



# PRELIMINARY & FINAL PLAT

## WELTY RIDGE SUBDIVISION - FILING NO. 2

A Replat of Tract A of Welty Ridge Subdivision - Filing No. 1 and the Vacation of Commerce Drive,  
Situate in the Northeast Quarter of Section 10, Township 4 North, Range 68 West of the 6th P.M.,  
Town of Johnstown, County of Weld, State of Colorado

DATE: 10/16/2023  
FILE NAME: 20230040-SUB  
SCALE: 1"=200'  
DRAWN BY: CSK  
CHECKED BY: PG

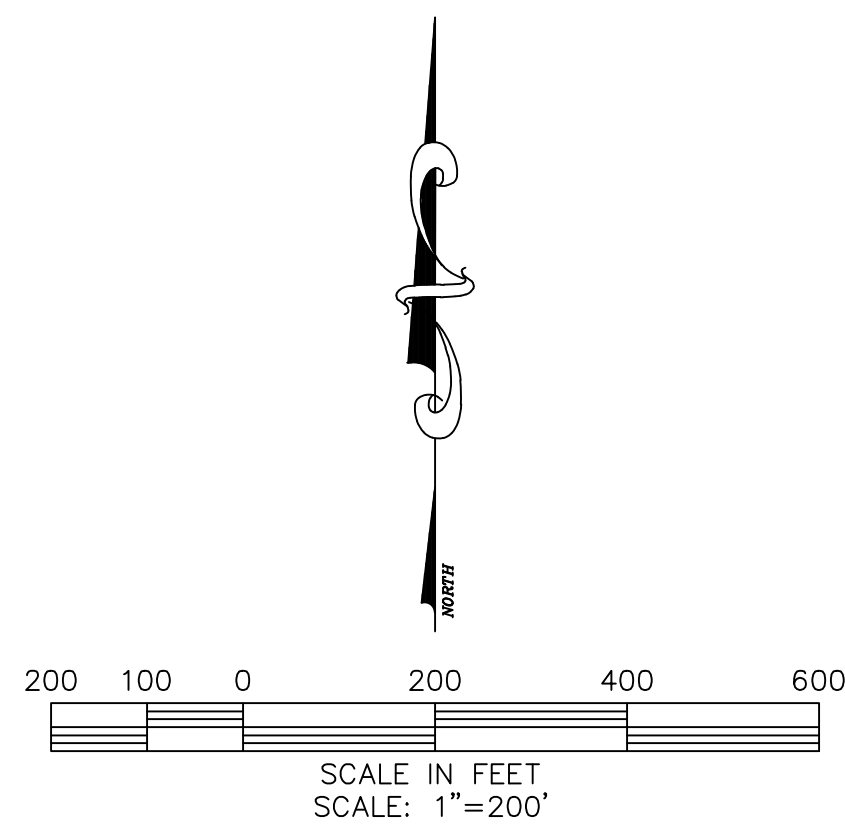
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	195.28'	585.00'	19°07'34"	194.38'	S76°41'09"E
C2	216.48'	530.00'	23°24'09"	214.98'	S78°49'26"E
C3	18.76'	515.00'	2°05'15"	18.76'	S81°17'46"E
C4	12.22'	15.00'	46°39'42"	11.88'	S59°00'32"E
C5	373.85'	238.00'	90°00'00"	336.58'	S46°21'03"E
C6	126.19'	178.50'	40°30'13"	123.57'	N69°18'14"E
C7	240.07'	650.00'	21°09'41"	238.71'	N80°24'33"W
C8	235.44'	650.00'	20°45'13"	234.16'	N80°36'47"W
C9	4.63'	650.00'	0°24'29"	4.63'	N70°01'56"W
C10	171.90'	475.00'	20°44'07"	170.96'	S80°11'45"E
C11	42.14'	585.00'	4°07'39"	42.13'	N84°11'06"W
C12	153.14'	585.00'	14°59'55"	152.70'	N74°37'19"W
C13	28.85'	67.00'	24°40'06"	28.62'	N69°47'13"W
C14	37.30'	75.00'	28°29'43"	36.92'	N43°12'19"W
C15	44.43'	475.00'	5°21'32"	44.41'	S14°08'55"W
C16	753.22'	475.00'	90°51'18"	676.75'	S33°57'30"E
C17	464.36'	475.00'	56°00'42"	446.08'	S16°32'12"E
C18	288.86'	475.00'	34°50'36"	284.43'	S61°57'51"E
C19	99.19'	475.00'	11°57'54"	99.01'	S85°22'06"E
C20	71.86'	475.00'	8°40'04"	71.79'	S83°43'11"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C21	27.33'	475.00'	3°17'50"	27.33'	S89°42'08"E
C22	436.68'	278.00'	90°00'00"	393.15'	N46°21'03"W
C23	31.28'	979.00'	1°49'51"	31.28'	N28°02'31"W
C24	11.37'	121.00'	5°23'04"	11.37'	S29°49'08"E
C25	67.33'	179.00'	21°33'05"	66.93'	N21°44'07"W
C26	11.52'	79.00'	8°21'18"	11.51'	S14°31'12"W
C27	28.89'	39.00'	42°26'12"	28.23'	S39°54'57"W
C28	37.72'	515.00'	4°11'49"	37.72'	S08°37'46"E
C29	5.72'	515.00'	0°38'12"	5.72'	S06°50'58"E
C30	32.00'	515.00'	3°33'37"	32.00'	S08°56'52"E
C31	57.18'	521.00'	6°17'16"	57.15'	S19°45'37"E
C32	28.38'	521.00'	3°07'16"	28.38'	S18°10'37"E
C33	21.94'	15.00'	83°48'13"	20.04'	S87°37'31"W
C34	267.67'	515.00'	29°46'46"	264.67'	S65°21'45"E
C35	9.20'	15.00'	35°07'35"	9.05'	N18°06'54"W
C36	23.35'	15.00'	89°12'03"	21.06'	S44°02'55"W
C37	154.14'	125.00'	70°39'03"	144.55'	S34°56'14"W
C38	95.00'	125.00'	43°32'47"	92.73'	S48°29'22"W
C39	59.13'	125.00'	27°06'15"	58.58'	S13°09'50"W
