THE ROW TOWNHOMES AT 2534

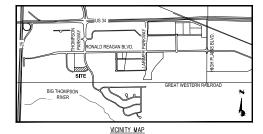
REPLAT OF LOT 3, BLOCK 1, 2534 FILING NO. 2. LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14. T. 5 N., R. 68 W. OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF LARIMER, COLORADO

DEDICATION			

KNOW ALL PERSONS BY THESE PRESENTS THAT WAS PHOLINGS, LLC, A COLORADO LAWED LIABLELY COMPANY, BEING OWNER OF THE CHORNING DESIGNED PROPERTY, DESEPT ANY DISTING PUBLIC STREETS, ROMAS OR HIGHANLYS, WHICH PROPERTY IS DESCRIBED AND LOST ALL SUCKY, 2534 FUNDO, A 2, TOMA OF CONTROL COUNTY OF LIMBER, STATE OF COLORADO LOCATED IN THE MORTHLAST COLAREDS OF SECTION 15 AND MORTHLESS COLAREDS OF SECTION 14, TOWNSHIP S MORTHL, RANGE 68 WEST OF THE OTH PLL, TOWN OF AMORTHMEN COLAREDS OF SECTION 15 AND MORTHLESS COLAREDS.

SUD PAREL COTTANS & 90003 AREA OF 07.00 SOURCE TET OR 2.004 ACRES, MOST OF LESS, MOST IS SUBJECT TO ALL SESSIBLETS AND INFO OWN VOIR OCCORD OS CONSIGN, AND DO HERRY SERVICE THESE WIND LUTS, BROCK TO THIS OUTLOIS, REPLIT OF MAY AND EXCELLENTS, AS SHOWN ON THIS MAY, AND ON HERRY DESPARES AND DESCRIPE (), ALL SUCH PROOF OF WARTS SERVICES, OFTER THAN LUTTLY EXCENSIVES AND PAPEL ESCRIPTION, AND FOR PRIBLE USE CORD HERRY ROCATED ORIENTES ON THIS MAY, AND (2) ALL SUCH UTUILT EXCENSIVES TO AND FOR THE PUBLIC DET FOR THE RISTALLATION AND MANISTRANCES OF UTUILT, RESECTION AND DEPARMED FACILITY, AND DO HERRY ESCRIPTANT HE SAME AS THE AND MANISTRANCES OF UTUILT, SERVICE AND DEPARMED FACILITY, AND DEPARTED FEASTANT HE SAME AS THE AND MANISTRANCES OF UTUILTS, SERVICED AND SHAPE FACILITY.

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NAME:	_	
TITLE:STATE OF COLORADO)	_	
)SS. COUNTY OF LARINER)		
THE FOREGOING INSTRUMENT WAS ACKNOWLED	SED BEFORE ME THIS	DAY OF
	_OF NINC HOLDINGS, LLC, A COLOR	ado limited liability
(TITLE)		
WITNESS HAND AND OFFICIAL SEAL		
MY COMMISSION EXPIRES:		
	NOTAL	RY PUBLIC
TOWN APPROVAL		
TOWN APPROVAL DIRECTOR OF PLANNING & DE	VELOPMENT	
DIRECTOR OF PLANNING & DE		
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DIRECTOR OF PLANNING & DE THIS PLAT, TO BE KNOWN AS THE ROW TOW RESUBDIVISION. BY:	NHOMES AT 2534, WAS APPROVED	AS MINOR
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OWNER: MNC HOLDINGS, LLC, 3702 MANHATTAN AVE. FORT COLLINS, CO 80526

