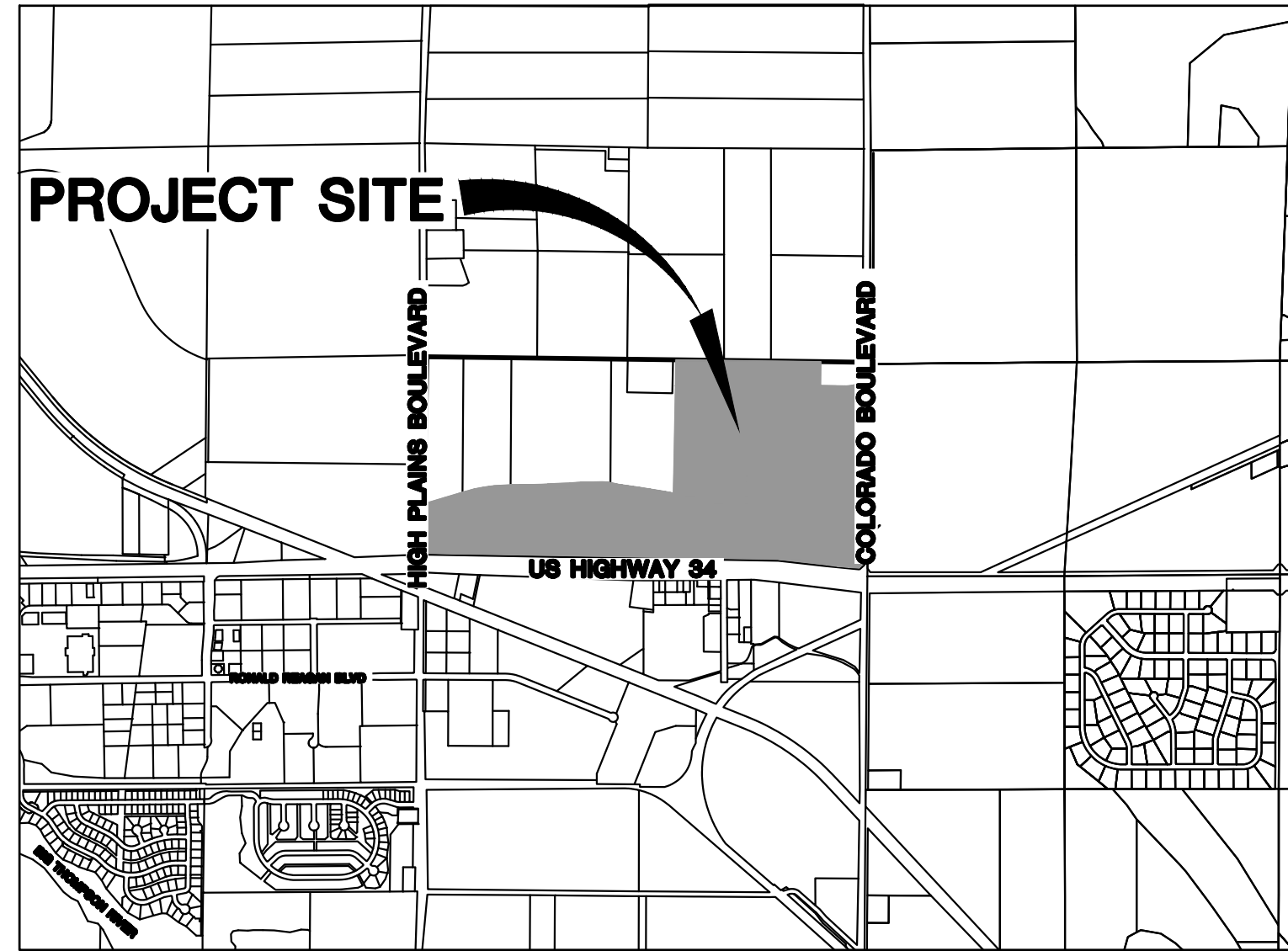


ENCORE FILING 1

LOCATED IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



TOTAL OUTLOTS 10 **TOTAL LOTS** 2 **TOTAL TRACTS** 5

ENGINEERING & SURVEYING:
TST, INC. CONSULTING ENGINEERS
748 WHALERS WAY, SUITE #200
FORT COLLINS, CO 80525
(970) 226-0557

OWNER:
ENCORE HOLDCO, LLC
ROY BADE
8901 E MOUNTAIN VIEW RD., SUITE #150
SCOTTSDALE, AZ 85258
(480) 295-7600

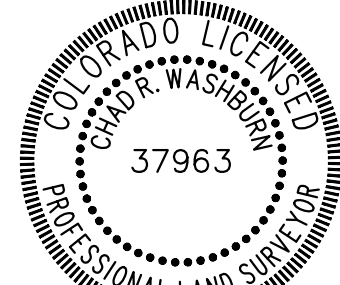
BASIS OF BEARING STATEMENT

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID LINE IS ASSUMED TO BEAR N00°48'14"E AND IS MONUMENTED AS SHOWN HEREON.

SURVEYOR CERTIFICATE:

I, CHAD R. WASHBURN, BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE PLAT OF ENCORE FILING 1 WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SURVEY IS ACCURATELY REPRESENTED ON THIS PLAT AND THAT THE STATEMENTS CONTAINED HEREON WERE READ BY ME AND THE SAME ARE TRUE TO THE BEST OF MY KNOWLEDGE.

DATED THIS _____ DAY OF _____, 20____.



CHAD R. WASHBURN
PROFESSIONAL LAND SURVEYOR COLORADO LICENSE NO. 37963
FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC

NOTICE OF OTHER DOCUMENTS

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 AFTER THE OF CERTIFICATION.

DEDICATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF JOHNSTOWN, OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SUCH LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, OUTLOTS, TRACTS, AND STREETS AND TO THE EXTENT APPLICABLE DO HEREBY DEDICATE TO THE TOWN OF JOHNSTOWN FOREVER ALL STREETS AND EASEMENTS, IF ANY, AS INDICATED HEREON UNDER THE NAME OF ENCORE FILING 1, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. IN COMPLIANCE WITH THE TOWN OF JOHNSTOWN SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

OWNER: ENCORE HOLDCO, LLC
A COLORADO LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS
THE _____ DAY OF _____, 20____.

BY: _____ AUTHORIZED SIGNOR
NAME JENNIFER SCHRADER
NOTARIAL CERTIFICATE
STATE OF ARIZONA)

COUNTY OF MARICOPA)^{SS}
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

LENDER: CAPITAL FUND REIT, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS
THE _____ DAY OF _____, 20____.

BY: _____ PRESIDENT
NAME NOAH BROCIUS
NOTARIAL CERTIFICATE
STATE OF ARIZONA)

COUNTY OF MARICOPA)^{SS}
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS ENCORE FILING 1, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON THE FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE DAY OF _____, 20____.

BY: _____ ATTEST: _____
MAYOR - TROY D. MELLON TOWN CLERK - HANNAH HILL

CERTIFICATION OF TITLE:

I/ WE HERITAGE TITLE COMPANY DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

- TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, A LIEN, NOT YET DUE AND PAYABLE

ENCORE HOLDCO, LLC, A COLORADO LIMITED LIABILITY COMPANY
AMOUNT: \$2,000,000.00
PUBLIC TRUSTEE OF LARIMER COUNTY
RECORDED JUNE 29, 2021
RECEPTION NO. 20210062731

COMPANY NAME _____
SIGNATURE _____ DATE _____
NAME OF AUTHORIZED OFFICIAL _____

NOTES:

- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A)
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR IMPLIED.
- FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY OF RECORD, AND TERMS OR CONDITIONS AFFECTING THIS PROPERTY, TST, INC. CONSULTING ENGINEERS, AND THE SURVEYOR OF RECORD RELIED UPON TITLE COMMITMENT NO. HS0813638 AMENDMENT 1 PREPARED BY HERITAGE TITLE COMPANY EFFECTIVE APRIL 27, 2023 AT 8:00 AM. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST, INC. OR THE SURVEYOR OF RECORD.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FRM), MAP NO. 08069C1215F, HAVING A MAP REVISED DATE OF DECEMBER 19, 2006, INDICATE THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY, THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- PER C.R.S. 38-51-106, ALL LINEAL UNITS DEPICTED ON THIS SURVEY ARE U.S. SURVEY FEET. ONE METER EQUALS EXACTLY 39.37/12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF JOHNSTOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS INCURRED BY THE TOWN WILL BE ASSESSED TO THE PROPERTY OWNER.
- GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN REQUIREMENTS AND THE APPROVED 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. 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 SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- OUTLOTS A-J ARE HEREBY DEDICATED AS BLANKET UTILITY, ACCESS AND DRAINAGE EASEMENTS. ALL LOCATIONS OF FUTURE UTILITY INFRASTRUCTURE MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- WHERE MINIMUM COVER PROVIDES LESS THAN NINE FEET (9') OF ELEVATION DIFFERENCE BETWEEN THE FINISHED LOT GRADE AT BUILDING LINE AND THE TOP OF THE SEWER MAIN, THE PLANS AND THE PLAT SHALL INDICATE THAT THE LOT IS SERVED BY A "SHALLOW SEWER" AND APPROPRIATE ELEVATION INFORMATION SHALL BE GIVEN.