C40	363.59'	475.00'	43°51'24"	354.77'	N67°39'07"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C41	332.97'	435.00'	43°51'24"	324.90'	N67°39'07"E
C42	125.77'	435.00'	16°33'58"	125.34'	N54°00'24"E
C43	207.19'	435.00'	27°17'26"	205.24'	N75°56'06"E
C44	394.20'	515.00'	43°51'24"	384.65'	N67°39'07"E
C45	14.37'	79.00'	10°25'07"	14.35'	S66°20'37"W
C46	63.18'	149.00'	24°17'49"	62.71'	S83°42'04"W
C47	6.00'	79.00'	4°21'07"	6.00'	N81°58'28"W
C48	312.56'	423.00'	42°20'14"	305.50'	S27°28'52"E
C49	19.02'	12.00'	90°48'46"	17.09'	S04°52'07"E
C50	213.20'	435.00'	28°04'53"	211.07'	S64°18'57"E
C51	23.60'	15.00'	90°07'59"	21.24'	N44°30'51"E
C52	23.53'	15.00'	89°52'05"	21.19'	S45°29'09"E
C53	23.64'	15.00'	90°18'07"	21.27'	N44°25'45"E
C54	23.48'	15.00'	89°41'53"	21.16'	N45°34'15"W
C55	18.37'	135.00'	7°47'49"	18.36'	S66°21'51"W
C56	27.52'	20.00'	78°50'24"	25.40'	S78°06'51"E
C57	48.33'	91.00'	30°25'40"	47.76'	S15°12'50"E
C58	60.46'	111.00'	31°12'38"	59.72'	S15°36'19"E
C59	27.52'	20.00'	78°50'24"	25.40'	N00°43'33"E
C60	93.39'	135.00'	39°38'04"	91.54'	S20°19'43"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C61	15.59'	435.00'	2°03'11"	15.59'	N88°33'13"E
C62	20.04'	435.00'	2°38'21"	20.03'	N86°12'27"E
C63	30.43'	435.00'	4°00'29"	30.42'	S76°21'09"E
C64	31.58'	435.00'	4°09'33"	31.57'	S72°16'09"E
C65	151.19'	435.00'	19°54'52"	150.43'	S60°13'56"E
C66	102.96'	548.00'	10°45'54"	102.81'	S85°10'52"E
C67	61.68'	188.50'	18°44'48"	61.40'	N80°10'57"E
C68	59.91'	238.00'	14°25'18"	59.75'	N84°08'24"W
C69	59.34'	238.00'	14°17'10"	59.19'	N69°47'10"W
C70	12.74'	238.00'	3°04'02"	12.74'	N44°44'22"W
C71	63.04'	238.00'	15°10'37"	62.86'	N35°37'02"W
C72	52.87'	238.00'	12°43'41"	52.76'	N07°42'53"W
C73	82.89'	50.00'	94°58'52"	73.72'	S43°29'58"E
C74	81.17'	50.00'	93°00'38"	72.54'	N42°49'03"E
C75	74.60'	50.00'	85°28'56"	67.87'	S01°21'03"E
C76	27.91'	188.50'	8°28'58"	27.88'	N66°34'04"E
C77	23.30'	188.50'	7°04'53"	23.28'	N58°47'09"E
C78	12.18'	188.50'	3°42'09"	12.18'	N53°23'38"E
C79	57.95'	238.00'	13°57'00"	57.80'	N21°03'14"W
C80	68.00'	238.00'	16°22'12"	67.77'	N54°27'29"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C81	114.50'	423.00'	15°30'34"	114.15'	S14°04'02"E
C82	113.34'	423.00'	15°21'05"	113.00'	S29°29'52"E
C83	76.26'	423.00'	10°19'47"	76.16'	S42°20'18"E
C84	8.46'	423.00'	1°08'47"	8.46'	S48°04'35"E
C85	28.80'	521.00'	3°10'00"	28.79'	S21°19'15"E
C86	11.97'	515.00'	1°19'55"	11.97'	S30°10'18"E
C87	12.46'	9.50'	75°09'14"	11.59'	N08°08'48"E



