

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 1 OF 9

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- SHEET 8: LINE AND CURVE TABLES
- SHEET 9: KEY MAP

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSON BY THESE PRESENT THAT LEDGE ROCK CENTER, LLC, A KANSAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING LOTS 1-5 AND TRACT B OF EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, RECEPTION NUMBER 4853717, 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.

KNOW ALL PERSON BY THESE PRESENT THAT GRAND PEAKS AT LEDGEROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY BEING THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING LOT 6 OF EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, RECEPTION NUMBER 4853717, 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.

KNOW ALL PERSON BY THESE PRESENT THAT LEDGE ROCK APARTMENTS I LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING LOT 7 OF EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, RECEPTION NUMBER 4853717, 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.

KNOW ALL PERSON BY THESE PRESENT THAT LEDGE ROCK CENTER COMMERCIAL METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION BEING THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING TRACT A AND TRACT C OF EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, RECEPTION NUMBER 4853717, 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.

CONTAINING 2,772,087 SQUARE FEET OR 63.638 ACRES, MORE OR LESS.

HAS SURVEYED _____, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, REPLAT A, AND DO HEREBY DEDICATE TO THE PUBLIC ALL WAYS AND OTHER PUBLIC RIGHTS-OF-WAY AND EASEMENTS FOR PURPOSES SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 20____.

LEDGE ROCK CENTER, LLC

BY: _____ TRUSTEE
MICHEL SCHLUP

GRAND PEAKS AT LEDGEROCK, LLC

BY: _____ TRUSTEE, MEMBER/MANAGER
MICHEL L. SCHLUP

NOTARIAL:

STATE OF _____)

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D.

BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

LEDGE ROCK APARTMENTS I LLC,

BY: _____ MANAGER
MICHAEL SCHLUP

STATE OF _____)

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D.

BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

HOLDER OF DEED OF TRUST:

OAKSTAR BANK

BY: _____

NOTARIAL:

STATE OF _____)

COUNTY OF _____)

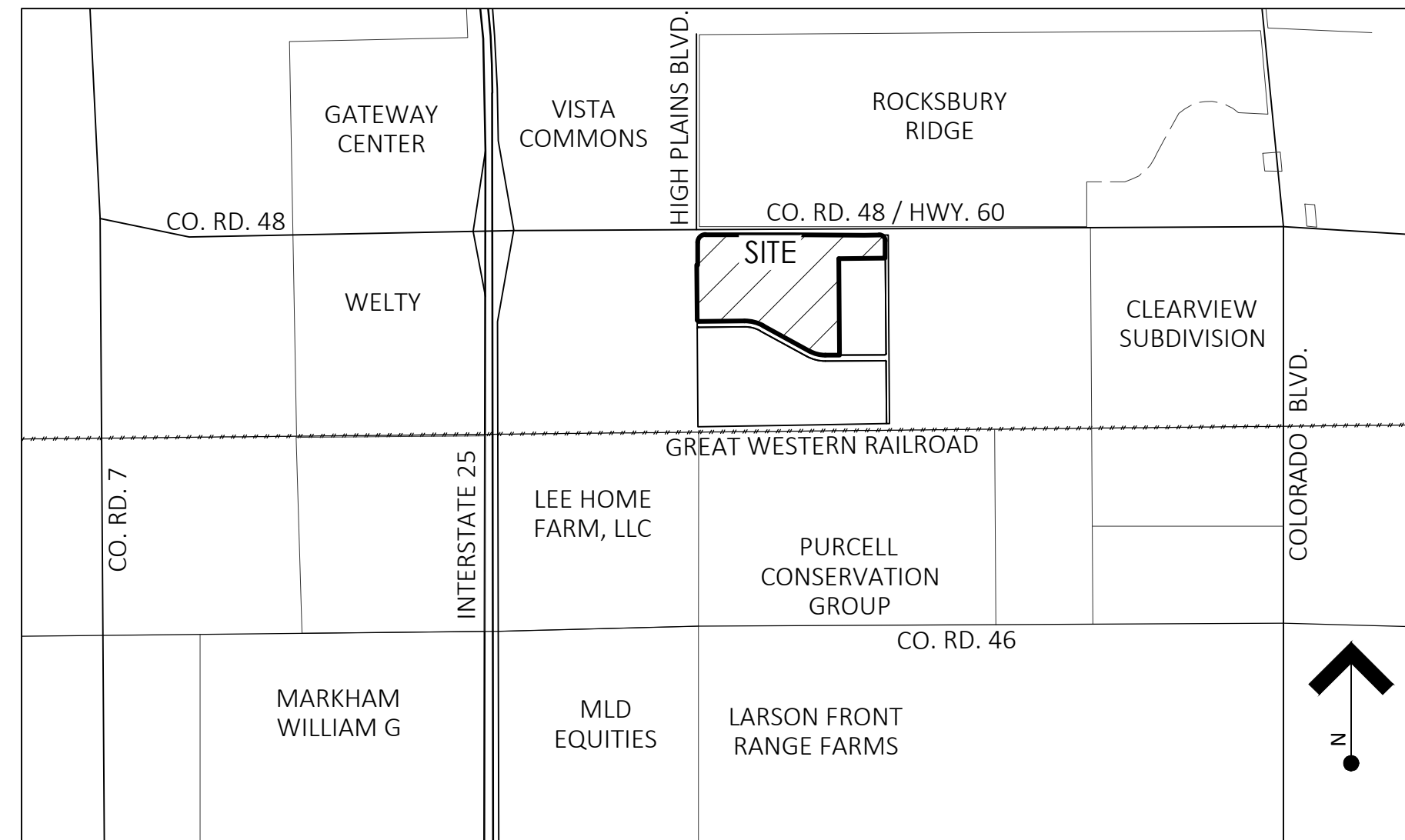
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D.

BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
Scale 1" = 2,000'

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT B, EAST LEDGE ROCK CENTER SUBDIVISION FILING 2 INTO LOTS 8-14 AND DEDICATE EASEMENTS TO SUPPORT AND FACILITATE DEVELOPMENT. THE BOUNDARIES OF LOTS 1-7, TRACTS A, B & C, EAST LEDGE ROCK CENTER SUBDIVISION FILING 2 SHALL REMAIN THE SAME WHILE ENCOMPASSING THE EASEMENTS HEREBY DEDICATED.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING LOTS 1-7 AND TRACTS A, B & C OF EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, RECEPTION NUMBER 4853717, 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;

CONTAINING 2,772,087 SQUARE FEET OR 63.638 ACRES, MORE OR LESS.

GENERAL PLAT NOTES:

1. FINAL TOWN-APPROVED DEVELOPMENT PLANS AND CONSTRUCTION DOCUMENTS ARE REQUIRED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT OCCURRING ON SITE.
2. ACCESS EASEMENTS ARE DEDICATED FOR PUBLIC AND EMERGENCY ACCESS. OWNER IS RESPONSIBLE FOR MAINTENANCE.
3. LOTS 1, 2, 3, 4, AND 5 REPRESENT BUILDING FOOTPRINTS THAT MAY BE REPLATTED TO FINAL FOUNDATION FOOTPRINT, BASED UPON FINAL JOHNSTOWN-APPROVED DEVELOPMENT PLANS AND MAY BE SUBJECT TO MINOR MODIFICATION OF SIZE AND LOCATION AT THE TIME OF REPLAT.

ADDITIONAL PLAT NOTES:

1. 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.
2. STORM SYSTEM MAINTENANCE: THE TOWN OF JOHNSTOWN REQUIRES THAT MAINTENANCE ACCESS 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 SUBDIVIDERS AGREEMENT. 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. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

SURVEYOR'S NOTES:

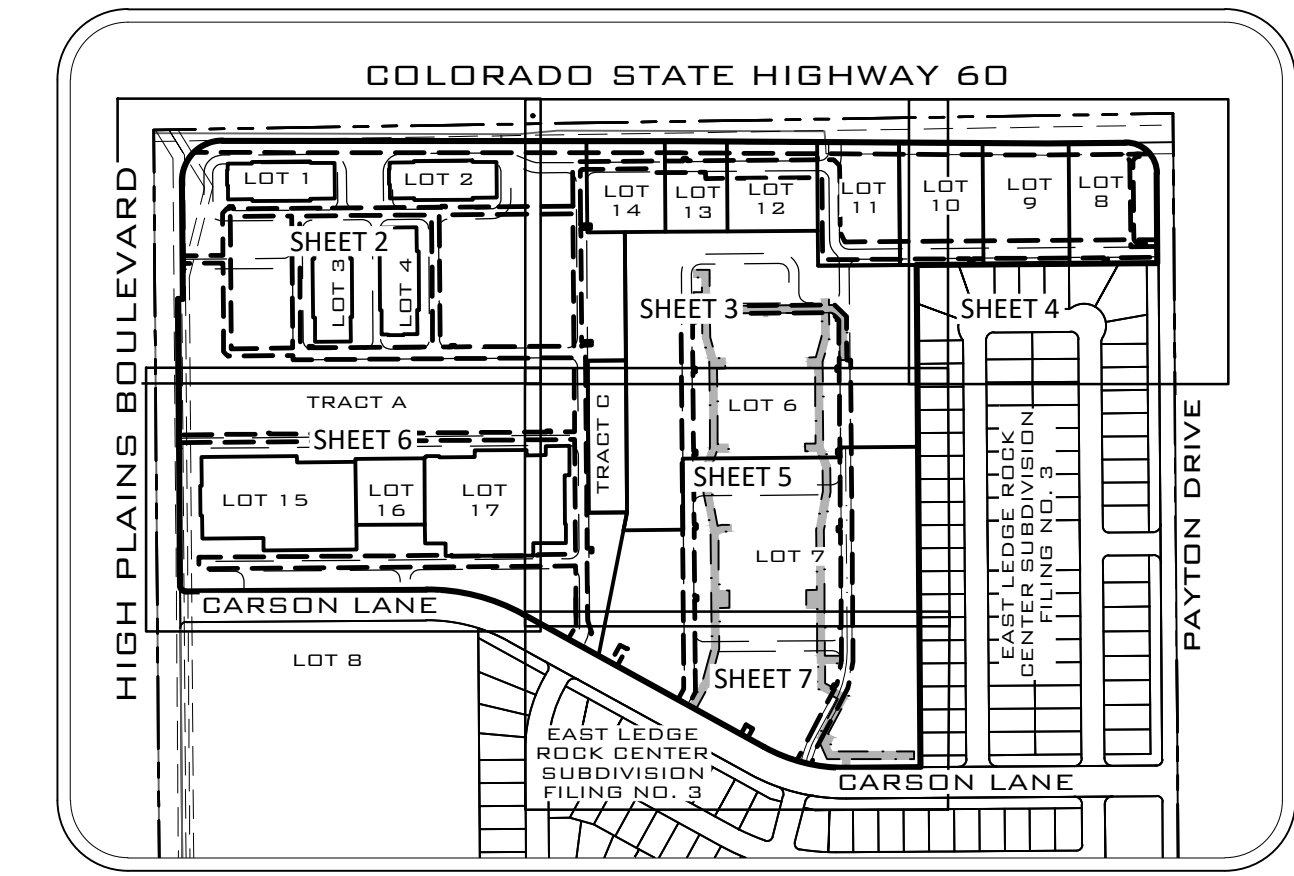
1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POINT CONSULTING, LLC RELIED UPON THE FOLLOWING TITLE COMMITMENT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY:

COMMITMENT NO.459-H50828939-414, COMMITMENT DATE OF FEBRUARY 16, 2024 AT 8:00 A.M.
3. THE SUBJECT PROPERTY CONTAINS 2,772,087 SQUARE FEET OR 63.638 ACRES, MORE OR LESS.
4. UNIT OF MEASURE: DISTANCES SHOWN HEREON ARE U.S. SURVEY FOOT.
5. BASIS OF BEARINGS: BEING THE WEST SECTION LINE OF THE NORTHEAST ONE-QUARTER SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON AS N00°26'18"W.
6. FLOOD ZONE DESIGNATION: ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 08069C1405G, WITH AN EFFECTIVE DATE OF JANUARY 15, 2021, THE ENTIRE PROPERTY LIES ENTIRELY WITHIN THE FOLLOWING ZONE DESIGNATION: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TOWN APPROVAL:

THIS PLAT, TO BE KNOWN AS EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, REPLAT A, 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: _____ ATTEST: _____
MAYOR TOWN CLERK



KEY MAP
EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, REPLAT A
Scale 1" = 500'

ACREAGE TABLE

IDENTIFIER	AREA
TRACT A & LOTS 1-7 30' UTILITY EASEMENT	73,358 SQ. FT. 1.684 ACRES ±
TRACTS A & LOT 7 UTILITY EASEMENT	148,290 SQ. FT. 3.404 ACRES±
LOT 8 UTILITY EASEMENT	2,784 SQ. FT. 0.063 ACRES±
LOTS 1, 2, 4 & 14, TRACT A ACCESS EASEMENT	194,535 SQ. FT. 4.466 ACRES±
LOTS 6 & 7 ACCESS EASEMENT	83,543 SQ. FT. 1.918 ACRES±
LOTS 6 & 7 STORM EASEMENT	72,504 SQ. FT. 1.664 ACRES±
LOTS 6 & 7 UTILITY EASEMENT	74,639 SQ. FT. 1.713 ACRES ±
LOT 7 UTILITY EASEMENT 1	554 SQ. FT. 0.013 ACRES±
LOT 1	27,327 SQ. FT.± 0.627 ACRES±
LOT 2	27,327 SQ. FT.± 0.627 ACRES±
LOT 3	27,327 SQ. FT.± 0.627 ACRES±
LOT 4	27,327 SQ. FT.± 0.627 ACRES±
LOT 6	446,820 SQ. FT.± 10.258 ACRES±
LOT 7	548,871 SQ. FT.± 12.600 ACRES±
LOT 8	70,179 SQ. FT.± 1.611 ACRES±
LOT 9	70,444 SQ. FT.± 1.617 ACRES±
LOT 10	68,874 SQ. FT.± 1.581 ACRES±
LOT 11	68,424 SQ. FT.± 1.571 ACRES±
LOT 12	54,477 SQ. FT.± 1.251 ACRES±
LOT 13	37,977 SQ. FT.± 0.872 ACRES±
LOT 14	48,098 SQ. FT. 1.104 ACRES
LOT 15	216,094 SQ. FT. 4.961 ACRES
LOT 16	216,094 SQ. FT. 4.961 ACRES
LOT 17	
TRACT A	992,985 SQ. FT. 22.796 ACRES
TRACT C	39,538 SQ. FT. 0.908 ACRES

SURVEYING CERTIFICATE:

I, CAMERON M. WATSON, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT OF EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, REPLAT A BEING A SUBDIVISION OF EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2 WAS MADE BY ME OR UNDER MY SUPERVISION.

DATED THIS _____ DAY OF _____, 20____.

CAMERON M. WATSON, PLS
COLORADO LICENSE NUMBER 38311
FOR AND ON BEHALF OF POINT CONSULTING, LLC
8460 W KEN CARLYL AVE #101
Littleton, CO 80128
(720) 258-6836
cwatson@pnt-llc.com



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 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

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

DESCRIPTION
 ORIGINAL PREPARATION
 REPLAT UPDATE

DATE
 08.14.2023
 06.28.2024
 SHEET 1/9

COVER SHEET JOB NO. 21.022

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

A SUBDIVISION OF
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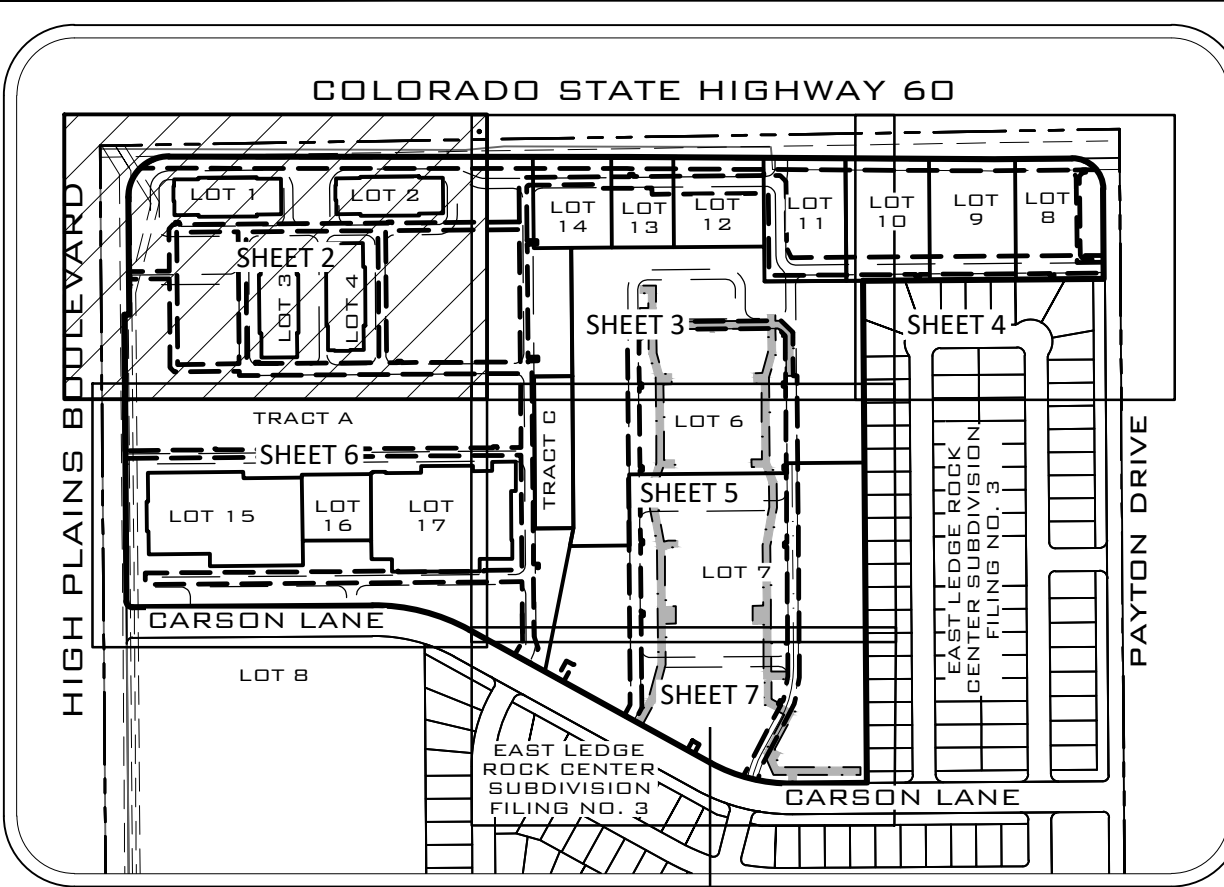