LEGAL DESCRIPTION

PARCEL 1:
THE SOUTH HALF (S 1/2) OF SECTION TWELVE (12), TOWNSHIP FIVE (5) NORTH, RANGE SIXTY-EIGHT (68) WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

EXCEPTING THEREFROM THOSE PARCELS OF LAND DESCRIBED IN THE DEEDS APRIL 11, 1934 IN BOOK 637 AT PAGE 458 AND RECORDED MARCH 25, 1974 IN BOOK 1593 AT PAGE 944 AND RECORDED MAY 5, 2008 AT RECEPTION NUMBER 20080028419 AND RECORDED NOVEMBER 17, 2008 AT RECEPTION NUMBER 20080071355 AND RECORDED MAY 7, 2012 AT RECEPTION NUMBER 20120029968 AND RECORDED NOVEMBER 26, 2012 AT RECEPTION NUMBER 20120083353 OF THE LARIMER COUNTY RECORDS, COUNTY OF LARIMER, STATE OF COLORADO.

FOR INFORMATIONAL PURPOSES ONLY: PARCEL NOS. 8512000002 AND 8512300012

PARCEL 2:
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, WHICH IS ASSUMED TO BEAR N88°54'02"W.

COMMENCING AT THE EAST QUARTER OF SAID SECTION 12;

THENCE N88°54'02"W, ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 30.00 FEET, TO THE WEST RIGHT-OF-WAY LINE OF LARIMER COUNTY ROAD 1 AND THE POINT OF BEGINNING.

THENCE S00°51'45"W, ON SAID WEST RIGHT-OF-WAY, A DISTANCE OF 812.58 FEET TO THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 20040122912 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON SAID NORTHERLY LINE THE FOLLOWING ELEVEN (11) COURSES:

- THENCE N89°08'16"W A DISTANCE OF 269.54 FEET;
- THENCE ON A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 267.81 FEET, A RADIUS OF 1,074.99 FEET, A CHORD BEARING OF N82°00'03"W, AND A CHORD LENGTH OF 267.12 FEET;
- THENCE N74°51'50"W A DISTANCE OF 414.52 FEET;
- THENCE ON A CURVE TO THE LEFT WITH AN ARC LENGTH OF 267.81 FEET, A RADIUS OF 1,074.99 FEET, A CHORD BEARING ON N82°00'03"W, AND A CHORD LENGTH OF 267.12 FEET;
- THENCE N89°08'16"W A DISTANCE OF 251.90 FEET;
- THENCE S00°51'44"W A DISTANCE OF 1,195.51 FEET;
- THENCE N77°48'41"W A DISTANCE OF 92.22 FEET;
- THENCE N77°14'18"W A DISTANCE OF 256.48 FEET;
- THENCE N76°47'46"W A DISTANCE OF 250.12 FEET;
- THENCE N76°39'32"W A DISTANCE OF 207.76 FEET;
- THENCE N79°36'13"W A DISTANCE OF 119.72 FEET;

THENCE N01°05'58"E A DISTANCE OF 1,660.09 FEET, TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE S88°54'02"E, ON SAID NORTH LINE, A DISTANCE OF 1,792.05 FEET; TO THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED AS "GAS OPERATIONS AREA 1" IN RECEPTION NUMBER 20080028416 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE.;

THENCE S00°51'44"W, ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 294.00 FEET;

THENCE SOUTH 88°54'02" EAST A DISTANCE OF 297.99 FEET;

THENCE ON A CURVE TO THE LEFT WITH AN ARC DISTANCE OF 213.89 FEET, A RADIUS OF 484.00 FEET, A CHORD BEARING OF NORTH78°26'21"EAST AND A CHORD OF 212.15 FEET;

THENCE ON A COMPOUND CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 15.68 FEET, A RADIUS OF 44.00 FEET, A CHORD BEARING OF NORTH55°34'13"EAST AND A CHORD OF 15.60 FEET;

THENCE ON A COMPOUND CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 21.77 FEET, A RADIUS OF 84.00 FEET, A CHORD BEARING OF NORTH37°56'16"EAST AND A CHORD OF 21.71 FEET;

THENCE NORTH00°51'45" A DISTANCE OF 221.07 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE S88°54'02"E, ON SAID NORTH LINE, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING.

DESCRIPTION	SIZE (AC.)	PERCENTAGE (%) TOTAL	O & M RESPONSIBILITY
LOTS 1 - 1 BLOCK 1	44.10	23.36%	OWNER
LOTS 1 - 1 BLOCK 2	3.26	1.72%	OWNER
TRACT A - FUTURE DEVELOPMENT	14.88	7.88%	OWNER
TRACT B - FUTURE DEVELOPMENT	12.09	6.40%	OWNER
TRACT C - FUTURE DEVELOPMENT	22.22	11.77%	OWNER
TRACT D - FUTURE DEVELOPMENT	29.28	15.51%	OWNER
TRACT E - FUTURE DEVELOPMENT	6.65	3.52%	OWNER
OUTLOT A - OPEN SPACE, ACCESS, UTILITY, AND DRAINAGE EASEMENT	1.57	0.83%	METRO DISTRICT
OUTLOT B - OPEN SPACE, ACCESS, UTILITY, AND DRAINAGE EASEMENT	4.66	2.47%	METRO DISTRICT
OUTLOT C - OPEN SPACE, ACCESS, UTILITY, AND DRAINAGE EASEMENT	1.95	1.03%	METRO DISTRICT
OUTLOT D - OPEN SPACE, ACCESS, UTILITY, AND DRAINAGE EASEMENT	5.36	2.84%	METRO DISTRICT
OUTLOT E - OPEN SPACE, ACCESS, UTILITY, AND DRAINAGE EASEMENT	4.43	2.35%	METRO DISTRICT
OUTLOT F - OPEN SPACE, ACCESS, UTILITY, AND DRAINAGE EASEMENT	2.41	1.28%	METRO DISTRICT
OUTLOT G - OPEN SPACE, ACCESS, UTILITY, AND DRAINAGE EASEMENT	4.84	2.57%	METRO DISTRICT
OUTLOT H - OPEN SPACE, ACCESS, UTILITY, AND DRAINAGE EASEMENT	3.48	1.84%	METRO DISTRICT
OUTLOT I - OPEN SPACE, ACCESS, UTILITY, AND DRAINAGE EASEMENT	4.34	2.30%	METRO DISTRICT
OUTLOT J - OPEN SPACE, ACCESS, UTILITY, AND DRAINAGE EASEMENT	1.91	1.01%	METRO DISTRICT
RIGHT-OF-WAY	21.37	11.32%	TOWN OF JOHNSTOWN
TOTAL	188.84	100.00%	

