COLORADO
 JOB NO. 21.022

DATE	DESCRIPTION
08.14.2023	ORIGINAL PREPARATION
06.28.2024	REPLAT UPDATE

SHEET 2/9



KEY MAP
 Scale 1" = 500'

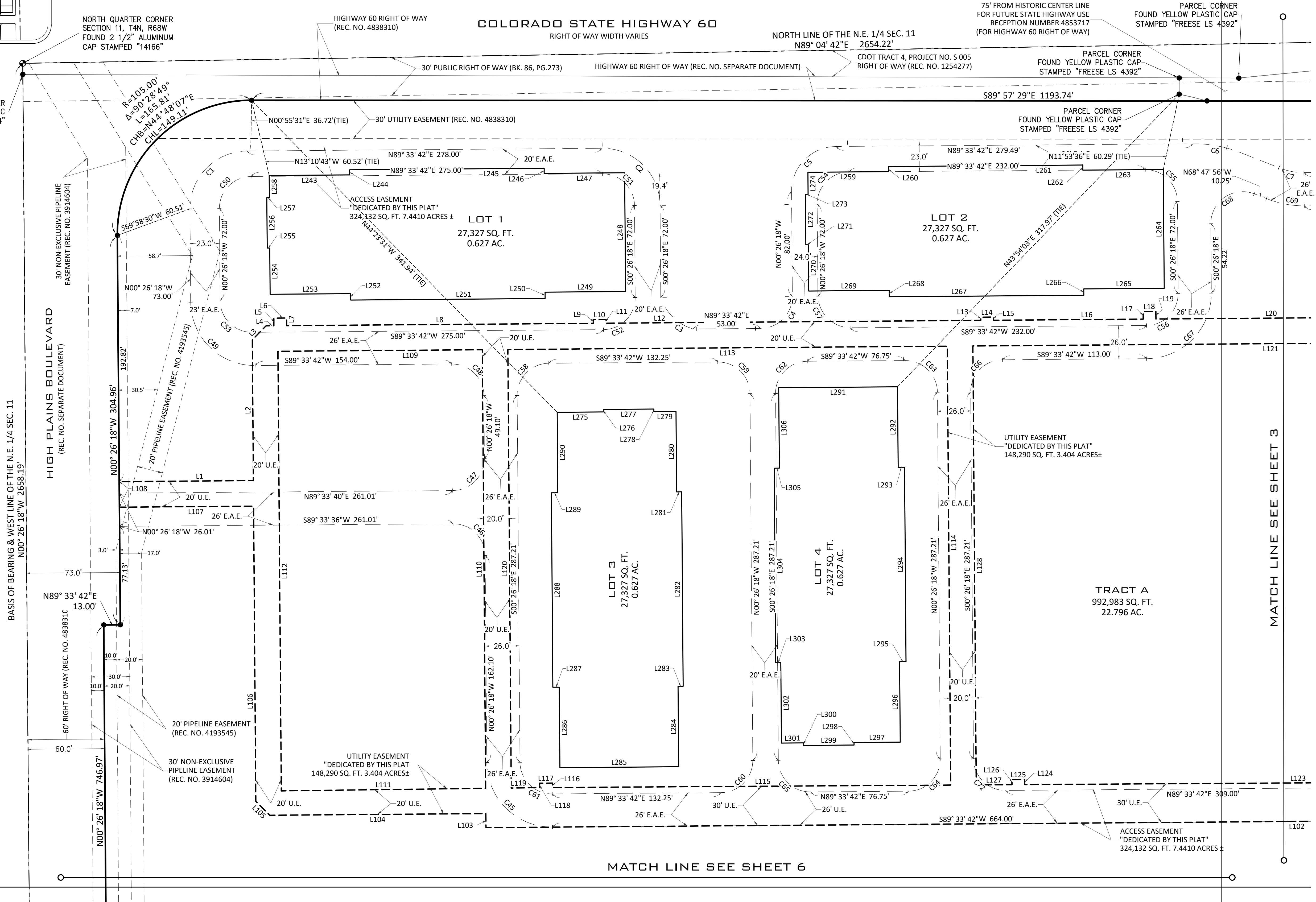
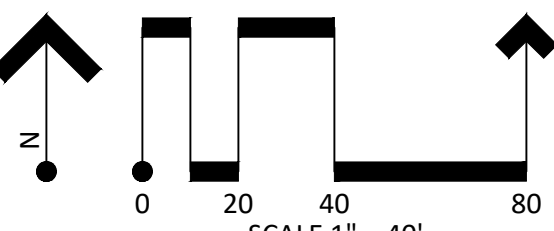
- SHEET INDEX:**
- SHEET 1: COVER & SUBDIVISION NOTES
 - SHEET 2: SUBDIVISION
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 - SHEET 4: SUBDIVISION
 - SHEET 5: SUBDIVISION
 - SHEET 6: SUBDIVISION
 - SHEET 7: SUBDIVISION
 - SHEET 8: LINE AND CURVE TABLES
 - SHEET 9: KEY MAP

ABBREVIATIONS:

- | | |
|----------|---------------------------|
| SEC. | SECTION |
| COR. | CORNER |
| R.O.W. | RIGHT OF WAY |
| REC. NO. | RECEPTION NUMBER |
| N | NORTH |
| E | EAST |
| S | SOUTH |
| W | WEST |
| FT. | U.S. SURVEY FOOT |
| SQ. FT. | SQUARE FOOT |
| AC. | ACRE |
| R | RADIUS |
| Δ | DELTA ANGLE |
| L | ARC LENGTH |
| CHB | CHORD BEARING |
| CHL | CHORD LENGTH |
| U.A. | UTILITY EASEMENT |
| E.A.E. | EMERGENCY ACCESS EASEMENT |

MAP LEGEND:

- SET 24" #5 REBAR & ORANGE PLASTIC CAP "LS 38570"
- SET NAIL & ALUMINUM TAG "SURVEY LS 38570"
- ⊙ FOUND GOVERNMENT CORNER
- ⊕ FOUND CHISELED CROSS / CUT X
- ⊙ FOUND NAIL & TAG
- FOUND IRON PIPE
- FOUND REBAR (24" #5 REBAR & ORANGE PLASTIC CAP "LS 38570", UNLESS OTHERWISE NOTED)
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- ACCESS EASEMENT CENTERLINE PER REC NO 4853717
- EXISTING EASEMENT LINE
- ACCESS EASEMENT DEDICATED BY THIS PLAT
- UTILITY EASEMENT DEDICATED BY THIS PLAT
- STORM EASEMENT DEDICATED BY THIS PLAT
- FUTURE ACCESS EASEMENT
- SHEET MATCH LINE



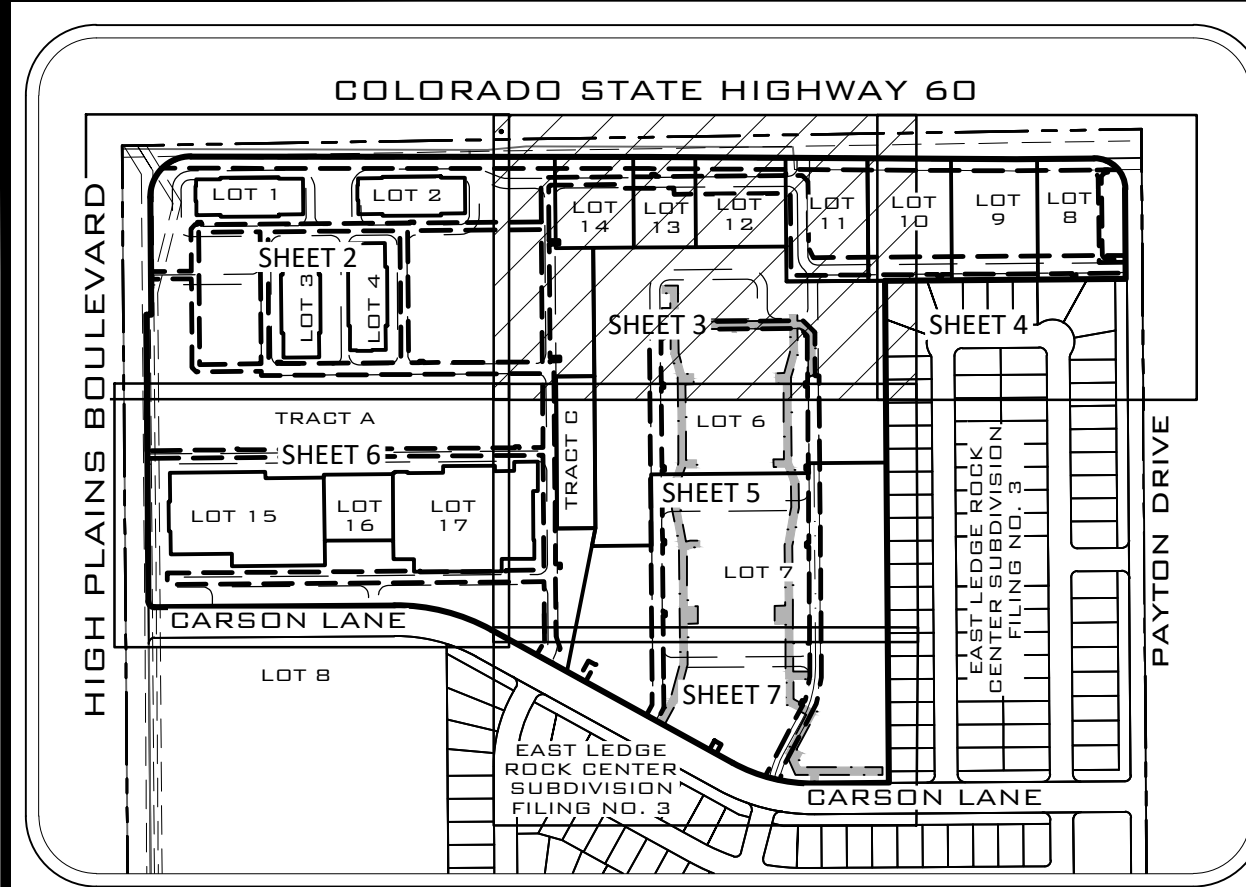
MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 3

