

PART OF THE SOUTH HALF OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS THAT ENCORE HOLDCO, LLC, A COLORADO LIMITED LIABILITY COMPANY, 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 FLUNG 2, 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. BEING THE OWNER AND LIENHOLDERS OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 1, ENCORE FILING 1, RECORDED IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 20240008385;

THESE ALONG THE NORTHERLY LINES OF SAID PARCEL OF LAND FOR THE FOLLOWING TWENTY-THREE (23) COURSES;

1. N79°35'06"W, A DISTANCE OF 97.64 FEET;
2. N80°35'06"W, A DISTANCE OF 321.49 FEET;
3. N81°57'27"W, A DISTANCE OF 188.05 FEET;
4. N82°00'54"W, A DISTANCE OF 81.52 FEET;
5. N77°13'35"W, A DISTANCE OF 129.03 FEET;
6. N87°32'04"W, A DISTANCE OF 75.86 FEET;
7. S88°39'37"W, A DISTANCE OF 152.60 FEET;
8. S89°31'30"W, A DISTANCE OF 116.17 FEET;
9. S85°41'48"W, A DISTANCE OF 138.01 FEET;
10. S87°42'01"W, A DISTANCE OF 167.58 FEET;
11. S86°52'09"W, A DISTANCE OF 106.99 FEET;
12. S86°58'25"W, A DISTANCE OF 76.61 FEET;
13. S88°40'13"W, A DISTANCE OF 134.28 FEET;
14. S88°45'04"W, A DISTANCE OF 143.08 FEET;
15. S89°34'58"W, A DISTANCE OF 112.53 FEET;
16. S87°50'22"W, A DISTANCE OF 95.13 FEET;
17. S86°08'07"W, A DISTANCE OF 101.34 FEET;
18. S82°19'52"W, A DISTANCE OF 67.60 FEET;
19. S81°11'17"W, A DISTANCE OF 106.43 FEET;
20. S77°37'04"W, A DISTANCE OF 73.70 FEET;
21. S74°42'44"W, A DISTANCE OF 159.82 FEET;
22. S73°26'16"W, A DISTANCE OF 193.92 FEET;
23. S73°25'12"W, A DISTANCE OF 289.84 FEET TO THE EASTERLY RIGHT-OF-WAY LINE NORTH COUNTY ROAD 3;

PARCEL CONTAINS 5,008,655 SQUARE FEET OR 114.983 ACRES, MORE OR LESS.

OWNER:
ENCORE HOLDCO, LLC
A COLORADO LIMITED LIABILITY COMPANY

STATE OF _____)
)SS.
COUNTY OF _____)

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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

STATE OF _____)
)SS
COUNTY OF _____)

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



- 1) STREET SIGNAGE: THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING NO PARKING/FIRE LANE* SIGNAGE, AS REQUIRED BY THE TOWN PUBLIC WORKS/STREETS DEPARTMENT AND/OR APPLICABLE FIRE DISTRICT. THE OWNER SHALL MAINTAIN SAID SIGNAGE.
- 2) STREET MAINTENANCE: IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF JOHNSTOWN IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED BY THE TOWN ENGINEER, AND PROVIDED THAT CONSTRUCTION OF SAID ROADWAY(S) IS STARTED WITHIN ONE (1) YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE TOWN ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.
- 3) DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE: THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR OTHER ENTITY OTHER THAN THE TOWN IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.)
- 4) DRAINAGE LIABILITY: THE TOWN DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE TOWN REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT, OWNER OR DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE TOWN WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. TOWN APPROVAL OF A FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THAT PLAT.

- 5) LANDSCAPE MAINTENANCE: THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR ENTITY OTHER THAN THE TOWN IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED DRIVEWAY. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE TOWN AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.
- 6) SIGHT DISTANCE: THE CLEAR VISION ZONE OF A CORNER LOT SHALL BE FREE FROM SHRUBS, GROUND COVERS, BENCHES, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN THIRTY-SEVEN (36) INCHES IN HEIGHT FROM THE STREET LEVEL AND/OR TREE CANOPIES LOWER THAN 7' ABOVE ADJACENT STREET GRADE OR AS REQUIRED BY CURRENT TOWN CODE OR SPECIFICATIONS.

J & J HOLDINGS
308 COMMERCE DRIVE
FORT COLLINS, CO 80524
TEL: (970) 493-6262
CONTACT: JOHN GUILIANO

GALLOWAY & COMPANY
JAMES PRELOG
5235 RONALD REAGAN BLVD., SUITE 200
JOHNSTOWN, CO 80534

GALLOWAY & COMPANY
 READE COLIN ROSELLES
 5235 RONALD REAGAN BLVD., SUITE 200
 JOHNSTOWN, CO 80534

THIS PLAT, TO BE KNOWN AS **ENCORE FILING 2**, 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 _____, 2024.

BY: _____ ATTEST: _____
MAYOR 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.

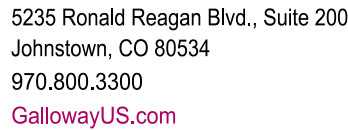
LOTS AND TRACTS AS PLATTED MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN OF JOHNSTOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN OF JOHNSTOWN. ALL NATURAL AND APPROVED DRAINAGEWAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS MUST BE MAINTAINED BY THE LOT OWNER. THE LOT OWNER SHOULD BE RESPONSIBLE 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 WAYWAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS INCURRED BY THE TOWN WILL BE ASSESSED TO THE PROPERTY OWNER.

1. BASIS OF BEARING: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12 IS ASSUMED TO BEAR N 00°49'21" E MONUMENTED AT THE SOUTH BY NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP, STAMPED "PLS 36061" AND AT THE NORTH BY NO. 6 REBAR OF UNKNOWN LENGTH WITH ILLEGIBLE 3-1/4" ALUMINUM CAP, WITH ALL OTHER BEARINGS RELATIVE THERETO.
2. THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
3. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
4. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
5. CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
6. NOTICE: 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
7. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. SAID COMMITMENT/REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 459-H50824967-414, WITH AN EFFECTIVE DATE OF AUGUST 9, 2024 AT 8:00 AM.

I, READE COLIN ROSELLES, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF **ENCORE FILING 2** WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 2024.

READE COLIN ROSELLES
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.