REVISIONS	DESCRIPTION	DATE	BY

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plot Cover

ENCORE FILING 1

PLAT COVER

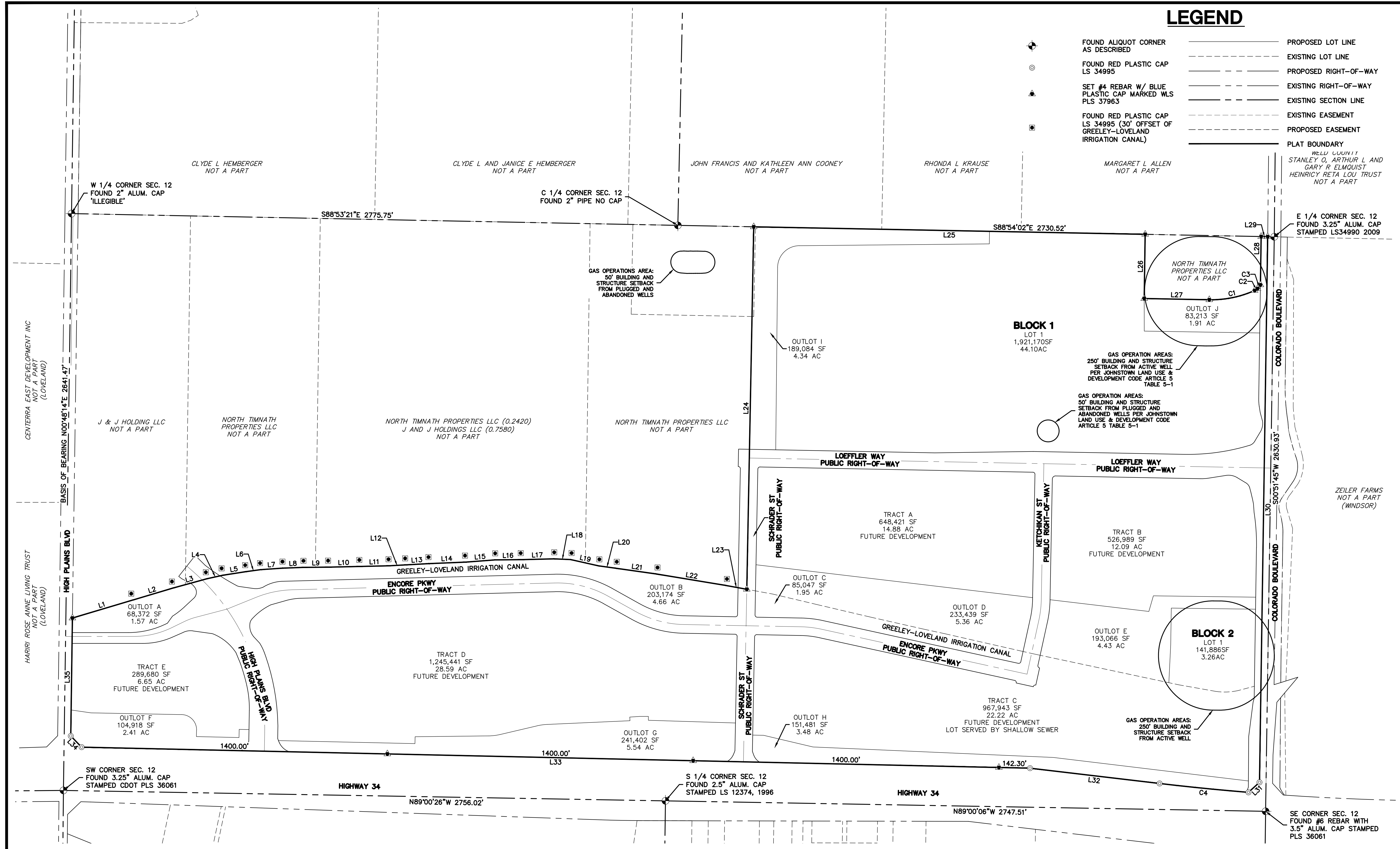


TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1245.0008.00
SCALE N.T.S.
DATE JANUARY 2024
SHEET 1 of 8

LEGEND

	FOUND ALIQUOT CORNER AS DESCRIBED		PROPOSED LOT LINE
	FOUND RED PLASTIC CAP LS 34995		EXISTING LOT LINE
	SET #4 REBAR W/ BLUE PLASTIC CAP MARKED WLS PLS 37963		PROPOSED RIGHT-OF-WAY
	FOUND RED PLASTIC CAP LS 34995 (30' OFFSET FROM GREELEY-LOVELAND IRRIGATION CANAL)		EXISTING RIGHT-OF-WAY
	FOUND RED PLASTIC CAP LS 34995 (30' OFFSET FROM GREELEY-LOVELAND IRRIGATION CANAL)		EXISTING SECTION LINE
	FOUND RED PLASTIC CAP LS 34995 (30' OFFSET FROM GREELEY-LOVELAND IRRIGATION CANAL)		EXISTING EASEMENT
	FOUND RED PLASTIC CAP LS 34995 (30' OFFSET FROM GREELEY-LOVELAND IRRIGATION CANAL)		PROPOSED EASEMENT
	PLAT BOUNDARY		PLAT BOUNDARY



LINE	LENGTH	DIRECTION
L1	289.84	N73°24'05"E
L2	193.92	N73°25'09"E
L3	159.82	N74°41'37"E
L4	73.70	N77°35'57"E
L5	106.43	N81°10'10"E
L6	67.60	N82°18'45"E
L7	101.34	N86°07'00"E

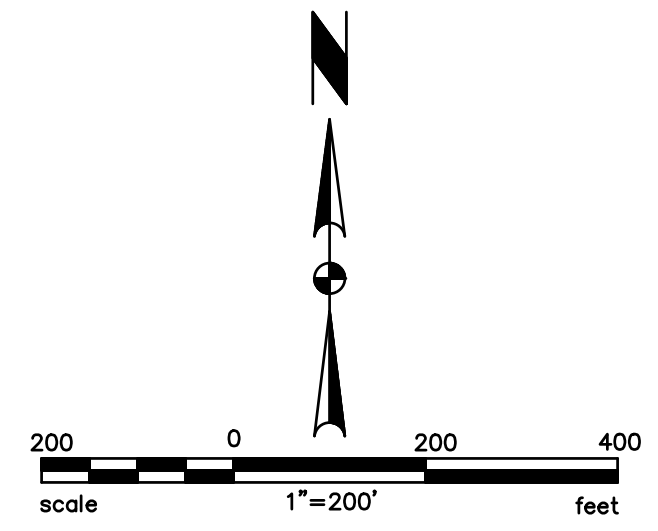
LINE	LENGTH	DIRECTION
L8	95.13	N87°49'15"E
L9	112.53	N89°33'51"E
L10	143.08	N88°43'57"E
L11	134.28	N88°39'06"E
L12	76.61	N86°57'18"E
L13	106.99	N86°51'02"E
L14	167.58	N87°40'54"E

LINE	LENGTH	DIRECTION
L15	138.01	N85°40'41"E
L16	116.17	N89°30'23"E
L17	152.60	N88°38'30"E
L18	75.86	S87°33'11"E
L19	129.03	S77°14'42"E
L20	81.52	S82°02'01"E
L21	188.05	S81°58'34"E

LINE	LENGTH	DIRECTION
L22	321.49	S80°36'13"E
L23	97.64	S79°36'13"E
L24	1680.09	N1°05'58"E
L25	1792.05	S88°54'02"E
L26	294.00	S0°51'44"W
L27	297.99	S88°54'02"E
L28	221.07	N0°51'45"E

LINE	LENGTH	DIRECTION
L29	30.00	S88°54'02"E
L30	2498.78	S0°51'45"W
L31	68.30	S47°45'00"W
L32	597.20	N83°16'09"W
L33	4342.30	N88°43'39"W
L34	71.14	N44°04'45"W
L35	540.13	N0°48'14"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	484.00'	213.89'	25°19'13"	N78°26'21"E	212.15'
C2	44.00'	15.68'	20°25'04"	N55°34'13"E	15.60'
C3	84.00'	21.77'	14°50'50"	N37°56'16"E	21.71'
C4	11334.20'	408.87'	2°04'01"	N84°18'10"W	408.85'



REVISIONS	DESCRIPTION

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plot Cover

ENCORE FILING 1

PLAT OVERALL



TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.
1245.0008.00
SCALE
1" = 200'
DATE
JANUARY 2024
SHEET
2 of 8

CLYDE L AND JANICE E HEMBERGER
NOT A PART

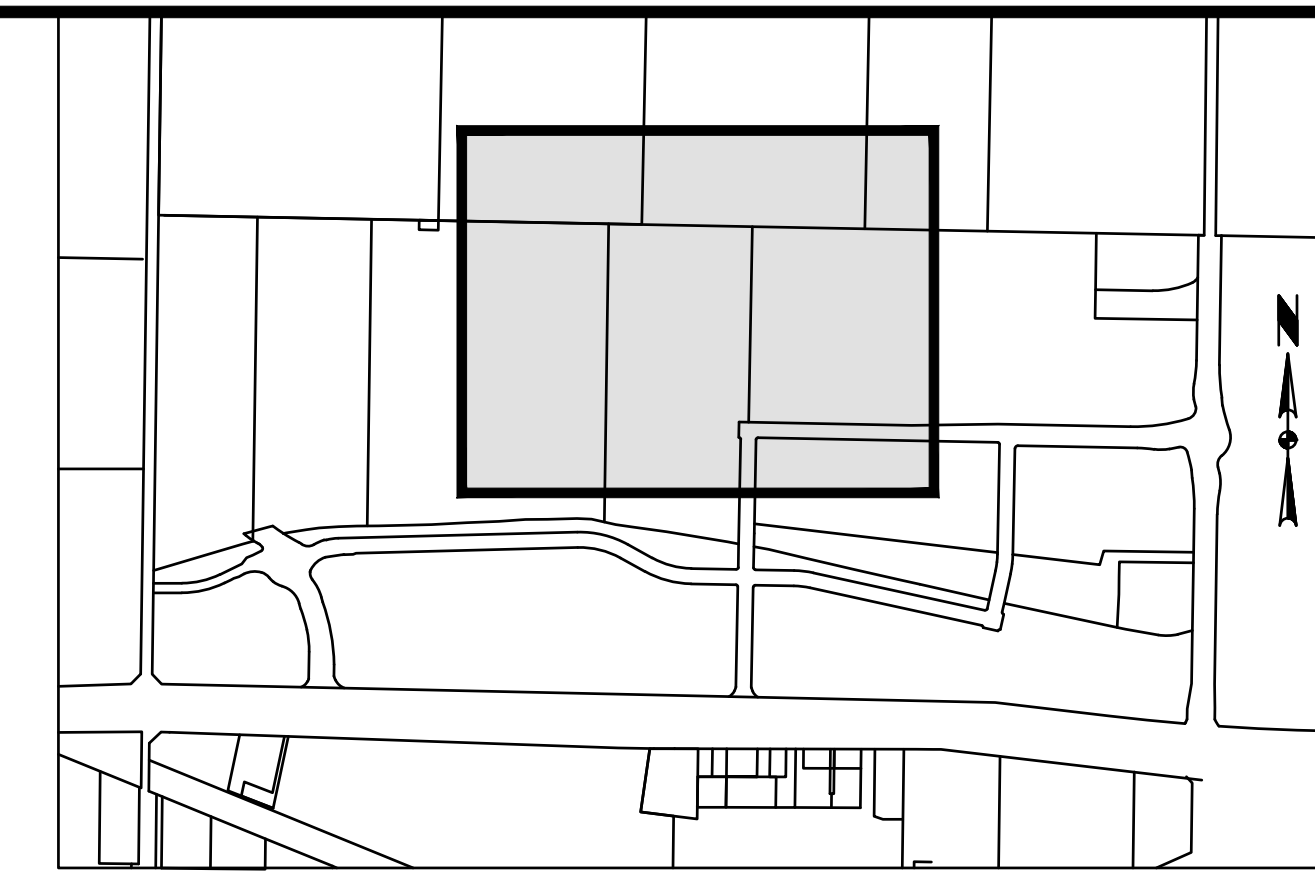
JOHN FRANCIS AND KATHLEEN ANN COONEY
NOT A PART

RHONDA L KRAUSE
NOT A PART

C 1/4 CORNER SEC. 12
FOUND 2" PIPE NO CAP

40' ACCESS ESMT.
REC. #20080028416

30' PIPELINE ESMT.
REC. #20080028416



KEY MAP
N.T.S.

