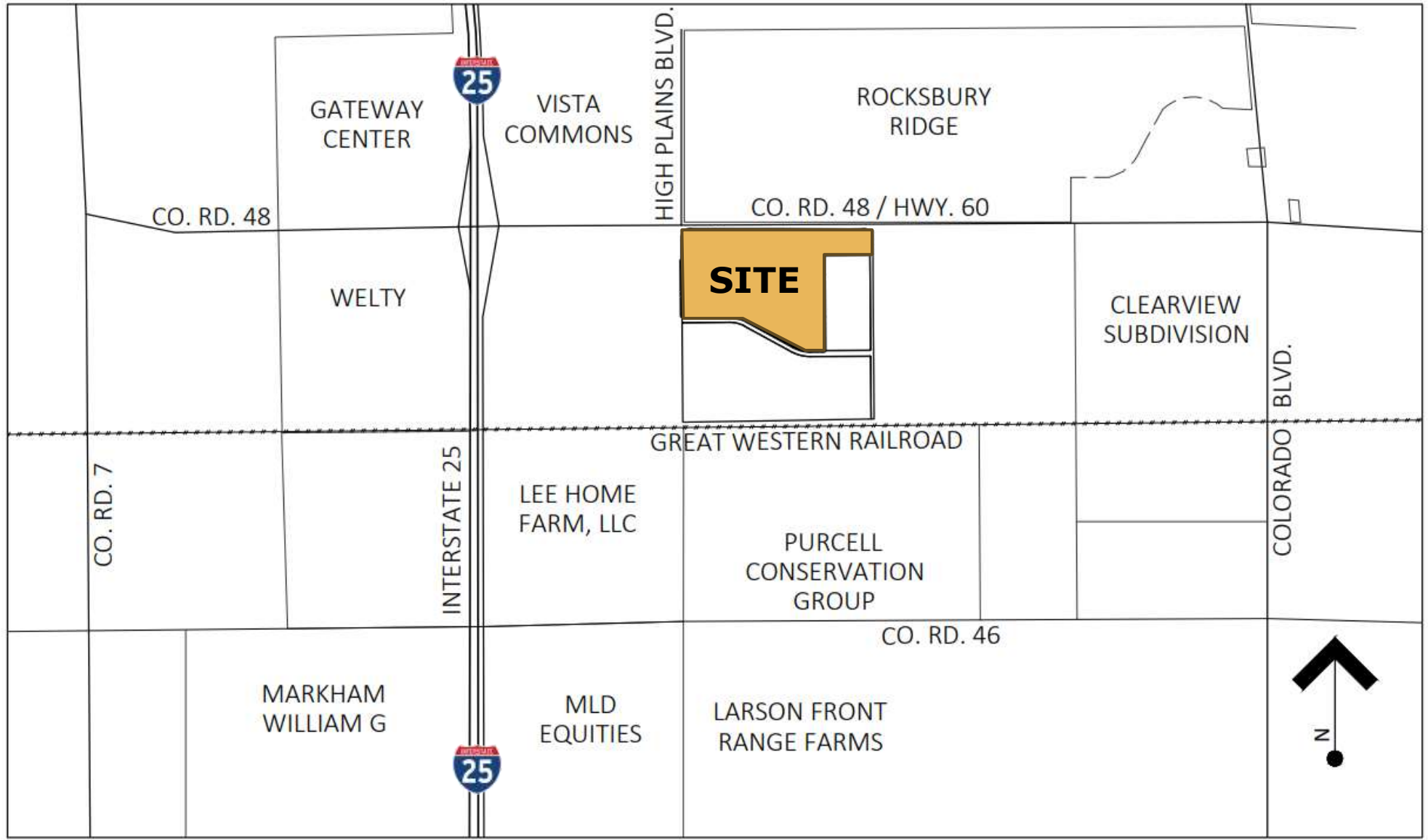
The background features a large, light-colored watermark of the Town of Johnstown seal. The seal is circular and contains the text 'TOWN OF JOHNSTOWN' at the top and 'COLORADO' at the bottom. In the center, there is a mountain range with a banner below it that reads 'THE COMMUNITY THAT CARES'.

East Ledge Rock Center Filing No.2 – Replat A

CASE SUB23-0020

Town Council
EST. 1900
July 15, 2024

The Community that Cares



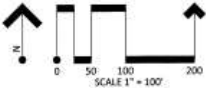
VICINITY MAP

Scale 1" = 2,000'



ABBREVIATIONS:

- SEC. SECTION
- COR. CORNER
- R.O.W. RIGHT OF WAY
- REC. NO. RECEPTION NUMBER
- N. NORTH
- 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