ENCORE FILING 2

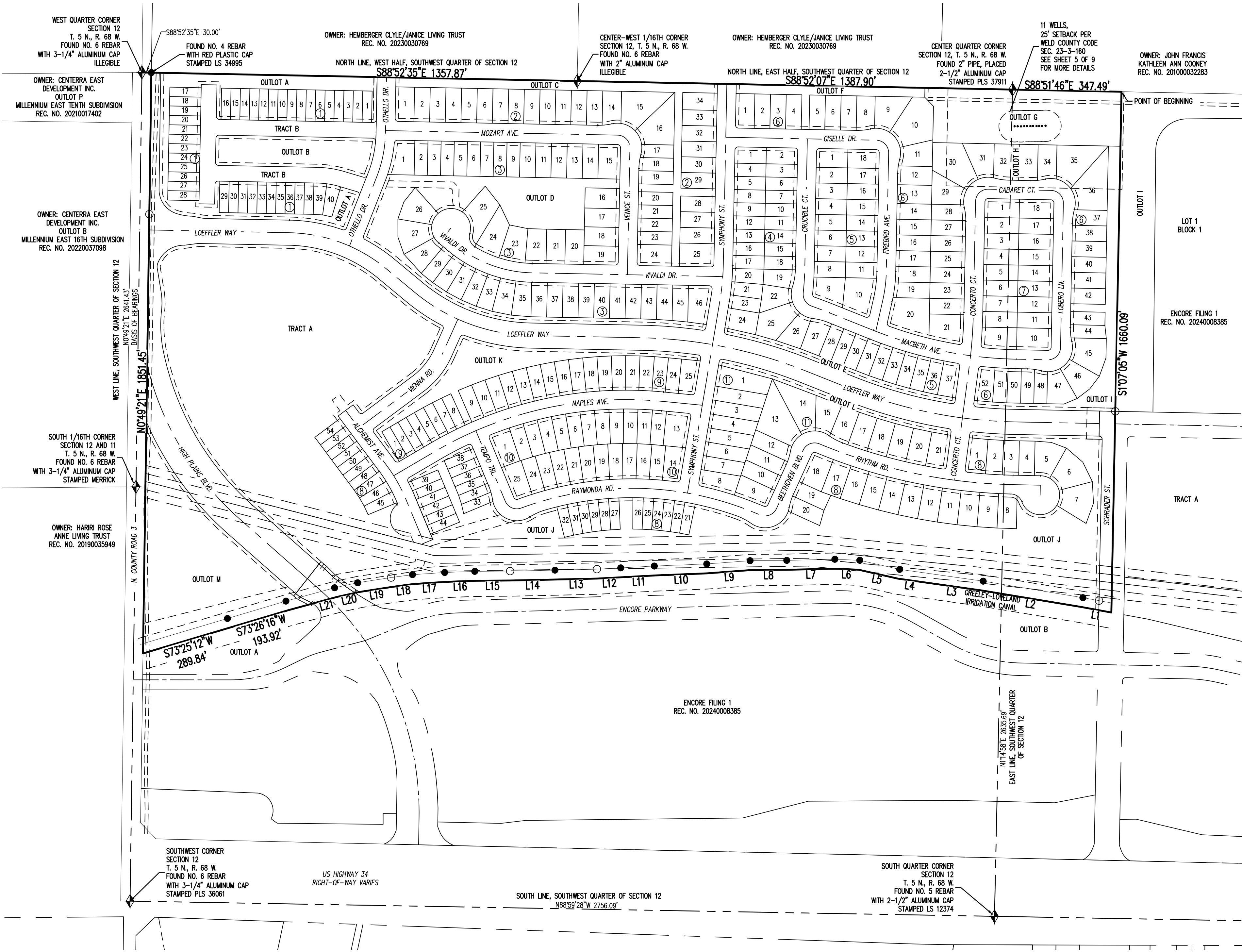
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TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF
COLORADO

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Project No:	JJH0000020.10
Drawn By:	AN
Checked By:	RCR
Date:	9/24/2024

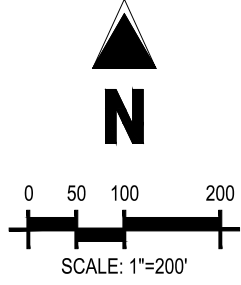
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TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	N79°35'06\"W	97.84
L2	N80°35'06\"W	321.49
L3	N81°57'27\"W	188.05
L4	N82°00'54\"W	81.52
L5	N77°33'35\"W	129.03
L6	N87°32'04\"W	75.88
L7	S88°39'37\"W	152.60
L8	S89°31'30\"W	116.17
L9	S85°41'48\"W	138.01
L10	S87°42'01\"W	167.58
L11	S86°52'09\"W	106.99
L12	S86°58'25\"W	76.61
L13	S88°40'13\"W	134.28
L14	S88°45'04\"W	143.08
L15	S89°34'58\"W	112.53
L16	S87°50'22\"W	95.13
L17	S86°08'07\"W	101.34
L18	S82°19'52\"W	67.60
L19	S81°11'17\"W	106.43
L20	S77°37'04\"W	73.70
L21	S74°42'44\"W	159.82

LEGEND

- FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1\" RED PLASTIC CAP, STAMPED KSI LS 34995, (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL) UNLESS OTHERWISE NOTED
- SET 24\" # 5 REBAR WITH 1-1/4\" ORANGE PLASTIC CAP, STAMPED \"PLS 37911\" UNLESS OTHERWISE NOTED
- ◆ ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY
- REC. NO. RECEPTION NUMBER
- ① BLOCK NUMBER



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ENCORE FILING 2

PART OF THE SOUTH HALF OF SECTION 12,
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TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF
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Project No:	JH0000020.10
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TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



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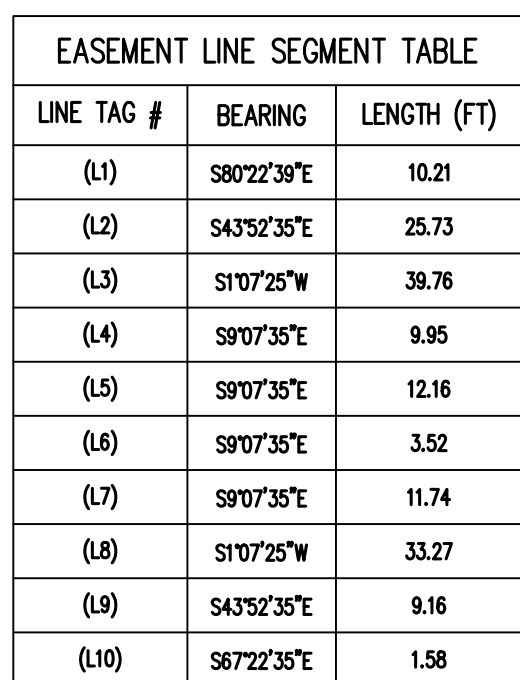
ENCORE FILING 2

