DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT HARTFORD INVESTMENTS LLC, BEING OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO EXCEPTING THEREFROM RIGHT OF WAY CONVEYED TO THE GREAT WESTERN CONSTRUCTION COMPANY BY DEED RECORDED IN BOOK 194, PAGE 290 AND RIGHT OF WAY CONVEYED TO THE GREAT WESTERN RAILWAY COMPANY BY DEED RECORDED IN BOOK 163, PAGE 246, WELD COUNTY RECORDS, ALSO EXCEPT RESERVATIONS CONTAINED IN PATENT RECORDED IN BOOK 153, PAGE 40, AND IN DEED RECORDED IN BOOK 50, PAGE 233, WELD COUNTY RECORDS PARCEL CONTAINS 6,781,848 SQUARE FEET OR 155.690 ACRES.

AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, OUTLOTS, RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF THE GRANARY FILING ONE AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHT OF WAY AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

BASIS OF BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7 IS ASSUMED TO BEAR S 00°17'44" W AND DISTANCE OF 2630.99', MONUMENTED AT THE NORTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 26606" IN MONUMENT BOX AND AT THE SOUTH BY NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, STAMPED "PLS 38638" WITH ALL OTHER BEARINGS RELATIVE THERETO.

HARTFORD INVESTMENTS LLC

STATE OF	
COUNTY OF	

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF _____

2022 BY ______, AS _____, AS ______ OF HARTFORD INVESTMENTS LLC

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES:

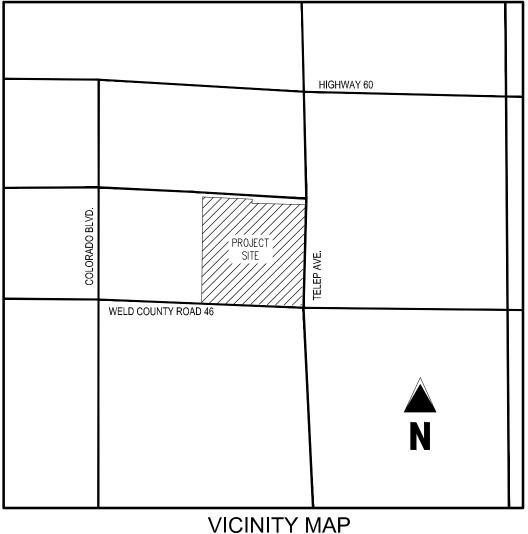
NOTARY PUBLIC

GENERAL NOTES

- 1) 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.
- 2) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 3) 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.
- 4) 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.
- 5) 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).
- 6) SUBJECT TO PRIOR WRITTEN AGREEMENT BETWEEN OWNER AND HILLSBOROUGH CONSOLIDATED DITCH COMPANY ("DITCH COMPANY") RECORDED AS RECEPTION NUMBER, _____ ON _____ ____, 20___ IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, THAT PORTION OF THE CONSOLIDATED HILLSBOROUGH DITCH RIGHT OF WAY DEPICTED ON THE MAP STATEMENT RECORDED AT BOOK 23, PAGE 510 LOCATED WITHIN THE BOUNDARIES OF THE GRANARY SUBDIVISION AS PLATTED HEREIN IS HEREBY VACATED AND REPLACED WITH THE EASEMENT DESCRIBED IN THE CONSOLIDATED HILLSBOROUGH DITCH COMPANY STATEMENT ABOVE AND AS PARTICULARLY SET FORTH ON THIS PLAT.
- 7) NOTWITHSTANDING ANYTHING TO THE CONTRARY. EXCEPT AS TO THE DITCH COMPANY USE. OPERATION AND MAINTENANCE, THERE SHALL BE NO PERMITTED, AUTHORIZED OR ALLOWED PUBLIC OR PRIVATE ACCESS OR USE OF ANY TYPE TO OR UPON THE DITCH EASEMENT, EXCEPT AS OTHERWISE AGREED TO BY DITCH COMPANY IN WRITING.
- 8) CONSTRUCTION OF THE PROPOSED FENCING OF THE HILLSBOROUGH DITCH. MAINTENANCE AND OPERATION EASEMENT SHALL BE COMPLETED AND MAINTAINED ACCORDING TO PRIOR WRITTEN AGREEMENT WITH DITCH COMPANY RECORDED AS RECEPTION NUMBER, _____ ON _____, 20_ IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER
- 9) ALL FUTURE DEVELOPMENT WITHIN THE GRANARY SUBDIVISION (ALL FILINGS) DIRECTLY INVOLVING OR ADJACENT TO THE DITCH SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF DITCH COMPANY.
- 10) IT IS UNDERSTOOD THAT THE DITCH EMBANKMENTS ARE UNLINED AND OF EARTHEN CONSTRUCTION: THEREFORE, BREAKS, LEAKS, SEEPAGE AN/OR OVERFLOW FROM THE DITCH MAY OCCUR. OWNER AND ALL OF OWNER'S SUCCESSORS AND ASSIGNS OF THE LANDS WITHIN THE GRANARY SUBDIVISION ASSUME ALL RISKS ASSOCIATED WITH SUCH BREAKS, LEAKS, SEEPAGE AND/OR OVERFLOW AND WAIVE AND DISCLAIM ANY AND ALL CLAIMS, WHETHER EXISTING OR POTENTIAL, AGAINST DITCH COMPANY, ITS AGENTS, SHAREHOLDERS, EMPLOYEES, REPRESENTATIVES, SUCCESSORS AND ASSIGNS, FOR ANY AND ALL LOSS, DAMAGE OR INJURY (INCLUDING DEATH), RESULTING FROM BREAKS, LEAKAGE, SEEPAGE AND/OR OVERFLOW FROM THE DITCH.
- 11) THE ABOVE NOTES 6, 7, 8, 9 AND 10 SHALL BE COVENANTS RUNNING WITH ALL LANDS OF THE GRANARY SUBDIVISION (ALL FILINGS) AND SHALL BE EXPRESSLY SET FORTH IN THE SUBDIVISION COVENANTS AND THE DEVELOPMENT AGREEMENT FOR THE GRANARY SUBDIVISION, AND ANY/ALL SUBSEQUENT AMENDMENTS. MODIFICATIONS OR VERSIONS SHALL REQUIRE DITCH COMPANY'S WRITTEN APPROVAL, EVIDENCE BY SIGNATURE ON THE DOCUMENTS.

THE GRANARY FILING ONE

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



NOT TO SCALE

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.
- 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.
- 4) FENCING: LOTS THAT BACK TO OR OTHERWISE ABUT OPEN SPACE AREAS ARE RESPONSIBLE FOR CONSTRUCTION OF REQUIRED SPLIT-RAIL FENCING PER THE GRANARY DESIGN GUIDELINES.
- 5) 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.
- 6) 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.)
- 7) 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.
- 8) 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 ROADWAYS. 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.
- 9) 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 THAN THIRTY-SIX (36) INCHES IN HEIGHT FROM THE STREET LEVEL AND/OR TREE CANOPIES LOWER THAT 7' ABOVE ADJACENT STREET GRADE OR AS REQUIRED BY CURRENT TOWN CODE OR SPECIFICATIONS.

