WAGGONER FARM

BEING A SUBDIVISION OF A PARCEL OF LAND

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

KNOW ALL M	EN BY THESE PI	RESENTS that we.	the undersigned bei	ng all the owners and lienholders of the
following descri		,		
State of Colorad Home Supply D	o, lying and being	southeast of the lov Company in said C	ver or south and eas	68 West of the 6th P.M., County of We thank of the canal of the Consolidated south of the lateral ditch in said quarter
			arranty Deed record ne Weld County Cle	led January 5, 1911 in Book 337 at Pagrk and Recorder.
			in Deed recorded M d County Clerk and	Iay 3, 1957 in Book 1477 at Page 16, a Recorder.
			in Deed recorded M d County Clerk and	Iay 3, 1957 in Book 1477 at Page 18, a Recorder.
			in Deed recorded M d County Clerk and	Tay 3, 1957 in Book 1477 at Page 20, a Recorder.
TOGETHER W				
That parcel desc	ribed in Bargain a	nd Sale Deed record	led ounty Clerk and Re	, 2024 as Reception Numb corder, Town of Johnstown, County of
Weld, State of C		torus of the weld C	ounty Clerk and Re	corder, fown of Johnstown, County of
TOGETHER W	ITH:			
That parcel desc	of the rec	nd Sale Deed record cords of the Weld C	led ounty Clerk and Re	, 2024 as Reception Numb corder, Town of Johnstown, County of
ora, plate of C	. 5101440.			
and being more	particularly descr	ibed as follows, to v	vit;	
South 89°22'43" V Datum 1983/2011 Southeast Corner	West, being a Grid E , a distance of 2,652 of Section 1 and mo	Bearing of the Colorac 2.47 feet monumented onumented by a #6 rel	lo State Plane Coordi l by a #6 rebar with a	uth line of said Southeast Quarter as bearinate System, North Zone, North American 2" aluminum cap stamped LS 23500 at the num cap stamped LS 12374 at the South the thereto;
the records of the THENCE along the 1253790 the follow THENCE South 8 THENCE South 8 THENCE North 0 irrigation canal of THENCE along the THENCE North 2 THENCE North 4 THENCE North 6 THENCE North 7 THENCE North 8 THENCE North 6 THENCE North 6 THENCE North 6 THENCE South 7 THENCE SOUTH 7 THENCE SOUTH 8 THENCE SOUTH 8 THENCE SOUTH 8 THENCE SOUTH 8 THENCE SOUTH 9 THEN	Weld County Clerk the north lines of Rig wing two courses; 39°43'16" West, a disposition of the Home Supply Enterented in the	and Recorder, and the of-Way parcels, Restance of 165.09 feets stance of 1,152.60 feet gan existing fence lin Ditch; Home Supply Ditch tance of 98.10 feet; tance of 47.66 feet; tance of 47.66 feet; tance of 156.81 feet; tance of 84.00 feet; tance of 306.85 feet; tance of 52.70 feet; tance of 50.11 feet; tance of 42.04 feet; tance of 42.04 feet; tance of 62.02 feet; tance of 96.96 feet to g said east line, a distance of 96.96 feet to g said east line, a distance of tance of way, and specifications destown, LLC, a Colonset stance of tance of tance of way, and specifications destown, LLC, a Colonset stance of tance of tance of way, and specifications destown, LLC, a Colonset stance of tance of tance of way, and specifications destown, LLC, a Colonset stance of tance of tance of way, and specifications destown, LLC, a Colonset was tance of tance of tance of way, and specifications destown, LLC, a Colonset was tance of ta	e POINT OF BEGIN eception No. 1253788 It to a 1/2 "rebar with ne, a distance of 387.1 the following 13 cours a distance of 187.87 the east line of said Sance of 561.52 feet to Feet or 17.444 Acreder the name of Wareasements and other	a 2" aluminum cap; 9 feet to the centerline of the concrete ses; Seet to a #3 rebar; outheast Quarter; othe north line of Reception No. 1253790, es, more or less (±). AGGONER FARM, and do hereby r places designated or described for sed herein shall be binding on the owner.
Member - MIC	TDC Hwy 60 John	nstown, LLC		
Witness my han	d and seal this	day of	, 20	
NOTARIAL CE	ERTIFICATE			
STATE OF COI	LORADO)			
COUNTY OF W	VELD ss			
COUNTIOF	•			
		nowledged before n day of	ne by	as

Бу			As:	
Witness my hand and s	eal this	day of	, 20	
NOTARIAL CERTIFIC	<u>CATE</u>			
STATE OF COLORAI	*			
COUNTY OF WELD	ss)			
The foregoing instrume	ent was ackn	nowledged befo	ore me by	as
	this	day of	, 20	
Witness my Hand and	Official Sea	1.		
	s:			
My commission expire				
My commission expire				
My commission expire				
My commission expire				
My commission expire				

Town Council of the Town of Johnstown, Colorado held on the day of . Town Clerk

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 purposes 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 may be required to convey surface drainage from other lots and tracts in this filing, in accordance with Town of Johnstown 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 of Johnstown. All natural and improved drainage ways or drainage systems in said lots and tracts shall be maintained by the lot or tract owner. Should the owner fail to adequately maintain said facilities, the Town of Johnstown 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 incurred by the Town will be assessed to the property owner.