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PAGE 3 OF 9



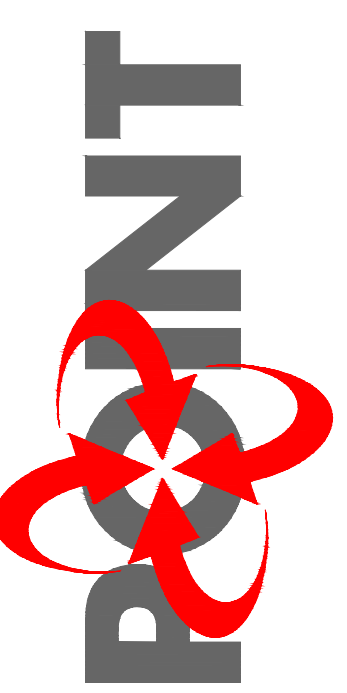
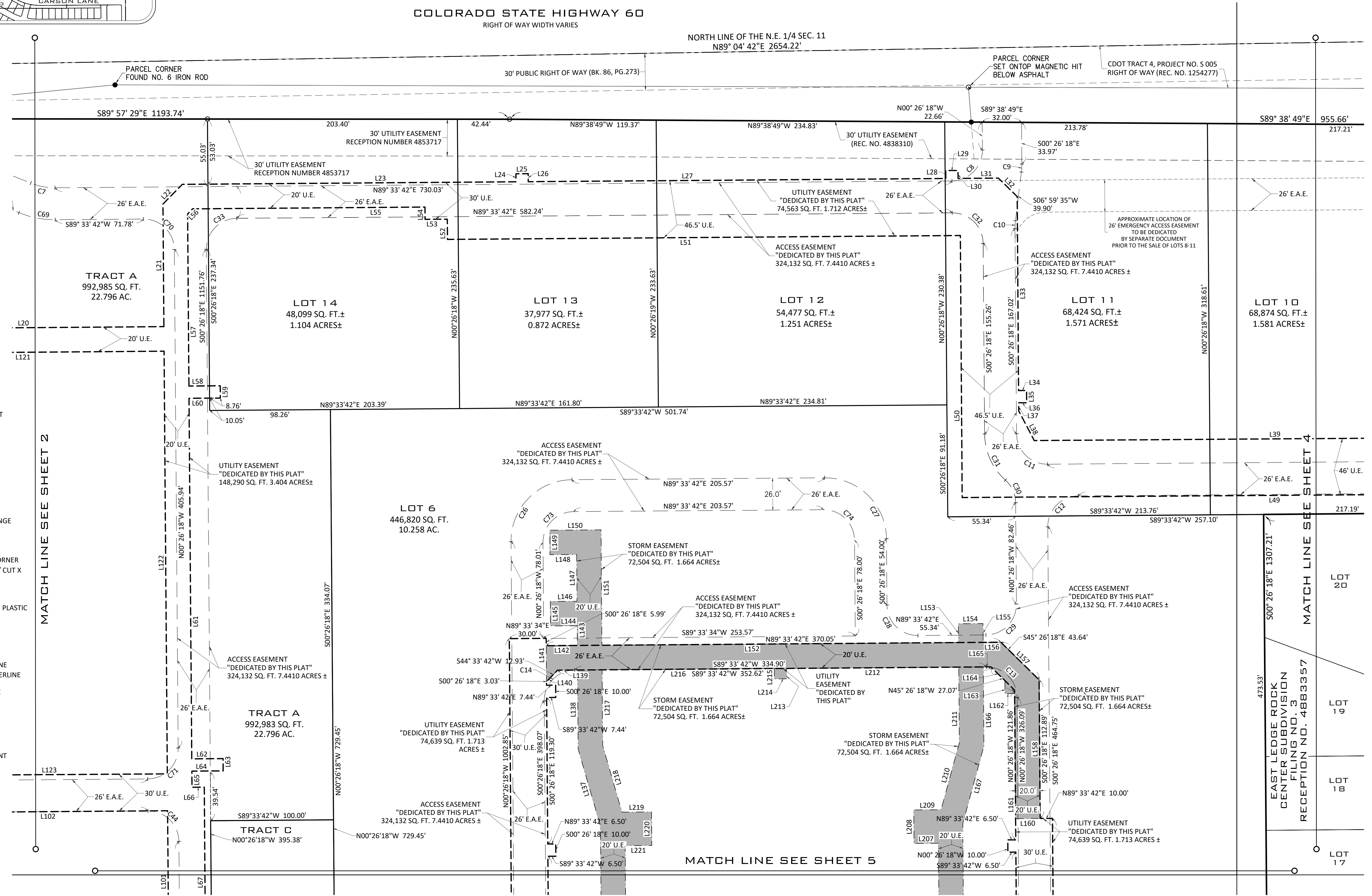
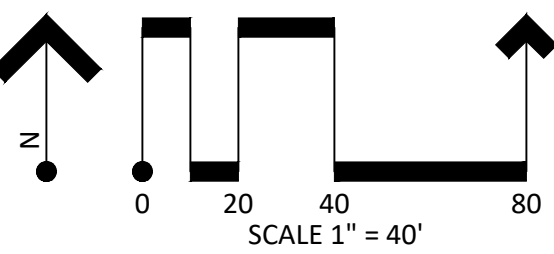
COLORADO STATE HIGHWAY 60
 RIGHT OF WAY WIDTH VARIES

NORTH LINE OF THE N.E. 1/4 SEC. 11
 N89° 04' 42" E 2654.22'