DEVELOPER: ALIVERSA BUILDERS 3702 MANHATTAN AVENUE FORT COLLINS, COLORADO 80626 CONTACT: NICHOLAS CAMPANA

ENGINEER: CALLOWAY AND COMPANY, INC. 5265 RONALD REAGAN BLVD., SUITE 210 JOHNSTOWN, CO. 80834

LAND USE SUMMARY						1
THE ROW TOWNHOMES AT 2534						
TRACT	AREA (SQ. FT.)	AREA (ACRES)	OWNERSHIP	WAINTENANCE	AMENTY TYPE	% OF TOTAL
A	17,820	0.409	METRO DISTRICT	METRO DISTRICT	EMERGENCY ACCESS, PEDESTRIAN ACCESS, ACCESS, UTILITY, DRAINAGE EASEMENT	19.63%
OUTLOTS	AREA (SQ. FT.)	AREA (ACRES)				
A	27,558	0.633	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY, DRAINAGE EASEMENT AND OPEN SPACE	
В	5,294	0.122	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY, DRAINAGE EASEMENT AND OPEN SPACE	
TOTAL OUTLOTS	32,852	0.754				36.18%
LOTS	AREA (SQ. FT.)	AREA ACRES	NUMBER OF LOTS			
SINGLE FAMILY LOTS	40,126	0.921	32			44.19%
TOTAL AREA	90,798	2.084	TOTAL PERCENTAGE			100.00%

GENERAL NOTES

- 1) BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE Bass of Beaming All Beamings are, grid beamings of the Colorado State Plane.

 Coroniante Stripe, north Zode, korth Auberna Holdth 1982 in Which the West Line of Lot 3, Bock 1, 2534 feiling No. 2 Has an assumed Beaming of North 00° 21° 23° West A Distance of 1980 feel from 1980 feel 1981 feel 1981 and 1981 feel 1981 WITH A 1-1/4" CRANGE PLASTIC CAP STAMPED PLS 37911"
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FRM), MAP NO. 0806901213F, HAVING AN MAP REVISED DATE OF DECEMBER 19, 2008, MIDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 15% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAT ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAT ON SQUARE MILE). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY
- 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) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE MAY LEGAL ACTION BASED UPON ANY DETECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DETECT. IN NO EVENT MAY MAY ACRION BASED UPON MAY DETECT IN THIS SURVEY ECOMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON, C.R.S. 13-80-105(3)(A).
- 6) THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. FOR ALL NORSHATION RECARDING EASTMENTS, RIGHT OF WAY THEREOF, GALLOWAY & COMPANY INC. RELED LIPON THE TITLE COMMITTANT PROPERTOR PROVIDED AT THE TIME OF THE SERVEY BY THE CLIENT AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITTANT NO. FOCISTS3880, WITH AN EFFECTIVE DATE OF JANUARY 19, 2022 AT 5:00 P.M.
- TRACT A, OUTLOTS A AND B ARE TO BE CONVEYED TO THE METRO DISTRICT BY SEPARATE DOCUMENT UPON RECORDATION OF THIS PLAT.
- 8) THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. FOR ALL HIS PLAT DOES NOT INSENSIA IT HIS SECRET BY GALLOWAY & COMPANY, INC., THE ALL MORGANITOR REPORTED FOR THE PROPERTY OF WAY THEREOF, GALLOWAY & COMPANY NO. RELED UPON THE TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF THE SURFEY BY THE CLENT AND PREPARED BY FIDELITY MATIONAL TITLE INSPANCE COMPANY, COMMITMENT NO. 340-F05993-23, WITH AN EFFECTIVE DATE OF APPLIED FOR 2023 AT 800 AM.
- 9) THE LANDOWNERS OF LOTS IN BLOCK 4, 5, 6 AND 7 ARE RESPONSIBLE FOR MAINTAINING THE

MAINTENANCE NOTE:

MANTEHINDE ACCESS SHALL BE PROVIDED TO ALL STORM DRAWAGE FACULTIES TO ASSURE CONTINUOUS OPERATIONAL COMPAULTY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONDED FOR THE MANTEHINATE OF ALL DRAWAGE FACULTS BANGOOD METERS, THE COLUMNETS, COMMESS, CONTINUES, TO THE COLUMNETS, AND RESPONDED ASSOCIATION OF THE PROPERTY OF PROPERTY OF THE COLUMNETS, AND RESPONDED ASSOCIATION OF THE COLUMNETS, AND RESPONDED ASSOCIATIONS AND MANTEHINATE. AND LOSTE SHALL DESIGN THE TOWN MILL BE ASSESSED TO THE PROPERTY OF METERS.