TOWN COUNCIL OWNER AND DEVELOPER HARTFORD INVESTMENTS. LLC PATRICK MCMEEKIN BY RESOLUTION NUMBER

4801 GOODMAN ST. TIMNATH, CO 80547

SITE ENGINEER

GALLOWAY & COMPANY JAMES PRELOG 15265 RONALD REAGAN BLVD., SUITE 210 JOHNSTOWN, CO 80534

SURVEYOR

GALLOWAY & COMPANY JOSHUA J. MCCABE 15265 RONALD REAGAN BLVD., SUITE 210 JOHNSTOWN, CO 80534



THE UNDERSIGNED OWNER AND DEVELOPER, ITS SUCCESSORS AND ASSIGNS, ("UNDERSIGNED") DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CONSOLIDATED HILLSBOROUGH DITCH COMPANY ALL EASEMENTS AS LAID OUT, SHOWN, AND/OR DESIGNATED AS SUCH ON THIS PLAT FOR THE USE, OPERATIONS, MAINTENANCE, INSPECTION, REPAIR, OR REPLACEMENT OF AN IRRIGATION DITCH AND ASSOCIATED OR APPURTENANT MAINTENANCE AREAS, ROADS, EQUIPMENT, STRUCTURES OR FACILITIES, INCLUDING ALL RIGHTS NECESSARY AND INCIDENT TO THE FULL AND COMPLETE USE AND ENJOYMENT OF THE DITCH RIGHT OF WAY AND EASEMENTS FOR THE PURPOSES HEREIN GRANTED ("DITCH"). NO PERMANENT OR TEMPORARY BUILDING, STRUCTURES, IMPROVEMENTS, SIDEWALKS, TREES OR OTHER LANDSCAPING ("OBSTRUCTIONS") SHALL BE INSTALLED, CONSTRUCTED, ALLOWED, OR PERMITTED BY THE UNDERSIGNED ON THE EASEMENTS EXCEPT AS EXPRESSLY APPROVED IN THIS PLAT OR UNDER SEPARATE WRITING EXECUTED BY THE CONSOLIDATED HILLSBOROUGH DITCH COMPANY. THE CONSOLIDATED HILLSBOROUGH DITCH COMPANY SHALL HAVE THE RIGHT TO REMOVE SUCH OBSTRUCTIONS WITHOUT ANY LIABILITY FOR DAMAGES. INJURY. REPAIR. OR REPLACEMENT THEREOF.

IRRIGATION DITCH IN CONFORMANCE WITH THE NEW DITCH AS SET FORTH ON THIS PLAT. ALL CROSSINGS OF AND/OR ENCROACHMENTS AND/OR ENCUMBRANCES UPON THE DITCH IN CONNECTION WITH THE GRANARY SUBDIVISION SHALL REQUIRE THE EXECUTION OF A CROSSING AGREEMENT WITH CONSOLIDATED HILLSBOROUGH DITCH COMPANY PRIOR TO CONSTRUCTION OF ANY TYPE, MODIFICATION AND/OR INSTALLATION OF SUCH CROSSING. ANY AND ALL MODIFICATIONS TO THE DITCH MUST BE APPROVED BY CONSOLIDATED HILLSBOROUGH DITCH COMPANY VIA WRITTEN AGREEMENT THAT INCLUDES AN EASEMENT FOR OPERATION AND MAINTENANCE OF THE DITCH BEING A MINIMUM WIDTH OF APPROXIMATELY ONE HUNDRED AND SIXTY (160) FEET, MORE OR LESS.

ANY STORMWATER OR DRAINAGE DISCHARGES INTO THE DITCH THAT EXCEED HISTORIC CONDITIONS, REGARDLESS OF THE STORM EVENT FREQUENCY OR DURATION, MUST BE APPROVED BY CONSOLIDATED HILLSBOROUGH DITCH COMPANY VIA WRITTEN AGREEMENT.

I, JOSHUA J. MCCABE, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF **THE GRANARY FILING ONE** 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 _____ , 2022.

THIS PLAT, TO BE KNOWN AS THE GRANARY FILING ONE, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, , PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____, 2022.

BY: ______ ATTEST: ______ TOWN CLERK

EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED AND OR VACATED AS SHOWN ON THIS PLAT

HILLSBOROUGH CONSOLIDATED DITCH COMPANY

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:

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CONSOLIDATED HILLSBOROUGH DITCH COMPANY STATEMENT:

THE APPROVAL AND RECORDING OF THIS PLAT SHALL BE CONDITIONED UPON THE PRIOR EXECUTION OF AN AGREEMENT WITH CONSOLIDATED HILLSBOROUGH DITCH COMPANY ALLOWING FOR AND ADDRESSING THE RE-ALIGNMENT OF THE EXISTING

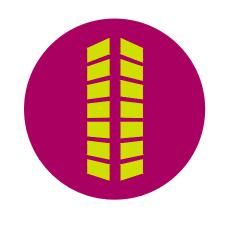
CONSOLIDATED HILLSBOROUGH DITCH COMPANY

AS:

SURVEYOR'S CERTIFICATION:



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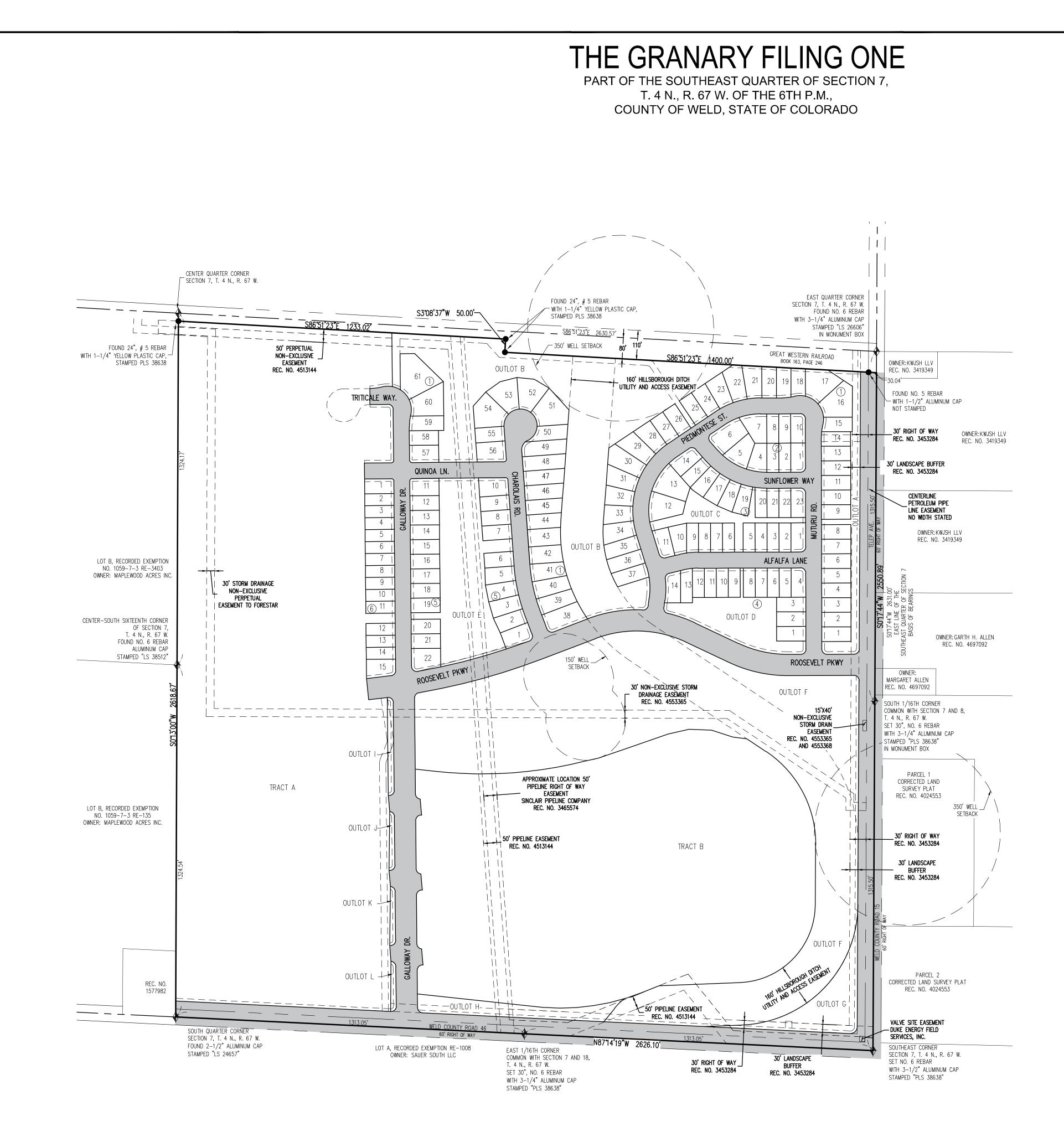
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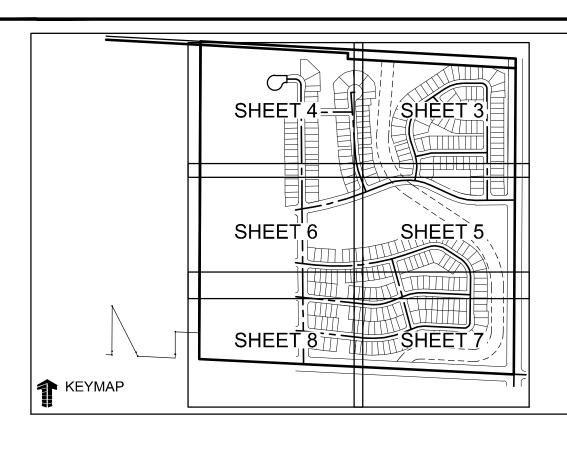
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Drawn By:	AN
Checked By:	JJM
Date:	5/7/2021