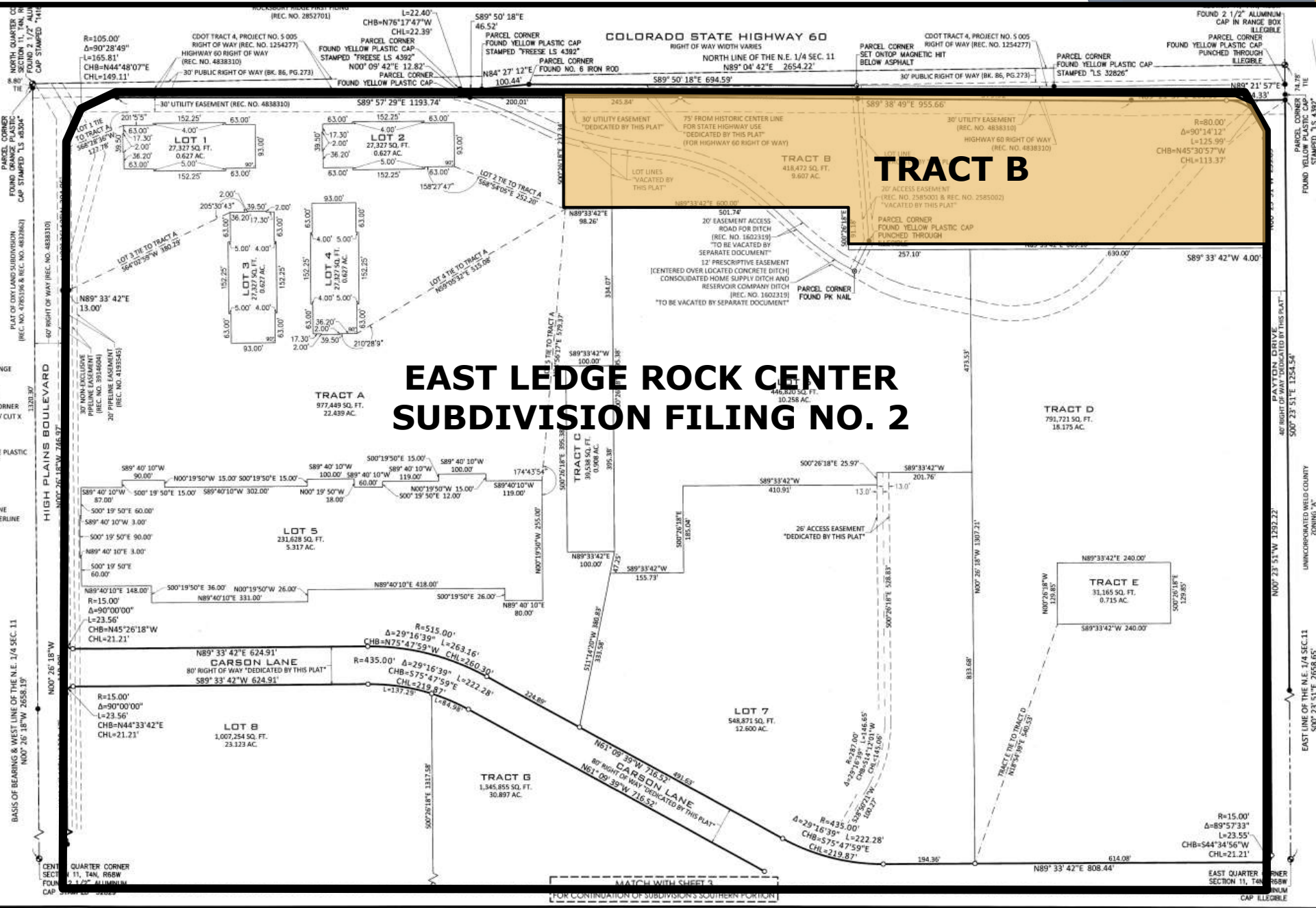


MAP LEGEND:

- SET 24" #5 REBAR & ORANGE PLASTIC CAP "LS 38570"
- ⊙ SET NAIL & ALUMINUM TAG "SURVEY LS 38570"
- ⊕ FOUND GOVERNMENT CORNER
- ⊕ FOUND CHEELED 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
- EASEMENT LINE

ACREAGE TABLE	
PARCEL IDENTIFIER	AREA
LOT 1	0.427
LOT 2	0.627
LOT 3	0.627
LOT 4	0.627
LOT 5	5.317
LOT 6	10.258
LOT 7	12.600
LOT 8	23.129
TRACT A	22.439
TRACT B	9.607
TRACT C	0.908
TRACT D	18.175
TRACT E	0.715
TRACT F	0.738
TRACT G	30.897
OUTLOT A	8.552
R.O.W. DEDICATION	7.305
HWY. 60 DEDICATION	0.512



EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2

MATCH WITH SHEET 3
(FOR CONTINUATION OF SUBDIVISION'S SOUTHERN PORTION)

POINT CONSULTING, LLC
8460 W KEN CARY LANE # 101
LITTLETON, CO. 80120
720-256-6656
WWW.PCCONSULTING.COM

CIVIL ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

UNINCORPORATED WELD COUNTY
ZONING "A"

EAST LINE OF THE N.E. 1/4 SEC. 11
500' 23' 51" E 2658.65'

EAST LINE OF THE N.E. 1/4 SEC. 11
500' 23' 51" E 1259.22'

40' RIGHT OF WAY DEDICATED BY THIS PLAT -
500' 23' 51" E 1254.54'