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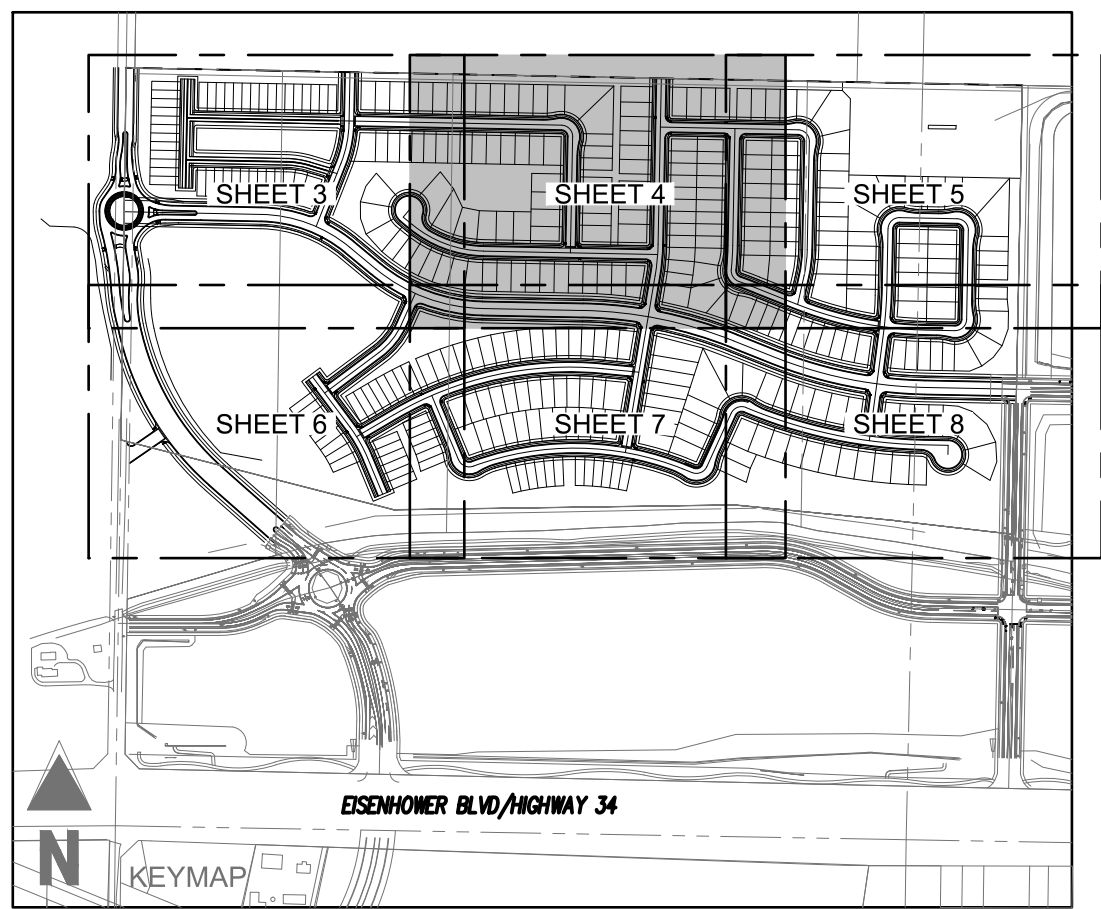
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ENCORE FILING 2
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5235 Ronald Reagan Blvd., Suite 200
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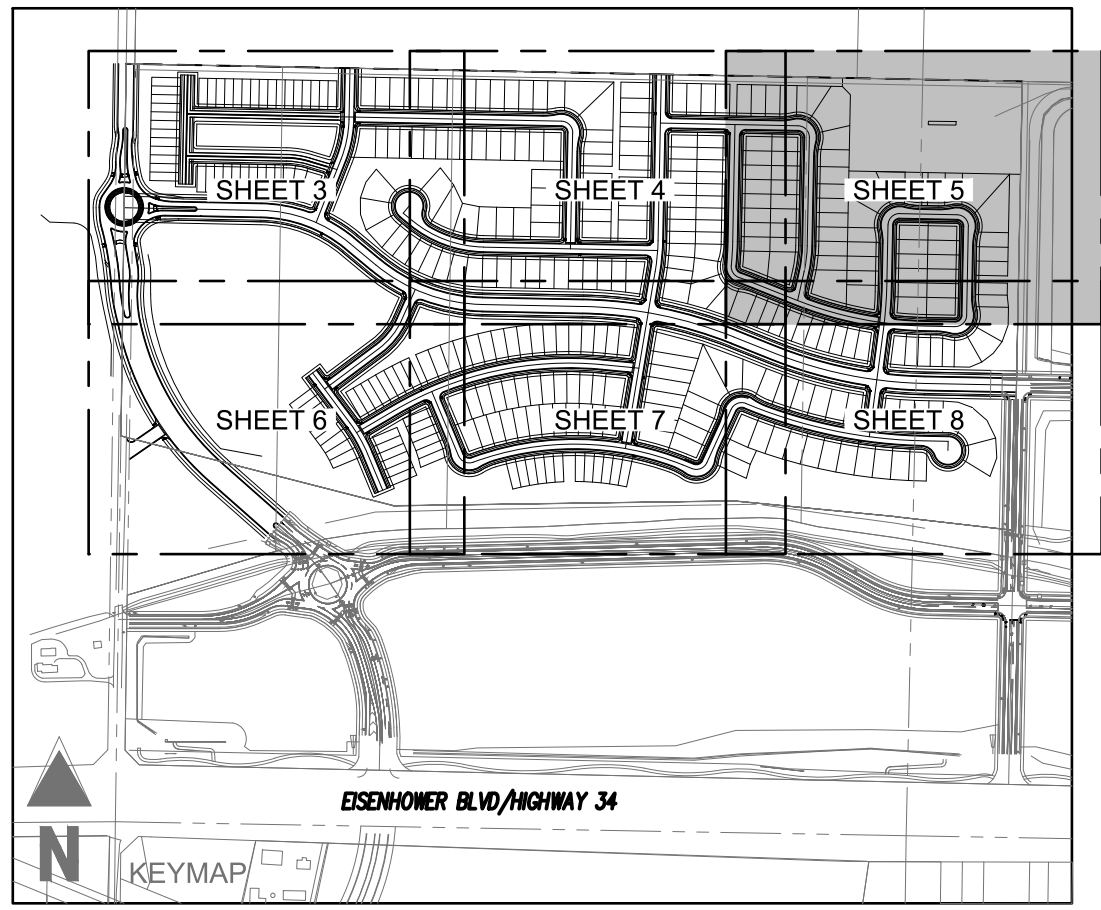
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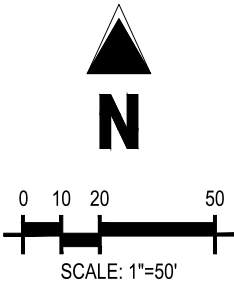


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TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF
COLORADO

ENCORE FILING 2

LEGEND

- ALLOT CORNER (AS DESCRIBED)
- FOUND NO. 4 REBAR OF UNKNOWN LENGTH
WITH 1" RED PLASTIC CAP, STAMPED
KSI LS 34995, (30' OFFSET OF
GRELLEY-LOVELAND IRRIGATION CANAL)
UNLESS OTHERWISE NOTED
- SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE
PLASTIC CAP, STAMPED "PLS 37911" UNLESS
OTHERWISE NOTED
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY
- REC. NO. 1 RECEPTION NUMBER
BLOCK NUMBER



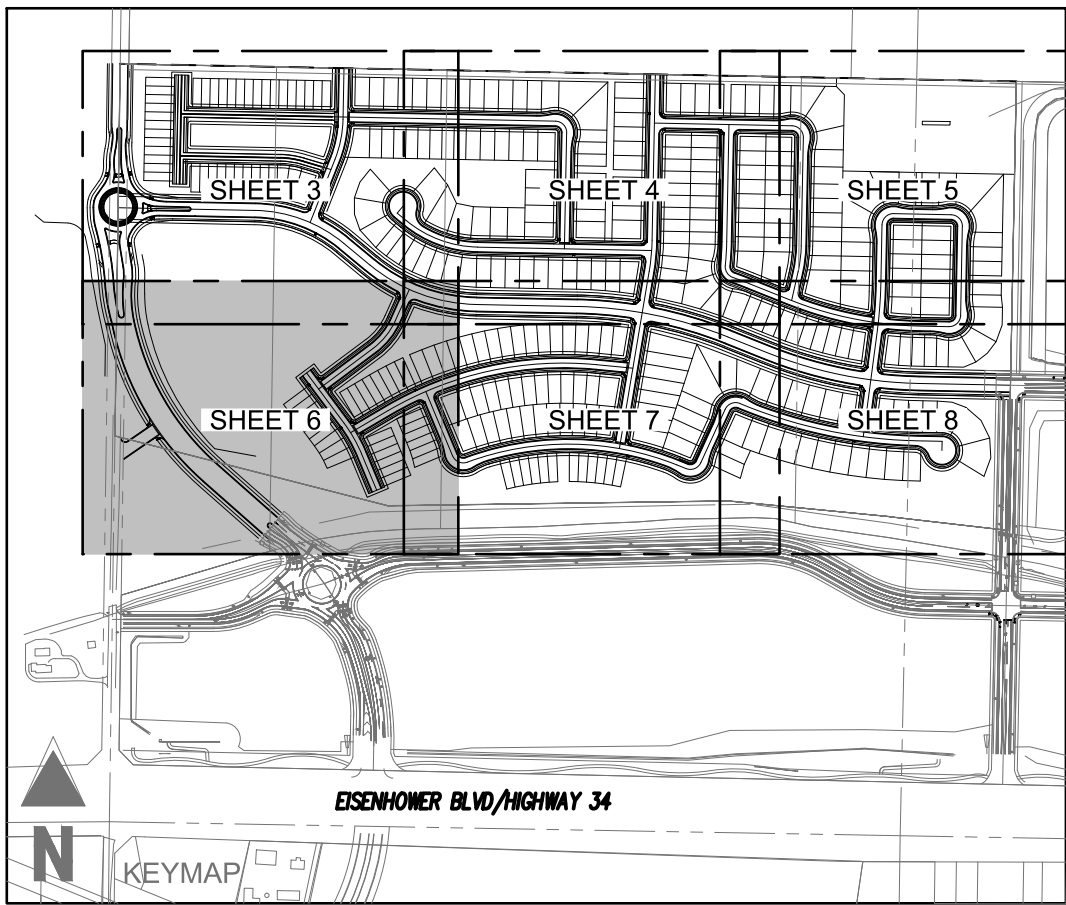
EASEMENT LINE SEGMENT TABLE			
LINE TAG #	BEARING	LENGTH (FT)	
L11	S31°24'E	117.17	
L12	S75°29'E	118.05	
L13	S125°17'E	120.27	
L14	S175°24'E	122.31	
L15	S21°29'32"E	125.07	
L16	S26°05'36"E	129.51	
L17	S29°17'43"E	133.39	
L18	S33°20'45"E	139.08	
L19	S36°06'20"E	143.84	
L20	S38°44'53"E	148.84	
L21	S42°21'45"E	156.02	