REVISIONS	DESCRIPTION

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat Final

LEGEND

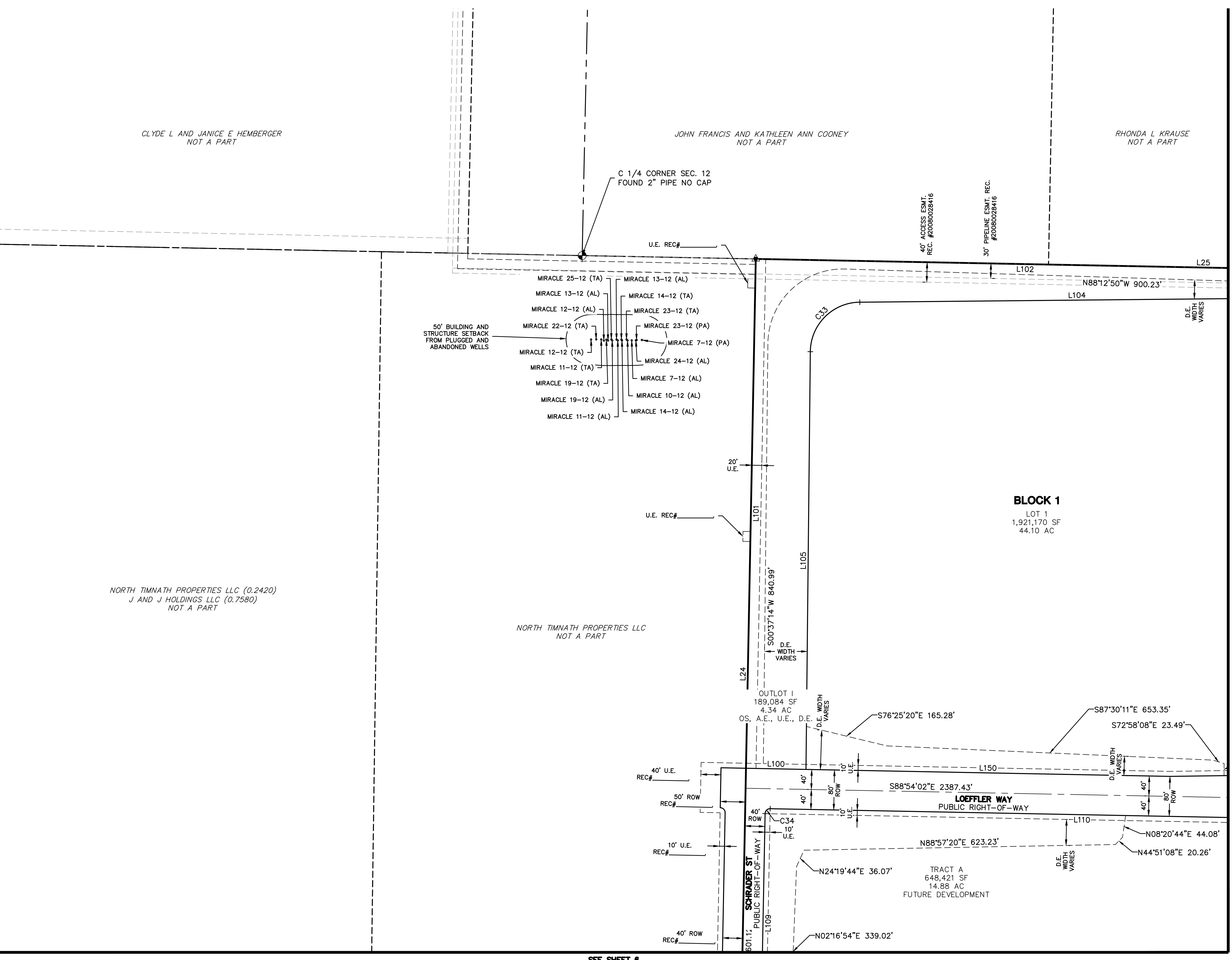
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND RED PLASTIC CAP LS 34995
- SET #4 REBAR W/ BLUE PLASTIC CAP LS 37963
- FOUND RED PLASTIC CAP LS 34995 (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL)
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- FUTURE CDOT ROW RESERVATION
- PLAT BOUNDARY
- OS OPEN SPACE
- A.E. ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- EX. EXISTING
- AL ABANDONED LOCATION
- PA PLUGGED & ABANDONED
- PR PRODUCING
- TA TEMPORARILY ABANDONED

SEE SHEET 4

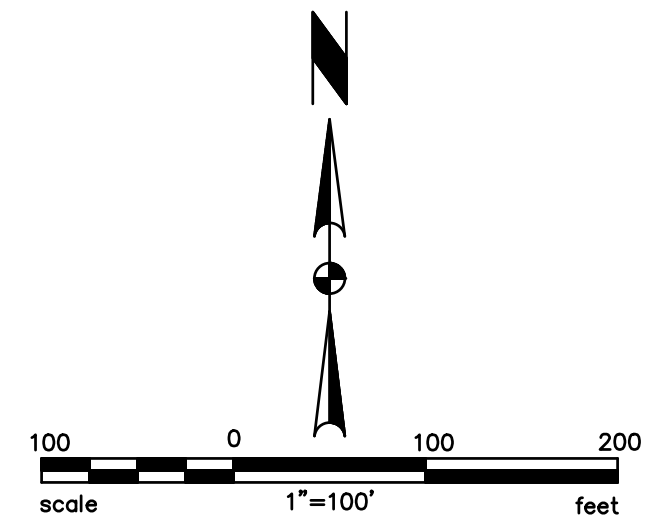
NORTH TIMNATH PROPERTIES LLC (0.2420)
J AND J HOLDINGS LLC (0.7580)
NOT A PART

NORTH TIMNATH PROPERTIES LLC
NOT A PART

BLOCK 1
LOT 1
1,921,170 SF
44.10 AC



SEE SHEET 6



ENCORE FILING 1

PLAT



TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.
1245.0008.00

SCALE
1" = 100'