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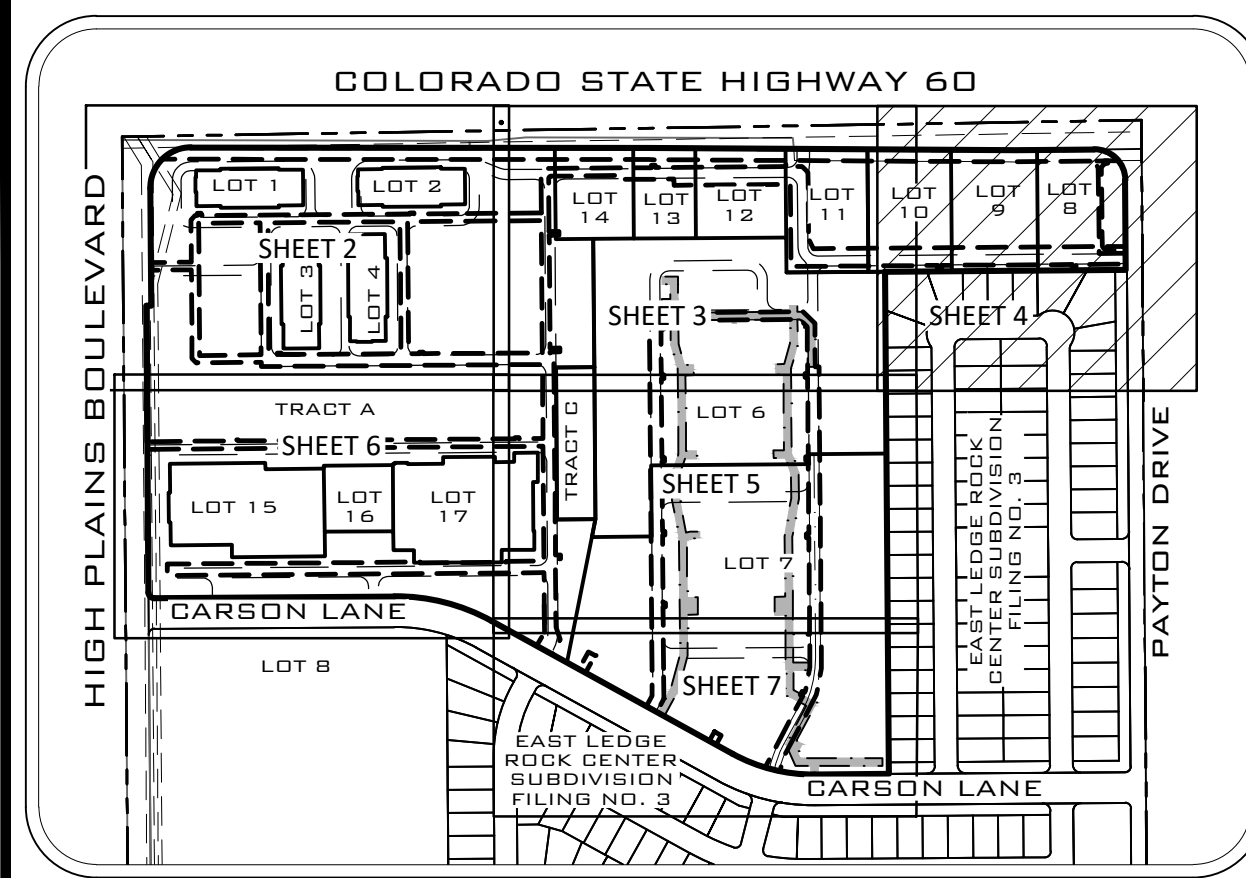
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PAGE 4 OF 9



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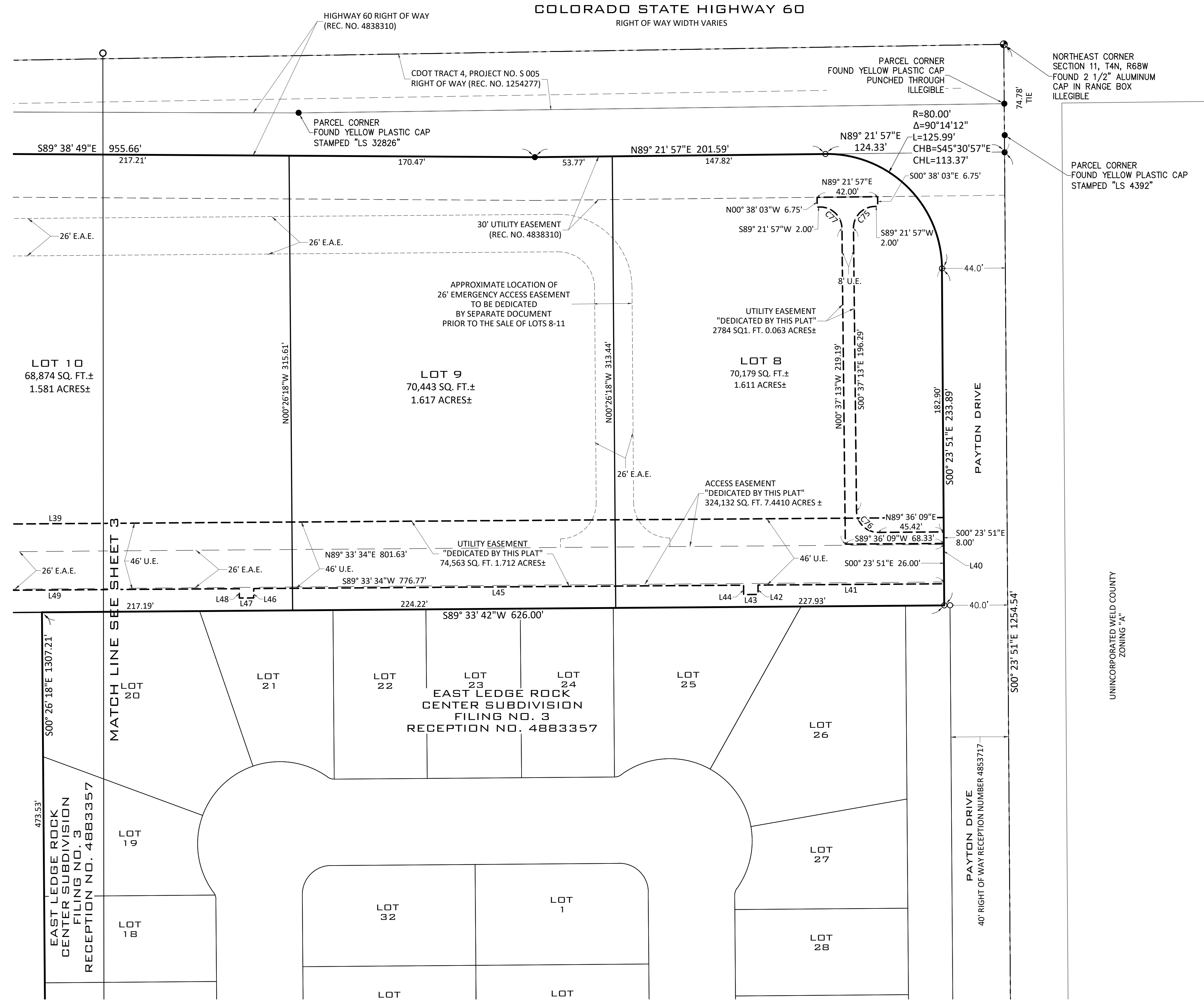
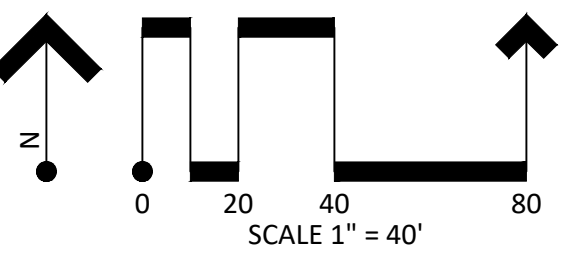
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 ZONING "A"

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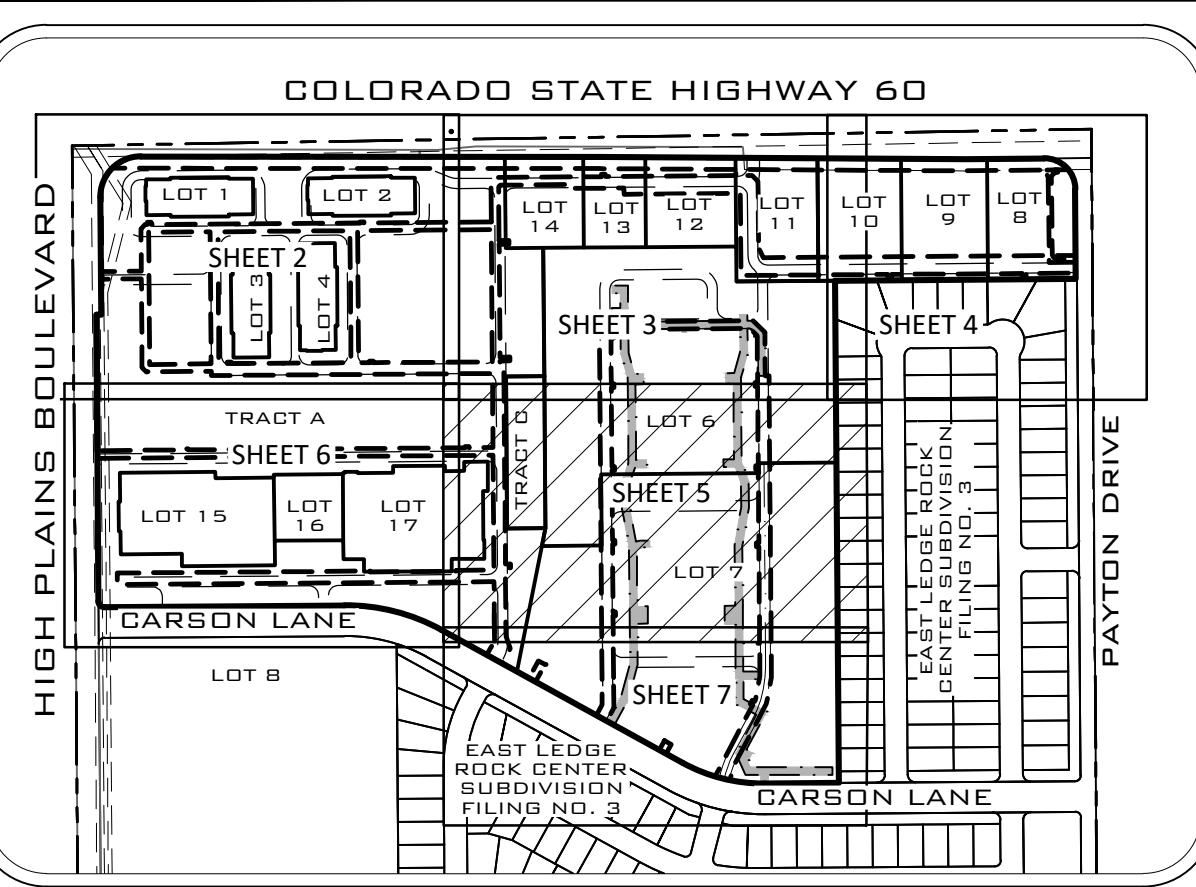
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PAGE 5 OF 9