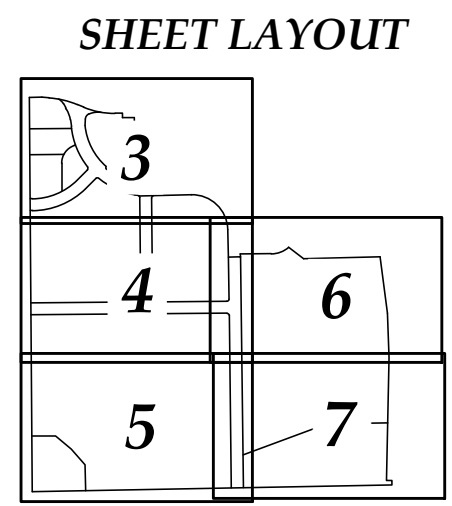
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L1	N89°00'37"E	83.99'
L2	S86°14'56"E	48.31'
L3	S67°07'21"E	45.26'
L4	N89°28'30"E	48.62'
L5	S00°25'11"E	29.71'
L6	N89°34'49"E	80.00'
L7	N88°38'57"E	80.00'
L8	N01°21'03"W	19.69'
L9	N88°54'51"E	37.80'
L10	S00°23'17"E	30.00'
L11	N10°07'12"W	60.93'
L12	S70°15'45"W	3.58'
L13	N89°34'49"E	14.42'
L14	S89°34'49"W	14.42'
L15	N89°34'49"E	14.42'
L16	S38°41'39"E	13.04'
L17	S00°00'00"E	49.02'
L18	N00°00'00"E	48.89'
L19	N38°41'39"W	14.41'
L20	N89°35'24"E	14.92'

LINE	BEARING	LENGTH
L21	N00°24'36"W	10.00'
L22	S89°35'24"W	14.92'
L23	N89°35'24"E	14.89'
L24	N00°24'36"W	10.00'
L25	S89°35'24"W	14.89'
L26	N00°24'36"W	74.41'
L27	S03°00'10"W	42.32'
L28	S89°26'47"W	42.21'
L29	N90°00'00"E	42.70'
L30	S00°00'00"E	7.88'
L31	S89°00'37"W	101.17'
L32	N90°00'00"W	51.48'
L33	S00°00'00"E	6.66'
L34	N89°34'49"E	12.50'
L35	S00°25'11"E	3.50'
L36	N89°34'49"E	22.19'
L37	S00°25'11"E	8.83'
L38	S89°34'49"W	12.50'
L39	N00°25'11"W	3.50'
L40	S89°34'49"W	22.19'

