# RIVERBEND ESTATES P.U.D. FILING NO. 1

# SITUATE IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.

# TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

described property to wit:	ESENTS mai	we, the unde	reignen being 8	all the owners and lienhol	ucis of the following
A parcel of land situate in the North (R.67W.) of the Sixth Principal Mer particularly described as follows:					
BEGINNING at the Northeast corne being a Grid Bearing of the Colorad 2488.75 feet, monumented as shown	o State Plane	Coordinate S	System, North 2	Zone, North American Da	tum 1983/2011, a distance of
THENCE South 01°21'09" East alor THENCE South 88°38'51" West a corecorded March 18, 2015 at Receptic Thence along the East, North and WITHENCE North 01°21'09" West a contribute the THENCE North 89°03'31" West a contribute the THENCE South 01°21'09" East a difference South 88°38'51" West a contribute the Thence South 88°38'51" West a contribute the Thence South 69°45'14" West a contribute the South 18°24'27" West a contribute the South 53°53'31" West a contribute the South 84°45'28" West a contribute the South 43°16'10" West a contribute the South 89°03'31" East a difference sou	listance of 30 on No. 40912 vest lines of sa listance of 75 listance of 758 listance of 30 listance of 20 listance of 16 listance of 10 listance of 73 listance of 73 listance of 26 listance of 26 listance of 26 listance of 26 listance of 18	.00 feet to the 296 of the We aid Reception 7.54 feet; .02 feet; .03 feet; .04 feet; .053 feet; .053 feet; .053 feet; .054 feet; .054 feet; .055 feet; .057 feet; .059 feet; .05	East line of the ld County Cler No. 4091296	at parcel as described in the A Recorder; the following three course the following three course of the NE1/4;	
Said parcel contains 3,321,391 Squa	are Feet or 76	.249 Acres m	ore or less by the	his survey.	
do hereby cause said land to be laid hereby dedicate to the public foreve conditions, terms and specifications assigns.	r all public rig	ghts or way, o	easements and	other places designated or	r described for public uses. A
Owners:					
NAME	-				
Witness my hand and seal this	day of	, 2	0		
NOTARIAL CERTIFICATE					
STATE OF COLORADO ) ss					
COUNTY OF WELD ) The foregoing instrument was acknown	owledged befo	ore me by		as	this da
of, 20 Witness my Hand and Official Seal.					
My commission expires:	·				
LIENHOLDERS					
By:		_ As:			
Witness my hand and seal this	day of	, 2	0		
NOTARIAL CERTIFICATE					
STATE OF COLORADO ) ss					
COUNTY OF WELD ) The foregoing instrument was acknown	owledged befo	ore me by		as	this da
, 20 Witness my Hand and Official Seal.					
My commission expires:	·				
BASIS OF BEARINGS AND LINE	EAL UNIT DI	EFINITION			
BASIS OF BEARINGS AND LINE Assuming the North line of the Norshown on this drawing, as bearing S Datum 1983/2011, a distance of 248	theast Quarter outh 89°03'3	r of Section 1 1" East, being	g a Grid Bearing	g of the Colorado State P	lane, North Zone, North Ame

# 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 commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

# TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 00500593-201-T21-NB, dated August 7, 2023, as prepared by Fidelity National Title Insurance 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.

# SURVEYOR'S CERTIFICATE

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

# **PRELIMINARY**

Steven Parks - On Behalf of Majestic Surveying, LLC Colorado Licensed Professional Land Surveyor #38348

#### TOWN COUNCIL

This plat, to be known as RIVERBEND ESTATES P.U.D. FILING NO. 1, 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\_\_\_\_.

Attest:

Mayor-Gary Lebsack Town Clerk-Hannah Hill

#### ACCESS EASEMENT NOTE

Access easements, as dedicated by this plat are for the use of the public, HOA and Metro District.

#### MAINTENANCE NOTE

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 NOTES

1. FLOODPLAIN LINE WORK SHOWN HEREON IS APPROXIMATE AND IS FOR REFERENCE ONLY. IT SHOULD NOT BE RELIED UPON FOR IMPROVEMENTS, ELEVATIONS, CONSTRUCTION OR ANY OTHER PURPOSES.