GENERAL OVERLOT DRAINAGE NOTE:

LOSS AND TRACES AS PLATED MAY BE REQUIRED TO CONVEY SURFACE DRAMACE FROM OTHER LOSS AND TRACES AND THE ATTENDANCE BY THE TOWN OF A POINTOWN RECORDERATES AND THE APPRICAD THE APPRICAD PROCESS AND THE APPRICAD THE APPRICAD THE APPRICAD PROCESS AND THE APPRICAD THE AP

SURVEYOR'S CERTIFICATION:

I, READE COUN ROSELLES, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS RAIT OF THE ROW TOWNHOMES AT 2534 MAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW MAD IS ACCORATELY REPRESENTED ON THIS PLAT.

DATED THIS ______ DAY OF ____

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

Galloway

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THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND WAY
NOT BE DUPLAND, DISCUSSED, ON REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
OPYRIGHTS AND INFERIOREMENTS WILL BE
ENFORCED AND PROSECUTED.



2534 REPLAT OF LOT 3. BLOCK 1.2534 FILING NO. 2.
LOCATED IN THE NORTH-LAST OULARTER OF
SECTION 14. T. B. N. T. B. W. OF THE GIFT P.M.
TOWN OF JOHNSTOWN, COUNTY OF LARMER, COLORA ΑT TOWNHOMES

ROW.

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Date Issue / Description 1 5/10/2023 TOWN COMMENTS

THE ROW TOWNHOMES AT 2534

REPLAT OF LOT 3, BLOCK 1, 2534 FILING NO. 2, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14, T. 5 N., R. 68 W. OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF LARIMER, COLORADO

		PARCEL C	URVE SEGMENT	TABLE		P
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)	LINE TA
C1	615'33"	89.25	817.00	S32'08'49'E	89.21	(L2)
C2	89'53'16"	15.69	10.00	S9'29'18'W	14.13	(L3)
C3	35'07'46"	159.41	260.00	S7210'43"W	156.93	(L4)
C4	6"25"12"	29.13	260.00	S76 18 21 W	29.12	(L5)
C5	23"45"36"	8.29	20.00	N25'32'38'W	8.23	(L6)
06	54'55'54"	19.17	20.00	N12'40'19 E	18.45	_ · · ·
C7	90'00'00"	7.85	5.00	N80'22'45"W	7.07	(L7)
C8	125'09'58"	21.85	10.00	S271214"W	17.75	(L8)
C9	90'00'00"	23.56	15.00	S4512'47'E	21.21	
C10	17'23'36"	6.07	20.00	S8'29'01"W	6.05	
C11	17'03'42"	5.96	20.00	S8'44'38"E	5.93	
C12	89"59"31"	23.56	15.00	S44*47*28*W	21.21	
C13	15'40'20"	4.10	15.00	N82"22"37"W	4.09	
C14	21"44"40"	7.59	20.00	N2"47"31"W	7.54	
C15	18"28"55"	83.87	260.00	963'51'17'W	83.51	
C16	1013'38"	46.41	260.00	S84'37'46"W	46.35	
C17	54'55'54"	19.17	20.00	S12'40'19 W	18.45	
C18	14'29'42"	5.06	20.00	S47'23'07"W	5.05	
C19	89"59"31"	23.56	15.00	S44'47'28'W	21.21	
						CHRVE TAG

PARCEL LINE SEGMENT TABLE				
UNE TAG #	BEARING	LENGTH (FT)		
(L2)	S89'47'13'W	2.48		
(L3)	N89'47'13"E	7.97		
(L4)	N012'47"W	14.69		
(L5)	S80'34'32'W	11.27		
(L6)	S9'25'28'E	10.00		
(L7)	N80'34'32"E	10.60		
(L8)	S13 39 50 E	2.14		

LEGEND	
•	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE MOTED
REC. NO.	RECEPTION NUMBER
2534-F2	2534 FILING NO. 2 AT REC. NO. 2006-0005231
	PROPERTY LINE
	LOT LINE
	EXISTING EASEMENT
(DIM)	ALL EASEMENT DIMENSIONS ARE IN PARENTHESIS
(5)	BLOCK NUMBER





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		Issue / Description TOWN COMMENTS	Init.
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Project No:	ABI000001.10
Drawn By:	AN
Checked By:	RCR
Date:	1/12/2023