COGIS - WELLS			
WELL NAME	API #	STATUS	OPERATOR
MIRACLE #12-12	05-069-06409	PA - PLUGGED AND ABANDONED	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #22-12	05-069-06426	PA - PLUGGED AND ABANDONED	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #19-12	05-069-06416	PA - PLUGGED AND ABANDONED	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #13-12	05-069-06359	AL - ABANDONED LOCATION	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #19-12	05-069-06360	AL - ABANDONED LOCATION	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #11-12	05-069-06361	AL - ABANDONED LOCATION	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #14-12	05-069-06358	AL - ABANDONED LOCATION	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #10-12	05-069-06363	AL - ABANDONED LOCATION	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #7-12	05-069-06364	AL - ABANDONED LOCATION	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #24-12	05-069-06381	AL - ABANDONED LOCATION	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #7-12	05-069-06405	PA - PLUGGED AND ABANDONED	KERR MCGEE OIL & GAS ONSHORE LP - 47120

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Project No: JH0000020.10
Drawn By: AN
Checked By: RCR
Date: 9/24/2024

ENCORE FILING 2
PART OF THE SOUTH HALF OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



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Johnstown, CO 80534
970.800.3300
GallowayUS.com

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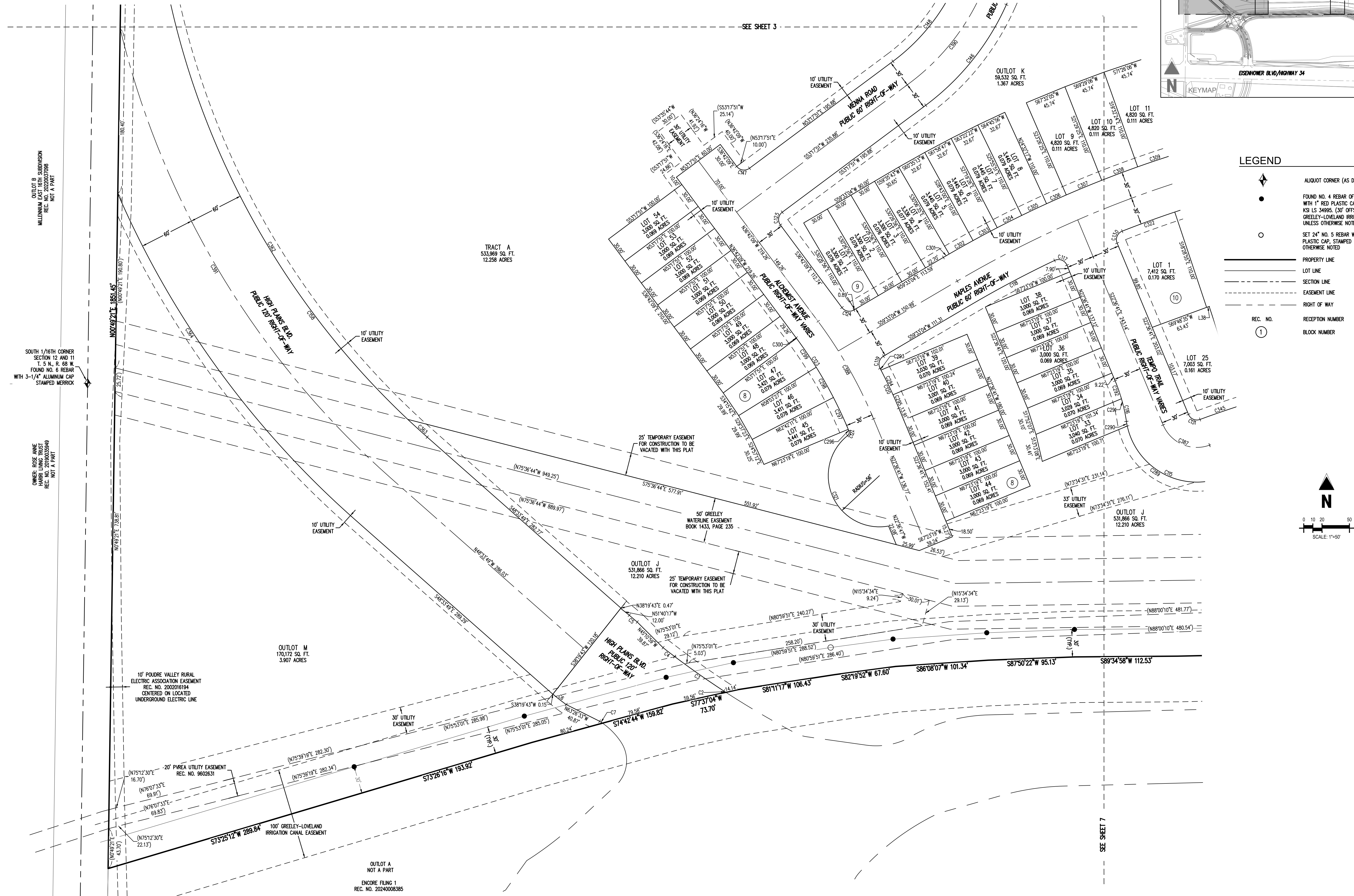


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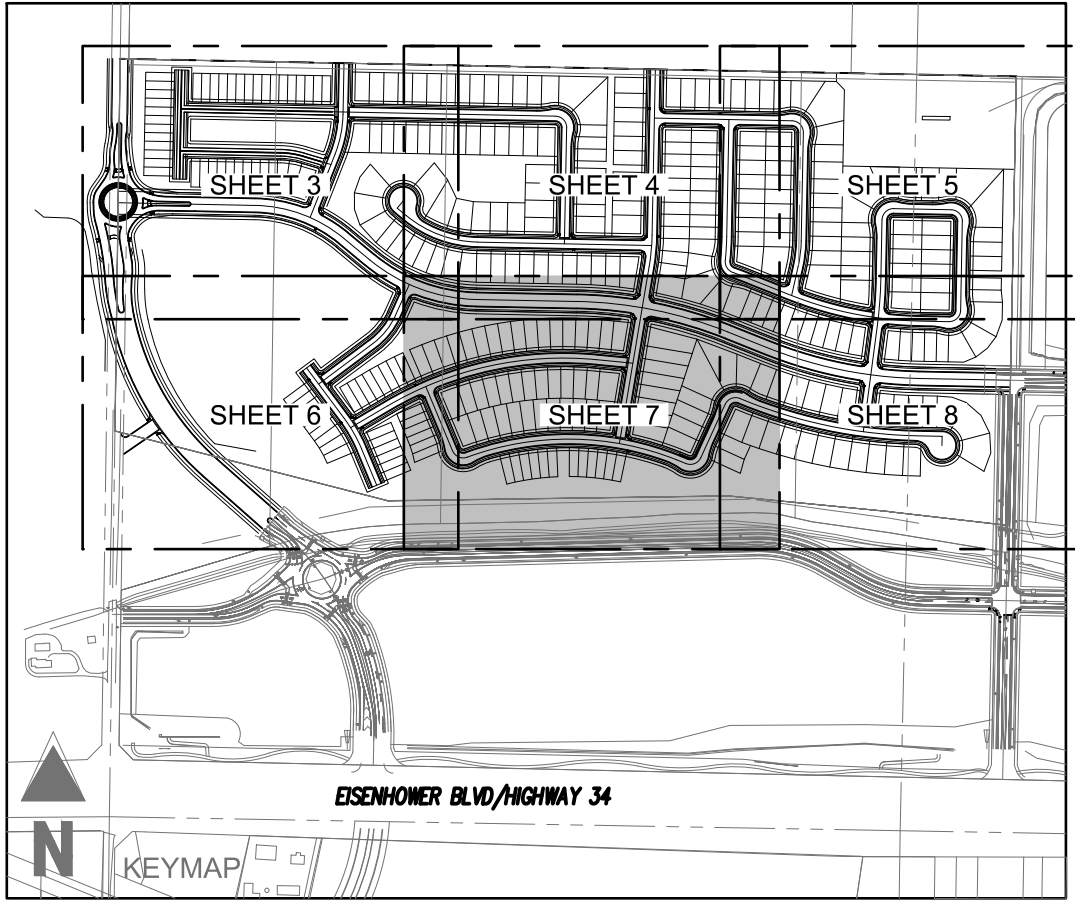
PART OF THE SOUTH HALF OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF
COLORADO