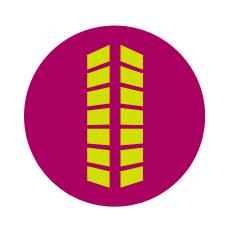




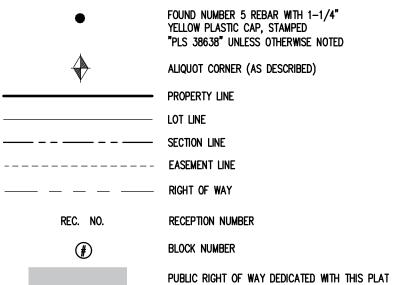
Galloway 5265 Ronald Reagan Blvd., Suite 210 Johnstown, CO 80534 970.800.3300 GallowayUS.com

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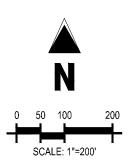


LEGEND



FOUND NUMBER 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638" UNLESS OTHERWISE NOTED ALIQUOT CORNER (AS DESCRIBED) PROPERTY LINE lot line EASEMENT LINE RIGHT OF WAY RECEPTION NUMBER

BLOCK NUMBER

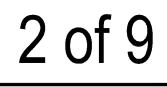


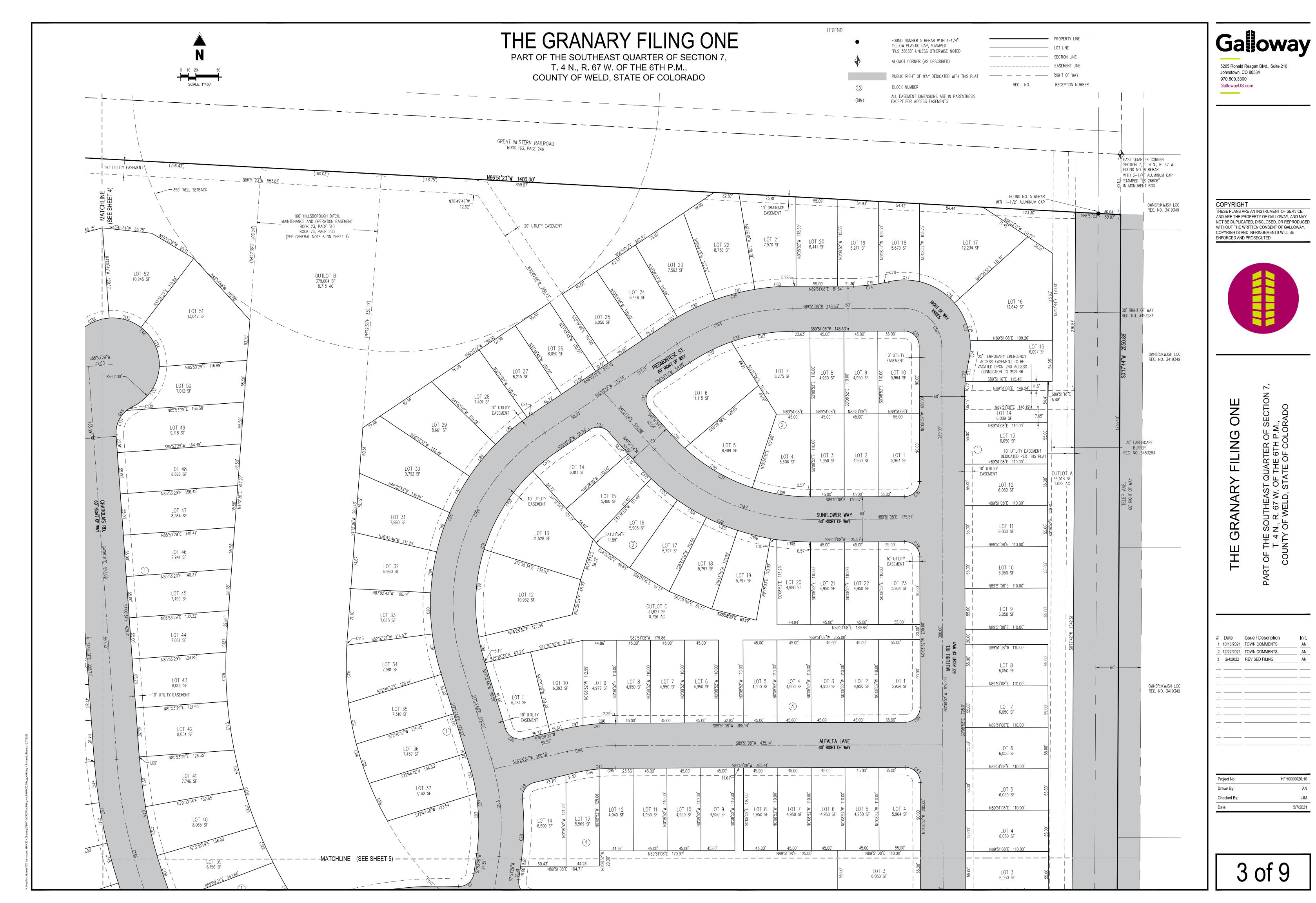
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Project No:	HFH0000020.10
Drawn By:	AN
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5265 Ronald Reagan Blvd., Suite 210

