PAUTLER FARMS ESTATES BEING A REPLAT OF LOT 1, BLOCK 8 AND TRACT F, STROH FARM, FILING NO. 6 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, T. 4 N., R. 67 W. OF THE 6TH P.M.

TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT PFI PROPERTIES I LLC, A LIMITED LIABILITY COLORADO COMPANY AND THE TOWN OF JOHNSTOWN, BEING OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1, BLOCK 8 AND TRACT F, STROH FARM, FILING NO. 6, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PM, TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO.

PARCEL CONTAINS 525,219 SQUARE FEET OR 12,057 ACRES.

AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, OUTLOTS, TRACTS AND RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF **PAURLER FARMS ESTATES** AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHT OF WAY AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

PFI PROPERTIES I. LLC

BY STATE OF 195

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2021 BY OF PFI PROPERTIES I. LLC . AS

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES:

NOTARY PUBLIC

TOWN COUNCIL

THIS PLAT. TO BE KNOWN AS PAUTLER FARMS ESTATES. 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 _____ 2021.

____ ATTEST: _____ MAYOR

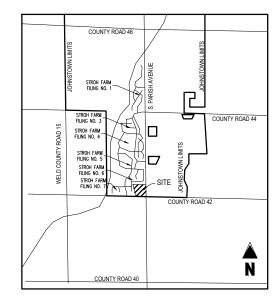
TOWN CLERK

<u>OWNER</u>	AND	DEVELOPER
PFI PROPER		
2402 SUNS	ET LAN	E
GREELEY, (0 8063	54

SITE ENGINEER GALLOWAY & COMPANY JAMIE SETTER 15265 RONALD REAGAN BLVD., SUITE 210 JOHNSTOWN, CO 80534

SURVEYOR

GALLOWAY & COMPANY READE COLIN ROSELLES 15265 RONALD REAGAN BLVD., SUITE 210 JOHNSTOWN, CO 80534



VICINITY MAP

GENERAL NOTES

THIS PLAT

PLAT NOTES

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 INFORM DRAINAGE FACILITIES INCLUDING INFORMATION AND ATTRITUTION DRAIN OF THE AND THE MAINTENANCE ACCESS AND ADDRAIN OF A DRAIN OF INVESTIGATION OF A CONTRACT OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER

3) 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.

		SURVEYOR'	S CER	TIFICA
--	--	-----------	-------	--------

I, READE COLIN ROSELLES, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF **PAUTLER FAMILE STATES** 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

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

LAND USE SUMMARY						
PAUTLER FARMS ESTATES						
OUTLOT	AREA (SQ. FT.)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	AMENITY TYPE	т
A	30,467	0.699	HOME OWNER ASSOCIATION	HOME OWNER ASSOCIATION	DRAINAGE, UTILITY AND ACCESS EASEMENT	
В	22,277	0.511	HOME OWNER ASSOCIATION	HOME OWNER ASSOCIATION	UTILITY AND DRAINAGE EASEMENT	
TOTAL	52,744	1.210				1
STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)						
ROAD	AREA (SQ. FT.)	AREA ACRES				
RIGHT OF WAY(WCR 42 & S. PARISH AVE.)	48,176	1.106				
INTERNAL ROADWAY RIGHT OF WAY	32,060	0.736				
TOTAL	80,236	1.842				1
SINGLE FAMILY LOTS						
LOTS	AREA (SQ. FT.)	AREA ACRES	NUMBER OF LOTS			
SINGLE FAMILY LOTS	392,239	9.005	11			7
	TOTAL AREA	12.057	TOTAL PERCENTAGE			10

1) BASIS OF BEARINGS: ASSUMED SOUTH 00'49'15' EAST, A DISTANCE OF 664.22 FEET ALONG THE EAST LINE OF TRACT A, STROH FARMS FILING NO. 6, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANCE 67 WEST OF THE 6TH P.M., SAU LINE BEING MONUMENTED AT THE NORTH BY A NO. 4 OF UNKNOWN LENGTH WITH A BLUE PLASTIC CAP, STAMPED "LS 34390" AND AT SOUTH BY A NO. 5 REBAR OF UNKNOWN LENGTH WITH A BLUE PLASTIC CAP, STAMPED "LS 34174" AS SHOWN HEREON.

2) FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT 5509-3583861, DATED SEPTEMBER 30, 2020 WAS RELIED UPON FOR INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES OF RECORD IN THE PREPARATION OF THIS PLAT. THE SAID COMMITMENT PROVIDED FOR ADDITIONAL LANDS THAN ARE SHOWN AND DESCRIBED IN

3) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08069C1420F, HAVING AN MAP REVISED DATE OF DECEMBER 19, 2006, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SUBVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.

4) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.

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).

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 ORADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISKNIT THE APPROVED DRAINAGE PLAN, WITHOUT PROVAPROVAL FROM THE TOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOTTOR TRACT OWNER IN ACCORDANCE SYSTEMS IN SAIDLOTS AND TRACTS SHALL BE MAINTAINED BY THE LOTTOR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIAS. SHOULD THE OWNER FAIL TO ADCOUNTELY MAINTAIN SAID FACILIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID DANN DEGE OF CORDENTIONS ON MAINTAINGE WAYS OR DRAINAGE SYSTEMS IN DRAINES 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.

4) 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 HONDIERE, NAN 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 SUBDIVDERS, 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.

5) DRAINAGE LIABILITY. THE TOWN DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DISINGLE DADLITINE TOWN DUELTION RESULT PARAMETER AND ADDRIVE TO MANNAGE LAND MAN DUELTA MINOTENEL 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 MUL RELIVE SAD PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LABUTTY DUE TO IMPOREN DESIGN. TOWN APPROVAL OF FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THAT PLAT.

6) LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN LANDSAFE MAINTENANCE. THE UNITED OF THIS SUBJOINTING THEME SUCCESSORS AND/ON ASSUMES IN INTEREST, THE ADJACENT FOREFTY OWNER(S), HOMEOWNERS' ASSOCIATION, MEDICITAN DISTRICTS, OR ENTITY OTHER THAT THE TOWN IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERMIETRE FENOTING OR MULLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALTS FOR POPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR ANY ENTITY OTHER THANT THE TOWN. AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

7) SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT SHALL BE FREE FROM SHRUBS. GROUND COVERS. BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAT THIRTY-SIX (36) INCHES IN HEIGHT FROM THE STREET LEVEL.

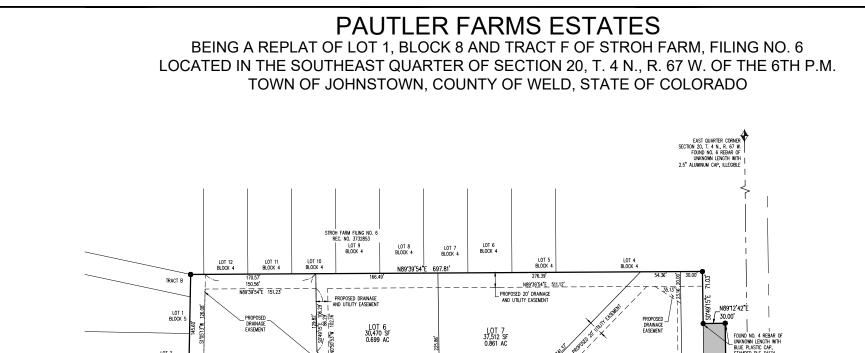
ATION:

DAY OF

2021

Gaa 5265 Ronald Rt Johnstown, CO 970,800,3300 GallowayUS.co			
COPYRICHT THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISJCJOSED, OR REPRODUCED WINKOUT THE WITTEN CONSENT OF GALLOWAY. COPRIGHTS AND INFRAGEMENTS WILL BE ENFORCED AND PROSECUTED.			
PAUTLER FARMS ESTATES	 BEING A REPLAT OF LOT 1, BLOCK 8 AND TRACT F OF STROH FARM, FILING NO. 6, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, T. 4 N., R. 67 W. OF THE 6TH P.M. TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO 		
<u>1</u> <u>4/13/2021</u> TO <u>2</u> <u>6/3/2021</u> TO	SUE / DESCIPTION Init. WWN COMMENTS AN WWN COMMENTS RR WWN COMMENTS RR		
Project No: Drawn By: Checked By: Date:	PF1000001.10 ACS RCR 10/29/2020		