DATE
JANUARY 2024

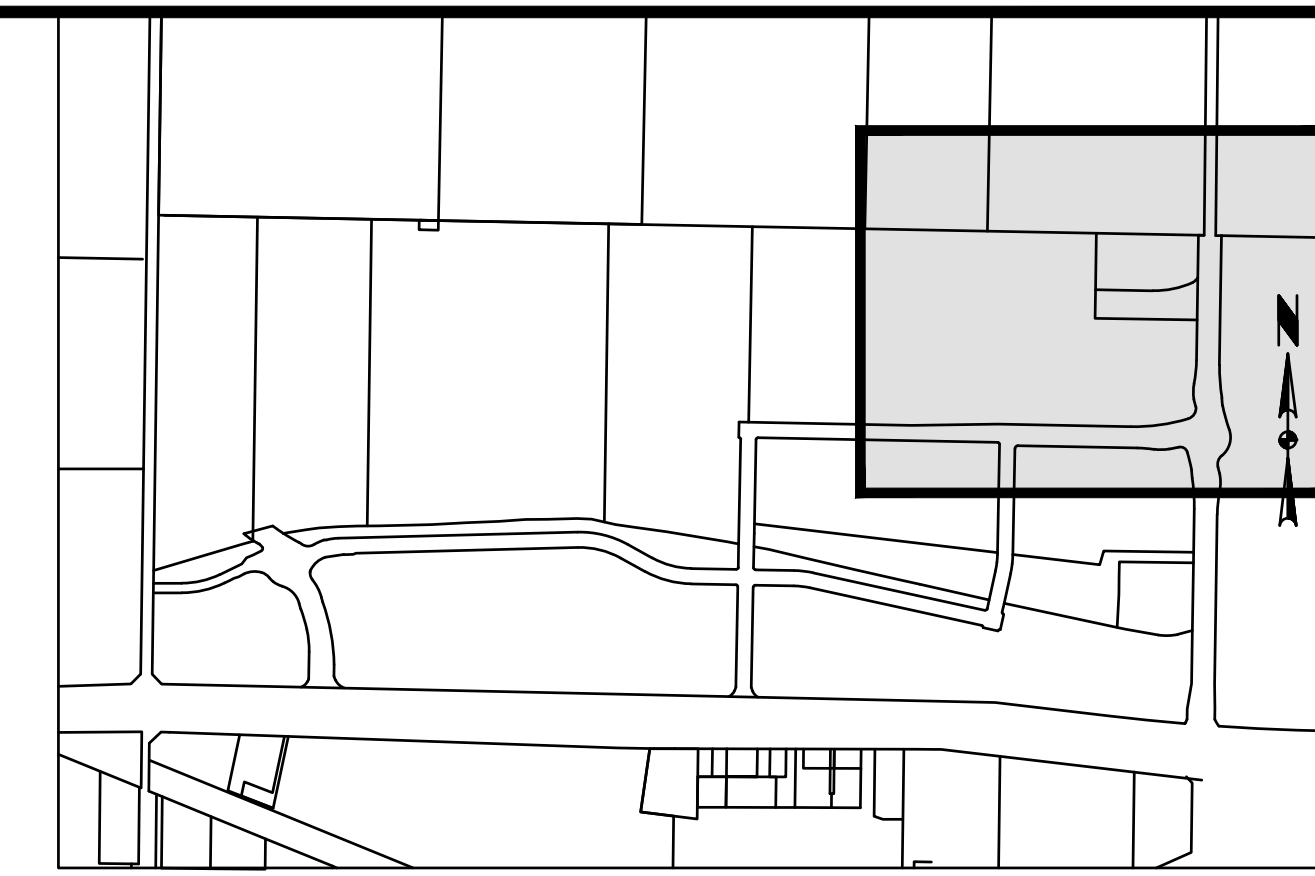
SHEET

3 of 8

RHONDA L. KRAUSE
NOT A PART

MARGARET L. ALLEN
NOT A PART

WELD COUNTY
STANLEY O. ARTHUR L. AND
GARY R. ELMQUIST
HEINRICY RETA LOU TRUST
NOT A PART



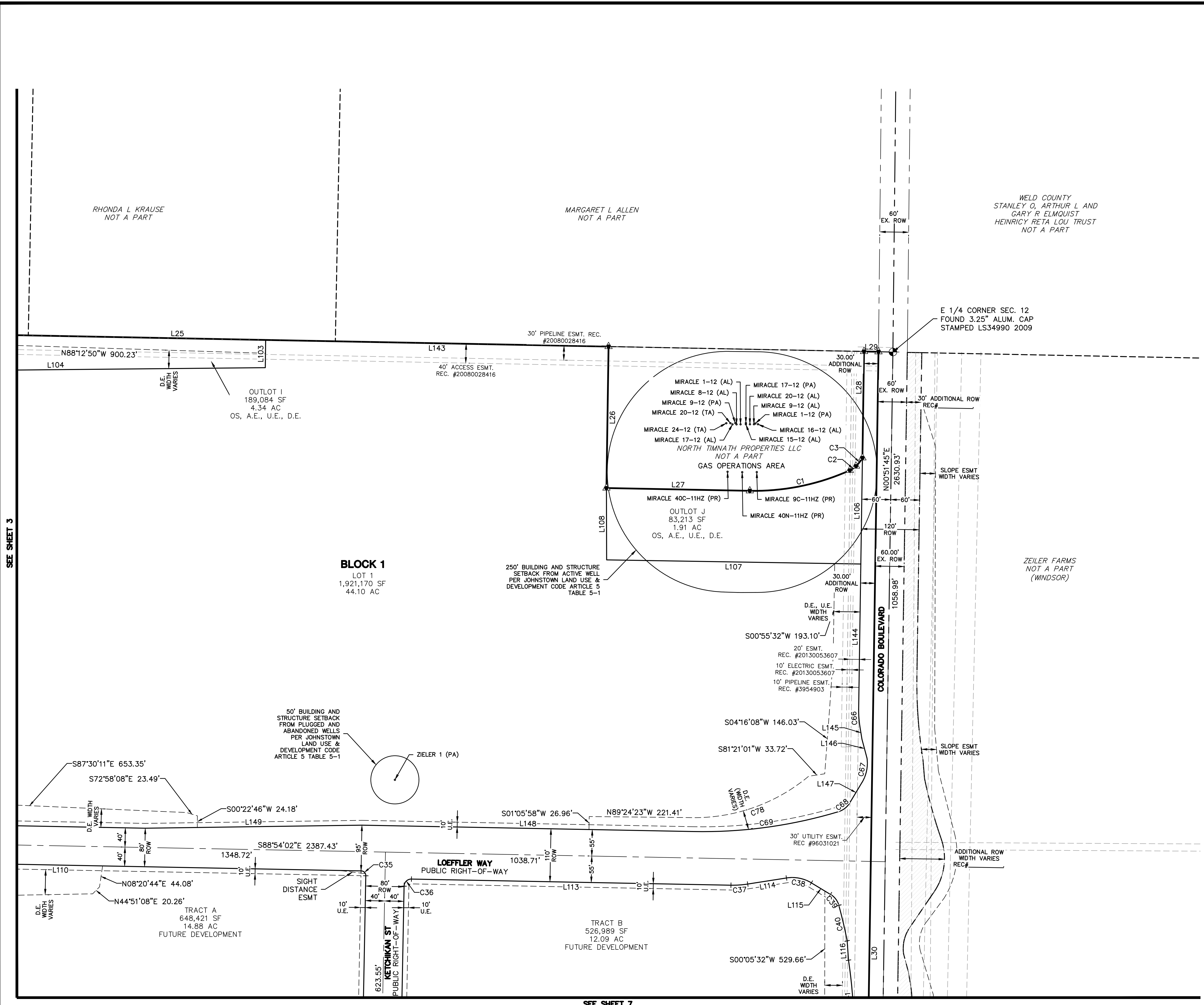
KEY MAP
N.T.S.

REVISIONS	
DATE	DESCRIPTION

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plot Final

LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND RED PLASTIC CAP LS 34995
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- PROPOSED LOT LINE
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- EXISTING EASEMENT
- PROPOSED EASEMENT
- FUTURE CDOT ROW RESERVATION
- PLAT BOUNDARY
- OS OPEN SPACE
- A.E. ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- EX. EXISTING
- AL ABANDONED LOCATION
- PA PLUGGED & ABANDONED
- PR PRODUCING
- TA TEMPORARILY ABANDONED



SEE SHEET 3

BLOCK 1
LOT 1
1,921,170 SF
44.10 AC

SEE SHEET 7

ENCORE FILING 1

PLAT



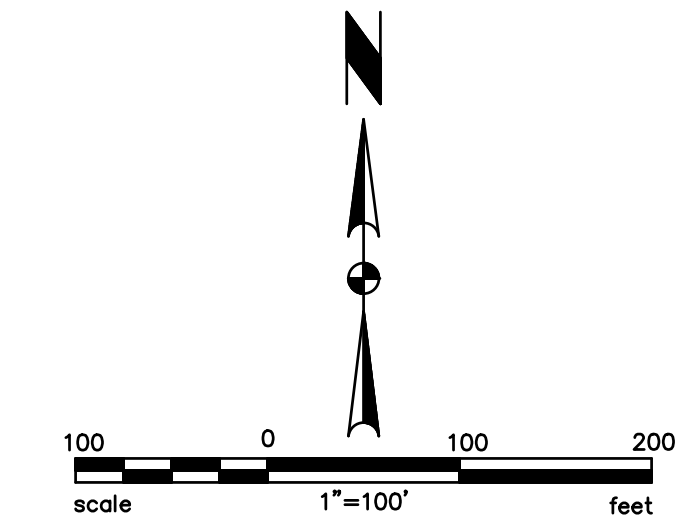
TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