Johnstown, CO 80534

970.800.3300

GallowayUS.com

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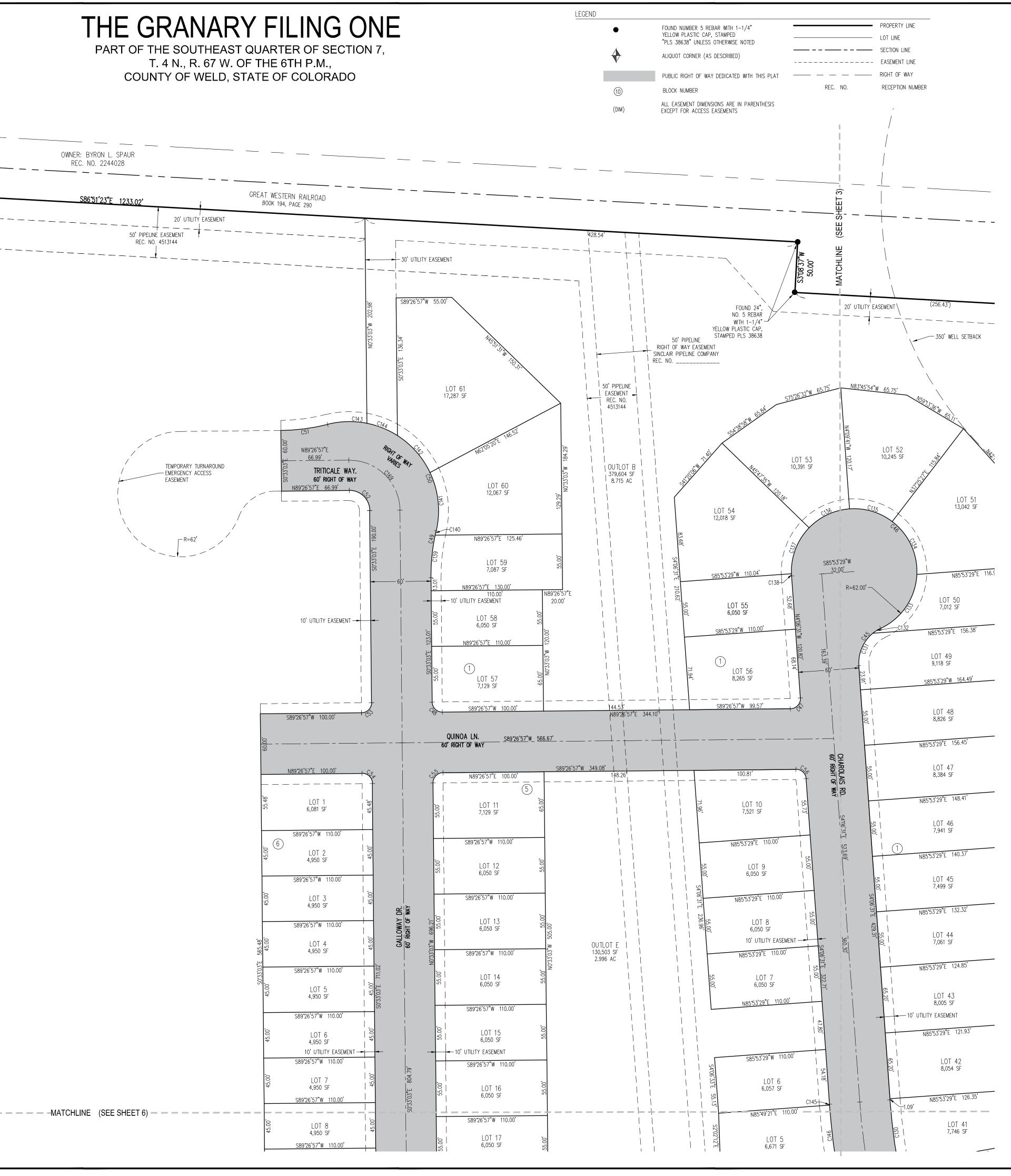
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Date Issue / Description 1 10/15/2021 TOWN COMMENTS 12/22/2021 TOWN COMMENTS 2/4/2022 REVISED FILING HFH0000020.10 Project No: Drawn By Checked By JJM 5/7/2021 Date

3 of 9

	30' STORM DRAINAGE 30' STORM DRAINAGE EASEMENT TO FORESTAR REC. NO. 4553368	=====					
					(<u>\$86'52'09</u> "E804.7	3')	S86'51'23"E 8
WNER: MAPLEWOOD ACRES INC. LOT B, RECORDED EXEMPTION NO. 1059–7–3 RE–135							
			30' STORM DRAINAGE EASEMENT TO FOREST/ REC. NO. 4553368	- AR			TRACT A 1,966,640 SF 45.148 AC



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 ENDERGY

 THESE PLANS ARE AN INSTRUMENT OF SERVICE

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Galloway

5265 Ronald Reagan Blvd., Suite 210

Johnstown, CO 80534

970 800 3300

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PART OF THE SOUTH HALF OF SECTION T. 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

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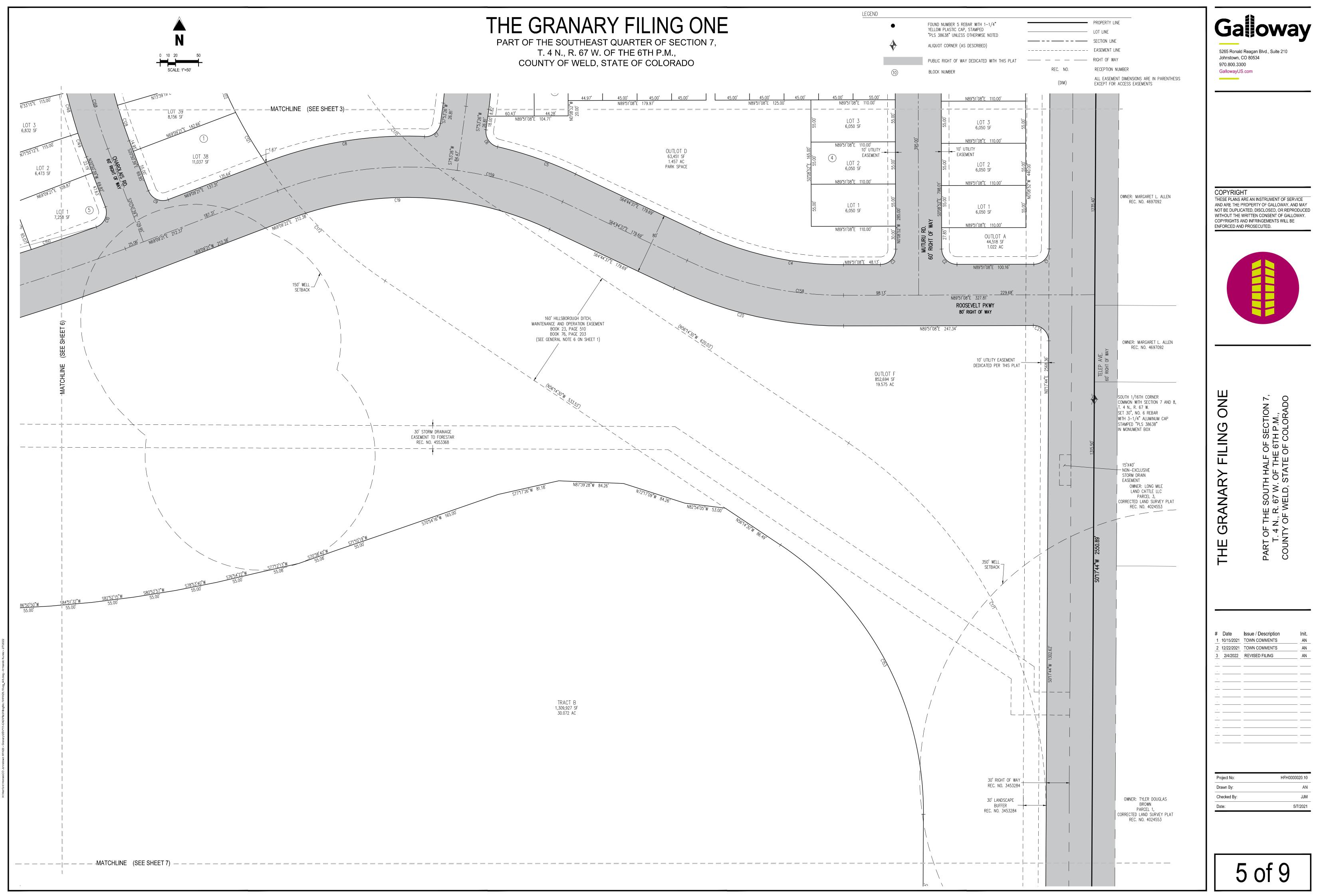
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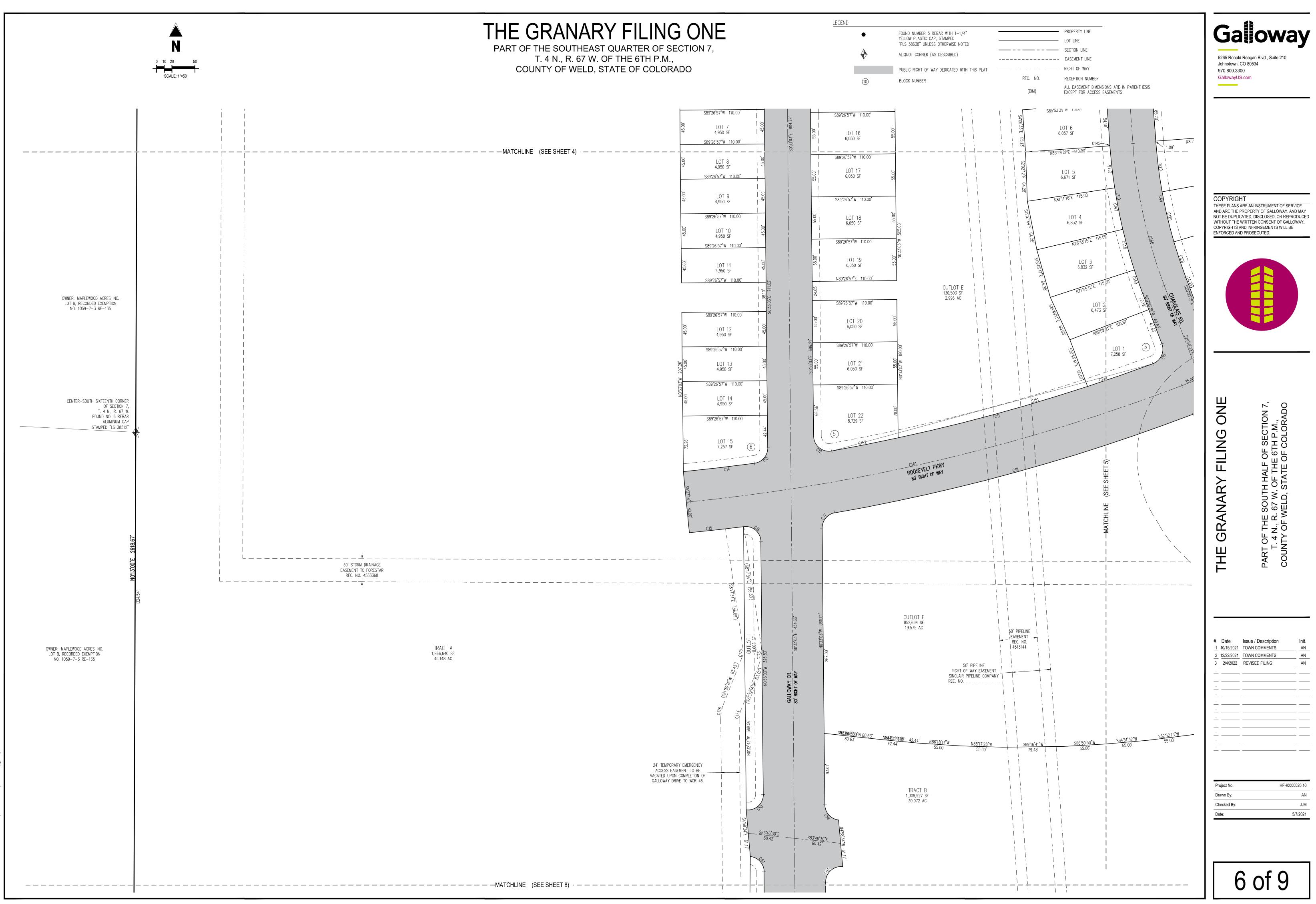
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Drawn By:	AN
Checked By:	MLC
Date:	5/7/2021