## Notes 2-6 per the Town of Johnstown:

2. This project is currently mapped inside the Federal Emergency Management Agency's (FEMA) Special Hazard Area (SFHA) as depicted on FEMA Flood Insurance Rate Map (FIRM) Panel 08069C1410G, effective date 1-15-2021. The SFHA designation may be removed by the formal letter of Map Revision Process approved by FEMA's designee, based on the proposed improvements and placement of fill. The CLOMR Case No. is 22-08-0777R.

3. Construction of the subdivision improvements proposed within the FEMA regulatory 100-year Special Flood Hazard Area, Zone AE, and Zone AE w/floodway is NOT ALLOWED until and ONLY if the Conditional Letter of Map Revision is approved by FEMA. As noted in the CLOMR application, a final approved Letter of Map Revision then would be required prior to construction of homes within the current floodplain and/or floodway boundaries. Note that FEMA's issuance of a CLOMR states that a LOMR "may" be approved if the improvements to remove the SFHA designation are constructed as represented in the CLOMR submittal. If the LOMR is not approved by FEMA, homes may not be placed in the regulatory floodway.

4. Be advised that removal of the floodplain designation does not guarantee properties will be free from flooding or flood risk. Purchase of flood insurance is recommended.

5. A Floodplain Development Permit is requied prior to commencement of construction activity of any kind.

6. All structures with basement and/or crawlspaces must have a secondary power source and a sump pump in place prior ro issuance of a Certificate of Occupancy, based on the requirements outlines in FEMA Technical Bulletin 10-1 "Ensuring that Structures Built on Fill In or Near Special Flood Hazard Areas are Reasonably Safe From Flooding". Per FEMA Technical Bulletin 10-01, "simplified approach" basements that are placed in fill area must be equipped with a 1/4 horsepower (or greater) sump pump that is benefitted by emergency backup power. A certificate of occupancy should not be released until this fail safe is in place.

# TITLE CERTIFICATION

This is to certify that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. I have examined the title to the property as described heron and established that the owners and proprietors of record of the said property as construed in CRS 1973,31-23-11 are the same as shown hereon as of said date

c: of Fidelity National Title

		Riverbend Sub- Land Use Ta				╽└
Name	Description/Land Use	Area		Intended Fee Ownership	Maintenance Upon Completion & Acceptance	
Outlot A	Drainage, Utility & Access Easement 386,986 sq. ft. 8.88		8.88 acres	Metro District	Metro District	
Outlot B	Drainage, Utility & Access Easement	15,014 sq. ft.	0.34 acres	Metro District	Metro District	
Outlot C	Drainage, Utility & Access Easement	17,574 sq. ft.	0.40 acres	Metro District	Metro District	
Outlot D	Drainage, Utility & Access Easement	4,742 sq. ft.	0.11 acres	Metro District	Metro District	
Outlot E	Drainage, Utility & Access Easement IMPERIAL PARK	82,165 sq. ft.	1.89 acres	Metro District	Metro District	
Outlot F	Drainage, Utility & Access Easement	58,165 sq. ft.	1.34 acres	Metro District	Metro District	
Outlot G	Drainage, Utility & Access Easement MEANDER PARK	1,220,158 sq. ft.	28.01 acres	Metro District	Metro District	
Tract 1	Future Development	304,364 sq. ft.	6.99 acres	Private	Private	
Lots	Residential Lots (96)	751,354 sq. ft.	17.25 acres	Private	Private	
ROW	Public Right of Way	480,869 sq. ft.	11.04 acres	Town of Johnstown	Town of Johnstown	
TOTAL		3,321,391 sq. ft.	76.25 acres			