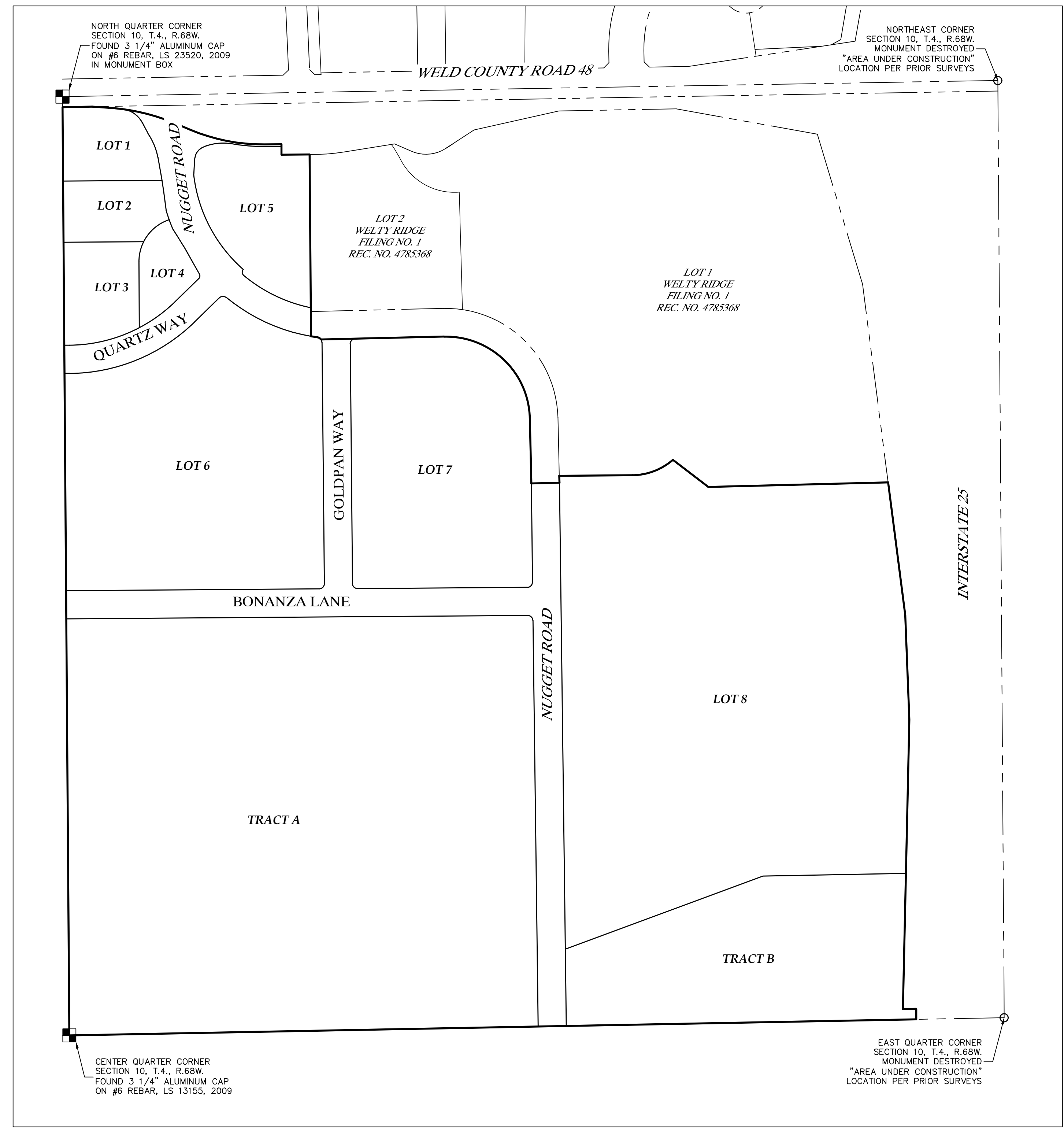
LINE	BEARING	LENGTH
L41	N00°25'11"W	38.95'
L42	N89°34'49"E	12.50'
L43	S00°25'11"E	3.50'
L44	N89°34'49"E	22.19'
L45	S00°25'11"E	9.30'
L46	S89°34'49"W	25.69'
L47	N89°34'49"E	24.34'
L48	N07°40'14"W	260.01'
L49	S07°40'14"E	260.12'
L50	N89°34'49"E	20.28'
L51	N07°40'14"W	160.74'
L52	S89°00'37"W	50.81'
L53	N87°29'04"E	147.43'
L54	S89°07'14"E	129.93'
L55	N89°13'29"E	198.13'
L56	S61°51'37"E	20.07'
L57	S42°47'56"E	79.96'
L58	S88°50'59"E	59.51'
L59	S87°46'46"E	19.00'
L60	N88°50'59"W	19.62'