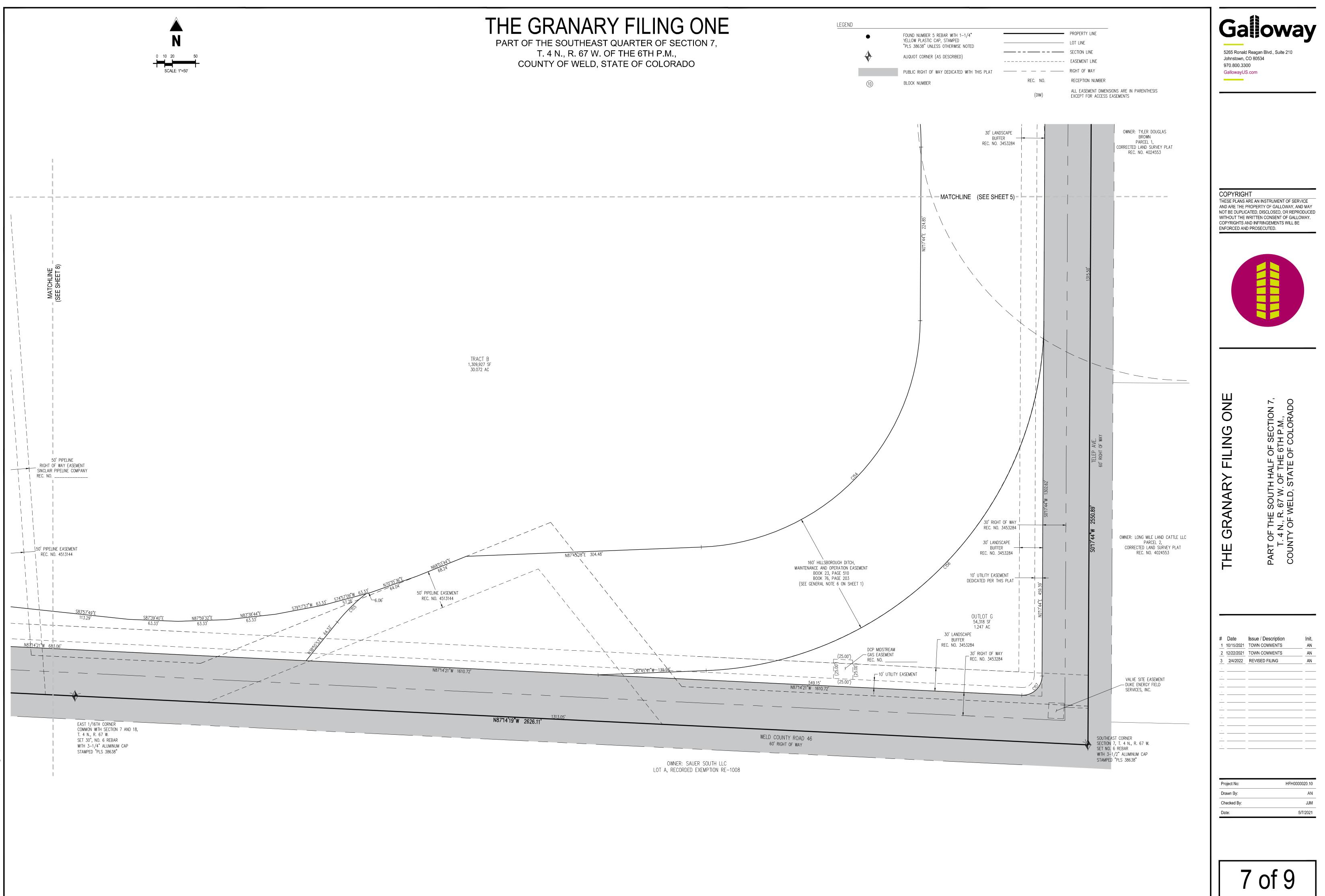
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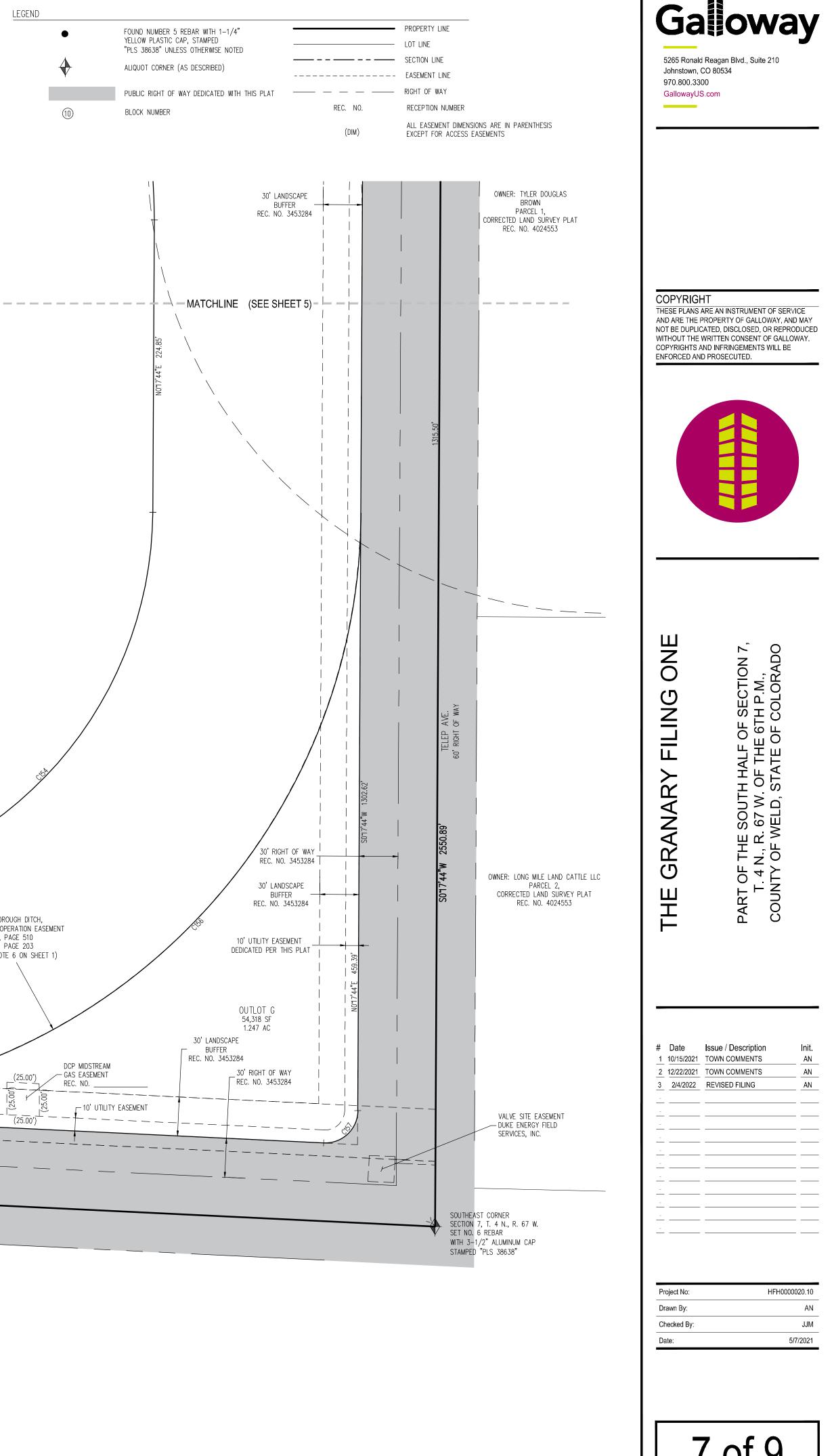