SUBDIVISION PLAT

EAST LEDGE ROCK CENTER

SUBDIVISION FILING NO. 2

JOHNSTOWN, COLORADO

DATE
08/24/2022

DESCRIPTION
ORIGINAL PREPARATION

PLAT EXHIBIT - NORTH PORTION

JOB NO. 21.022

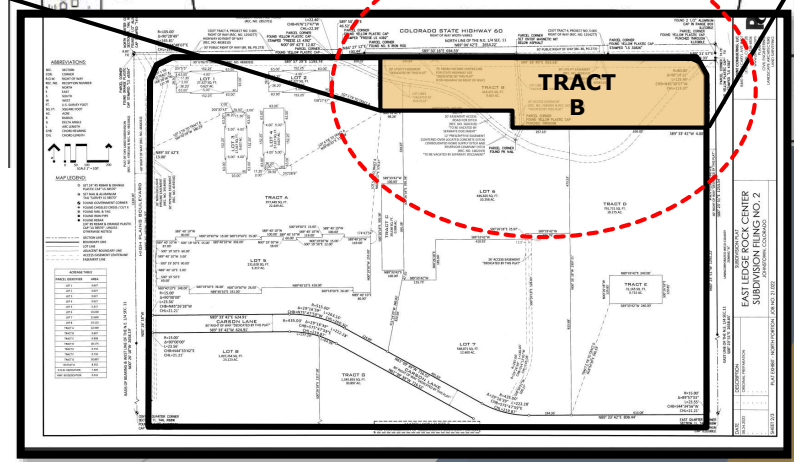
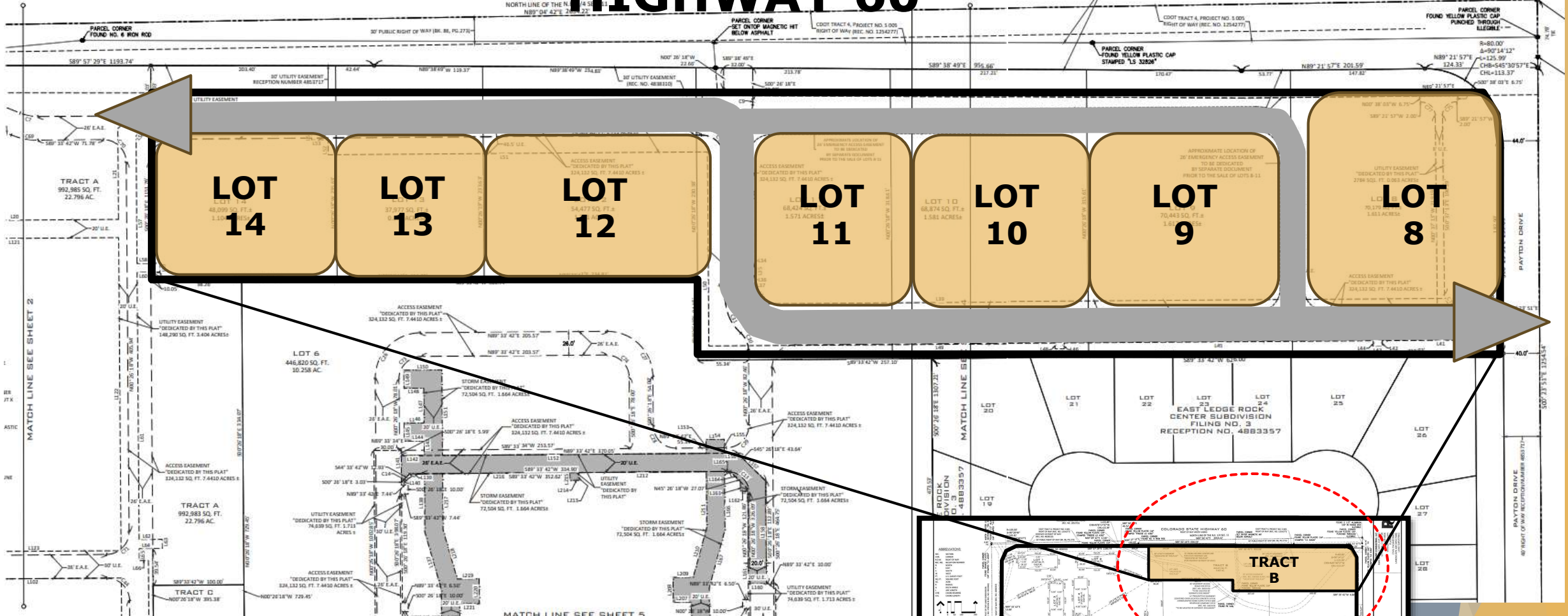
SHEET 2/3



COLORADO STATE HIGHWAY 60
RIGHT OF WAY WIDTH VARIES

HIGHWAY 60

COLORADO STATE HIGHWAY 60
RIGHT OF WAY WIDTH VARIES



The Community that Cares

RECOMMENDATION

East Ledge Rock Center Filing No. 2 – Replat A

Staff recommends that the Town Council approve
Case No. SUB23-0020



The Community that Cares