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DATE	DESCRIPTION
08.14.2023	ORIGINAL PREPARATION
06.28.2024	REPLAT UPDATE

SHEET 2/9



KEY MAP
 Scale 1" = 500'

SHEET INDEX:

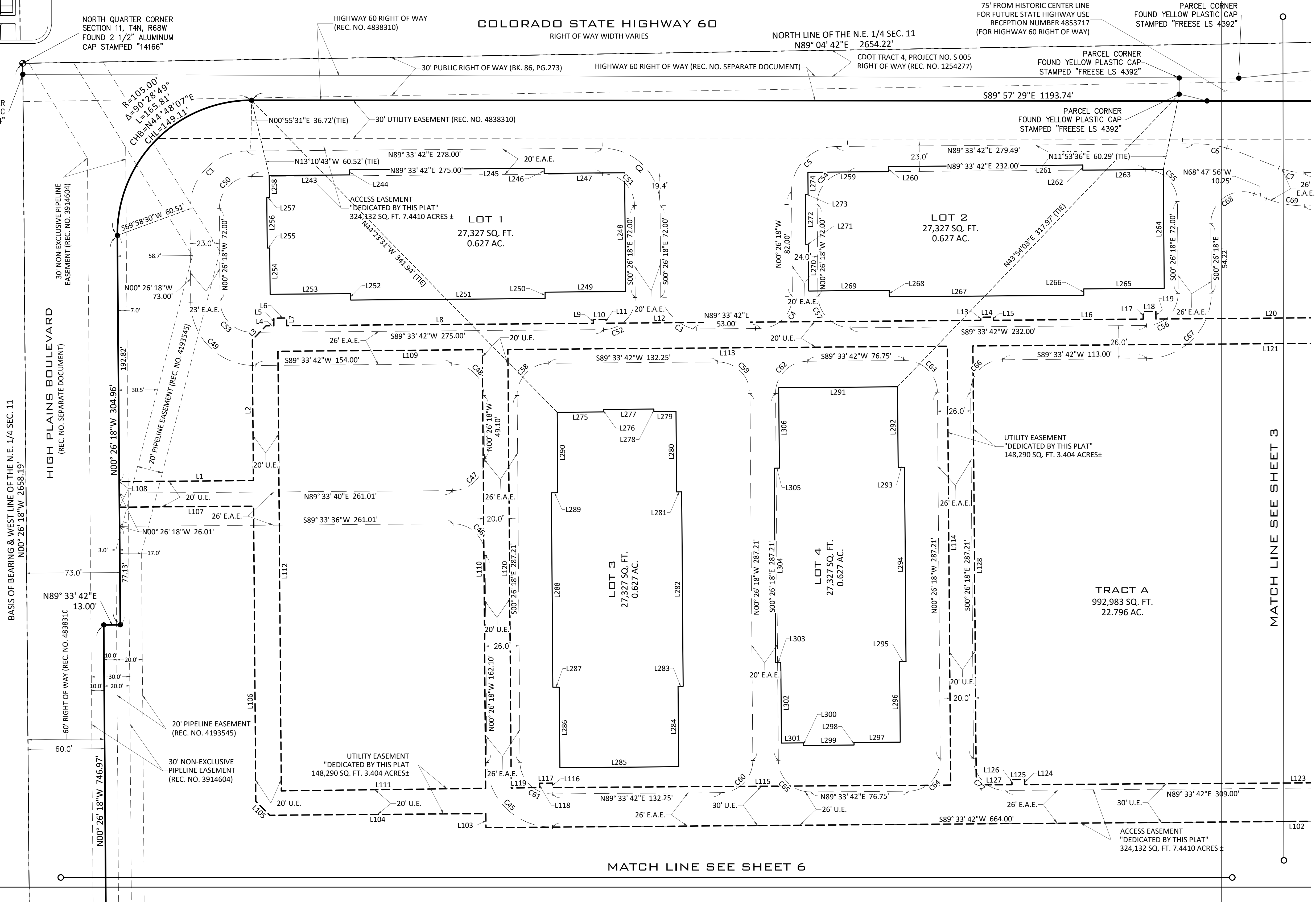
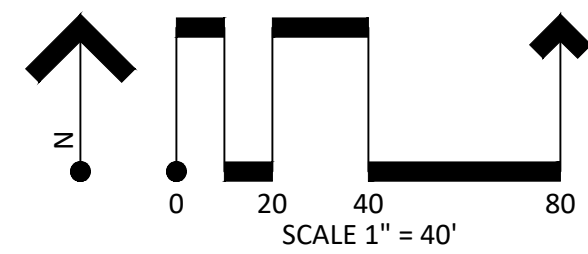
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- SHEET 8: LINE AND CURVE TABLES
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ABBREVIATIONS:

- | | |
|----------|---------------------------|
| 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