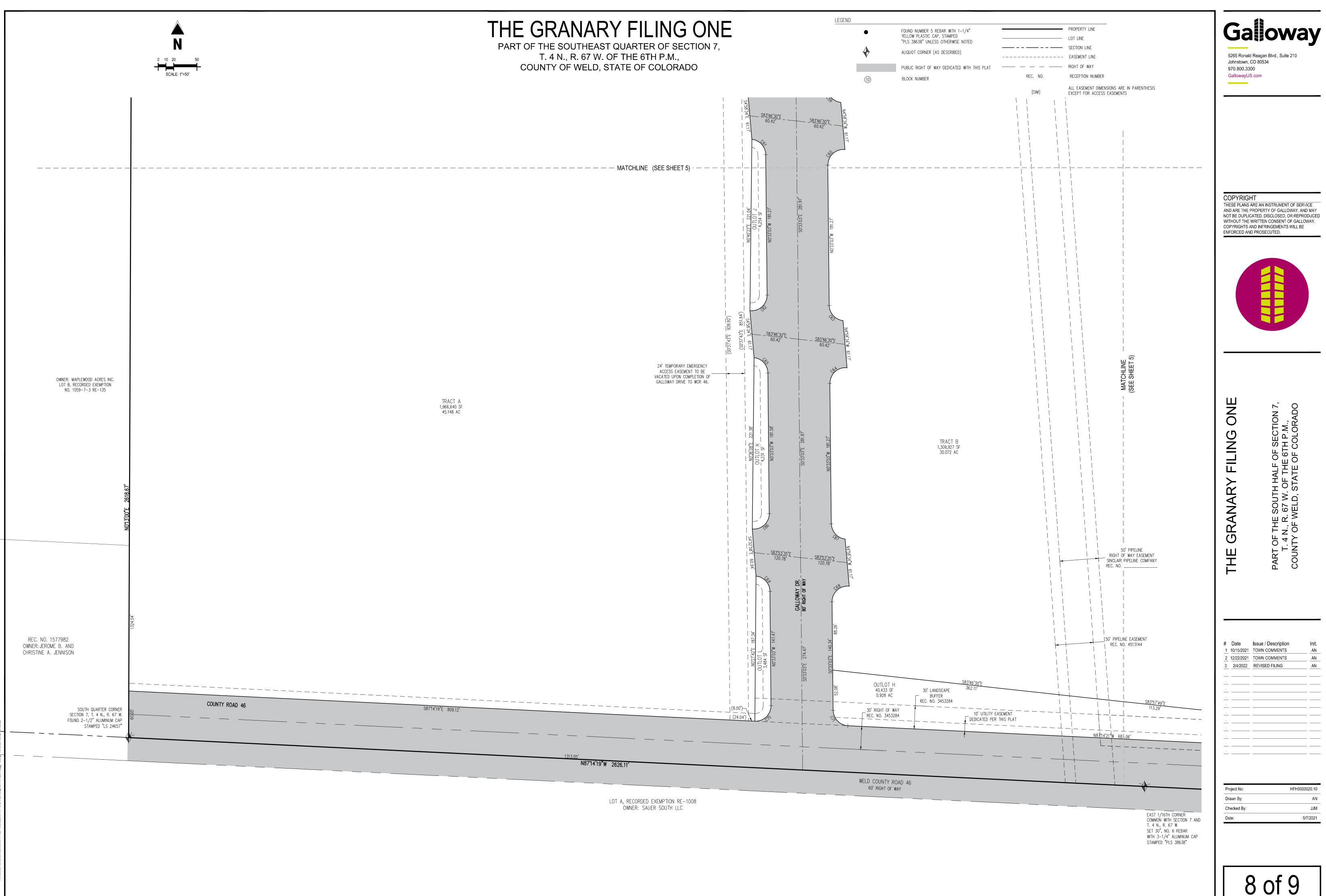


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Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	JJM
Date:	5/7/2021