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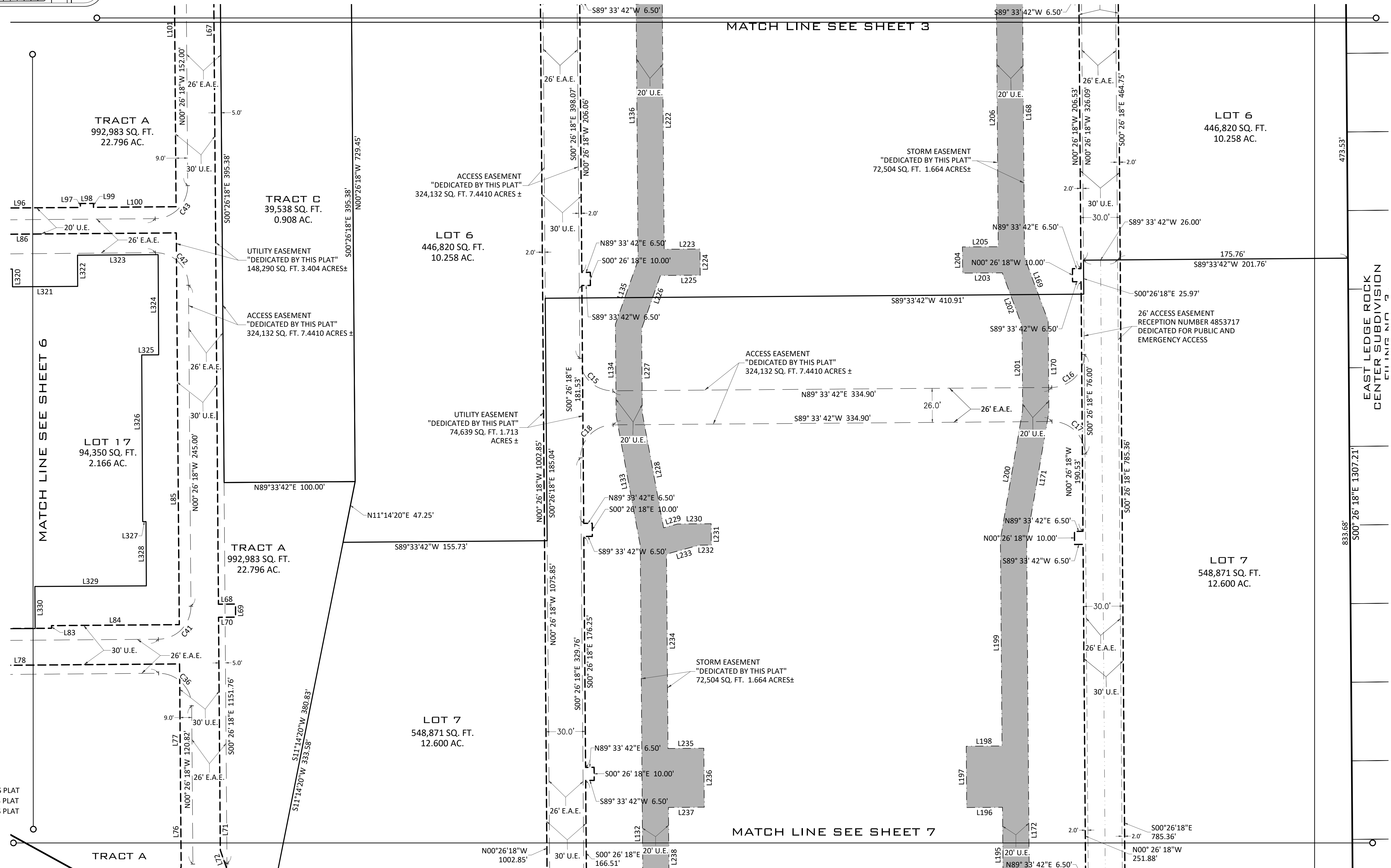
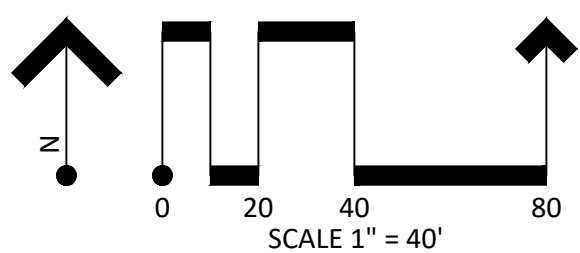
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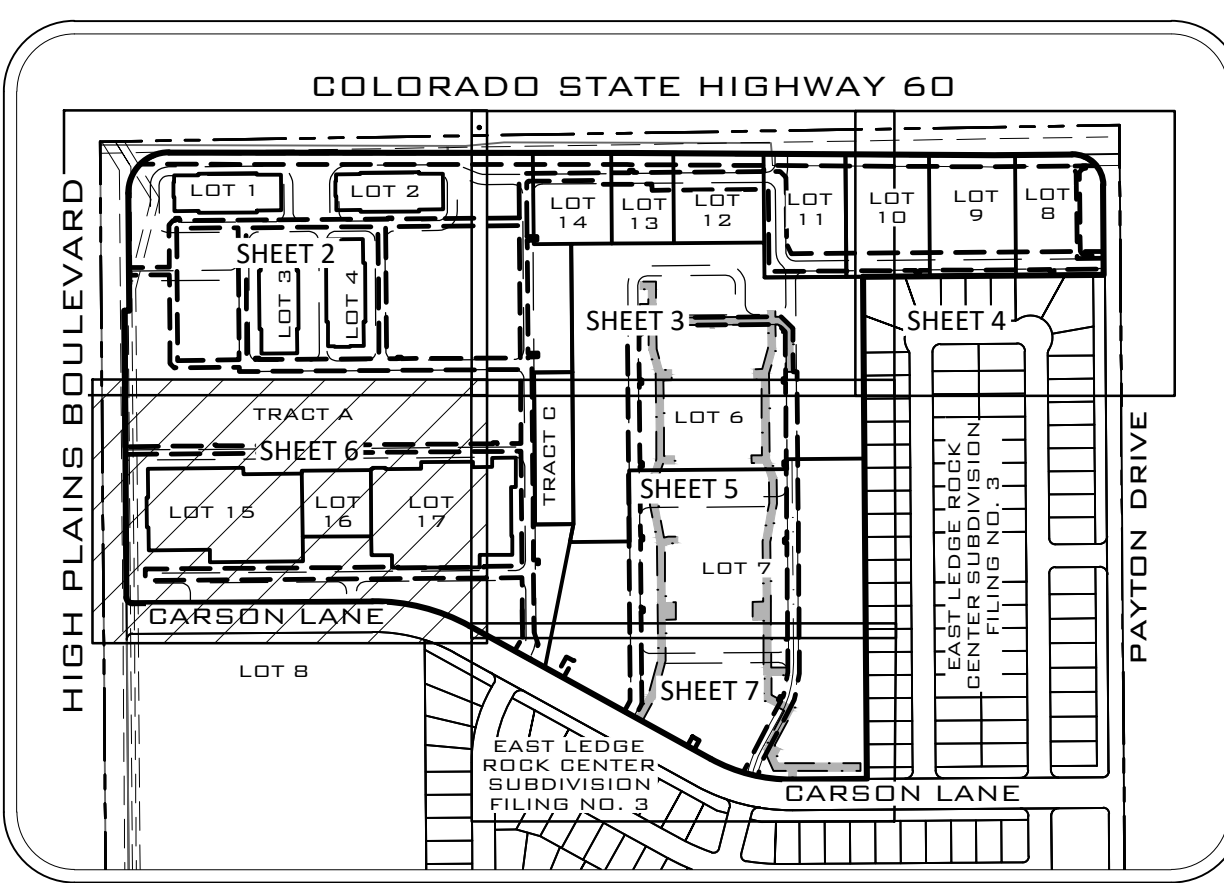