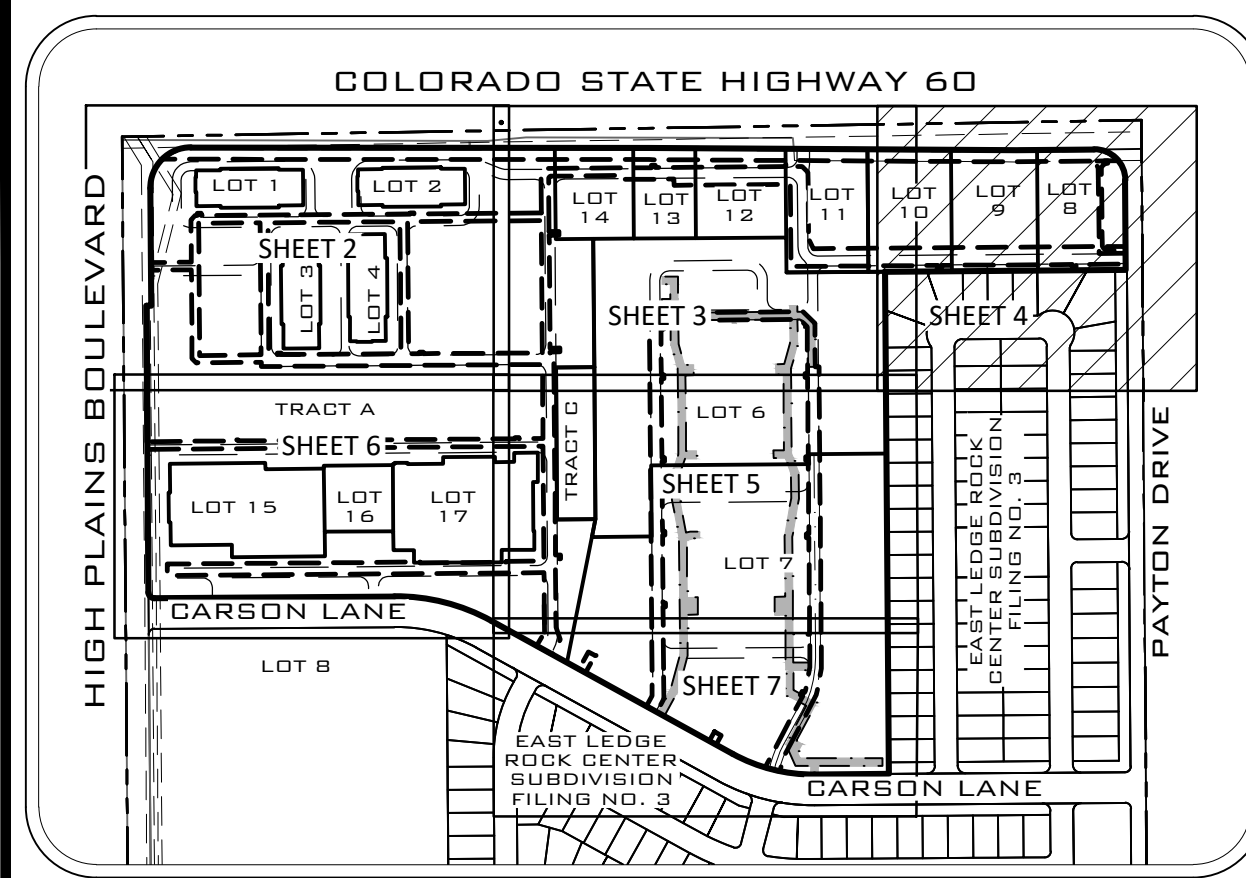
MATCH LINE SEE SHEET 3

PLAT EXHIBIT JOB NO. 21.022

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

A SUBDIVISION OF
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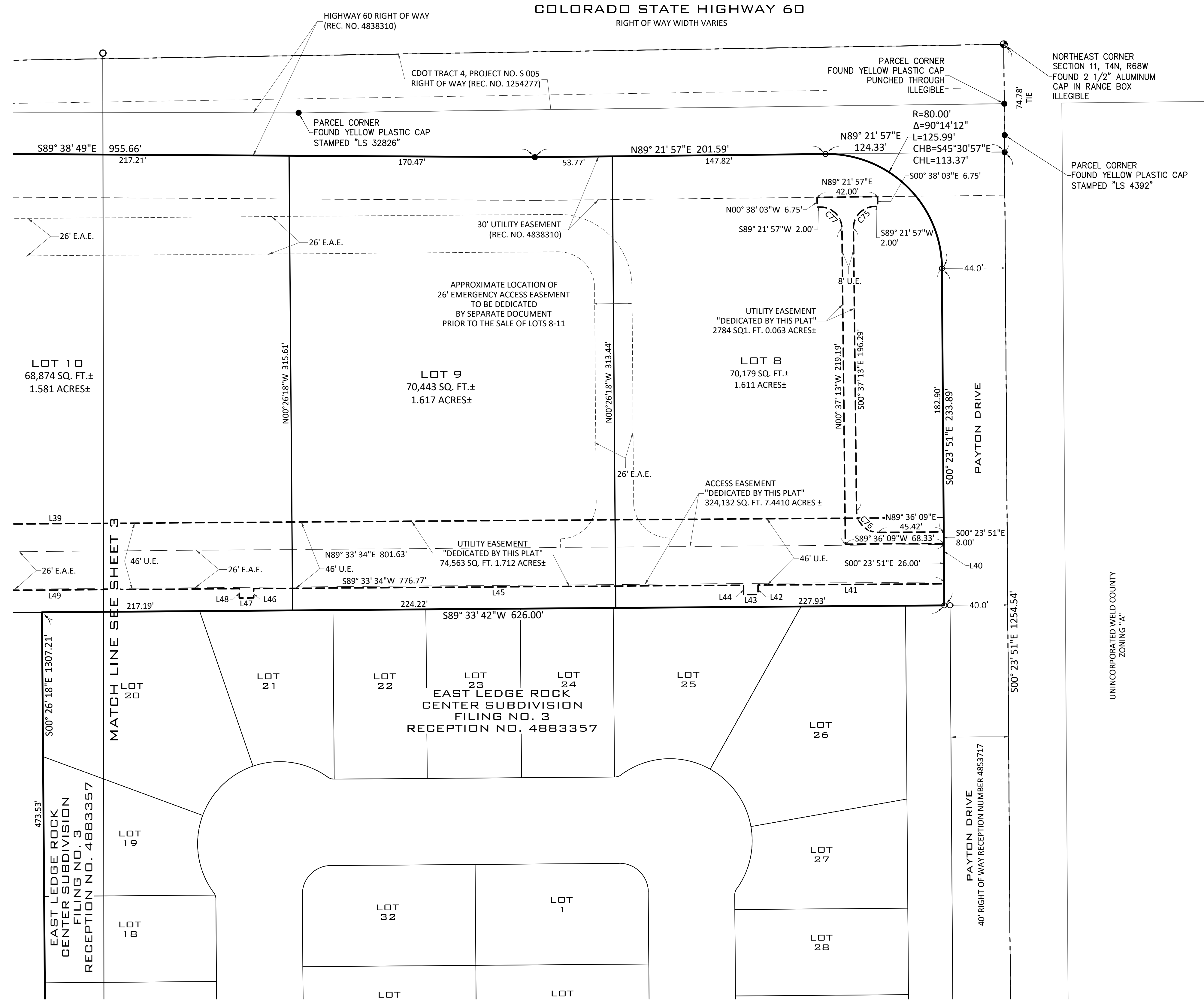
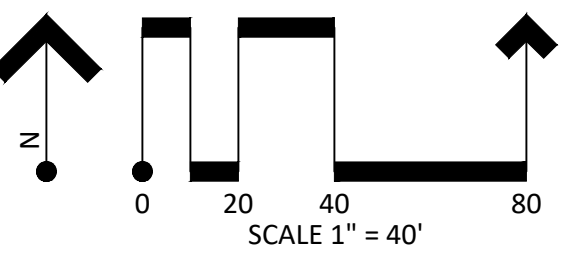
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ABBREVIATIONS:

- SEC. SECTION
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- REC. NO. RECEPTION NUMBER
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MAP LEGEND:

- SET 24" #5 REBAR & ORANGE PLASTIC CAP "LS 38570"
- ⊕ SET NAIL & ALUMINUM TAG "SURVEY LS 38570"
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- ACCESS EASEMENT CENTERLINE PER REC NO 4853717
- EXISTING EASEMENT LINE
- ACCESS EASEMENT DEDICATED BY THIS PLAT
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- STORM EASEMENT DEDICATED BY THIS PLAT
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- SHEET MATCH LINE



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UNINCORPORATED WELD COUNTY
 ZONING "A"

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 ZONING "A"

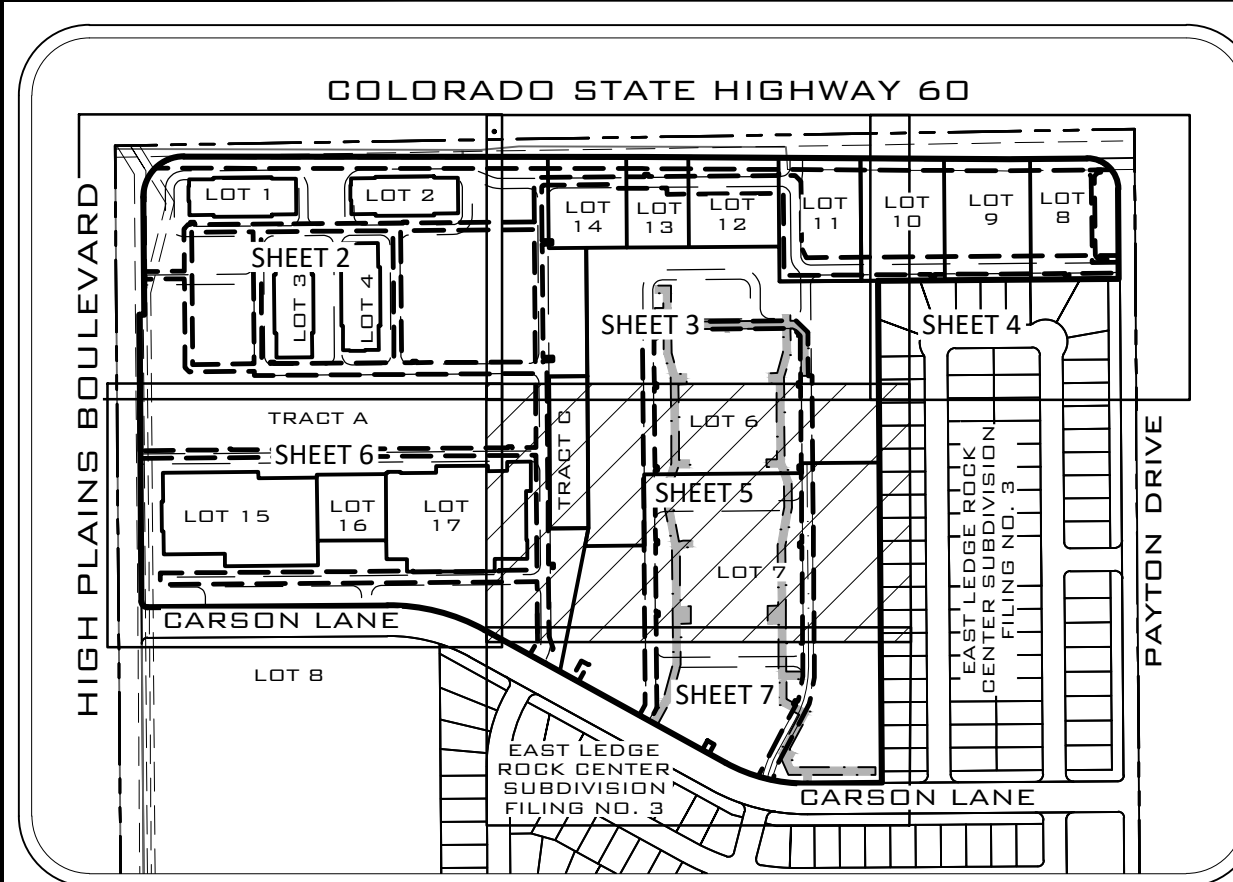
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06.28.2024	REPLAT UPDATE