CURVE TAG #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENG
C1	89°33'24"	31.26	20.00	N45°04'26"E	28.17
C2	90°00'00"	31.42	20.00	S45°08'52"E	28.28
C3	90°00'00"	31.42	20.00	N44°51'08"E	28.28
C4	25 ° 24'15"	192.87	435.00	S77°26'45"E	191.30
C5	12°00'12"	107.89	515.00	S70°44'43"E	107.69
C6	84•38'15"	29.54	20.00	S34°25'41"E	26.93
C7	84 ° 38'15"	29.54	20.00	N50°12'33"E	26.93
C8	23°22'20"	210.08	515.00	N80*50'30"E	208.63
C9	90°00'00"	31.42	20.00	S65 ' 50'39"E	28.28
C10	90°35'08"	31.62	20.00	N24*26'55"E	28.43
C11	10°05'48"	433.50	2460.00	N74*47'23"E	432.94
C12	99°36'41"	34.77	20.00	S50°21'23"E	30.55
C13	82°45'46"	28.89	20.00	N40*49'50"E	26.44
C14 C15	2°10'03" 1°36'04"	93.06 70.98	2460.00 2540.00	S83°17'44"W	93.06
C15	96°40'15"	33.74	20.00	N83*34'44"E S48*53'11"E	29.88
C10 C17	80°36'59"	28.14	20.00	S48 55 TT E	25.88
C17	10*54'36"	483.65	2540.00	S74°36'38"W	482.92
C18 C19	46°06'02"	350.00	435.00	N87'47'38"W	340.64
C20	25°24'15"	228.34	515.00	N77*26'45"W	226.48
C21	90°29'56"	31.59	20.00	N44*57'14"W	228.41
C22	13 ° 37'11"	46.71	196.50	N6°39'43"E	46.60
C23	117"14'21"	180.07	88.00	N6 39 43 E N45°08'52"W	150.26
C24	13°37'11"	46.71	196.50	S83°02'33"W	46.60
C25	33°40'55"	179.30	305.00	S73°00'40"W	176.73
C26	73 ° 24'01"	390.73	305.00	S19°28'12"W	364.55
C27	25°07'14"	118.38	270.00	S4*40'11"E	117.43
C28	14°04'01"	81.02	330.00	S0°51'25"W	80.82
C29	82°39'07"	28.85	20.00	S35°08'58"W	26.41
C30	86 ° 17'40"	30.12	20.00	S60 ° 22'38"E	27.36
C31	73 ° 24'01"	313.86	245.00	S19 ° 28'12"W	292.84
C32	8217'54"	28.73	20.00	N82°40'51"W	26.32
C33	97*42'06"	34.10	20.00	S7°19'09"W	30.12
C34	33 ° 40'56"	144.03	245.00	N73°00'40"E	141.96
C35	90°00'00"	31.42	20.00	N45 ° 08'52"W	28.28
C36	90°00'00"	31.42	20.00	N44*51'08"E	28.28
C37	48°36'58"	207.89	245.00	N65*50'23"W	201.71
C38	48 ° 36'58"	258.80	305.00	N65°50'23"W	251.10
C39	90°00'00"	31.42	20.00	N45°08'52"W	28.28
C40	90°00'00"	31.42	20.00	N44°51'08"E	28.28
C41	13 ° 22'36"	71.21	305.00	N83*09'50"E	71.05
C42	13*22'36"	57.20	245.00	S83'09'50"W	57.07
C43	90°00'00"	31.42	20.00	N45*08'52"W	28.28
C44	16°44'08"	181.10	620.00	N12*28'35"W	180.45
C45	68°53'59"	45.70	38.00	N30*20'29"E	42.99
C46	248°53'59"	269.34	62.00	N59'39'31"W	102.25
C47 C48	93*33'28"	16.33	10.00	S42*40'13"W	14.57
	90°00'00"	15.71	10.00	N45*33'03"W	14.14
C49 C50	13°37'10" 117°14'21"	46.71 180.07	196.50 88.00	N6°15'32"E N45°33'03"W	46.60 150.26
C50	13°37'10"	46.71	196.50	S82°38'22"W	46.60
C52	90°00'00"	31.42	20.00	S45 ° 33'03 " E	28.28
C53	90°00'00"	15.71	10.00	S44°26'57"W	14.14
C54	90'00'00"	15.71	10.00	N45*33'03"W	14.14
C55	90°00'00"	15.71	10.00	S44°26'57"W	14.14
C56	86°26'32"	15.09	10.00	N47"19'47"W	13.70
C57	16 ° 44'08"	198.62	680.00	N12°28'35"W	197.92
C58	96°46'33"	33.78	20.00	N47*50'14"E	29.91
C59	83'13'27"	29.05	20.00	S42°09'46"E	26.56
C60	96°46'33"	33.78	20.00	N47 * 50'14"E	29.91
C61	83*13'27"	29.05	20.00	N42 ° 09'46"W	26.56
C62	96°46'33"	33.78	20.00	N47°50'14"E	29.91
C63	8313'27"	29.05	20.00	S42°09'46"E	26.56
C64	96°46'33"	33.78	20.00	S47°50'14"W	29.91
C65	8313'27"	29.05	20.00	N42°09'46"W	26.56
C66	96 ° 00'41"	33.51	20.00	N47°27'18"E	29.73
C67	8313'27"	29.05	20.00	S42°09'46"E	26.56
	96°46'33"	33.78	20.00	S47°50'14"W	29.91
C68	83°48'49"	29.26	20.00	S42°27'27"E	26.72
C69			20.00	S46°06'19"W	29.09
C69 C70	9318'44"	32.57			
C69 C70 C71	9318'44" 86°41'16"	30.26	20.00	S43°53'41"E	27.46
C69 C70 C71 C72	93°18'44" 86°41'16" 5°47'13"	30.26 19.85	20.00 196.50	S2°44'45"W	19.84
C69 C70 C71	9318'44" 86°41'16"	30.26	20.00		

CURVE TAG #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENG
C76	35*48'36"	55.00	88.00	S58°33'47"E	54.11
C77	27°17'57"	41.93	88.00	N89'52'56"E	41.53
C78	3°48'41"	13.07	196.50	N78°08'18"E	13.07
C79	9 ° 48'30"	33.64	196.50	N84°56'53"E	33.60
C80	9 ° 20'26"	49.72	305.00	N85°10'55"E	49.67
C81	10"19'55"	55.00	305.00	N75°20'44"E	54.93
C82	10°19'55"	55.00	305.00	N65°00'49"E	54.93
C83	3 ° 40'39"	19.58	305.00	N58°00'32"E	19.57
C84	1 ° 33'19"	8.28	305.00	S55°23'33"W	8.28
C85	10°19'55"	55.00	305.00	N49°26'56"E	54.93
C86	10"19'55"	55.00	305.00	N39°07'00"E	54.93
C87	10°19'55"	55.00	305.00	N28°47'05"E	54.93
C88	10°19'55"	55.00	305.00	N18°27'10"E	54.93
C89	10°19'55"	55.00	305.00	N8°07'14"E	54.93
C90	10°19'55"	55.00	305.00	N2 ° 12'41"W	54.93
C91	9 ° 51'10"	52.45	305.00	N12 ° 18'13"W	52.38
C92	8°07'22"	38.28	270.00	N13°10'07"W	38.25
C93	16°59'52"	80.10	270.00	N0°36'30"W	79.81
C94	8°21'18"	35.73	245.00	S80'39'10"W	35.69
C95	5°01'19"	21.47	245.00	S87*20'29"W	21.47
C96	8°01'24"	42.71	305.00	N85°50'26"E	42.68
C97	5°21'13"	28.50	305.00	N79°09'08"E	28.49
C98	6 ° 59'53"	29.92	245.00	S13 * 43'52"E	29.91
C99	27*38'22"	118.19	245.00	S3 * 35'15"W	117.04
C100	28 ° 57'47"	123.85	245.00	S31°53'20"W	122.53
C101	9 ° 47'59"	41.90	245.00	S51°16'13"W	41.85
C102	4°51'13"	25.84	305.00	N43°57'30"W	25.83
C103	8°27'13"	45.00	305.00	N50°36'43"W	44.96
C104	8°27'13"	45.00	305.00	N59°03'56"W	44.96
C105	8°27'13"	45.00	305.00	N67°31'08"W	44.96
C106	8°27'13"	45.00	305.00	N75*58'21"W	44.96
C107	1°36'09"	8.53	305.00	N81°00'01"W	8.53
C108	8 ° 20'46"	44.43	305.00	N85 ° 58'29 " W	44.39
C109	18*13'00"	77.90	245.00	S81°02'22"E	77.57
C110	24 ° 32'50"	104.97	245.00	S59 ° 39'27"E	104.16
C111	5°51'08"	25.02	245.00	S44°27'28"E	25.01
C112	14°22'07"	61.44	245.00	S63'21'16"W	61.28
C113	19"18'49"	82.59	245.00	S80"11'44"W	82.20
C114	33*46'26"	247.57	420.00	S12°40'37"E	244.01
C115	0*34'08"	4.17	420.00	N3 ° 55'32"E	4.17
C116	10°32'42"	77.30	420.00	N1*37'53"W	77.19
C117	7*33'28"	55.40	420.00	N10°40'58"W	55.36
C118	7•30'34"	55.05	420.00	N18'12'59"W	55.01
C119	7•35'34"	55.66	420.00	N25°46'03"W	55.62
C120	38 ° 38'12"	391.11	580.00	N15°06'30"W	383.75
C121	7 ' 31'28"	76.17	580.00	S30°39'52"E	76.12
C122	5 ° 13'24"	52.88	580.00	S24*17'25"E	52.86
C123	5"11'22"	52.53	580.00	S19 ° 05'02"E	52.52
C124	5°15'54"	53.30	580.00	S13°51'24"E	53.28
C125	6 ° 27'32"	65.38	580.00	S7*59'41"E	65.35
C126	6 ° 27'02"	65.30	580.00	S1°32'24"E	65.26
C127	2°31'28"	25.56	580.00	S2*56'52"W	25.55
C128	4 ° 29'59"	48.69	620.00	N18°35'40"W	48.68
C129	6 ° 10'44"	66.86	620.00	N13°15'18"W	66.83
C130	6 ° 03'25"	65.54	620.00	N7*08'14"W	65.51
C131	54 ° 54'02"	36.41	38.00	N23°20'30"E	35.03
C132	13 ° 59'57"	9.28	38.00	N57°47'30"E	9.26
C133	62°13'34"	67.34	62.00	N33°40'41"E	64.07
C134	55°08'27"	59.67	62.00	N25°00'19"W	57.39
C135	41°35'08"	45.00	62.00	N73°22'07"W	44.02
C136	41°35'08"	45.00	62.00	S65°02'45"W	44.02
C137	46°13'18"	50.02	62.00	S21°08'32"W	48.67
C138	2 ° 08'24"	2.32	62.00	S3°02'19"E	2.32
C139	12°20'22"	42.32	196.50	N5°37'08"E	42.24
C140	1"16'49"	4.39	196.50	N12 ° 25'43"E	4.39
C141	38 ° 26'45"	59.05	88.00	N6*09'15"W	57.95
C142	32°00'17"	49.16	88.00	N41°22'46"W	48.52
C143	25°31'10"	39.20	88.00	S88*35'22"W	38.87
C144	21°16'09"	32.67	88.00	N68°00'59"W	32.48
C145	0°04'08"	0.82	680.00	N4°08'35"W	0.82
C146	4 * 38'03"	55.00	680.00	N6*29'41"W	54.99
		55.00	680.00	N11°07'44"W	54.99
C147	4•38'03"	55.00			
	4°38'03" 4°38'03"	55.00	680.00	N15*45'47"W	54.99