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TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



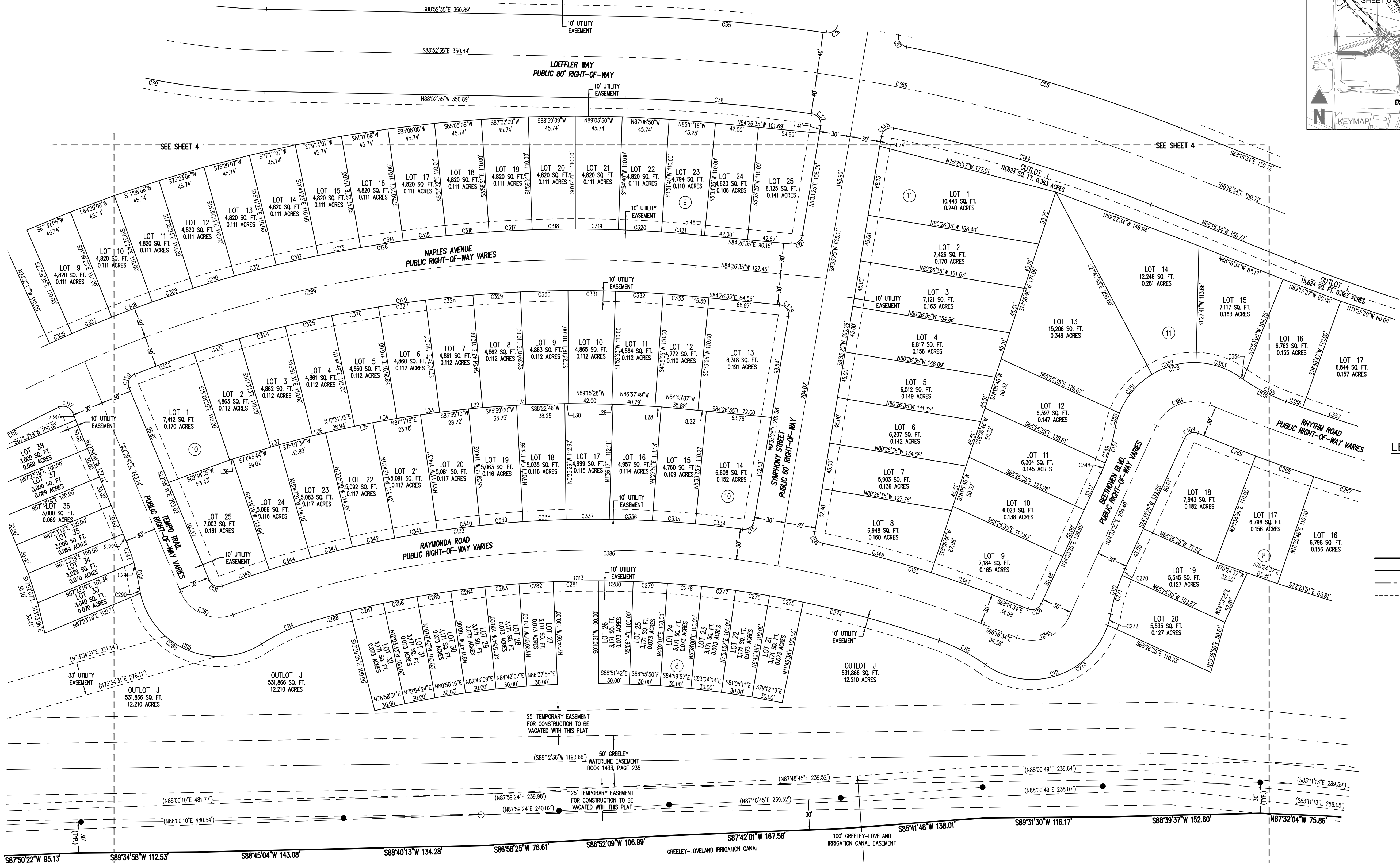
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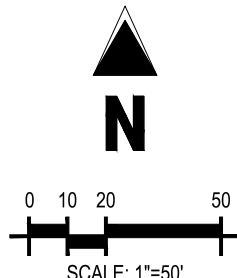
ENCORE FILING 2

PART OF THE SOUTH HALF OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF
COLORADO



LEGEND

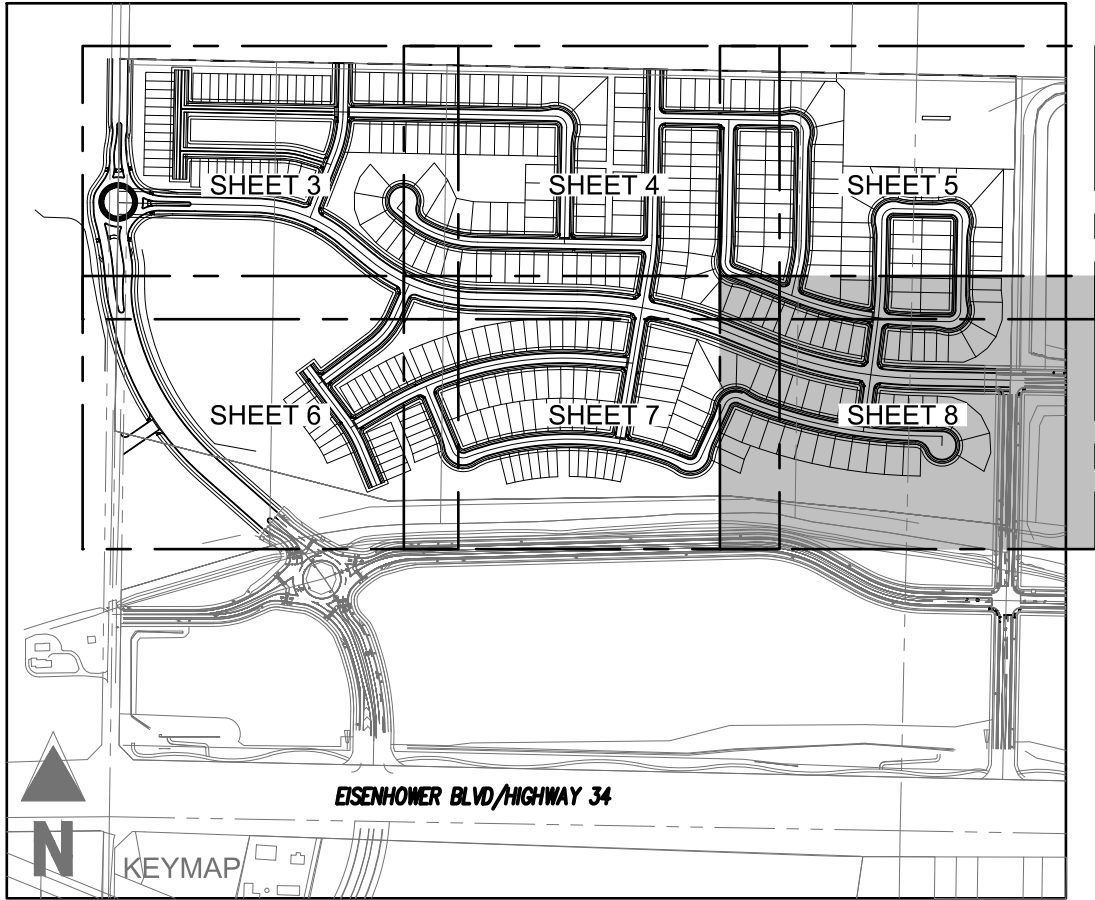
- ALLOT CORNER (AS DESCRIBED)
- FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" RED PLASTIC CAP, STAMPED KSL LS 34985, (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL) UNLESS OTHERWISE NOTED
- SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY
- REC. NO.
- RECEPTION NUMBER
- BLOCK NUMBER