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PAGE 6 OF 9



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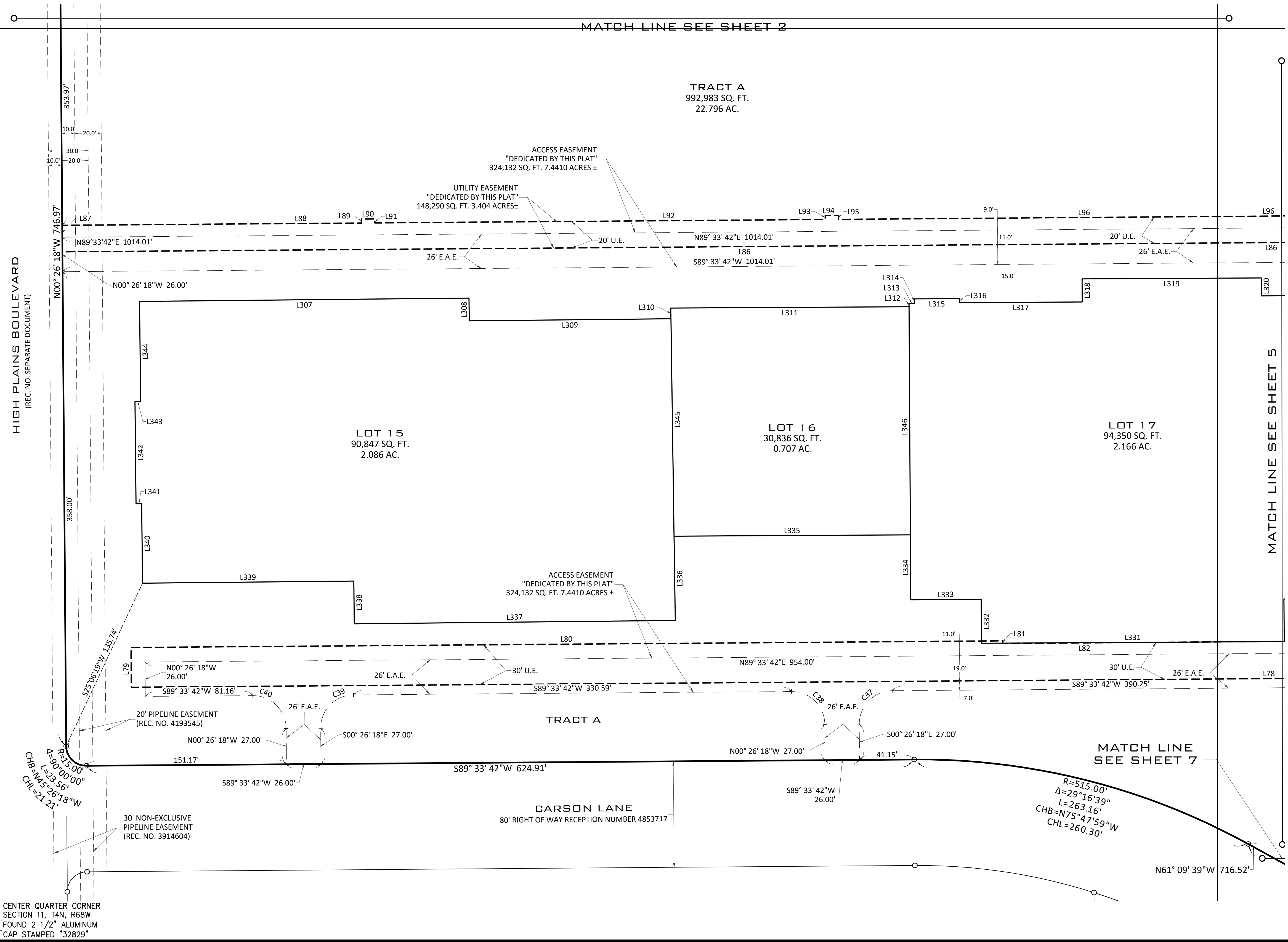
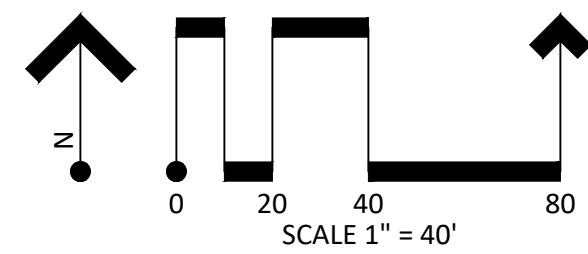
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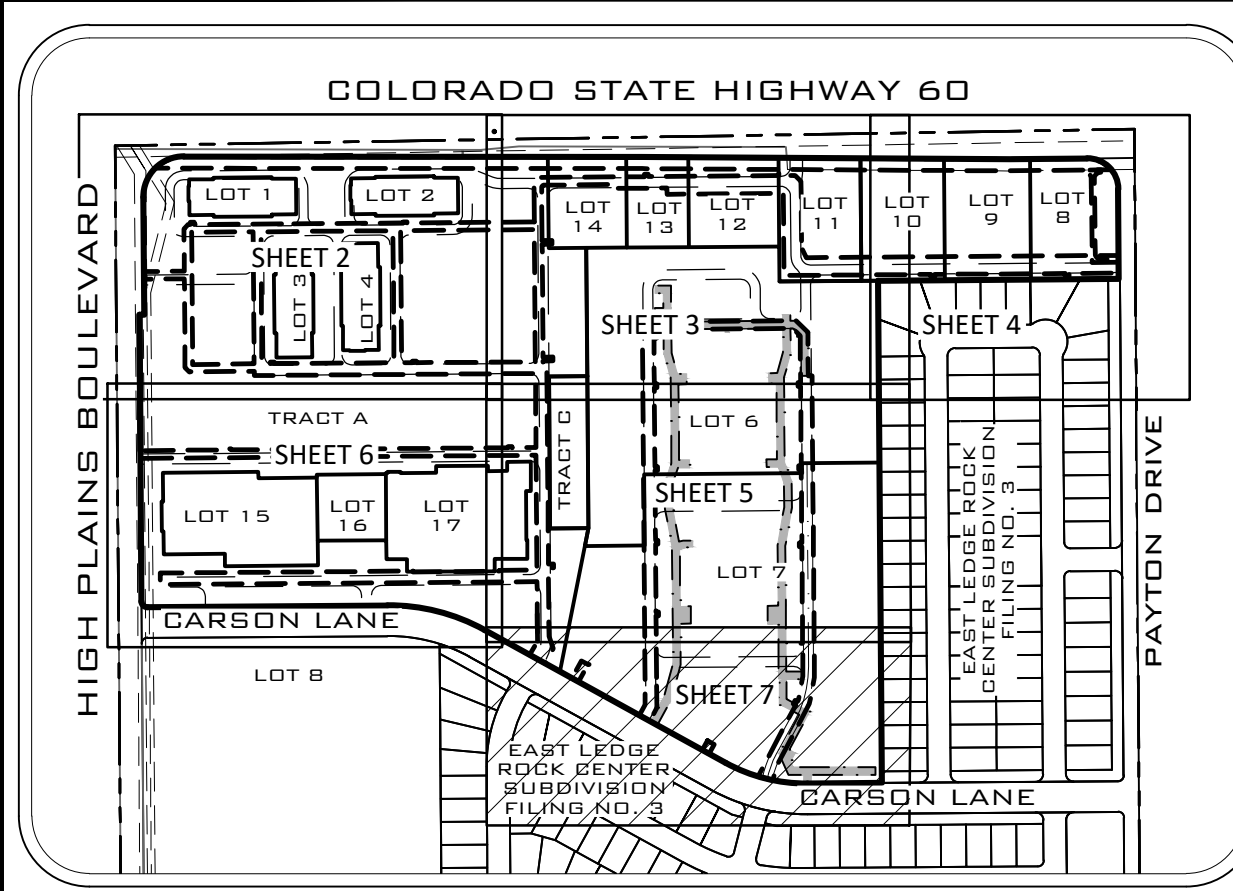
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PAGE 7 OF 9