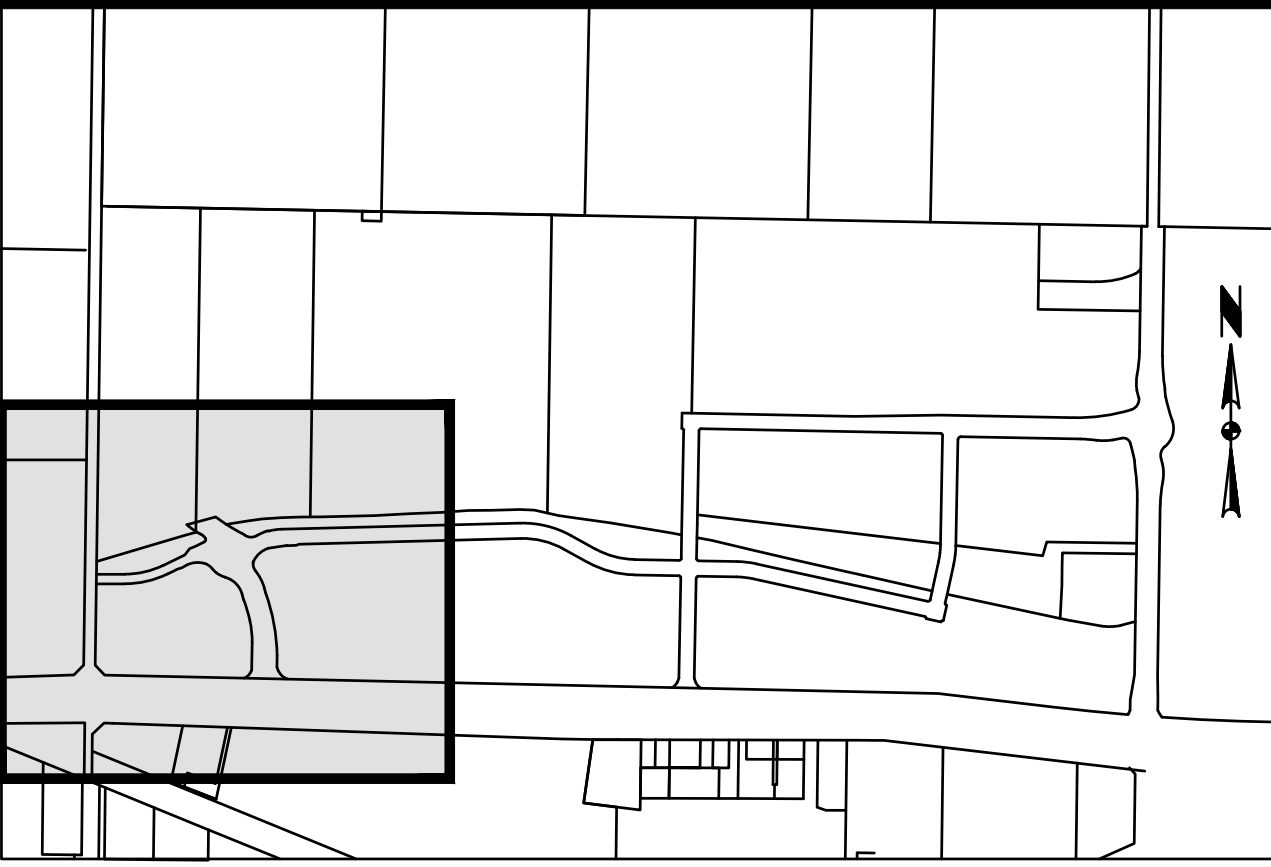
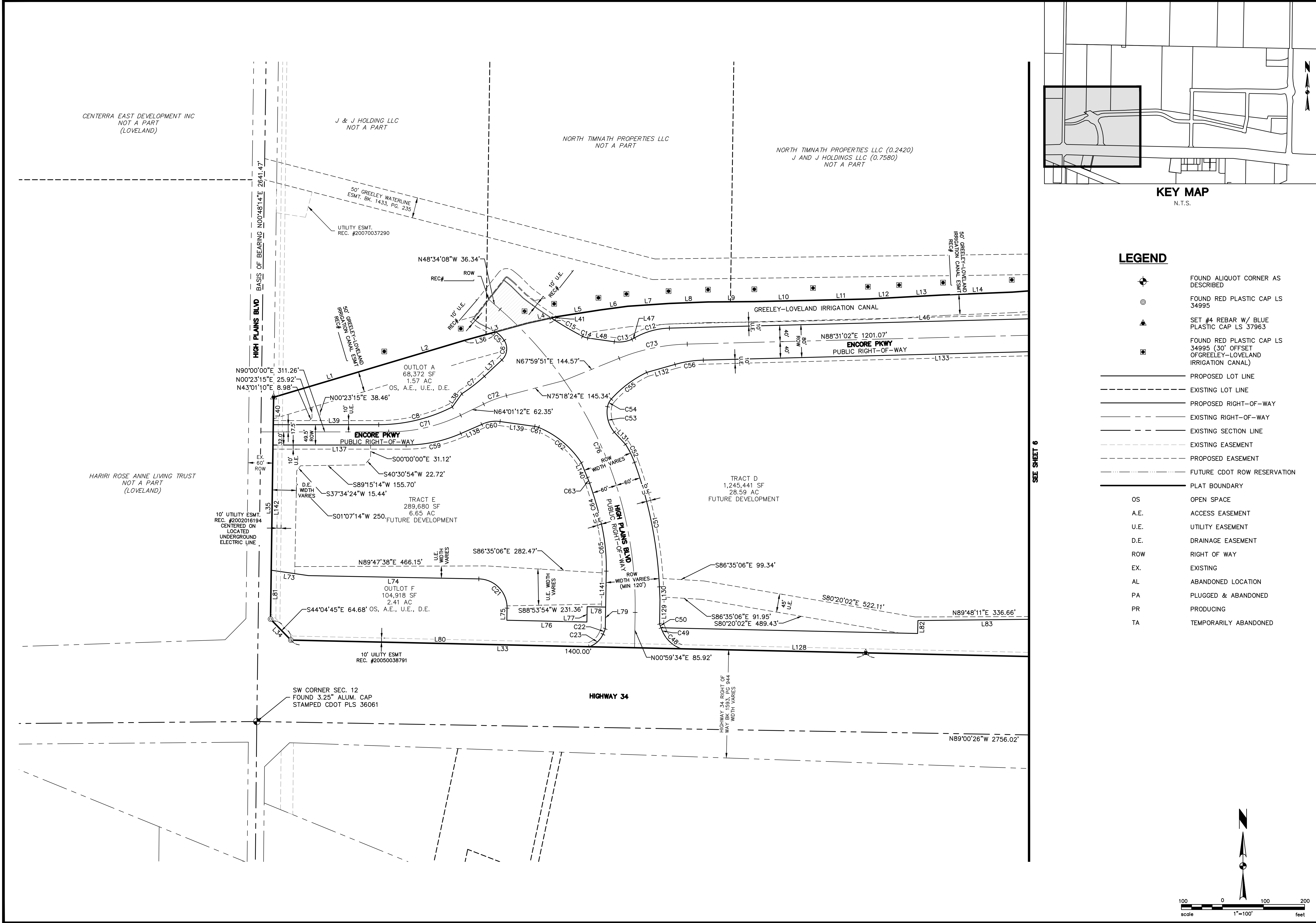
JOB NO. 1245.0008.00

SCALE 1" = 100'

DATE JANUARY 2024

SHEET





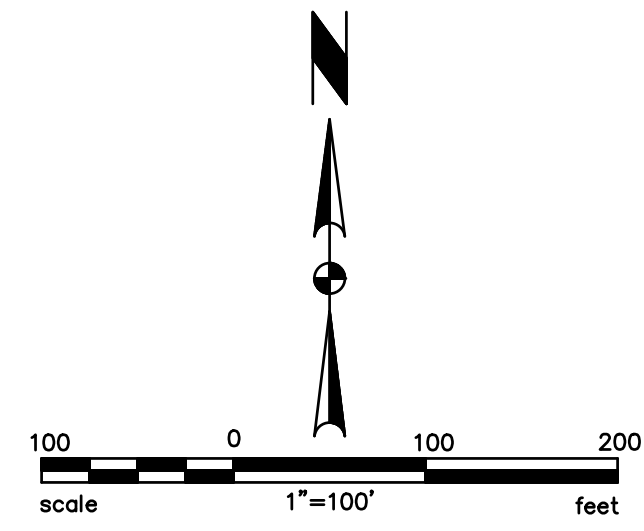
KEY MAP
N.T.S.