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ENCORE FILING 2
PART OF THE SOUTH HALF OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



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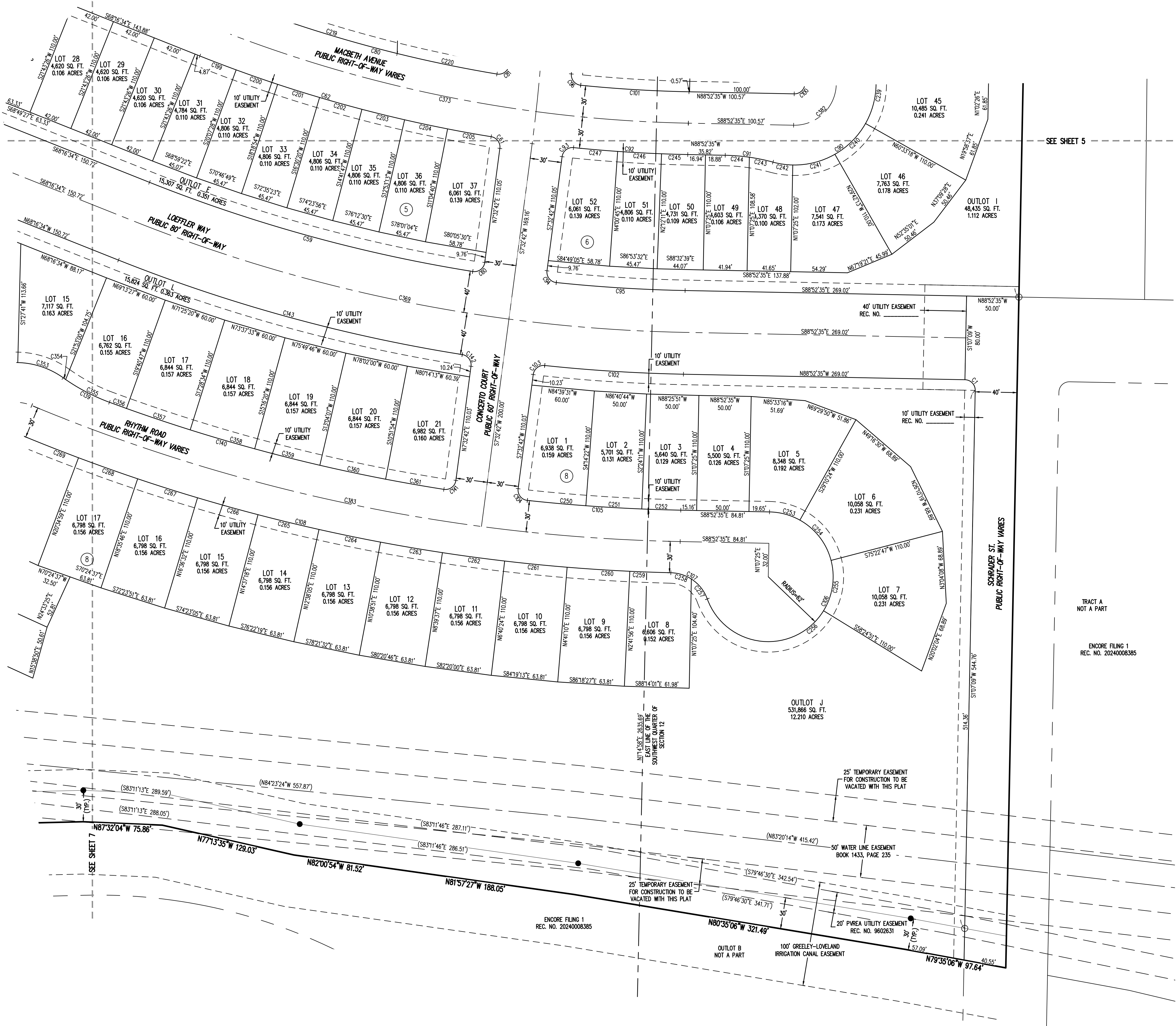


ENCORE FILING 2

PART OF THE SOUTH HALF OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF
COLORADO

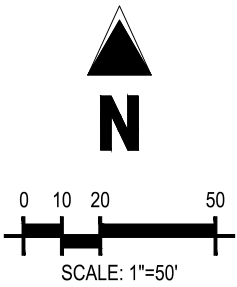
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Project No: JH0000020.10
Drawn By: AN
Checked By: RCR
Date: 9/24/2024



LEGEND

- ALLOT CORNER (AS DESCRIBED)
- FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" RED PLASTIC CAP, STAMPED KSI LS 34985, (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL) UNLESS OTHERWISE NOTED
- SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY
- REC. NO. 1
- RECEPTION NUMBER
- BLOCK NUMBER



ENCORE FILING 2
PART OF THE SOUTH HALF OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO

CENTERLINE OF ROAD CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	90°00'00"	15.71	10.00	S43°52'51"E	14.14
C2	0°09'17"	2.64	977.00	N56°58'20"W	2.64
C3	3°51'07"	65.68	977.00	N54°58'08"W	65.67
C4	0°56'17"	15.99	977.00	N52°34'27"W	15.99
C5	0°40'26"	11.44	973.00	N49°26'13"W	11.44
C6	5°15'28"	18.54	202.00	S51°49'52"E	18.53
C7	2°48'34"	3.78	77.00	S56°32'37"E	3.78
C8	20°22'13"	131.55	370.00	S11°18'31"W	130.85
C9	73°06'37"	102.08	80.00	N35°43'43"W	95.30
C10	14°35'31"	45.46	176.50	S79°34'51"E	45.34
C11	8°01'47"	14.08	100.50	N82°51'43"W	14.07
C12	10°01'46"	17.42	99.50	N83°51'42"W	17.40
C13	18°17'11"	172.34	540.00	N79°44'00"W	171.81
C14	87°54'58"	15.34	10.00	S65°27'07"W	13.88
C15	15°22'13"	73.77	275.00	S81°12'29"E	73.55
C16	90°00'00"	15.71	10.00	N46°07'25"E	14.14
C17	90°00'00"	15.71	10.00	S43°52'35"E	14.14
C18	90°00'00"	15.71	10.00	S46°07'25"W	14.14
C19	6°35'04"	31.60	275.00	N85°35'03"W	31.59
C20	8°47'09"	42.17	275.00	N77°53'57"W	42.13
C21	95°00'00"	16.58	10.00	N26°00'22"W	14.75
C22	85°00'00"	14.84	10.00	N63°59'38"E	13.51
C23	16°08'18"	104.22	370.00	S13°25'29"W	103.87
C24	94°13'55"	16.45	10.00	S41°45'38"E	14.65
C25	90°00'00"	15.71	10.00	S46°07'25"W	14.14
C26	15°22'13"	87.19	325.00	S81°12'29"E	86.92
C27	90°00'00"	15.71	10.00	S43°52'35"E	14.14
C28	4°13'55"	27.33	370.00	N31°42'22"E	27.32
C29	90°00'00"	15.71	10.00	N43°52'35"W	14.14
C30	85°53'10"	14.99	10.00	S48°10'50"W	13.63
C31	16°15'23"	122.00	430.00	S13°21'56"W	121.59
C32	83°44'14"	14.61	10.00	S20°22'29"E	13.35
C33	11°54'43"	112.27	540.00	S56°17'14"E	112.07
C34	38°32'43"	376.73	560.00	S69°36'14"E	369.67
C35	7°14'49"	194.78	1540.00	S85°15'11"E	194.65
C36	88°48'48"	15.50	10.00	N53°57'49"E	13.99
C37	91°06'06"	15.93	10.00	N36°04'38"W	14.30
C38	7°09'54"	182.58	1460.00	N85°17'38"W	182.46
C39	19°27'55"	217.43	640.00	N79°08'38"W	216.39
C40	86°28'19"	15.09	10.00	S67°21'01"W	13.70
C41	2°16'42"	28.63	720.00	N82°50'4"E	28.63
C42	96°09'19"	16.78	10.00	N40°47'56"W	14.88
C43	38°32'43"	289.28	430.00	N69°36'14"W	283.85
C44	246°31'49"	266.77	62.00	N72°56'02"E	103.68
C45	75°14'15"	49.90	38.00	S21°25'11"E	46.39
C46	29°50'17"	192.69	370.00	S73°57'27"E	190.52
C47	90°00'00"	15.71	10.00	N46°07'25"E	14.14
C48	90°00'00"	15.71	10.00	N43°52'35"W	14.14
C49	13°57'22"	47.01	193.00	S84°08'44"W	46.89
C50	118°02'36"	160.70	78.00	N43°48'39"W	133.75
C51	14°05'14"	46.22	188.00	N81°02'02"E	46.11
C52	90°00'00"	15.71	10.00	N43°52'35"W	14.14
C53	90°00'00"	15.71	10.00	S46°07'25"W	14.14
C54	90°00'00"	15.71	10.00	S43°52'35"E	14.14
C55	90°00'00"	15.71	10.00	S46°07'25"W	14.14
C56	8°26'01"	114.81	780.00	S52°05'25"W	114.71
C57	88°13'44"	15.40	10.00	S34°33'27"E	13.92
C58	10°23'46"	279.42	1540.00	S73°28'26"E	279.04
C59	12°35'54"	321.02	1460.00	S74°34'30"E	320.38
C60	91°34'51"	15.98	10.00	N53°20'06"E	14.34
C61	88°17'22"	15.41	10.00	N36°35'59"W	13.93
C62	122°06'06"	289.43	1330.00	N74°30'37"W	288.86
C63	15°02'23"	49.35	188.00	N75°47'45"W	49.21
C64	16°21'49"	137.99	78.00	N32°38'01"W	120.69
C65	16°15'55"	53.37	188.00	N9°54'56"E	53.19
C66	0°39'34"	11.28	980.00	N12°17'12"E	11.28
C67	90°00'00"	15.71	10.00	N43°52'35"W	14.14
C68	90°00'00"	15.71	10.00	S46°07'25"W	14.14
C69	90°00'00"	15.71	10.00	N43°52'35"W	14.14
C70	14°05'15"	46.22	188.00	N84°04'47"E	46.11
C71	118°01'31"	160.88	78.00	S43°52'35"E	133.84
C72	14°05'15"	46.22	188.00	S81°02'02"W	46.11
C73	11°36'02"	97.18	480.00	S6°55'26"W	97.02
C74	11°36'02"	85.04	420.00	N6°55'26"E	84.89
C75	99°00'00"	17.28	10.00	N62°13'26"E	15.21
C76	2°02'53"	61.84	1730.00	S69°18'00"E	61.83
C77	76°10'32"	13.30	10.00	S32°14'10"E	12.34
C78	4°43'42"	85.82	1040.00	S32°09'15"W	85.80
C79	82°36'31"	14.48	10.00	S28°44'49"E	13.24
C80	10°20'17"	229.15	1270.00	S75°23'13"E	228.84

CENTERLINE OF ROAD CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C81	94°42'27"	16.53	10.00	N52°05'25"E	14.71
C82	3°36'47"	92.70	1470.00	N2°55'48"E	92.68
C83	14°05'15"	46.22	188.00	S55°51'3"E	46.11
C84	118°01'31"	160.88	78.00	S46°07'25"W	133.84
C85	14°05'15"	46.22	188.00	N81°49'58"W	46.11
C86	14°05'15"	46.22	188.00	S84°04'47"W	46.11
C87	118°01'31"	160.88	78.00	N43°52'35"W	133.84
C88	14°05'15"	46.22	188.00	N81°02'02"E	46.11
C89	14°05'15"	46.22	188.00	S55°51'3"E	46.11
C90	118°01'31"	160.88	78.00	S46°07'25"W	133.84
C91	14°05'15"	46.22	188.00	N81°49'58"W	46.11
C92	4°42'39"	109.35	1330.00	N86°31'16"W	109.32
C93	88°17'22"	15.41	10.00	N51°41'23"E	13.93
C94	91°34'51"	15.98	10.00	N38°14'43"W	14.34
C95	4°50'27"	123.35	1460.00	N86°7'22"W	123.31
C96	89°05'07"	15.55	10.00	S39°39'22"E	14.03
C97	3°45'47"	100.49	1530.00	S37°00'16"W	100.47
C98	90°00'00"	15.71	10.00	S46°07'25"W	14.14
C99	90°00'00"	15.71	10.00	N43°52'35"W	14.14
C100	90°00'00"	15.71	10.00	N46°07'25"E	14.14
C101	4°40'40"	103.68	1270.00	S86°32'15"E	103.66
C102	4°56'34"	132.85	1540.00	S86°24'18"E	132.81
C103	88°31'16"	15.45	10.00	N51°48'20"E	13.96
C104	91°22'51"	15.95	10.00	N38°08'43"W	14.31
C105	5°02'27"	146.92	1670.00	S86°21'22"E	146.88
C106	248°54'44"	269.35	62.00	N35°54'47"E	102.25
C107	68°38'13"	45.52	38.00	S54°16'58"E	42.85
C108	21°11'09"	639.69	1730.00	S78°00'30"E	636.05
C109	88°01'39"	15.36	10.00	N68°34'15"E	13.90
C110	14°05'15"	46.22	188.00	N17°30'48"E	46.11
C111	11°53'52"	156.42	78.00	N67°55'06"E	131.49
C112	15°39'19"	51.37	188.00	N62°27'38"W	51.21
C113	35°56'56"	621.15	990.00	S88°15'46"E	611.02
C114	16°14'23"	53.29	188.00	N65°38'35"E	53.11
C115	11°55'11"	155.13	78.00	S65°30'01"E	130.80
C116	14°05'15"	46.22	188.00	N15°34'04"W	46.11
C117	92°47'41"	16.20	10.00	S69°00'32"E	14.48
C118	5°02'33"	103.32	1174.00	S62°04'21"W	103.29
C119	87°23'06"	15.25	10.00	N15°51'32"E	13.82
C120	51°33'20"	48.31	530.00	N25°13'21"W	48.29
C121	15°147'45"	148.36	56.00	N24°20'22"W	108.62
C122	73°57'02"	5.81	4.50	N14°35'00"E	5.41
C123	14°18'37"	117.39	470.00	N29°32'50"W	117.08
C124	83°44'47"	14.62	10.00	S78°34'32"E	13.35
C125	90°00'00"	15.71	10.00	S81°75'1"W	14.14
C126	36°00'21"	775.47	1234.00	N77°33'15"E	762.77
C127	86°00'00"	15.01	10.00	N52°32'25"E	13.64
C128	94°00'00"	16.41	10.00	N37°26'35"W	14.63
C129	27°01'27"	553.73	1174.00	S82°02'42"W	548.61
C130	91°08'39"	15.91	10.00	S22°57'38"W	14.28
C131	87°39'00"	15.30	10.00	S66°26'11"E	13.85
C132	28°04'59"	514.65	1050.00	N83°46'49"E	509.51
C133	88°15'53"	15.41	10.00	N53°41'22"E	13.93
C134	87°24'35"	15.26	10.00	S34°08'53"E	13.82
C135	9°34'37"	175.50	1050.00	S73°03'52"E	175.30
C136	87°10'01"	15.21	10.00	N68°08'26"E	13.79
C137	14°05'15"	46.22	188.00	N17°30'48"E	46.11
C138	11°05'38"	156.68	78.00	N88°00'59"E	131.64
C139	15°17'21"	50.17	188.00	S62°04'53"E	50.02
C140	11°20'54"	330.77	1670.00	S75°24'00"E	330.23
C141	91°22'51"	15.95	10.00	N53°14'07"E	14.31
C142	88°31'16"	15.45	10.00	N36°42'56"W	13.96
C143	12°42'01"	341.36	1540.00	N74°37'34"W	340.66
C144	10°16'26"	261.80	1460.00	N73°24'46"W	261.44
C145	91°33'36"	16.04	10.00	S55°30'13"W	14.37
C146	29°10'50"	142.60	280.00	S38°42'26"W	141.07
C147	90°00'00"	15.71	10.00	S81°42'09"E	14.14
C148	29°10'50"	112.05	220.00	N38°42'26"E	110.84
C149	86°28'19"	15.09	10.00	N19°07'08"W	13.70
C150	12°01'25"	134.30	640.00	N56°20'35"W	134.06
C151	38°32'43"	309.46	460.00	N69°36'14"W	303.66
C152	8°28'32"	1.48	10.00	S86°53'09"W	1.48
C153	8°01'56"	0.70	5.00	S86°39'51"W	0.70
C154	70°34'55"	109.64	89.00	N55°23'21"E	102.84
C155	29°21'57"	14.86	29.00	S52°45'57"W	14.70
C156	15°37'02"	61.87	227.00	S17°27'33"E	61.68
C157	18°03'05"	131.38	417.00	S24°34'17"E	130.83
C158	36°51'42"	575.80	895.00	S30°07'58"E	565.93
C159	13°42'09"	102.84	430.00	N12°05'19"E	102.59
C160	2°33'14"	19.17	430.00	N20°13'01"E	19.17