SUBDIVISION PLAT
 EAST LEDGE ROCK CENTER
 SUBDIVISION FILING NO. 2, REPLAT A
 JOHNSTOWN, COLORADO
 JOB NO. 21.022
 PLAT EXHIBIT
 SHEET 4/9

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

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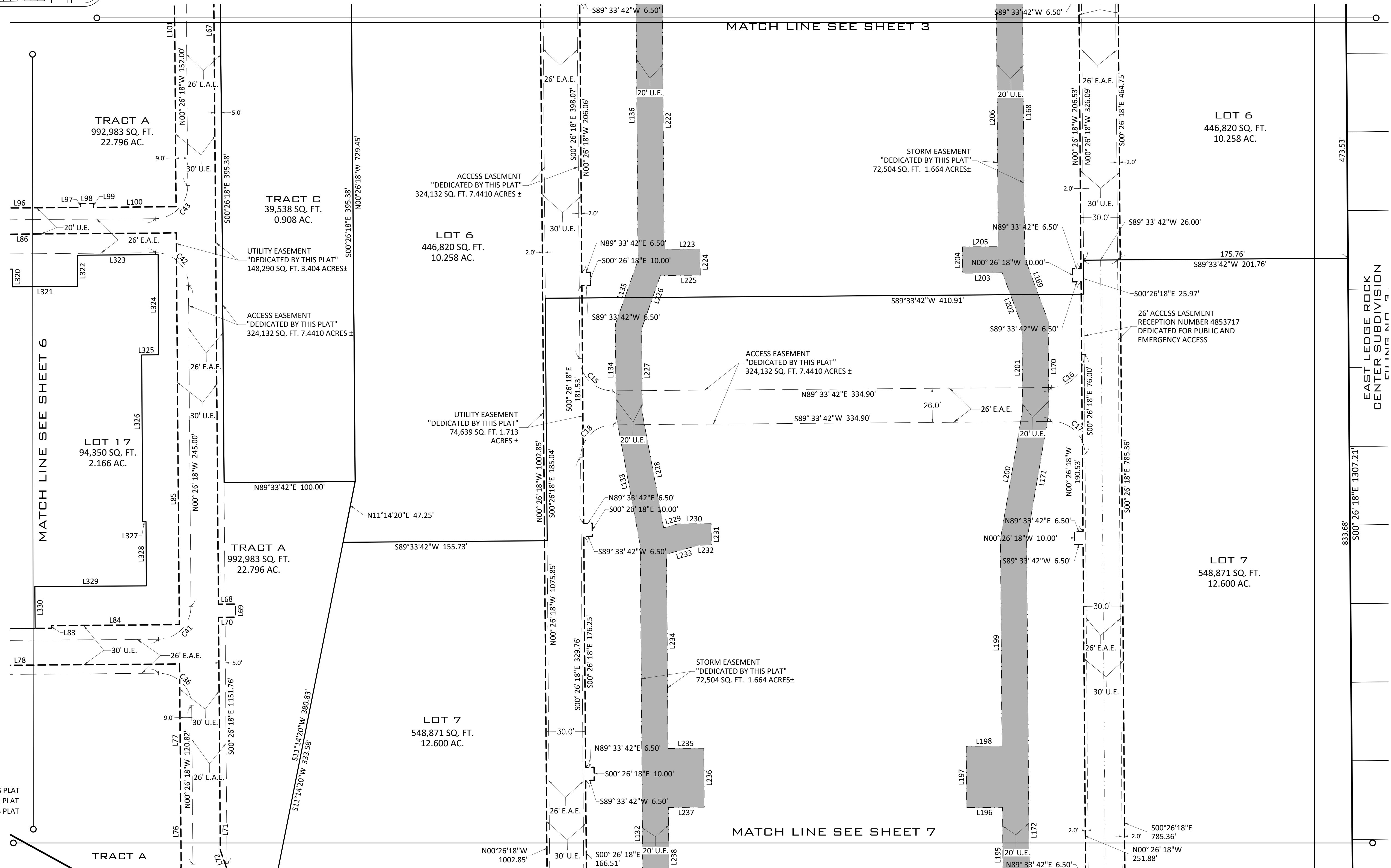
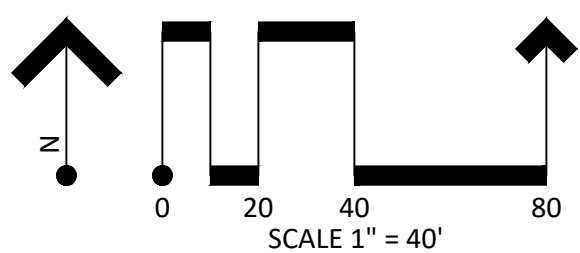
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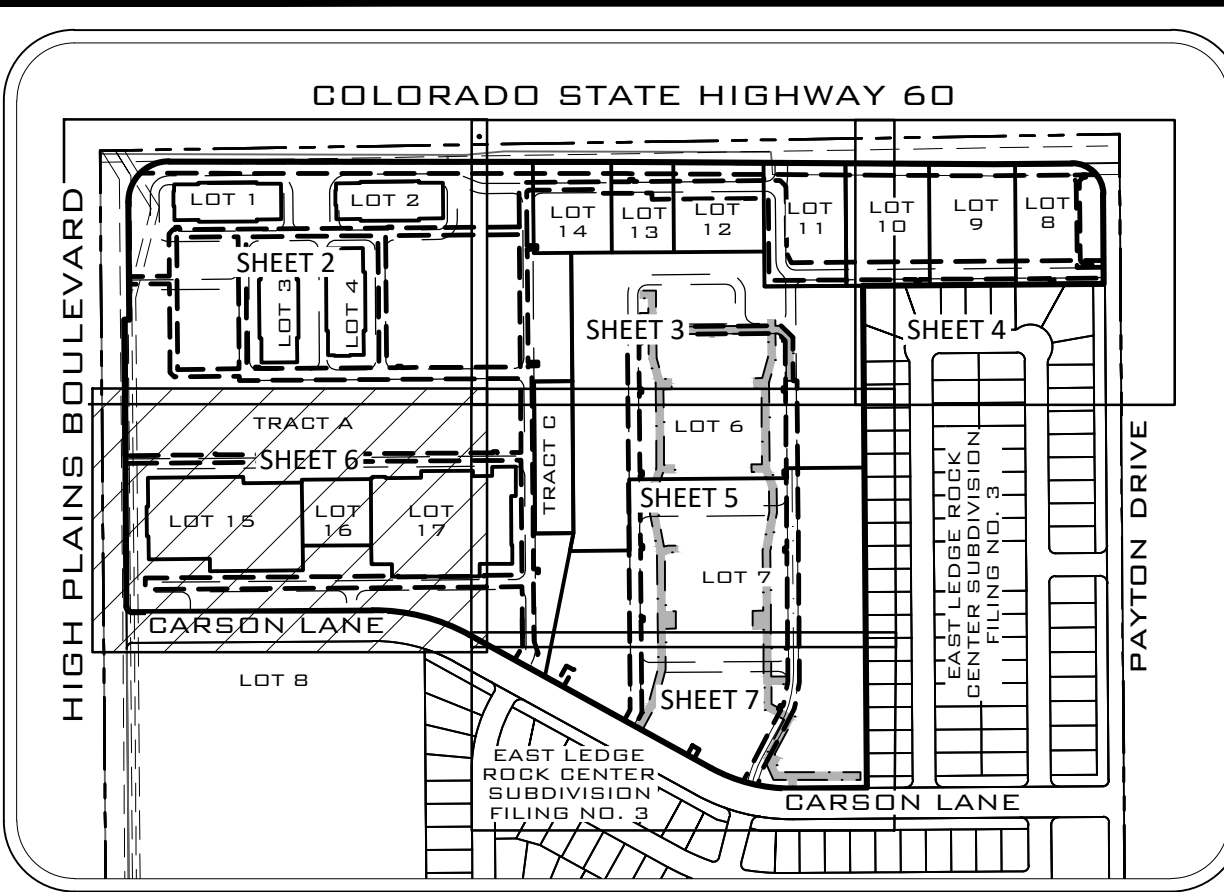