LEGEND

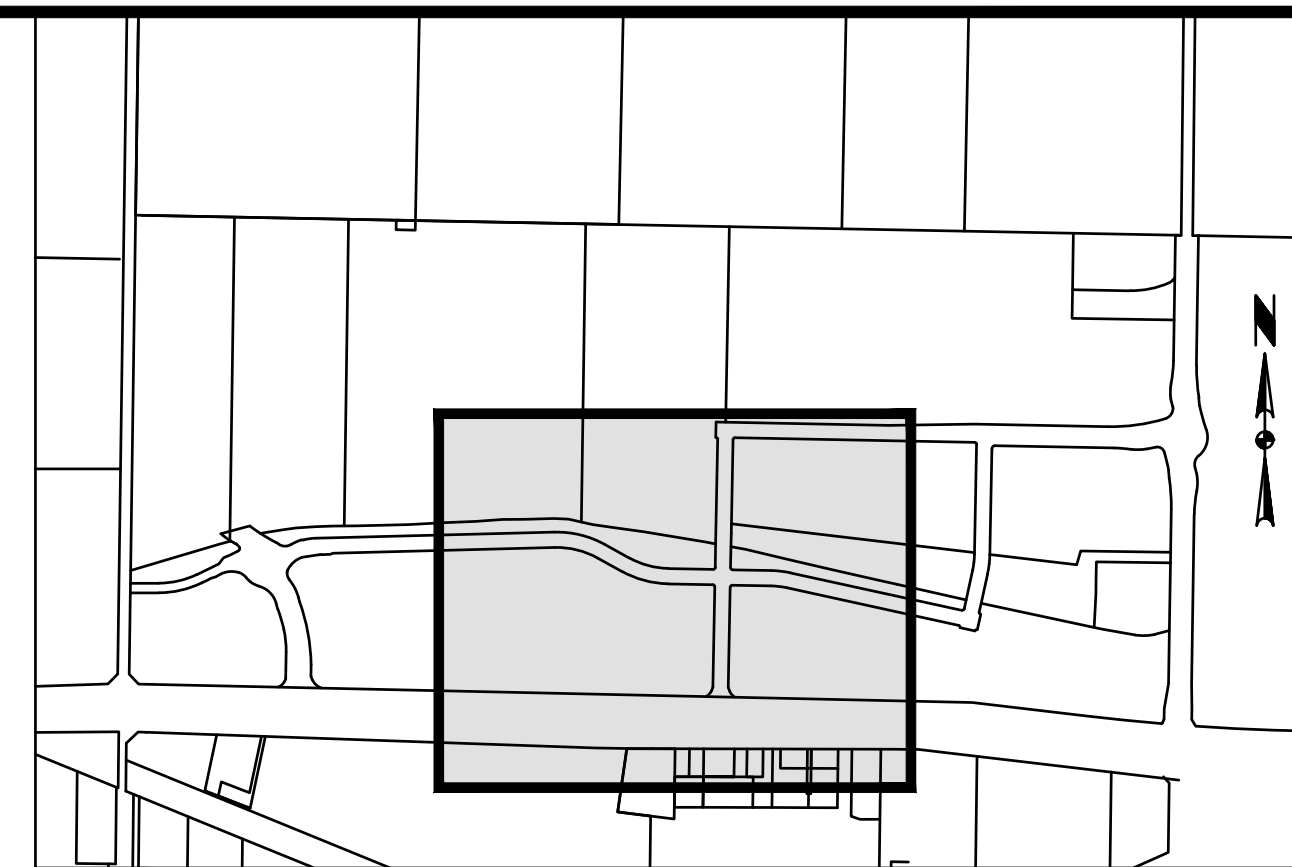
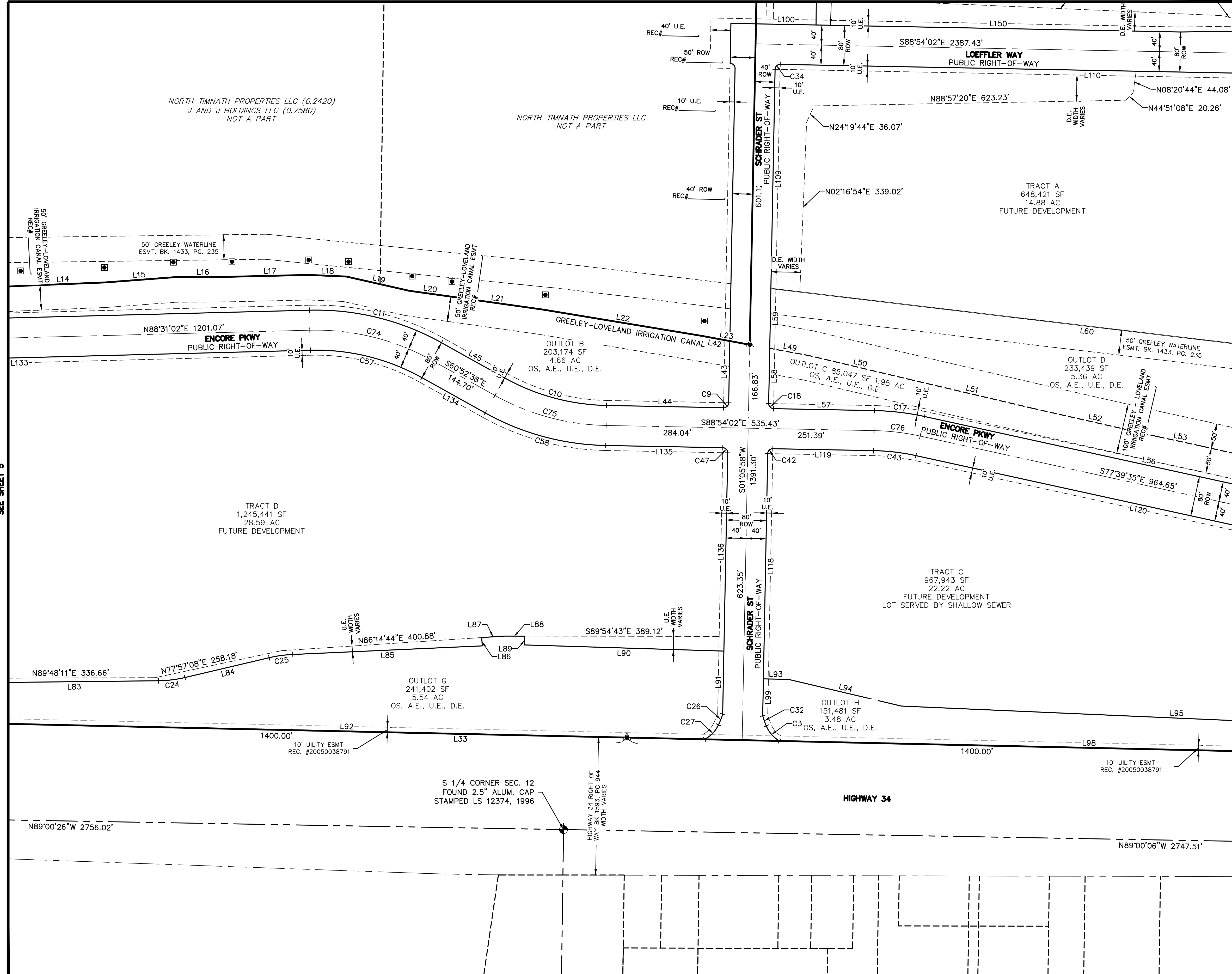
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND RED PLASTIC CAP LS 34995
- SET #4 REBAR W/ BLUE PLASTIC CAP LS 37963
- FOUND RED PLASTIC CAP LS 34995 (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL)
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- FUTURE CDOT ROW RESERVATION
- PLAT BOUNDARY
- OS OPEN SPACE
- A.E. ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- EX. EXISTING
- AL ABANDONED LOCATION
- PA PLUGGED & ABANDONED
- PR PRODUCING
- TA TEMPORARILY ABANDONED

REVISIONS	DESCRIPTION
BY	DATE
DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat Final
ENCORE FILING 1	
PLAT	
<p>TST, INC. CONSULTING ENGINEERS 748 Whalers Way Suite 200 Fort Collins Colorado 80525 Phone: 970.226.0557</p>	
JOB NO.	1245.0008.00
SCALE	1" = 100'
DATE	JANUARY 2024
SHEET	5 of 8

SEE SHEET 6



SEE SHEET 3



KEY MAP
N.T.S.

REVISIONS	
DATE	DESCRIPTION

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat Final

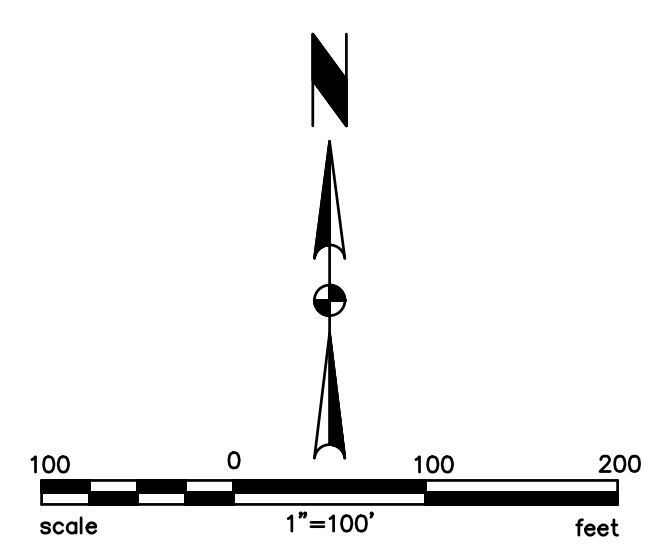
LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
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- PR PRODUCING
- TA TEMPORARILY ABANDONED