CENTERLINE OF ROAD CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C161	3°43'40"	24.07	370.00	N87°00'45"W	24.07
C162	13°13'20"	85.38	370.00	S78°32'15"E	85.20
C163	12°53'17"	83.23	370.00	N65°28'57"W	83.05
C164	2°54'06"	1.92	38.00	N57°35'15"W	1.92
C165	72°20'09"	47.97	38.00	S19°58'08"E	44.85
C166	71°02'28"	76.87	62.00	N19°19'18"W	72.04
C167	76°45'03"	83.05	62.00	S86°46'57"W	76.98
C168	38°48'48"	42.00	62.00	S29°00'02"E	41.20
C169	38°48'48"	42.00	62.00	S9°48'46"E	41.20
C170	21°06'43"	22.85	62.00	N39°46'31"W	22.72
C171	23°27'24"	19.69	430.00	S51°38'35"E	19.69
C172	53°5'47"	42.00	430.00	S55°45'10"E	41.98
C173	53°5'47"	42.00	430.00	N61°20'51"W	41.98
C174	53°5'47"	42.00	430.00	S65°56'43"E	41.98
C175	53°5'47"	42.00	430.00	S72°32'30"E	41.98
C176	63°44"	50.00	430.00	S78°40'16"E	49.97
C177	63°44"	50.00	430.00	S85°20'00"E	49.97
C178	01°24'3"	1.59	430.00	S88°46'14"E	1.59
C179	43°52'2"	15.38	193.00	S88°50'29"W	15.37
C180	9°23'30"	31.64	193.00	N81°51'46"E	31.60
C181	21°19'19"	29.03	78.00	S87°49'42"W	28.86
C182	37°38'02"	51.23	78.00	N62°41'37"W	50.32
C183	36°09'01"	49.21	78.00	S24°48'05"E	48.40
C184	22°56'14"	31.23	78.00	N35°44'32"E	31.02
C185	32°61'4"	11.28	188.00	S13°29'32"W	11.28
C186	10°39'00"	34.95	188.00	N6°28'55"E	34.89
C187	04°54'5"	9.92	780.00	N1°29'17"E	9.92
C188	37°05'06"	42.00	780.00	N32°32'42"E	41.99
C189	30°05'7"	42.00	780.00	N6°28'49"E	42.00
C190	13°20'3"	20.89	780.00	N8°47'24"E	20.88
C191	03°44'9"	9.92	980.00	S12°44'9"W	9.92
C192	004'45"	1.35	980.00	S14°36'36"W	1.35
C193	16°15'55"	53.37	188.00	S9°54'54"W	53.19
C194	5°28'41"	7.46	78.00	S15°18'33"W	7.45
C195	30°51'06"	42.00	78.00	S2°51'21"E	41.49
C196	30°51'06"	42.00	78.00	S33°42'26"E	41.49
C197	30°51'06"	42.00	78.00	S64°33'32"E	41.49
C198	31°59'51"	4.53	78.00	S81°39'00"E	4.53
C199	13°55'9"	37.13	1330.00	S69°04'33"E	37.13
C200	1°46'34"	42.00	1330.00	S70°46'49"E	42.00
C201	1°46'34"	42.00	1330.00	S72°35'23"E	42.00
C202	1°46'34"	42.00	1330.00	S72°23'56"E	42.00
C203	1°46'34"	42.00	1330.00	S76°12'30"E	42.00
C204	1°46'34"	42.00	1330.00	S78°01'04"E	42.00
C205	1°46'19"	42.30	1330.00	S79°50'00"E	42.29
C206	1°45'33"	31.93	1040.00	N2°00'11"E	31.93
C207	2°58'09"	53.89	1040.00	N4°22'02"E	53.89
C208	8°33'45"	62.77	420.00	S28°26'34"E	62.71
C209	30°21'7"	22.27	420.00	S8°38'33"W	22.27
C210	9°23'36"	12.79	78.00	S81°43'57"W	12.77
C211	36°43'41"	50.00	78.00	N75°12'24"W	49.15
C212	44°04'25"	60.00	78.00	S34°48'21"E	58.53
C213	27°58'48"	38.09	78.00	N13°16'E	37.71
C214	6°40'38"	21.91	188.00	N15°52'21"W	21.90
C215	7°24'38"	24.32	188.00	N4°49'43"E	24.30
C216	3°54'47"	32.78	188.00	N30°44'48"E	32.78
C217	6°00'54"	50.39	480.00	S80°23'39"W	50.37
C218	14°01'21"	14.01	480.00	N11°53'16"E	14.01
C219	5°56'52"	131.84	1270.00	N73°11'31"W	131.78
C220	42°24"	97.31	1270.00	N78°21'39"W	97.28
C221	321'06"	85.99	1470.00	N80°33'E	85.98
C222	01°54'1"	6.70	1470.00	S15°15'W	6.70
C223	100'32"	3.31	188.00	S03°08'W	3.31
C224	130°43"	42.91	188.00	S6°25'29"E	42.82
C225	53°39'27"	7.70	78.00	S10°08'07"E	7.70
C226	36°48'40"	50.11	78.00	S11°05'56"W	49.26
C227	36°43'41"	50.00	78.00	S47°52'06"W	49.15
C228	36°43'41"	50.00	78.00	S8°35'47"W	49.15
C229	21°52'0"	3.06	78.00	N75°54'51"W	3.06
C230	62°08'0"	20.79	188.00	S87°57'21"W	20.78
C231	7°45'08"	25.44	188.00	S80°54'43"W	25.42
C232	25°55'28"	35.29	78.00	S89°59'54"W	34.99
C233	40°39'34"	55.35	78.00	N56°42'35"W	54.20
C234	51°35'28"	70.23	78.00	N10°35'04"W	67.89
C235	02°42'22"	1.33	188.00	N15°00'29"E	1.33
C236	13°40'53"	44.89	188.00	N75°51'E	44.79
C237	101°6'50"	33.73	188.00	N41°00'W	33.69
C238	3°48'25"	12.49	188.00	N11°03'36"W	12.49
C239	42°24'32"	57.73	78.00	N81°42'E	56.42
C240	30°51'06"	42.00	78.00	N44°52'15"E	41.49