DEVELOPMENT AGREEMENT NOTE

A Development Agreement has been filed in conjunction with this plat. That agreement should be viewed for additional stipulations or requirements that may encumber the property.

FLOOD PLAIN NOTE

The subject property is in flood zone 'X', "areas determined to be outside the 0.2% annual chance of floodplain" per FEMA flood map 08069C1405G revised January 15, 2021.

SURVEYOR'S NOTES

1. The description of the parcel conveyed January 5, 1911 in Book 337 at Page 409 does not close or fit the geometry of the existing bounds. The description recorded May 26, 2021 as Reception Number 4719099 more accurately describes the existing parcel bounds and was used to establish and confirm the westerly boundary of the subject parcel.

2. The 25.00' easement for the Home Supply Ditch, dedicated with this plat, is measured from the centerline of the concrete canal, which is coincident with the subdivision boundary. The south edge of this 25.00' easement is approximately 20.00 feet from the south edge of concrete for the canal.

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing South 89°22'43" West, a distance of 2,652.47 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

Commitment Number 459-HS0819500-414, Amendment No. 6, dated August 5, 2024, as prepared by Heritage Title Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

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. (13-80-105 C.R.S. 2012)

TR Berthoud Car Wash, LLC. 2649 Hudson Street, Denver, CO

Planscapes Design Group Robert Molly www.planscapesdesigngroup.com 970-988-5301

Engineer: i2 Consultants, Inc. Troy W. Campbell, PE 16911 Potts Place, Mead, CO 970-217-9148

Surveyor: Majestic Surveying, LLC C/O Matt Kramer, PLS 1111 Diamond Valley Drive, Suite 104 Windsor, CO 80550 970-833-5698



	CURVE TABLE							
CURVE	LENGTH RADIUS DELTA CHORD CH BE							
C1	38.48'	24.50'	89°59'25"	34.65'	N44°55'48"W			
C2	38.48'	24.50'	89*59'54"	34.65'	S45°03'58"W			
С3	80.11	51.00'	90°00'00"	72.12'	S45°03'55"W			
C4	41.63'	26.50'	90°00'00"	37.48'	S45°03'55"W			
C5	41.63'	26.50'	90°00'00"	37.48'	N45°03'55"E			
C6	21.30'	46.50'	26 ° 14'54"	21.12'	S13*03'26"E			
C7	19.40'	39.50'	28°08'11"	19.20'	N14°08'00"E			
C8	31.41'	20.00'	89*59'24"	28.28'	N44*55'48"W			
C9	75.32'	50.00'	86*18'54"	68.40'	S46*54'28"W			
C10	80.11	51.00'	89 ° 59'38"	72.12'	S45°03'55"W			

/ FGFND

LLOLIVD							
	BOUNDARY LINE		ALIQUOT CORNER AS DESCRIBED				
	EASEMENT LINE	-	FOUND MONUMENT AS DESCRIBED				
	RIGHT OF WAY LINE	0	CALCULATED POSITION				
	SECTION LINE		FOUND #4 REBAR WITH PINK PLASTIC CAP LS 38844				
	CENTERLINE	_					
	LANDSCAPE BUFFER	•	SET 24" OF #4 REBAR WITH PINK PLASTIC CAP LS 38844				
VACATED EASEMENT 2486994		•	FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 7242				