SHEET 1 OF 2





FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH BLUE PLASTIC CAP, STAMPED PLS 34174 LOT 2 BLOCK 5 -22.63 <u>588 56 20 E 154 84 _</u> S88'56'20"E 176.66 LOT 3 BLOCK 5 656 LOT 8 59,170 SF 1.358 AC LOT 5 33,903 SF 0.778 AC LOT 4 BLOCK 5 S0'49'27'E 2633.26' (M) THE SOUTHEAST QUARTER OF 0.511 0.511 RADIUS-62 88'56'20"E 275.55 ON SUCK 5 88'56'20"W 279.29 LOT 4 27,869 SF 0.640 AC ROH P. LOT 9 36,117 SF 0.829 AC LOT 6 BLOCK 5 PROPOSED 20' DRAINAGE EASEMENT S88'56'20"E 310.5 PANORAMA COURT 60" RIGHT OF WAY LOT 7 BLOCK 5 WAY 273 LOT 3 28,072 SF 0.644 AC N88'56'20"W 310.14 5 6 RIGHT 86, F 30' PERMANENT UTILITY EASEMENT REC. NO. 4299059 AND 4299060 PROPOSED 6' UTILITY EASEMEN 90 X S88'56'20"E 313.58 LOT 10 38,622 SF 0.887 AC LOT 8 BLOCK 5 PROPOSED 6' UTILITY EASEMENT LOT 2 29,684 SF 0.681 AC PROPOSED 5' UTILITY EASEMEN 14.31 N26"14'31"W_ 13.03' N88'56'20"W 310.14 N13'09'35"W 588'56'20"E 304.89 LOT 9 BLOCK 5 LOT 11 39,989 SF 0.918 AC LOT 1 30,830 SF 0.708 AC FOUND NO. 5 REBAR OF UNKNOWN LENGTH WITH BLUE PLASTIC CAP, STAMPED PLS 34174 N88556'46"W * FOUND NO. 5 REBAR OF UNKNOWN LENGTH WITH BLUE PLASTIC CAP, STAMPED "PLS 34174" N62'45'08"E_____ 16.47' SOUTH QUARTER CORNER SECTION 20, T. 4 N., R. 67 W. FOUND NO. 6 REBAR OF UNKNOWN LENGTH WTH 3.25" ALUMINUM CAP. STAMPED "LS, 37971" RIGHT OF WAY DEDICATED PER THIS PLAT 48,176 SF 1.106 AC N88'56'20"W 649.86 FOUND NO. 5 REBAR OF UNKNOWN LENGTH WITH YELLOW PLASTIC CAP LS ILLEGIBLE WATER VAULT EASEMENT ______ REC. NO. 4449423 WELD COUNTY ROAD 42 60' RIGHT OF WAY BOOK 86, PAGE 273 N88'56'46"W 730.92 N44'58'52"W______ 42.84' SOUTHEAST CORNER SECTION 20, T. 4 N., R. 67 W. FOUND NO. 6 REBAR OF UNKNOWN LENGTH WITH 2.5° ALUMINUM CAP, STAMPED "LS, 38175" N88'56'37"W 2464.03' (M) SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20

SPECIAL PROVISIONS:

1) PER THE WATER AND SEWER SERVICE AGREEMENT, DATED ______ 2021, RECORDED AT RECEPTION # _____ EACH LOT MUST MEET STRICT ADREEMENCE TO TOWN-APPROVED LANDSCAPE AND IRRIGATION GUIDELINES, ADDITIONAL IRRIGATION NEEDS WILL RESULT IN THE REQUIREMENT FOR ADDITIONAL DEDICATION OF RAW WATER SHARES.



LEGEND

_	
	♦
	•
	REC. NO.
1	

•	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PLSS ALIQUOT LINE
	EXISTING EASEMENT
	ALIQUOT CORNER (AS DESCRIBED)

FOUND NO. 5 REBAR OF UNKNOWN LENGTH WITH ORANGE PLASTIC CAP, STAMPED 34990 UNLESS OTHERWISE NOTED RECEPTION NUMBER

DEDICATED RIGHT OF WAY PER THIS PLAT

PARCEL CURVE SEGMENT TABLE					
LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)		
22.88	30.00	N21'01'31"E	22.33		
31.28	38.00	N24"23'56"W	30.40		
296.83	62.00	S8910'45"W	84.32		
31.28	38.00	S22'45'27"W	30.40		
47.37	62.00	N26'05'15 W	46.23		
39.98	62.00	N14"16'37"E	39.29		
30.33	62.00	N46*46'02"E	30.03		
39.99	62.00	N79"15'44"E	39.30		
40.01	62.00	S63*46'20"E	39.32		
60.18	62.00	S17 28 51 E	57.84		
38.97	62.00	S2819'49'W	38.33		