CURVE TABLE						
URVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING	
C1	528.99'	450.00'	67 <b>°</b> 21 <b>'</b> 12"	499.06'	S36°22'31"E	
C2	434.81	450.00'	55°21'44"	418.10'	N82°16'01"E	
C3	280.89	300.00'	53 <b>°</b> 38'46"	270.74	N27°45'46"E	
C4	256.20'	300.00'	48 <b>°</b> 55'53"	248.49'	N30°07'12"E	
C5	24.69'	300.00'	4*42'53"	24.68'	N03°17'49"E	
C6	15.71	10.00'	90°00'06"	14.14'	S45*56'26"W	
C7	131.16'	60.50'	124 <b>°</b> 12'48"	106.94	S63°02'53"W	
C8	112.33'	60.50	106*22'56"	96.88'	S38°00'25"E	
C9	163.90'	175.05	53 <b>°</b> 38'48"	157.98'	N27°45'45"E	
C10	173.90'	175.05	56*55'11"	166.84	N83°02'44"E	
C11	204.26	325.09'	36 <b>°</b> 00'00"	200.92	S17°03'26"E	
C12	7.85'	5.00'	89 <b>°</b> 59'52"	7.07'	N44°03'35"W	
C13	35.14'	526.64	3°49'21"	35.13'	S00°58'20"E	
C14	0.67'	10.00'	3°49'21"	0.67	N00°58'20"W	
C15	15.71'	10.00'	90°00'09"	14.14'	N45°56'25"E	
C16	108.46'	355.09'	17°30'04"	108.04	S07°48'28"E	
C17	112.98'	355.09'	18 <b>°</b> 13'47"	112.50'	S25°40'23"E	
C18	15.71'	10.00'	90°00'05"	14.14'	N44°03'29"W	
C19	221.44'	355.09'	35°43'51"	217.87'	S16*55'21"E	
C20	16.46'	10.00'	94°18'29"	14.66'	N12°21'58"E	
C21	131.60'	145.05'	51°59'07"	127.14	N85°30'46"E	
C22	31.69'	39.50'	45 <b>°</b> 58'22"	30.85'	S66°04'20"E	
C23	31.69'	39.50'	45 <b>°</b> 58'22"	30.85'	S67°57'18"W	
C24	192.61'	205.05	53°49'09"	185.60'	N84°35'45"E	
C25	15.17'	10.00'	86 <b>°</b> 53'58"	13.75'	N78°51'50"W	
C26	15.71'	10.00'	90°00'00"	14.14'	N09°35'08"E	
C27	405.83	420.00'	55°21'44"	390.22	N82°16'01"E	
C28	432.15	420.00'	58 <b>°</b> 57 <b>'</b> 14"	413.34	S40°34'30"E	
C29	48.30'	37.02'	74°45'26"	44.95'	S27°26'44"W	
C30	273.25	63.00'	248*30'41"	104.14	N59°25'13"W	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C31	564.26	480.00'	67 <b>°</b> 21'12"	532.33'	S36°22'31"E
C32	463.80'	480.00'	55°21'44"	445.97	N82°16'01"E
C33	308.98	330.00'	53*38'46"	297.82	N27°45'46"E
C34	129.38'	295.09	25°07'15"	128.35	S22*09'09"E
C35	50.05'	330.00'	8*41'22"	50.00'	N21°01'22"E
C36	60.08'	330.00'	10°25'55"	60.00'	N11°27'44"E
C37	30.56'	330.00'	5 <b>°</b> 18'23"	30.55	N03°35'35"E
C38	74.98'	270.00'	15°54'39"	74.74'	N41*50'02"E
C39	85.08'	270.00'	18 <b>°</b> 03'13"	84.72'	N24*51'07"E
C40	70.15	270.00'	14°53'07"	69.95'	N08°22'57"E
C41	54.26'	295.09'	10°32'05"	54.18'	S04*19'28"E
C42	17.68'	10.00'	101"19'26"	15.47'	S38°23'48"E
C43	5.67'	42.01	7*44'24"	5.67'	N08°23'43"E
C44	33.71	538.65	3°35'10"	33.71'	N02°43'56"E
C45	7.85'	5.00'	90°00'08"	7.07'	S45*56'25"W
C46	15.71'	10.00'	89 <b>°</b> 59'55"	14.14'	S45°56'31"W
C47	15.71'	10.00'	89 <b>°</b> 59'52"	14.14'	N44°03'35"W
C48	135.81	145.05	53*38'48"	130.90'	N27°45'45"E
C49	15.83'	10.00'	90*42'05"	14.23'	S80°03'49"E
C50	183.64	295.09	35 <b>°</b> 39'20"	180.69	S16*53'06"E
C51	15.71'	10.00'	90°00'08"	14.14'	S45*56'25"W
C52	15.71'	10.00'	89 <b>°</b> 59'54"	14.14'	N44°03'34"W
C53	252.80'	270.00'	53*38'46"	243.67	N27°45'46"E
C54	15.71'	10.00'	90°00'00"	14.14'	S80°24'52"E
C55	15.71'	10.00'	90°00'00"	14.14'	S09*35'08"W
C56	191.99'	205.05	53*38'48"	185.05	N27°45'45"E
C57	277.23'	290.08	54°45'31"	266.80'	N28*19'06"E
C58	296.36	310.09'	54*45'33"	285.21	N28*19'05"E
C59	282.28'	310.09'	52°09'31"	272.64	N84°38'51"E
C60	264.05	290.08'	52°09'19"	255.03'	N84°38'45"E