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06.28.2024	REPLAT UPDATE

SHEET 5/9



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 LAND SURVEYING

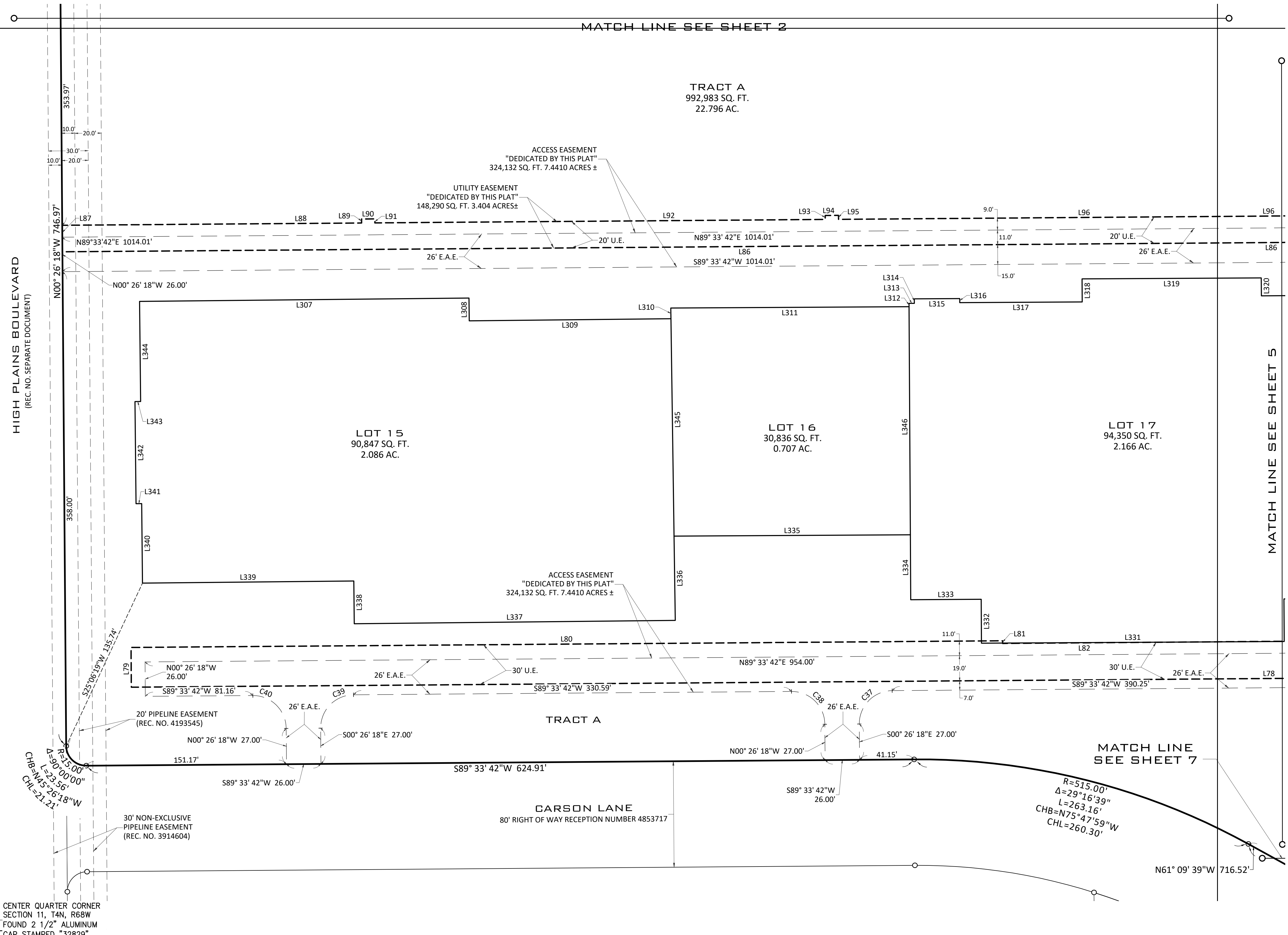
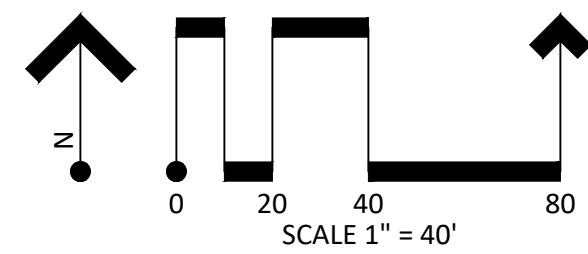
- SHEET INDEX:**
- SHEET 1: COVER & SUBDIVISION NOTES
 - SHEET 2: SUBDIVISION
 - SHEET 3: SUBDIVISION
 - SHEET 4: SUBDIVISION
 - SHEET 5: SUBDIVISION
 - SHEET 6: SUBDIVISION
 - SHEET 7: SUBDIVISION
 - SHEET 8: LINE AND CURVE TABLES
 - SHEET 9: KEY MAP

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

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



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

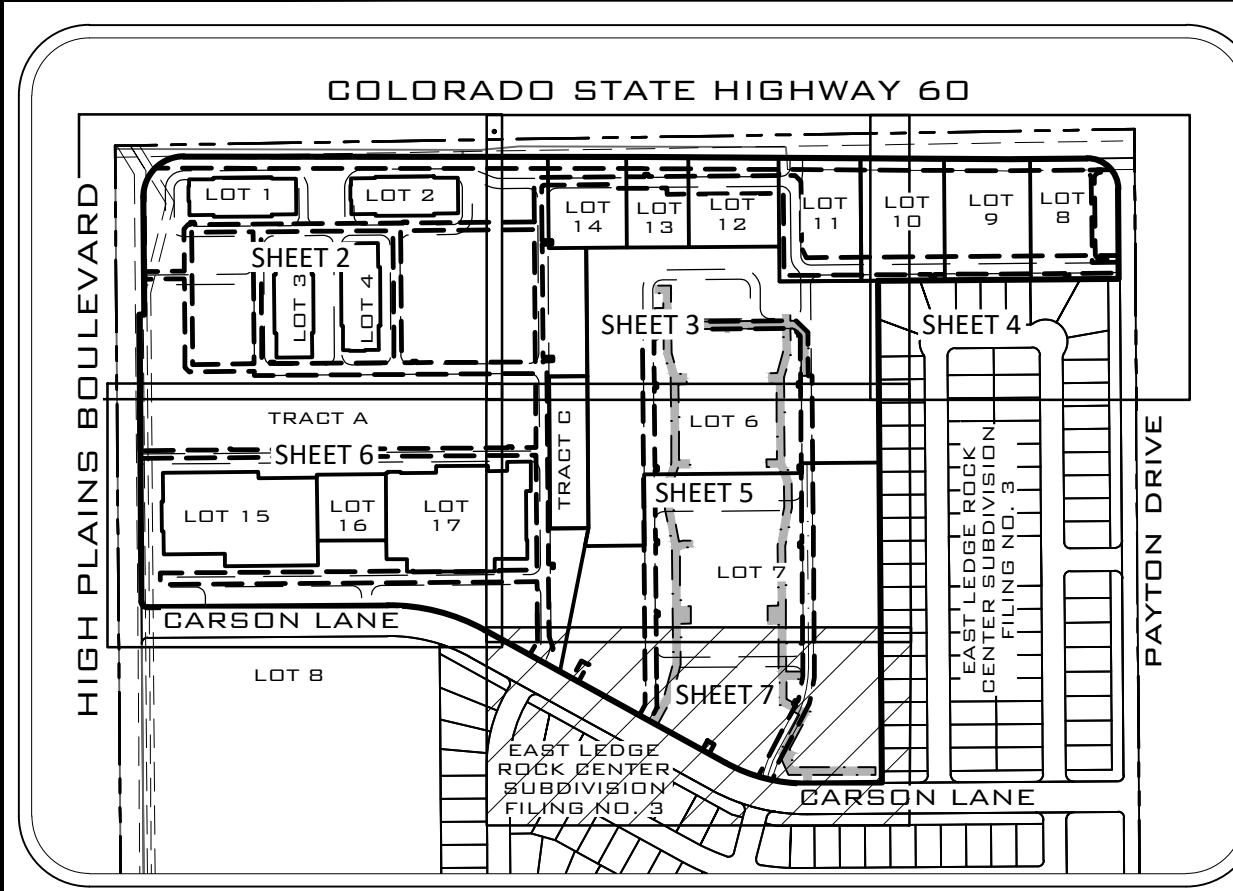
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06.28.2024	REPLAT UPDATE