CURVE TAG # C151 C152 C153 C154 C155 C156 C157 C158 C159 C161 _____C162 C163 C164 C165 C166 C167 _____C168 C169 C170 C171 C172 C173 C174 C175

THE GRANARY FILING ONE PART OF THE SOUTHEAST QUARTER OF SECTION 7,

T. 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

LAND USE SUMMARY						\bot
THE GRANARY FILING ONE						\downarrow
OUTLOTS	AREA (SF)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	USE	
А	44,518	1.022	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS EASEMENT AND OPEN SPACE	
В	379,604	8.715	Metro district	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE, HILLSBOROUGH DITCH	
C	31,627	0.726	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
D	63,451	1.457	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY EASEMENT, PARK SPACE	
E	130,503	2.996	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DETENTION AND DRAINAGE EASEMENT, OPEN SPACE	
F	852,694	19.575	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND DRAINAGE EASEMENT AND OPEN SPACE, HILLSBOROUGH DITCH	'
G	54,318	1.247	Metro district	METRO DISTRICT	PEDESTRIAN ACCESS AND DRAINAGE EASEMENT AND OPEN SPACE	
Н	40,433	0.928	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND DRAINAGE EASEMENT AND OPEN SPACE	
I	8,068.4	0.185	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
J	4,254	0.098	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
К	4,231	0.097	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
L	3,484	0.080	Metro district	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
OUTLOTS TOTAL	1,617,186	37.125				
TRACTS						
Α	1,966,640	45.148	METRO DISTRICT	METRO DISTRICT	FUTURE DEVELOPMENT	
В	1,309,927	30.072	Metro district	METRO DISTRICT	FUTURE DEVELOPMENT	
TOTAL	3,276,567	75.220				
STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)						
ROAD	AREA (SF)	AREA ACRES				
ROADWAY RIGHT OF WAY	911,800	20.932				
SINGLE FAMILY LOTS						T
LOTS	AREA (SF)	AREA ACRES	NUMBER OF LOTS			T
SINGLE FAMILY LOTS	976,295	22.413	145			T
	TOTAL AREA	155.690	TOTAL PERCENTAGE			T

PARCEL CURVE SEGMENT TABLE						
CURVE TAG #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	
C151	5 ° 57'02"	255.48	2460.00	S74°48'32"W	255.37	
C152	2°03'14"	88.18	2460.00	S78°48'40"W	88.18	
C153	56°32'14"	414.44	420.00	N27°58'23"W	397.83	
C154	87°27'57"	450.34	295.00	N44*01'42"E	407.87	
C155	13°06'33"	52.62	230.00	N45 ° 29'10"E	52.51	
C156	87°27'57"	694.59	455.00	S44°01'42"W	629.08	
C157	92°27'57"	40.35	25.00	N46 ° 31'42"E	36.11	
C158	25 ° 24'15"	210.61	475.00	S77°26'45"E	208.89	
C159	46°06'02"	382.19	475.00	S87°47'38"E	371.96	
C161	15°13'25"	664.26	2500.00	N76°46'03"E	662.31	
C162	90°00'00"	78.54	50.00	N45°08'52"W	70.71	
C163	33°40'56"	161.66	275.00	S73°00'40"W	159.34	
C164	73*24'01"	352.30	275.00	S19 ° 28'12"W	328.69	
C165	25°07'14"	131.53	300.00	S4*40'11"E	130.48	
C166	13*22'36"	64.20	275.00	S83°09'50"W	64.06	
C167	48 ° 36'58"	233.34	275.00	S65*50'23"E	226.40	
C168	16*44'08"	189.86	650.00	S12°28'35"E	189.19	
C169	90°00'00"	78.54	50.00	S45°33'03"E	70.71	
C170	26°40'40"	195.56	420.00	N42 ° 54'10"W	193.80	
C171	56*32'14"	572.32	580.00	N27*58'23"W	549.38	
C172	21*48'54"	220.83	580.00	N45°20'03"W	219.50	
C173	29°06'30"	26.42	52.00	S7º06'01"W	26.13	
C174	2216'59"	10.89	28.00	S10°30'46"W	10.82	
C175	28 * 48'14"	14.08	28.00	S7°15'09"W	13.93	
C176	2216'59"	20.22	52.00	S10°30'46"W	20.10	

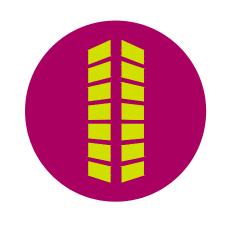
LAND USE SUMMARY					
THE GRANARY FILING ONE - PARK SPACE					
OUTLOTS	AREA (SF)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	USE
D	63,451	1.457	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY EASEMENT, PARK SPACE
TOTAL (NOT INCLUDING FUTURE TRACT)	3,505,289	80.470			
PERCENTAGE OF PARK SPACE	1.81%				
THE GRANARY FILING ONE - OPEN SPACE					
OUTLOT A-L	1,617,186	37.125			
TOTAL (NOT INCLUDING FUTURE TRACT)	3,505,289	80.470			
PERCENTAGE OF OPEN SPACE	46%				



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ONE CTI Ш ഗ THE GRANARY FILING JARTER (THE 6TH | TE OF CC PART OF THE SOUTHEAST QU T. 4 N., R. 67 W. OF T COUNTY OF WELD, STAT

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	JJM
Date:	5/7/2021

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