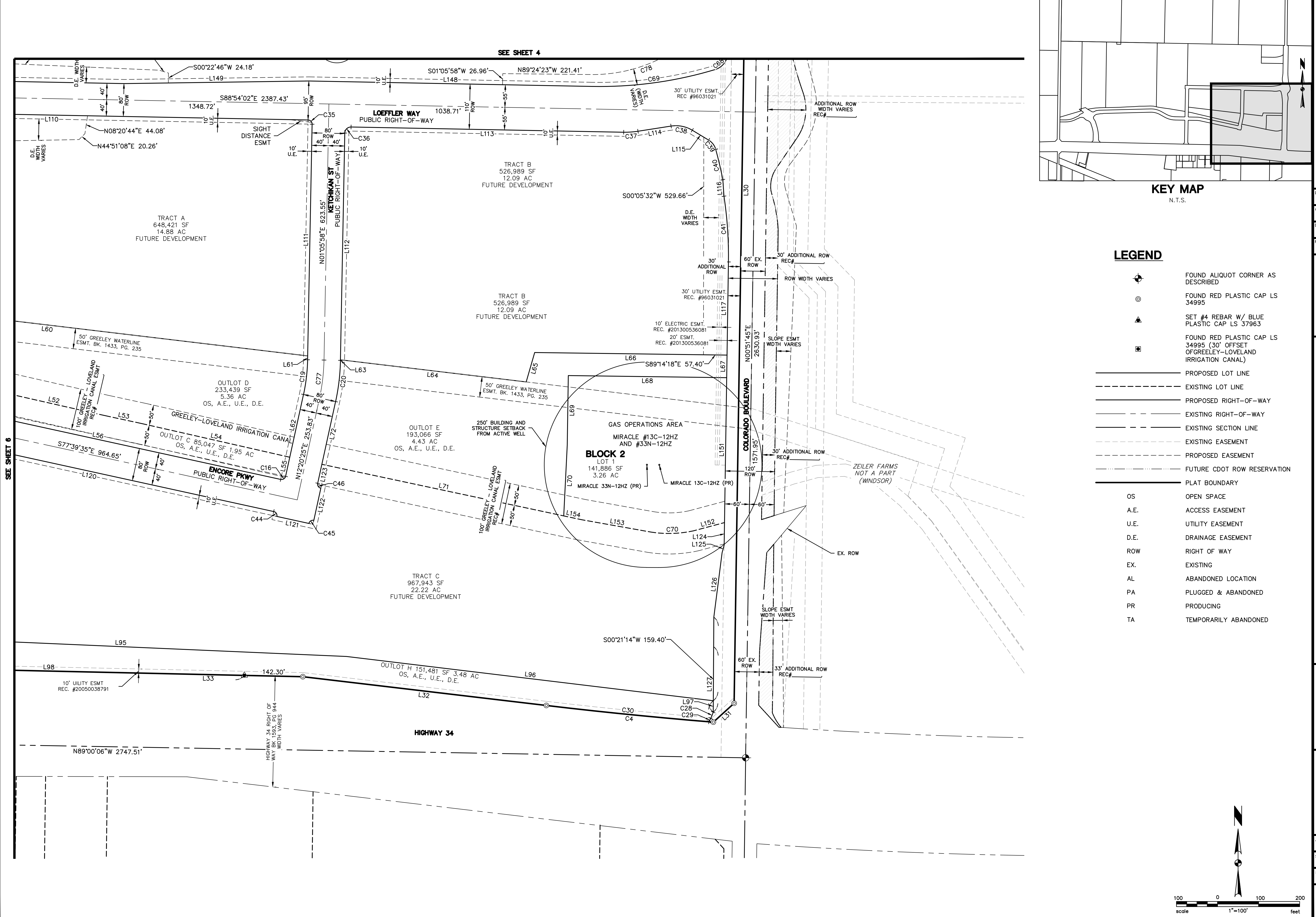
ENCORE FILING 1
PLAT



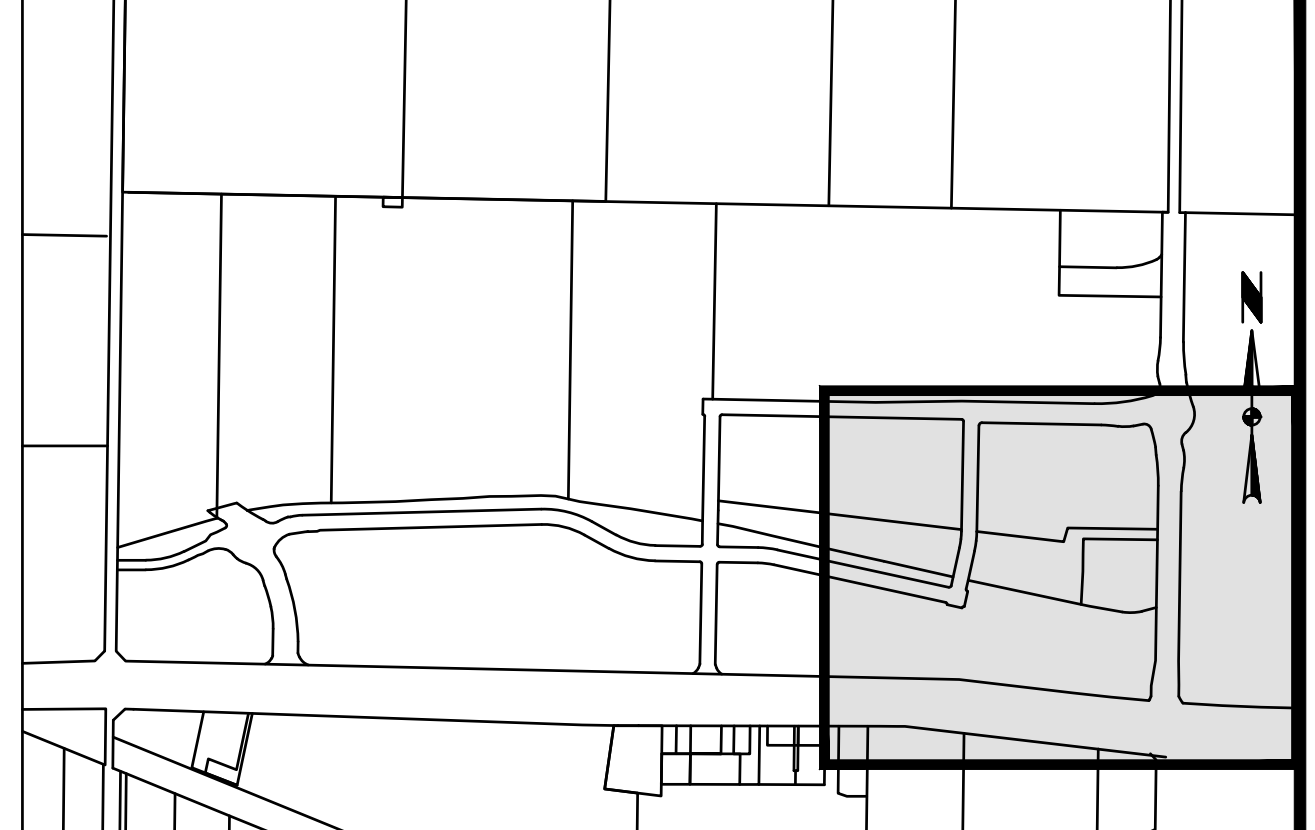
TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557



SEE SHEET 4



SEE SHEET 6



KEY MAP
N.T.S.

LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND RED PLASTIC CAP LS 34995
- SET #4 REBAR W/ BLUE PLASTIC CAP LS 37963
- FOUND RED PLASTIC CAP LS 34995 (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL)
- PROPOSED LOT LINE
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- EXISTING RIGHT-OF-WAY
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- EXISTING EASEMENT
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- ROW RIGHT OF WAY
- EX. EXISTING
- AL ABANDONED LOCATION
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- PR PRODUCING
- TA TEMPORARILY ABANDONED

REVISIONS	DESCRIPTION

BY	
DATE	
DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat Final

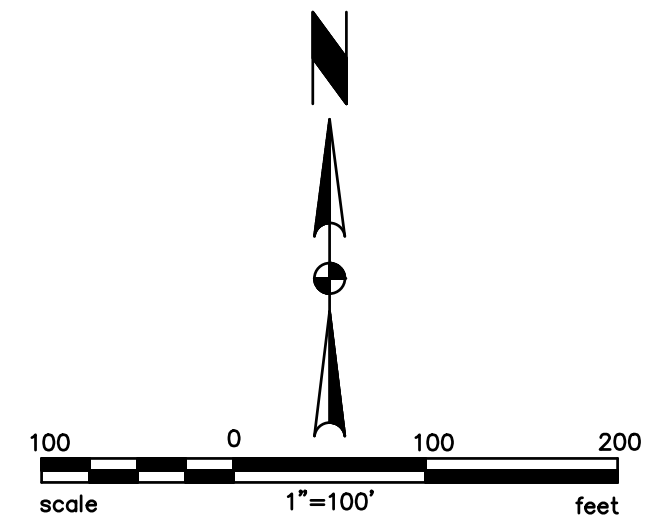
ENCORE FILING 1

PLAT



TST
 TST, INC.
 CONSULTING ENGINEERS
 748 Whalers Way
 Suite 200 Fort Collins
 Colorado 80525
 Phone: 970.226.0557

JOB NO.	1245.0008.00
SCALE	1" = 100'
DATE	JANUARY 2024
SHEET	



LINE TABLE with columns LINE, LENGTH, DIRECTION. Rows L1 to L20.

LINE TABLE with columns LINE, LENGTH, DIRECTION. Rows L21 to L40.

LINE TABLE with columns LINE, LENGTH, DIRECTION. Rows L41 to L60.

LINE TABLE with columns LINE, LENGTH, DIRECTION. Rows L61 to L80.

LINE TABLE with columns LINE, LENGTH, DIRECTION. Rows L81 to L100.

LINE TABLE with columns LINE, LENGTH, DIRECTION. Rows L101 to L120.

LINE TABLE with columns LINE, LENGTH, DIRECTION. Rows L121 to L140.

LINE TABLE with columns LINE, LENGTH, DIRECTION. Rows L141 to L154.

CURVE TABLE with columns CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD. Rows C1 to C20.

CURVE TABLE with columns CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD. Rows C21 to C40.

CURVE TABLE with columns CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD. Rows C41 to C60.

CURVE TABLE with columns CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD. Rows C61 to C78.

Vertical sidebar containing revision table, project title 'ENCORE FILING 1 PLAT', logo for Washburn LAND SURVEYING and TST CONSULTING ENGINEERS, and job details including job number 1245.0008.00, scale N.T.S., date JANUARY 2024, and sheet number 8 of 8.