SHEET 6/9

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

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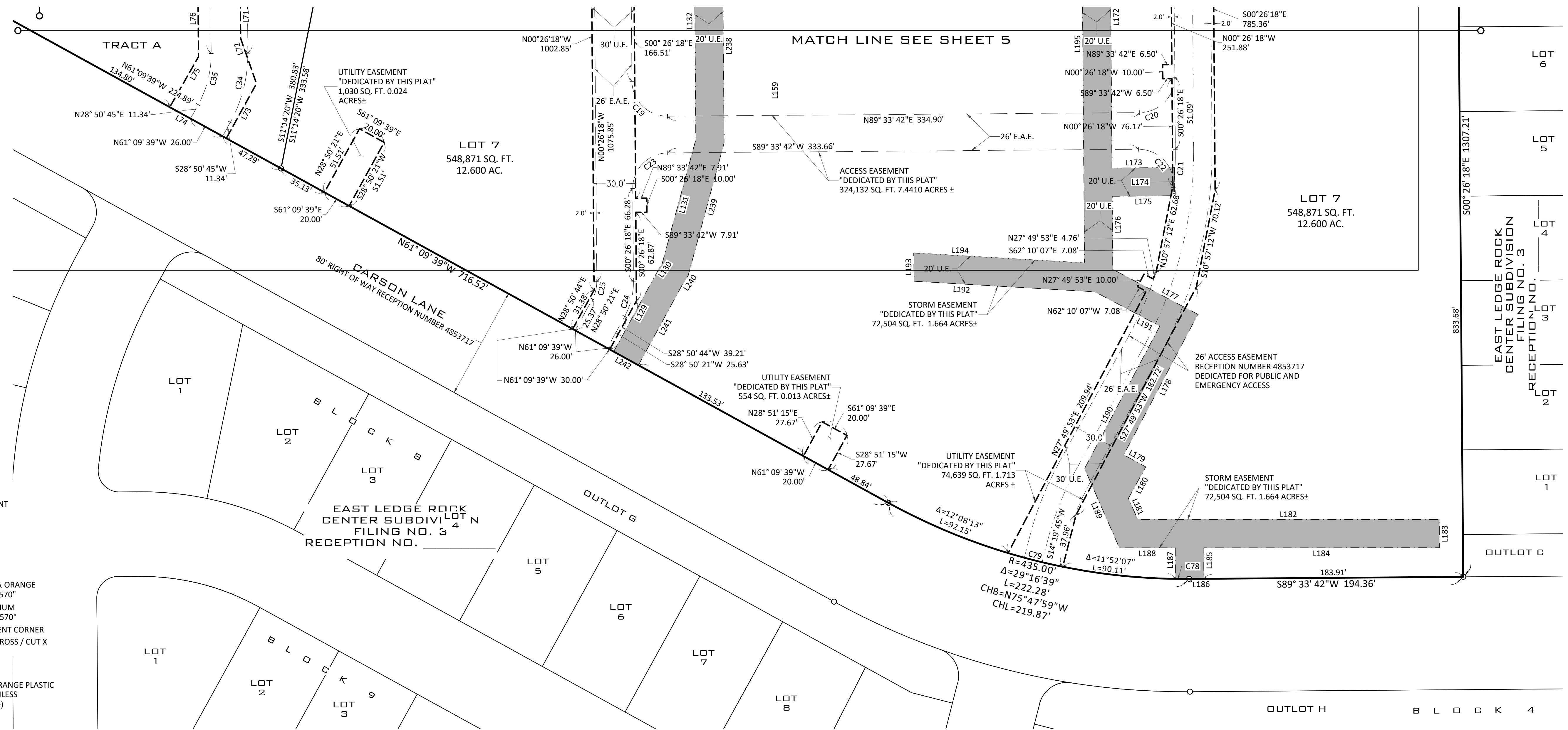
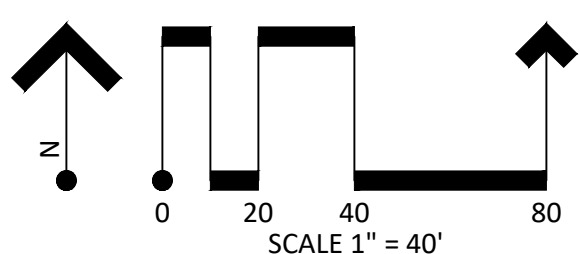
- SHEET 1: COVER & SUBDIVISION NOTES
- SHEET 2: SUBDIVISION
- SHEET 3: SUBDIVISION
- SHEET 4: SUBDIVISION
- SHEET 5: SUBDIVISION
- SHEET 6: SUBDIVISION
- SHEET 7: SUBDIVISION
- SHEET 8: LINE AND CURVE TABLES
- SHEET 9: KEY MAP

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
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- SHEET MATCH LINE



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

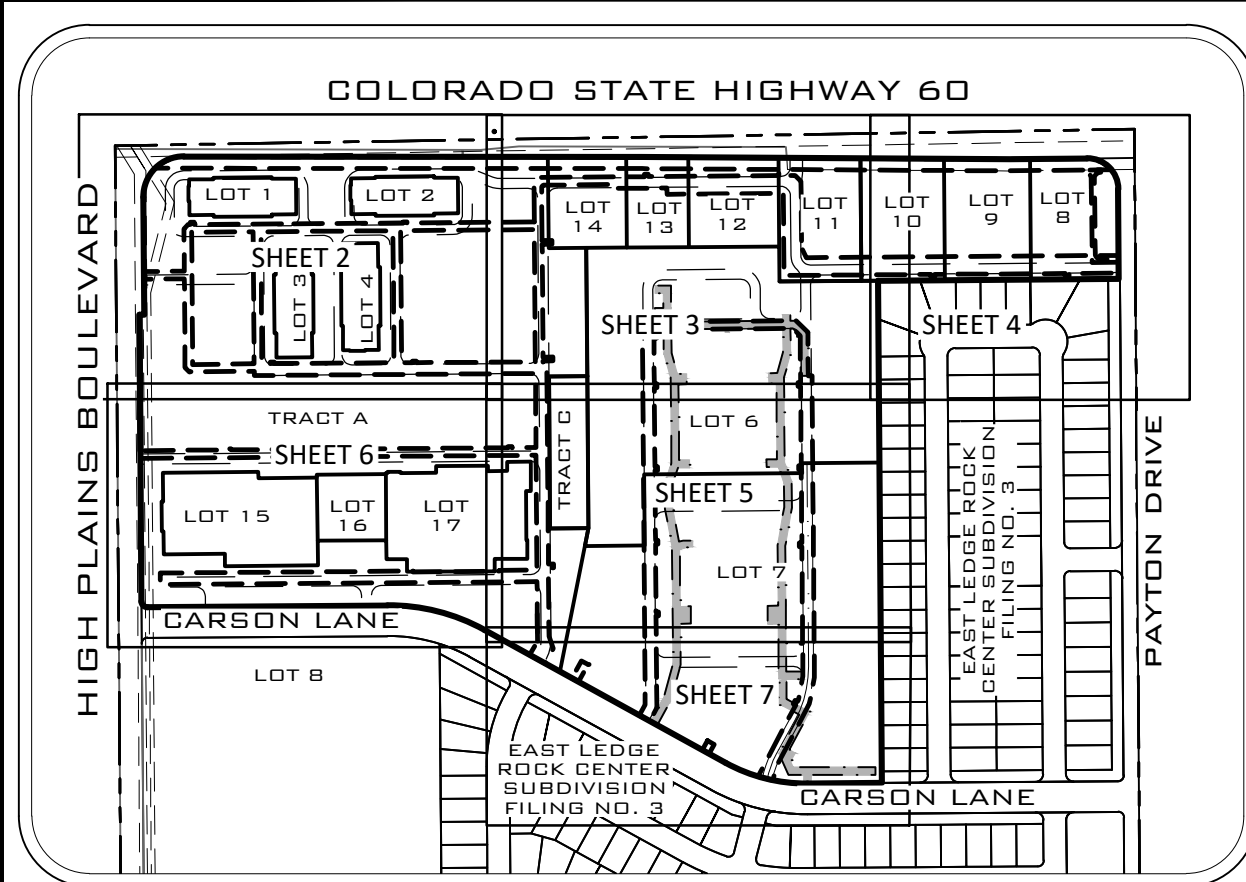
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08.14.2023	ORIGINAL PREPARATION
06.28.2024	REPLAT UPDATE

PLAT EXHIBIT SHEET 7/9

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

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- SHEET 1: COVER & SUBDIVISION NOTES
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- SHEET 9: KEY MAP

SHEET 2 LINE TABLE:

TAG #	LENGTH	DIRECTION
L1	105.01'	N89°33'38"E
L2	110.25'	N00°26'18"W
L3	15.36'	N44°33'42"E
L4	6.14'	N89°33'42"E
L5	6.00'	N00°26'18"W
L6	10.00'	N89°33'42"E
L7	6.00'	S00°26'18"E
L8	240.00'	N89°33'42"E
L9	3.00'	N00°26'18"W
L10	10.00'	N89°33'42"E
L11	3.00'	S00°26'18"E
L12	293.37'	N89°33'42"E
L13	2.50'	N00°26'14"W
L14	10.00'	N89°33'46"E
L15	2.50'	S00°26'14"E
L16	117.13'	N89°33'42"E
L17	6.00'	N00°26'18"W
L18	10.00'	N89°33'42"E
L19	6.00'	S00°26'18"E
L20	204.50'	N89°33'42"E
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
L123	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
L244	4.00'	S00°26'18"E
L245	152.25'	S89°33'42"W
L246	4.00'	N00°26'18"W
L247	63.00'	S89°33'42"W
L248	93.00'	N00°26'18"W
L249	63.00'	N89°33'42"E
L250	5.00'	N00°26'18"W
L251	152.25'	N89°33'42"E