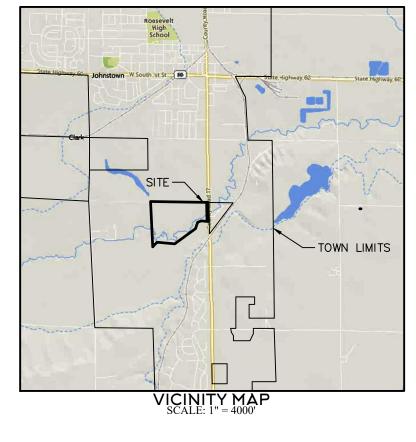
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C61	78.83'	360.10'	12 <b>°</b> 32 <b>'</b> 35"	78.68'	S63°00'06"E
C62	65.98'	340.09	11°06'54"	65.87'	S63°42'56"E
C63	33.26'	360.10	5 <b>°</b> 17'29"	33.24'	S50°54'03"E
C64	15.31'	10.00'	87°42'22"	13.86'	N45°12'20"W
C65	4.87'	39.50'	7°03'55"	4.87'	S26°03'16"E
C66	26.82'	39.50'	38 <b>°</b> 54'27"	26.31'	S49°02'27"E
C67	31.69'	39.50'	45 <b>°</b> 58'22"	30.85'	S88°31'08"W
C68	287.15	60.50'	271°56'44"	84.10'	S21°30'19"W
C69	30.85'	241.93'	7*18'25"	30.83'	N80°15'28"E
C70	50.26'	145.20'	19°49'58"	50.01'	N15°58'00"E
C71	28.87'	295.09'	5 <b>°</b> 36'19"	28.86'	S01°51'36"E
C72	130.51	145.05	51°33'15"	126.15	N85°17'50"E
C73	1.09'	145.05	0°25'52"	1.09'	S68°42'37"E
C74	29.99'	205.05	8°22'49"	29.96'	S72*41'05"E
C75	55.00'	205.05	15*22'01"	54.83'	S84°33'30"E
C76	51.86'	205.05	14°29'30"	51.72'	N80°30'44"E
C77	55.76'	205.05	15°34'48"	55.59'	N65°28'35"E
C78	24.57'	60.50'	23°16'09"	24.40'	N77°10'02"E
C79	67.64	290.08'	13°21'36"	67.49'	N65°14'53"E
C80	82.49'	290.08'	16 <b>°</b> 17'34"	82.21'	N80°04'28"E
C81	87.30'	290.08'	17°14'34"	86.97'	S83°09'27"E
C82	26.63'	290.08'	5 <b>°</b> 15'35"	26.62'	S71°54'23"E
C83	52.06'	360.10'	8*17'00"	52.01'	S60*52'18"E
C84	26.77'	360.10'	4 <b>°</b> 15'35"	26.77'	S67°08'36"E
C85	29.62'	310.09	5°28'22"	29.61'	S72°00'34"E
C86	52.08'	310.09'	9°37'20"	52.01'	S79°33'25"E
C87	52.08'	310.09	9°37'20"	52.01'	S89°10'45"E
C88	52.08'	310.09	9°37'20"	52.01'	N81°11'55"E
C89	52.08'	310.09'	9°37'20"	52.01'	N71°34'35"E
C90	44.36'	310.09	8°11'49"	44.32'	N62°40'00"E