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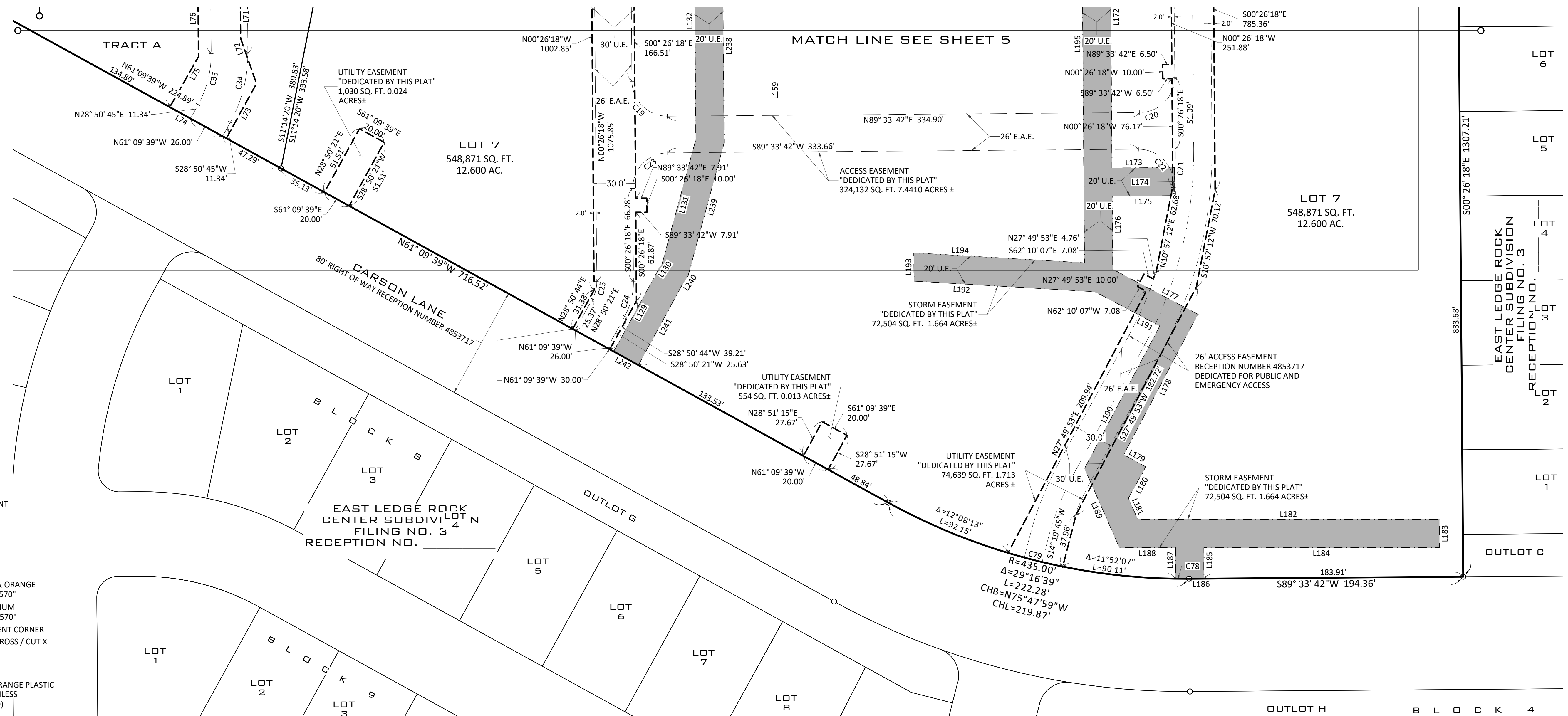
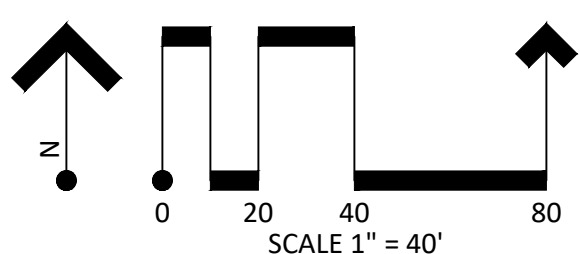
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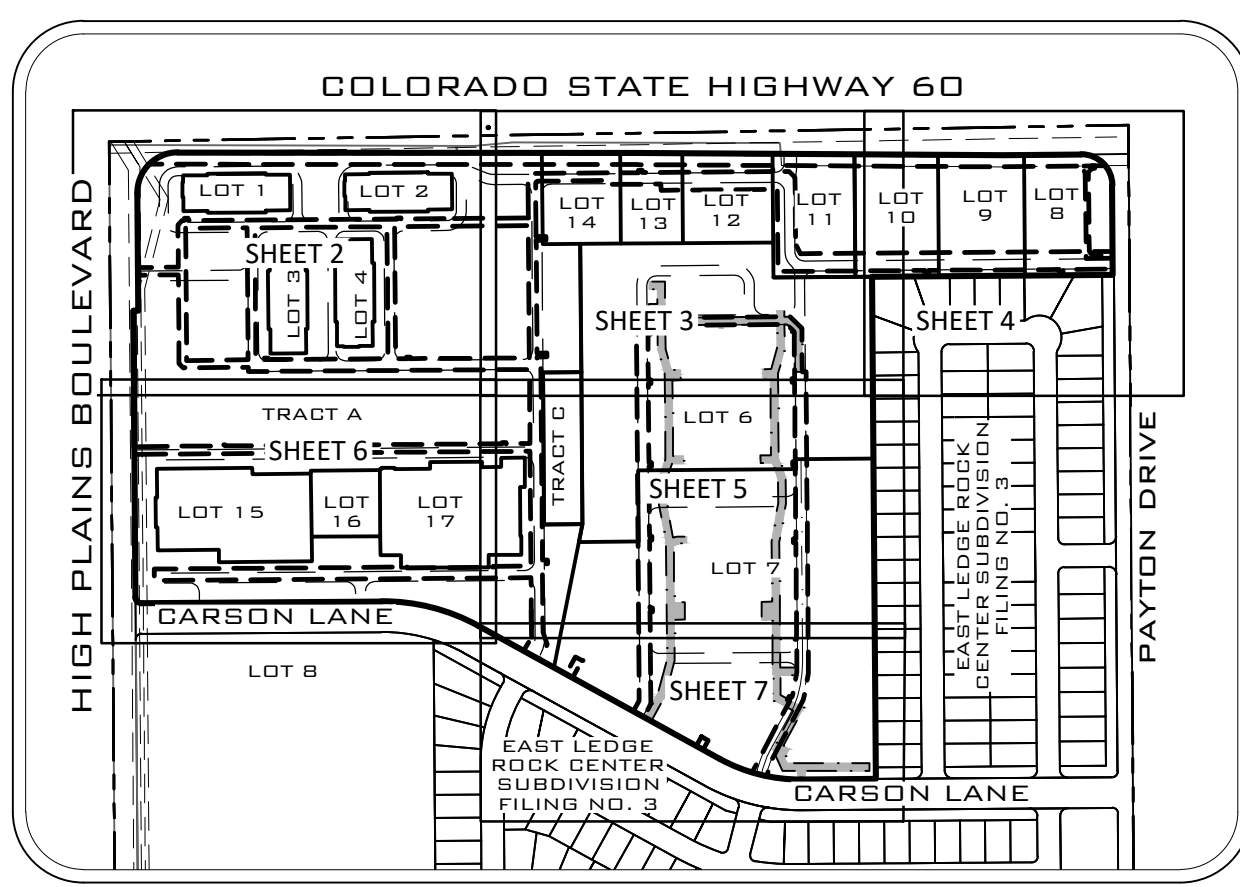
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PAGE 8 OF 9



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SHEET 2 LINE TABLE:

TAG #	LENGTH	DIRECTION	TAG #	LENGTH	DIRECTION
L1	105.01'	N89°33'38"E	L252	5.00'	S00°26'18"E
L2	110.25'	N00°26'18"W	L253	63.00'	N89°33'42"E
L3	15.36'	N44°33'42"E	L254	36.20'	S00°26'18"E
L4	6.14'	N89°33'42"E	L255	2.00'	N89°33'42"E
L5	6.00'	N00°26'18"W	L256	39.50'	S00°26'18"E
L6	10.00'	N89°33'42"E	L257	2.00'	S89°33'42"W
L7	6.00'	S00°26'18"E	L258	17.30'	S00°26'18"E
L8	240.00'	N89°33'42"E	L259	63.00'	S89°33'42"W
L9	3.00'	N00°26'18"W	L260	4.00'	S00°26'18"E
L10	10.00'	N89°33'42"E	L261	152.25'	S89°33'42"W
L11	3.00'	S00°26'18"E	L262	4.00'	N00°26'18"W
L12	293.37'	N89°33'42"E	L263	63.00'	S89°33'42"W
L13	2.50'	N00°26'14"W	L264	93.00'	N00°26'18"W
L14	10.00'	N89°33'46"E	L265	63.00'	N89°33'42"E
L15	2.50'	S00°26'14"E	L266	5.00'	N00°26'18"W
L16	117.13'	N89°33'42"E	L267	152.25'	N89°33'42"E
L17	6.00'	N00°26'18"W	L268	5.00'	S00°26'18"E
L18	10.00'	N89°33'42"E	L269	63.00'	N89°33'42"E
L19	6.00'	S00°26'18"E	L270	36.20'	S00°26'18"E
L20	204.50'	N89°33'42"E	L271	2.00'	N89°33'42"E
L21	732.00'	S89°33'42"W	L272	39.50'	S00°26'18"E
L103	11.00'	N00°26'18"W	L273	2.00'	S89°33'42"W
L104	169.18'	S89°33'42"W	L274	17.30'	S00°26'18"E
L105	15.40'	N45°03'41"W	L275	36.20'	S89°33'42"W
L106	231.14'	N00°26'18"W	L276	2.00'	S00°26'18"E
L107	105.01'	S89°33'38"W	L277	39.50'	S89°33'42"W
L108	20.00'	N00°26'18"W	L278	2.00'	N00°26'18"W
L109	160.00'	S89°33'42"W	L279	17.30'	S89°33'42"W
L110	343.44'	N00°26'18"W	L280	63.00'	N00°26'18"W
L111	160.00'	N89°17'07"E	L281	4.00'	S89°33'43"W
L112	344.21'	S00°26'18"E	L282	152.25'	N00°26'18"E
L113	344.00'	S89°33'42"W	L283	4.00'	N89°33'42"E
L114	343.67'	N00°26'18"W	L284	63.00'	N00°26'18"W
L115	311.73'	N89°38'43"E	L285	93.00'	N89°33'42"E
L116	3.47'	S00°26'18"E	L286	63.00'	S00°26'18"E
L117	10.00'	N89°33'42"E	L287	5.00'	N89°33'42"E
L118	3.49'	N00°26'18"W	L288	152.25'	S00°26'18"E
L119	22.27'	N89°17'07"E	L289	5.00'	S89°33'42"W
L120	343.34'	S00°26'18"E	L290	63.00'	S00°26'18"E
L121	348.00'	S89°33'42"W	L291	93.00'	S89°33'42"W
L122	310.00'	N89°38'43"E	L292	63.00'	N00°26'18"W
L124	4.01'	S00°26'18"E	L293	5.00'	S89°33'42"W
L125	10.00'	N89°33'42"E	L294	152.25'	N00°26'18"W
L126	3.99'	N00°26'18"W	L295	5.00'	N89°33'42"E
L127	28.00'	N89°38'43"E	L296	63.00'	N00°26'18"W
L128	343.70'	S00°26'18"E	L297	36.20'	N89°33'42"E
L1243	63.00'	S89°33'42"W	L298	2.00'	N00°26'18"W
L1244	4.00'	S00°26'18"E	L299	39.50'	N89°33'42"E
L1245	152.25'	S89°33'42"W	L300	2.00'	S00°26'18"E
L1246	4.00'	N00°26'18"W	L301	17.30'	N89°33'42"E
L1247	63.00'	S89°33'42"W	L302	63.00'	S00°26'18"E
L1248	93.00'	N00°26'18"W	L303	4.00'	N89°33'43"E
L1249	63.00'	N89°33'42"E	L304	152.25'	S00°26'18"E
L1250	5.00'	N00°26'18"W	L305	4.00'	S89°33'42"W
L1251	152.25'	N89°33'42"E	L306	63.00'	S00°26'18"E

SHEET 2 CURVE TABLE:

TAG #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	70.69'	45.00'	90°00'00"	N44°33'42"E	63.64'
C2	70.69'	45.00'	90°00'00"	S45°26'18"E	63.64'
C3	36.80'	37.67'	55°58'22"	S45°26'18"E	35.36'
C4	39.27'	25.00'	90°00'00"	N44°33'42"E	35.36'
C5	54.98'	35.00'	90°00'00"	N44°33'42"E	49.50'
C6	36.36'	100.00'	20°49'53"	S80°01'22"E	36.16'
C7	20.15'	50.00'	23°05'25"	S78°53'35"E	20.01'
C45	80.11'	51.00'	90°00'00"	N45°26'18"W	72.12'
C46	39.27'	25.00'	90°00'02"	N45°26'19"W	35.36'
C47	39.27'	25.00'	89°59'58"	N44°33'41"E	35.36'
C48	39.27'	25.00'	90°00'00"	N45°26'18"W	35.36'
C49	78.54'	50.00'	90°00'00"	N45°26'18"W	70.71'
C50	39.27'	25.00'	90°00'00"	N44°33'42"E	35.36'
C51	39.27'	25.00'	90°00'00"	S45°26'18"E	35.36'
C52	39.27'	25.00'	90°00'00"	S44°33'42"W	35.36'
C53	39.27'	25.00'	90°00'00"	N45°26'18"W	35.36'
C54	39.27'	25.00'	90°00'00"	N44°33'42"E	35.36'
C55	39.27'	25.00'	90°00'00"	S45°26'18"E	35.36'
C56	39.27'	25.00'	90°00'00"	S44°33'42"W	35.36'
C57	38.99'	25.68'	86°59'57"	N45°26'18"W	35.36'
C58	39.27'	25.00'	90°00'00"	S44°33'42"W	35.36'
C59	39.27'	25.00'	90°00'00"	N45°26'18"W	35.36'
C60	39.27'	25.00'	90°00'00"	N44°33'42"E	35.36'
C61	39.27'	25.00'	90°00'00"	S45°26'18"E	35.36'
C62	39.27'	25.00'	90°00'00"	S44°33'42"W	35.36'
C63	39.27'	25.00'	90°00'00"	N45°26'18"W	35.36'
C64	39.27'	25.00'	90°00'00"	N44°33'42"E	35.36'
C65	39.27'	25.00'	90°00'00"	S45°26'18"E	35.36'
C66	39.27'	25.00'	90°00'00"	S44°33'42"W	35.36'
C67	80.11'	51.00'	90°00'00"	S44°33'42"W	72.12'
C68	48.71'	25.00'	111°38'22"	S55°22'53"W	41.36'
C69	30.26'	76.00'	22°48'59"	N79°01'49"W	30.07'
C72	39.27'	25.00'	90°00'00"	S45°26'18"E	35.36'

SHEET 3 CURVE TABLE:

TAG #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C7	20.15'	50.00'	23°05'25"	S78°53'35"E	20.01'
C8	39.27'	25.00'	90°00'00"	N44°33'42"E	35.36'
C9	6.49'	50.00'	7°25'53"	S03°16'39"W	6.48'
C10	6.49'	50.00'	7°25'53"	S03°16'39"W	6.48'
C11	39.27'	25.00'	90°00'08"	S45°26'22"E	35.36'
C12	39.27'	25.00'	89°59'52"	S44°33'38"W	35.35'
C13	39.27'	25.00'	90°00'00"	N45°26'18"W	35.36'
C14	39.27'	25.00'	89°59'36"	S44°33'54"W	35.35'
C26	78.54'	50.00'	90°00'00"	N44°33'42"E	70.71'
C27	78.54'	50.00'	90°00'00"	S45°26'18"E	70.71'
C28	39.27'	25.00'	90°00'00"	S45°26'18"E	35.36'
C29	39.27'	25.00'	89°59'46"	N44°33'42"E	35.36'
C30	20.81'	25.00'	47°41'07"	S24°16'52"E	20.21'
C31	42.45'	51.00'	47°41'07"	S24°16'52"E	41.23'
C32	39.27'	25.00'	90°00'00"	S45°26'18"E	35.36'
C33	39.27'	25.00'	90°00'00"	S44°33'42"W	35.36'
C44	39.27'	25.00'	90°00'00"	N45°26'18"W	35.36'
C69	30.26'	76.00'	22°48'59"	N79°01'49"W	30.07'
C70	39.27'	25.00'	90°00'00"	N45°26'18"W	35.36'
C71	39.27'	25.00'	90°00'00"	N44°33'42"E	35.36'
C73	39.27'	25.00'	90°00'00"	N44°33'42"E	35.36'
C74	39.27'	25.00'	90°00'00"	S45°26'18"E	35.36'

SHEET 3 LINE TABLE:

TAG #	LENGTH	DIRECTION
L20	204.50'	N89°33'42"E
L21	99.80'	N00°25'36"W
L22	22.48'	S44°22'39"W
L23	271.57'	N89°33'51"E
L24	6.50'	N00°26'18"W
L25	10.00'	N89°33'42"E
L26	6.50'	S00°26'18"E
L27	339.81'	N89°33'42"E
L28	6.50'	S00°26'18"E
L29	10.00'	N89°33'42"E
L30	6.50'	S00°26'18"E
L31	32.81'	N89°33'42"E
L32	21.48'	S45°31'34"E
L33	157.92'	S00°23'51"E
L34	6.50'	N89°36'09"E
L35	10.00'	S00°25'10"E
L36	6.50'	S89°36'47"W
L37	6.58'	S00°23'51"E
L38	27.27'	S27°40'53"E
L39	812.26'	N89°36'09"E
L49	382.23'	S89°36'09"W
L50	213.37'	N00°23'51"W
L51	417.42'	S89°33'42"W
L52	16.50'	N00°26'18"W
L53	18.10'	S89°33'42"W
L54	10.00'	N00°26'18"W
L55	189.10'	S89°33'31"W
L56	5.83'	S44°25'13"W
L57	140.11'	S00°25'59"E
L58	25.50'	N89°33'42"E
L59	10.00'	S00°26'18"E
L60	25.50'	S89°33'42"W
L61	293.58'	S00°26'18"E
L62	25.50'	N89°33'42"E
L63	10.00'	S00°26'18"E
L64	25.50'	S89°33'42"W
L65	13.11'	S00°26'18"E
L66	10.00'	N89°33'42"E
L67	515.62'	S00°26'18"E
L101	193.00'	N00°26'18"W
L102	732.00'	S89°33'42"W
L103	11.00'	N00°26'18"W
L104	169.18'	S89°33'42"W
L105	15.40'	N45°03'41"W
L106	231.14'	N00°26'18"W
L107	105.01'	S89°33'38"W
L108	20.00'	N00°26'18"W
L109	160.00'	S89°33'42"W
L110	343.44'	N00°26'18"W
L111	160.00'	N89°17'07"E
L112	344.21'	S00°26'18"E
L113	344.00'	S89°33'42"W
L114	343.67'	N00°26'18"W
L115	311.73'	N89°38'43"E
L116	3.47'	S00°26'18"E
L117	10.00'	N89°33'42"E
L118	3.49'	N00°26'18"W
L119	22.27'	N89°17'07"E
L120	343.34'	S00°26'18"E
L121	348.00'	S89°33'42"W
L122	310.00'	N89°38'43"E
L124	4.01'	S00°26'18"E
L125	10.00'	N89°33'42"E
L126	3.99'	N00°26'18"W
L127	28.00'	N89°38'43"E
L128	343.70'	S00°26'18"E
L1243	63.00'	S89°33'42"W
L1244	4.00'	S00°26'18"E
L1245	152.25'	S89°33'42"W
L1246	4.00'	N00°26'18"W
L1247	63.00'	S89°33'42"W
L1248	93.00'	N00°26'18"W
L1249	63.00'	N89°33'42"E
L1250	5.00'	N00°26'18"W
L1251	152.25'	N89°33'42"E

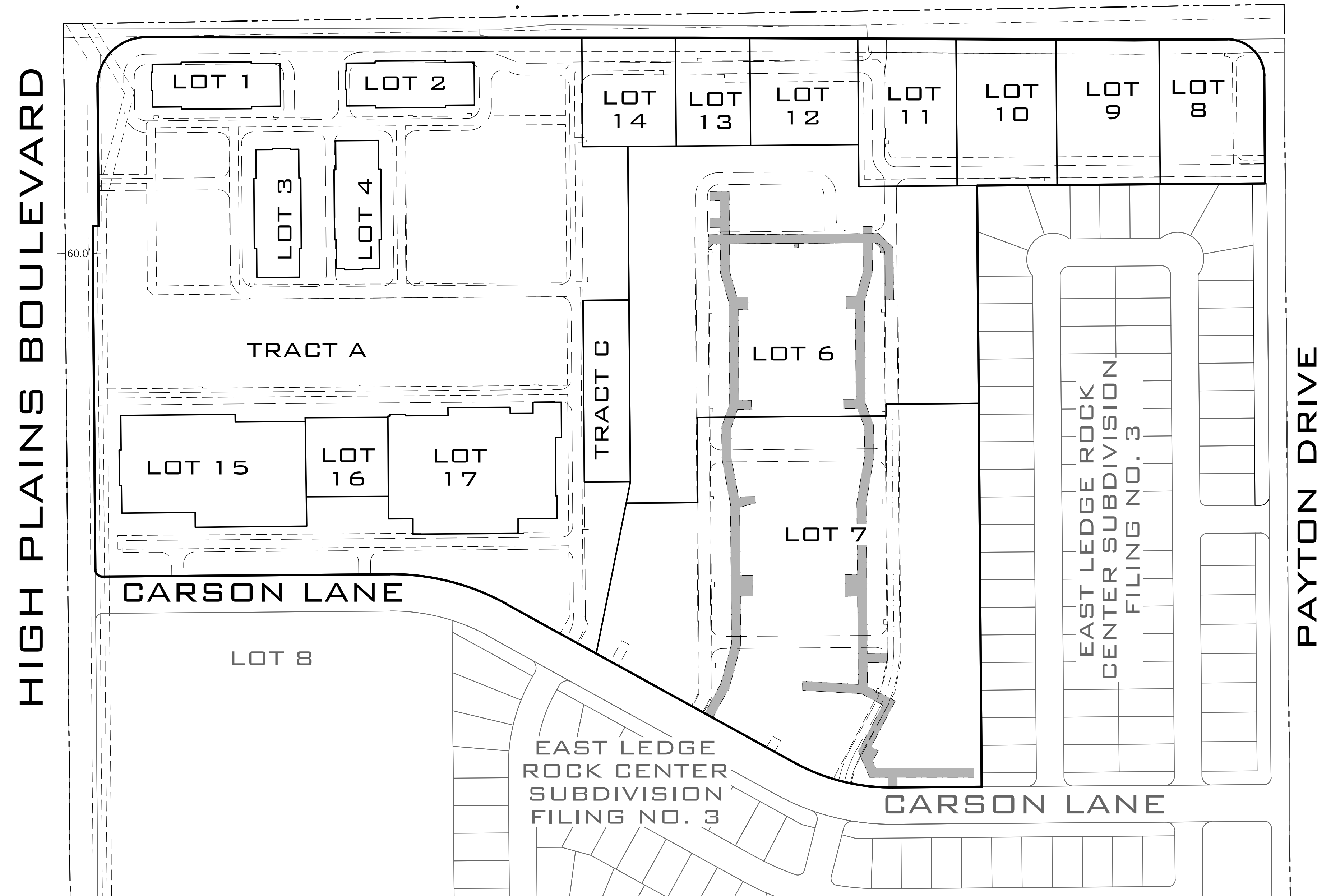
TAG #	LENGTH	DIRECTION
L138	64.38'	N00°26'18"W
L139	16.19'	S89°33'42"W
L140	12.93'	S44°33'42"W
L141	29.14'	N00°26'18"W
L142	25.33'	N89°33'42"E
L143	16.01'	N00°26'18"W
L144	21.77'	S89°37'58"W
L145	20.00'	N00°22'02"W
L146	21.75'	N89°37'58"E
L147	38.00'	N00°26'18"W
L148	21.77'	S89°37'58"W
L149	20.00'	N00°22'02"W
L150	41.75'	N89°37'58"E
L151	93.99'	S00°26'18"E
L152	290.24'	N89°33'42"E
L153	15.33'	N00°26'18"W
L154	20.00'	N89°33'42"E
L155	15.33'	S00°26'18"E
L156	14.47'	N89°33'42"E
L157	43.64'	S45°26'18"E
L158	112.89'	S00°26'18"E
L160	20.00'	S89°33'42"W
L161	101.77'	N00°26'18"W
L162		

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, REPLAT A

A SUBDIVISION OF
 LOTS 1-7 AND TRACTS A, B AND C, EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2
 SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH,
 RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN,
 COUNTY OF WELD, STATE OF COLORADO

PAGE 9 OF 9

COLORADO STATE HIGHWAY 60



EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, REPLAT A

MAP LEGEND:

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- ACCESS EASEMENT CENTERLINE PER REC NO 4853717
- EXISTING EASEMENT LINE
- ACCESS EASEMENT DEDICATED BY THIS PLAT
- UTILITY EASEMENT DEDICATED BY THIS PLAT
- STORM EASEMENT DEDICATED BY THIS PLAT
- FUTURE ACCESS EASEMENT



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EAST LEDGE ROCK CENTER
 SUBDIVISION FILING NO. 2, REPLAT A

JOHNSTOWN, COLORADO

DATE DESCRIPTION

08.14.2023 ORIGINAL PREPARATION

06.28.2024 REPLAT UPDATE

KEY MAP JOB NO. 21.022

SHEET 9/9