TAG #	LENGTH	DIRECTION
L252	5.00'	S00°26'18"E
L253	63.00'	N89°33'42"E
L254	36.20'	S00°26'18"E
L255	2.00'	N89°33'42"E
L256	39.50'	S00°26'18"W
L257	2.00'	S89°33'42"W
L258	17.30'	S00°26'18"E
L259	63.00'	S89°33'42"W
L260	4.00'	S00°26'18"E
L261	152.25'	S89°33'42"W
L262	4.00'	N00°26'18"W
L263	63.00'	S89°33'42"W
L264	93.00'	N00°26'18"W
L265	63.00'	N89°33'42"E
L266	5.00'	N00°26'18"W
L267	117.13'	N89°33'42"E
L268	5.00'	S00°26'18"E
L269	63.00'	N89°33'42"E
L270	36.20'	S00°26'18"E
L271	2.00'	N89°33'42"E
L272	39.50'	S00°26'18"E
L273	2.00'	S89°33'42"W
L274	17.30'	S00°26'18"E
L275	36.20'	S89°33'42"W
L276	2.00'	S00°26'18"E
L277	39.50'	S89°33'42"W
L278	2.00'	N00°26'18"W
L279	17.30'	S89°33'42"W
L280	63.00'	N00°26'18"W
L281	4.00'	S89°33'43"W
L282	152.25'	N00°26'18"E
L283	4.00'	N89°33'42"E
L284	63.00'	N00°26'18"W
L285	93.00'	N89°33'42"E
L286	63.00'	S00°26'18"E
L287	5.00'	N89°33'42"E
L288	152.25'	S00°26'18"E
L289	5.00'	S89°33'42"W
L290	63.00'	S00°26'18"E
L291	93.00'	S89°33'42"W
L292	63.00'	N00°26'18"W
L293	5.00'	S89°33'42"W
L294	152.25'	N00°26'18"W
L295	5.00'	N89°33'42"E
L296	63.00'	N00°26'18"W
L297	36.20'	N89°33'42"E
L298	2.00'	N00°26'18"W
L299	39.50'	N89°33'42"E
L300	2.00'	S00°26'18"E
L301	17.30'	N89°33'42"E
L302	63.00'	S00°26'18"E
L303	4.00'	N89°33'43"E
L304	152.25'	S00°26'18"E
L305	4.00'	S89°33'42"W
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 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
L121	348.00'	S89°33'42"W
L122	344.21'	N00°26'18"W
L123	310.00'	N89°38'43"E
L137	65.43'	N16°06'18"W

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	7.89'	S89°33'42"W
L163	10.72'	N00°26'18"W
L164	15.92'	N45°26'18"W
L165	6.19'	S89°33'42"W
L166	64.38'	S00°26'18"E
L167	65.43'	S15°13'42"W
L168	25.50'	S89°33'42"E
L169	27.33'	N00°26'18"W
L170	69.65'	S00°26'18"E
L171	100.16'	S09°44'47"W
L172	327.46'	S00°26'39"E
L196	27.31'	S89°33'21"W
L197	46.83'	N00°26'18"W
L198	27.31'	N89°33'42"E
L199	157.64'	N00°26'39"W
L200	100.16'	N09°44'47"E
L201	64.35'	N00°26'18"W
L202	43.08'	N20°22'03"W
L203	30.33'	S89°37'13"W
L204	20.00'	N00°22'47"W
L205	27.32'	N89°37'13"E
L206	196.99'	N00°26'18"W
L221	21.67'	S89°33'42"W
L222	197.00'	S00°26'18"E
L223	27.33'	N89°33'42"E
L224	20.00'	S00°26'18"E
L225	30.32'	N89°24'46"E
L226	43.07'	S19°29'27"W
L227	64.36'	S00°26'18"E
L228	89.13'	S10°31'19"E
L229	11.04'	N74°30'24"E
L230	25.64'	N89°33'42"E
L231	16.33'	S00°26'18"E
L232	9.37'	S89°33'42"W
L233	25.76'	S74°30'24"W
L234	148.31'	S00°26'18"E
L235	27.33'	N89°33'42"E
L236	45.00'	S00°26'18"E
L237	27.33'	S89°33'42"W
L320	13.54'	N00°19'36"W
L321	49.70'	S89°40'24"W
L322	23.86'	S00°19'36"E
L323	61.55'	S89°40'24"W
L324	76.47'	N00°19'36"W
L325	12.98'	N89°40'24"E
L326	127.17'	N00°19'36"W
L327	2.56'	S89°40'24"W
L328	49.09'	N00°19'36"W
L329	85.09'	N89°40'24"E
L330	32.10'	N00°19'36"W

SHEET 5 LINE TABLE:

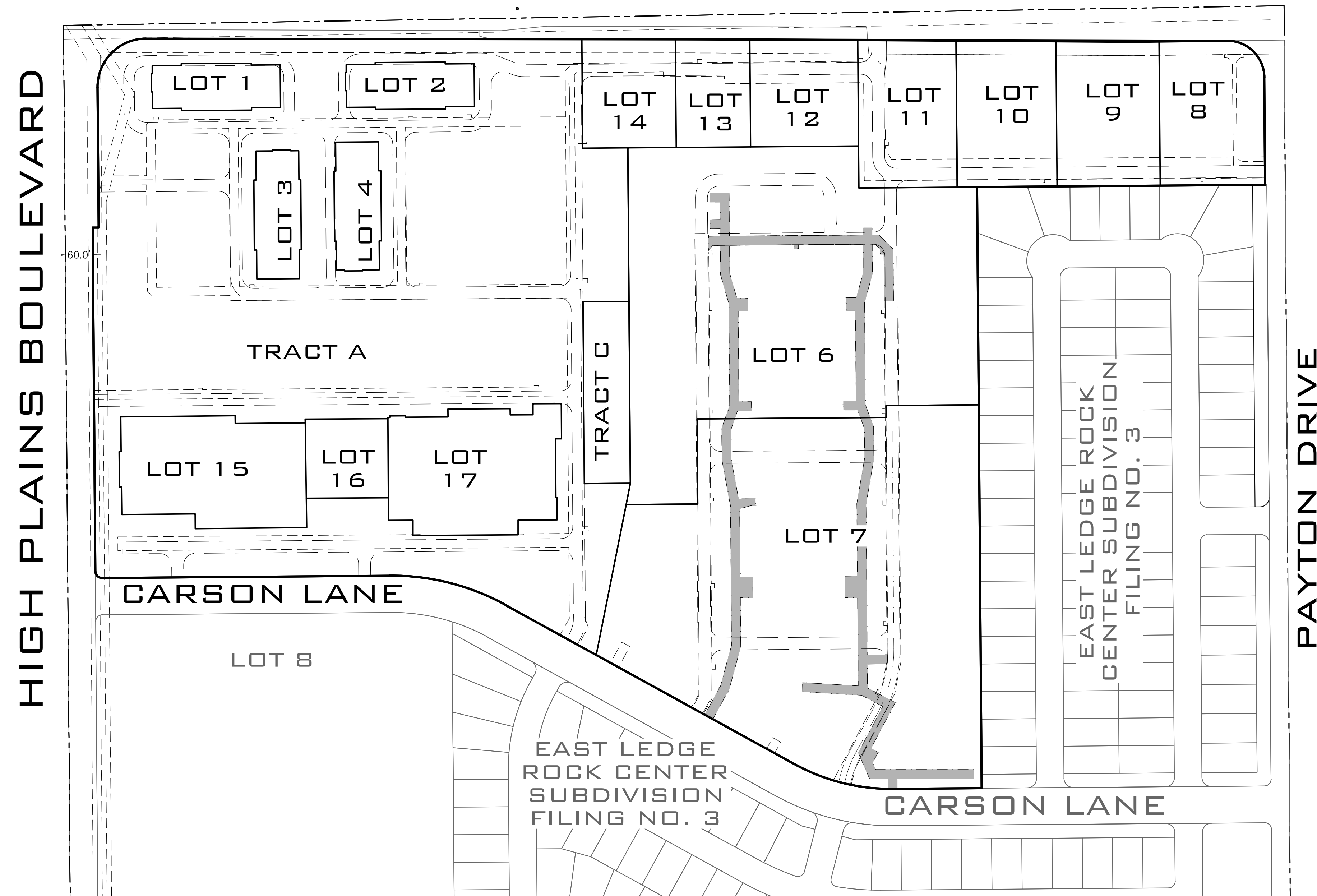
TAG #	LENGTH	DIRECTION
L67	515.62'	S00°26'18"E
L68	13.00'	N89°33'42"E
L69	10.00'	S00°26'18"E
L70	13.00'	S89°33'42"W
L71	177.78'	S00°26'18"E
L72	33.86'	S19°20'26"E
L76	38.55'	N00°26'18"W
L77	116.52'	N00°26'18"W
L78	980.50'	S89°33'42"W
L83	2.00'	N00°26'18"W
L84	97.47'	N89°33'42"E
L85	299.00'	N00°26'18"W
L97	3.00'	N00°26'18"W
L98	10.00'	

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
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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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SUBDIVISION PLAT
 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

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