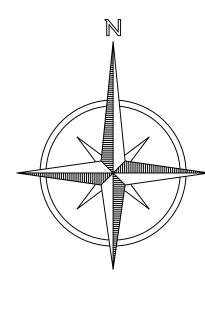
CURVE TABLE

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING		
C91	150.25	60.50'	142 <b>°</b> 17'39"	114.51	S86°19'52"W		
C92	90.40'	420.00'	12 <b>°</b> 19'54"	90.22	N60°45'05"E		
C93	73.01'	420.00'	9 <b>°</b> 57'37"	72.92'	N71°53'51"E		
C94	72.93'	420.00'	9 <b>°</b> 56'57"	72.84	N81°51'08"E		
C95	72.74	420.00'	9°55'23"	72.65'	S88°12'43"E		
C96	72.49'	420.00'	9°53'22"	72.40'	S78°18'20"E		
C97	24.26'	420.00'	3°18'32"	24.25'	S71°42'23"E		
C98	63.37'	420.00'	8°38'42"	63.31'	S65*43'46"E		
C99	28.48'	420.00'	3°53'08"	28.48'	S59 <b>°</b> 27'52"E		
C100	74.79'	420.00'	10°12'09"	74.69'	S52°25'14"E		
C101	265.52'	420.00'	36°13'16"	261.12'	S29°12'31"E		
C102	50.67'	480.00'	6°02'53"	50.64'	S05*43'22"E		
C103	58.55'	480.00'	6 <b>°</b> 59'21"	58.52'	S12°14'29"E		
C104	58.55'	480.00'	6 <b>°</b> 59'22"	58.52'	S19°13'50"E		
C105	58.55'	480.00'	6 <b>°</b> 59'22"	58.52'	S26°13'12"E		
C106	58.55'	480.00'	6 <b>°</b> 59'22"	58.52'	S33°12'34"E		
C107	58.55'	480.00'	6 <b>°</b> 59'22"	58.52'	S40°11'56"E		
C108	58.55'	480.00'	6 <b>°</b> 59'22"	58.52'	S47°11'18"E		
C109	58.55'	480.00'	6 <b>°</b> 59'22"	58.52'	S54°10'40"E		
C110	30.01'	480.00'	3°34'56"	30.01'	S59°27'48"E		
C111	58.55'	480.00'	6 <b>°</b> 59'21"	58.52'	S64°44'57"E		
C112	15.15'	480.00'	1°48'30"	15.15'	S69°08'52"E		
C113	56.36'	480.00'	6 <b>°</b> 43'37"	56.32'	S73°24'56"E		
C114	58.73'	480.00'	7°00'39"	58.70'	S80°17'04"E		
C115	58.84'	480.00'	7*01'26"	58.81'	S87°18'07"E		
C116	58.95'	480.00'	7*02'12"	58.91'	N85°40'04"E		
C117	59.05'	480.00'	7*02'55"	59.01'	N78°37'31"E		
C118	59.14'	480.00'	7°03'35"	59.10'	N71°34'16"E		
C119	59.23'	480.00'	7°04'10"	59.19'	N64°30'24"E		
C120	53.50'	480.00'	6 <b>°</b> 23'10"	53.47'	N57°46'44"E		