LINE TABLE				LINE TAB	LE
LINE	BEARING	LENGTH	LINE	BEARING	LENGT
L1	N05°50'52"W	23.80'	L23	N05°50'52"W	63.78
L2	N03°45'01"E	31.32'	L24	N89°04'59"E	18.29'
L3	N27°55'00"E	98.10'	L25	N89°04'59"E	18.17
L4	N33°55'52"E	73.03'	L26	N00°03'47"E	27.00'
L5	N46°52'30"E	47.66'	L27	S89°54'51"E	28.42'
L6	N60°59'36"E	22.85'	L28	S89°57'56"E	18.91'
L7	N79*39'59"E	84.00'	L29	N00°00'25"E	13.50'
L8	N87°54'42"E	44.57'	L30	N89°59'35"W	13.93'
L9	N88*52'57"E	52.70'	L31	S24°06'52"W	66.65'
L10	N82°05'53"E	50.11'	L32	S27°55'17"W	95.84'
L11	N80°27'37"E	40.02'	L33	S33°55'52"W	60.69'
L12	N73*56'16"E	42.04'	L34	N58°38'42"W	42.31'
L13	N64°47'00"E	62.02'	L35	N00°41'07"W	26.69'
L14	N84°31'53"E	9.79'	L36	N89°56'05"W	31.27'
L15	N01°02'06"E	4.52'	L37	S00°03'55"W	10.78'
L16	N60°59'36"E	22.85'	L38	S89*56'05"E	45.37
L17	N46°52'30"E	47.66'	L39	S89*56'05"E	40.37
L18	N33*55'52"E	73.03'	L40	S89*56'05"E	5.00'
L19	N27*55'17"E	97.98'	L41	S00°03'47"W	5.00'
L20	N05°29'27"W	27.54'	L42	N89°55'30"W	86.46
L21	S89°38'13"W	33.30'	L43	N00°03'44"E	18.00'
L22	S00°46'08"E	76.22'	L44	S89*56'05"E	20.00

LINE	BEARING	LENGTH
L45	S00°03'55"W	18.00'
L46	N00°03'55"E	27.52'
L47	N89°45'09"W	14.48'
L48	N00°14'51"E	20.00'
L49	S89°45'09"E	10.00'
L50	N00°14'51"E	19.24'
L51	S89*45'09"E	20.00'
L52	S00°14'51"W	15.71'
L53	S89*56'05"E	35.41'
L54	S89*56'05"E	20.40'
L55	N00°00'00"E	19.68'
L56	N90°00'00"E	20.00'
L57	N00°00'00"E	19.70'
L58	N44°39'21"E	59.62'
L59	S44°39'21"W	50.91'
L60	S67°09'21"W	64.78'
L61	N67°09'21"E	55.39'
L62	N00°21'32"W	3.09'
L63	N89°38'28"E	20.00'
L64	S00°21'32"E	16.46'

LINE TABLE

SURVEYOR'S CERTIFICATE

I, Matthew A. Kramer, certify that this plat accurately represents the results of a survey made by me or under my responsible charge.

PRELIMINARY

Matthew A. Kramer - On Behalf of Majestic Surveying, LLC Colorado Licensed Professional Land Surveyor #38844

	WAGGONER FARM Land Use Table							
Name	Description/Land Use	Are	a	Intended Fee Ownership	Maintenance Upon Completion & Acceptance			
Lot 1	Multi-Family Residential	290,407 sq. ft.	6.667 acres	TR Berthoud Car Wash, LLC	Owner			
Lot 2	Commercial Development	60,510 sq. ft.	1.389 acres	TR Berthoud Car Wash, LLC	Owner			
Lot 3	Commercial Development	27,085 sq. ft.	0.622 acres	TR Berthoud Car Wash, LLC	Owner			
Lot 4	Commercial Development	37,186 sq. ft.	0.854 acres	TR Berthoud Car Wash, LLC	Owner			
Lot 5	Commercial Development	42,284 sq. ft.	0.971 acres	TR Berthoud Car Wash, LLC	Owner			
Lot 6	Commercial Development	47,617 sq. ft.	1.093 acres	TR Berthoud Car Wash, LLC	Owner			
Lot 7	Commercial Development	51,791 sq. ft.	1.189 acres	TR Berthoud Car Wash, LLC	Owner			
Lot 8	Commercial Development	62,124 sq. ft.	1.426 acres	TR Berthoud Car Wash, LLC	Owner			
Tract A	Open Space Drainage & Utility Easement	53,680 sq. ft.	1.232 acres	НОА	HOA			
Tract B	Access & Irrigation Easement	28,750 sq. ft.	0.660 acres	НОА	HOA			
ROW	Right-Of-Way	58,415 sq. ft.	1.341 acres	Town of Johnstown	Town of Johnstown			
TOTAL		759,849 sq. ft.	17.444 acres					



ATE: 8-8-2024 CLIENT: TDC DEVELOPMENT RAWN BY: MAK FILE NAME: 2023313SUB					
RAWN BY: MAK FILE NAME: 2023313SUB	OJECT NO: 2023313	PROJECT NAME: WAGGONER	REVISIONS:	DATE:	
	ATE: 8-8-2024	CLIENT: TDC DEVELOPMENT			
HECKED BY: SIP SCALE: N/A	RAWN BY: MAK	FILE NAME: 2023313SUB			
SCALL N/A	IECKED BY: SIP	SCALE: N/A			s