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING		
C121	15.30'	330.00'	2°39'26"	15.30'	N53°15'26"E		
C122	56.31'	330.00'	9°46'33"	56.24'	N47°02'27"E		
C123	61.62'	330.00'	10*41'58"	61.53'	N36°48'11"E		
C124	31.69'	39.50'	45*58'22"	30.85	S45°30'30"E		
C125	4.10'	60.50'	3°52'55"	4.10'	N46°54'34"E		
C126	139.48'	60.50'	132°05'27"	110.58'	S65*06'15"E		
C127	287.15	60.50'	271°56'44"	84.09'	S00°56'29"W		
C128	12.42'	60.50'	11*45'34"	12.40'	N48°57'56"W		
C129	35.05'	330.00'	6 <b>°</b> 05'10"	35.04'	N28°24'38"E		
C130	56.22'	75.00'	42 <b>°</b> 56'46"	54.91'	S23°17'27"E		
C131	78.70'	105.00'	42 <b>°</b> 56'46"	76.87'	S23°17'27"E		
C132	45.71	63.00'	41°34'13"	44.71'	S17°06'33"W		
C133	30.49'	63.00'	27*43'52"	30.20'	S51°45'36"W		
C134	197.05'	63.00'	179 <b>°</b> 12'38"	126.00'	N24°46'10"W		
C135	66.98'	310.09'	12°22'36"	66.85'	N07°07'38"E		
C136	52.42'	310.09'	9*41'07"	52.35'	N18*09'30"E		
C137	36.52	310.09'	6°44'54"	36.50'	N26°22'31"E		
C138	44.32'	310.09'	8°11'24"	44.29'	N33°50'40"E		
C139	51.07'	310.09'	9 <b>°</b> 26'12"	51.01'	N42*39'28"E		
C140	45.03'	310.09'	8°19'17"	45.00'	N51°32'13"E		
C141	101.30'	290.08	20°00'27"	100.78	N10°56'34"E		
C142	87.24	290.08'	17 <b>°</b> 13'53"	86.91'	N29°33'44"E		
C143	88.70'	290.08	17*31'11"	88.35'	N46*56'16"E		
C144	12.92'	205.05	3°36'41"	12.92'	N02*44'41"E		
C145	65.97'	205.05	18°25'58"	65.68	N13°46'01"E		
C146	54.49'	205.05	15 <b>°</b> 13'37"	54.33'	N30°35'48"E		
C147	58.60'	205.05	16*22'31"	58.40'	N46°23'53"E		
C148	6.60'	10.00'	37*48'00"	6.48'	N73°29'08"E		
C149	9.23'	10.00'	52*54'06"	8.91'	S61 <b>°</b> 09'49"E		
C150	22.60'	270.00'	4*47'46"	22.59'	N52°11'15"E		

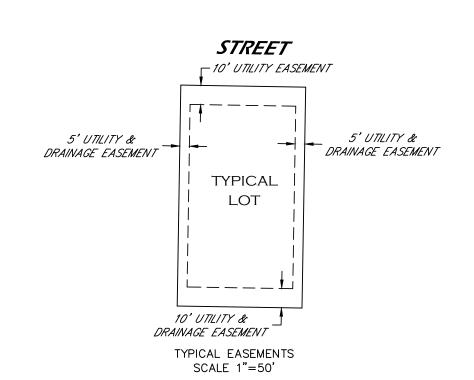
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C151	12.93	145.05	5°06'28"	12.93'	N03°29'35"E
C152	122.88'	145.05	48°32'19"	119.24	N30°18'59"E
C153	9.39'	10.00'	53*49'42"	9.05'	N08°30'00"W
C154	6.31'	10.00'	36°10'18"	6.21'	N36°30'00"E
C155	9.80'	419.88'	1°20'16"	9.80'	N76°12'32"E





LINE TABLE						
LINE	BEARING	LENGTH				
L1	S00°56'21"W	9.46'				
L2	S02°53'01"E	64.69'				
L3	S00°56'21"W	23.11'				
L4	S54°35'08"W	6.41'				
L5	S02°40'51"E	34.66'				
L6	S89°03'31"E	46.03'				
L7	S74*48'58"E	25.09'				
L8	N00°56'21"E	9.19'				
L9	N73°26'30"E	30.02				
L10	S58°34'05"W	36.42				
L11	S58°34'05"W	37.81'				
L12	N00°56'20"E	10.61'				

L13 S00°56'20"W 10.62'



Owner: Riverbend Estate Partners, LLC 4040 MacAurthur Blvd. Suite 250 Newport Beach, CA 92660 (949) 566-8165

Developer: Riverbend Development Co, LLC 505 East 8th Avenue Yuma, CO 80759

Engineer: Wohnrade Civil Engineers 11582 Colony Row Broomfield, CO 80021 (720) 259-0965

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



ROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:	
ATE: 8-31-2021	CLIENT: WOHNRADE	TOWN REDLINES	1-10-22	
	CLIENT: WOHNRADE	TOWN REDLINES	6-21-23	
RAWN BY: SIP	FILE NAME: 2021087	TOWN REDLINES	9-19-23	
RAWN BT. SIF	FILE NAME. 2021007			
HECKED BY: SIP	SCALE: 1" = 50'			
ILCKLD DT. SIF	SCALL. I - SO			

SHEET 1 OF 6