LINE	BEARING	LENGTH
L61	N42°47'56"W	65.48'
L62	S89°13'29"W	192.32'
L63	N89°07'14"W	130.69'
L64	S87°29'04"W	133.99'
L65	S00°25'03"E	30.00'
L66	N00°32'09"W	9.97'
L67	N00°32'09"W	60.43'
L68	N89°00'36"E	100.01'
L69	S88°54'51"W	20.64'
L70	N00°25'11"W	29.69'
L71	N89°34'49"E	10.00'
L72	S00°25'11"E	10.00'
L73	S89°59'50"W	75.61'
L74	N89°59'50"E	44.66'
L75	S89°33'21"W	25.66'
L76	S00°25'11"E	10.89'
L77	N00°25'11"W	22.80'
L78	S89°33'21"W	48.38'
L79	S30°10'33"E	131.98'
L80	S29°29'52"E	113.00'

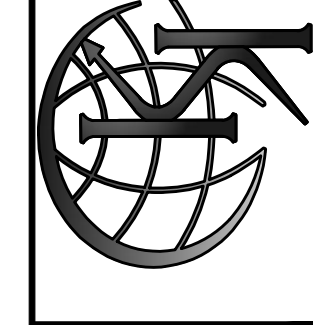
LINE	BEARING	LENGTH
L81	S07°14'50"E	53.55'
L82	S31°56'22"E	59.95'
L83	S29°25'49"E	77.41'



### OVERALL LAYOUT



**KING SURVEYORS**  
 650 E. Garden Drive | Windsor, Colorado 80550  
 phone: (970) 686-5011 | email: contact@Kingsurveyors.com



REVISIONS:	DATE:

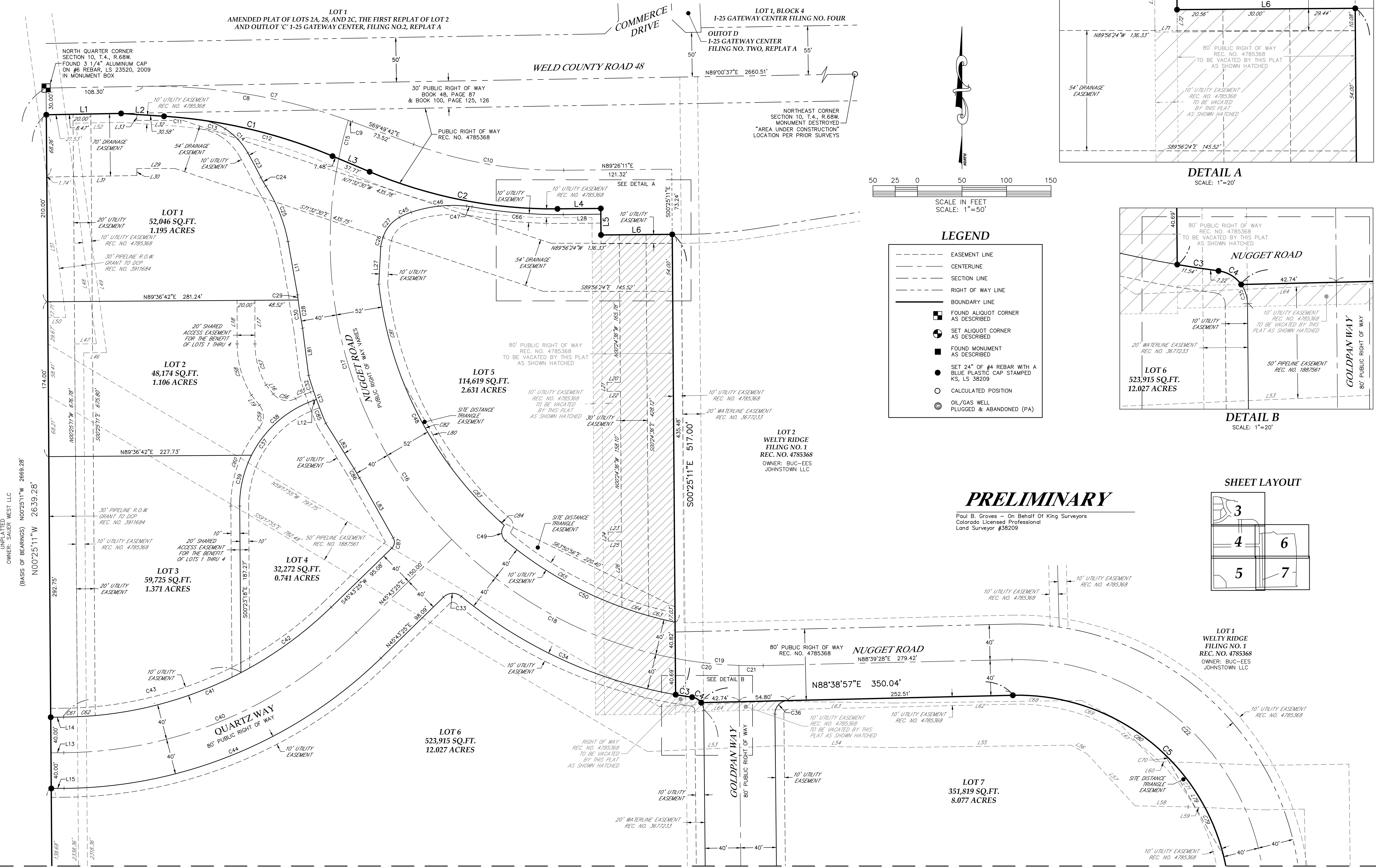
WELTY RIDGE SUBDIVISION - FILING NO. 2  
 FOR  
 INTERSTATE LAND HOLDING, LLC  
 212 EAST 4TH STREET  
 LOVELAND, CO 80537

PROJECT #: 20230040

# PRELIMINARY & FINAL PLAT

## WELTY RIDGE SUBDIVISION - FILING NO. 2

A Replat of Tract A of Welty Ridge Subdivision - Filing No. 1 and the Vacation of Commerce Drive, Situate in the Northeast Quarter of Section 10, Township 4 North, Range 68 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado



SEE SHEET 4 OF 7

SEE SHEET 4 OF 7

DATE: 10/16/2023  
FILE NAME: 20230040-SUB  
SCALE: 1"=50'  
DRAWN BY: CSK  
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**KING SURVEYORS**  
650 E. Garden Drive | Windsor, Colorado 80550  
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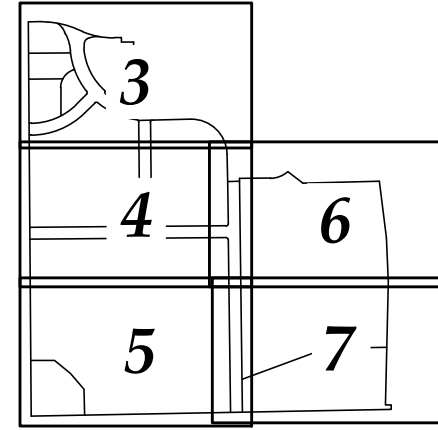


DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

**WELTY RIDGE SUBDIVISION - FILING NO. 2**  
FOR  
INTERSTATE LAND HOLDING, LLC  
212 EAST 4TH STREET  
LOVELAND, CO 80537

PROJECT #: 20230040

**3**  
SHEET 3 OF 7



# PRELIMINARY & FINAL PLAT WELTY RIDGE SUBDIVISION - FILING NO. 2

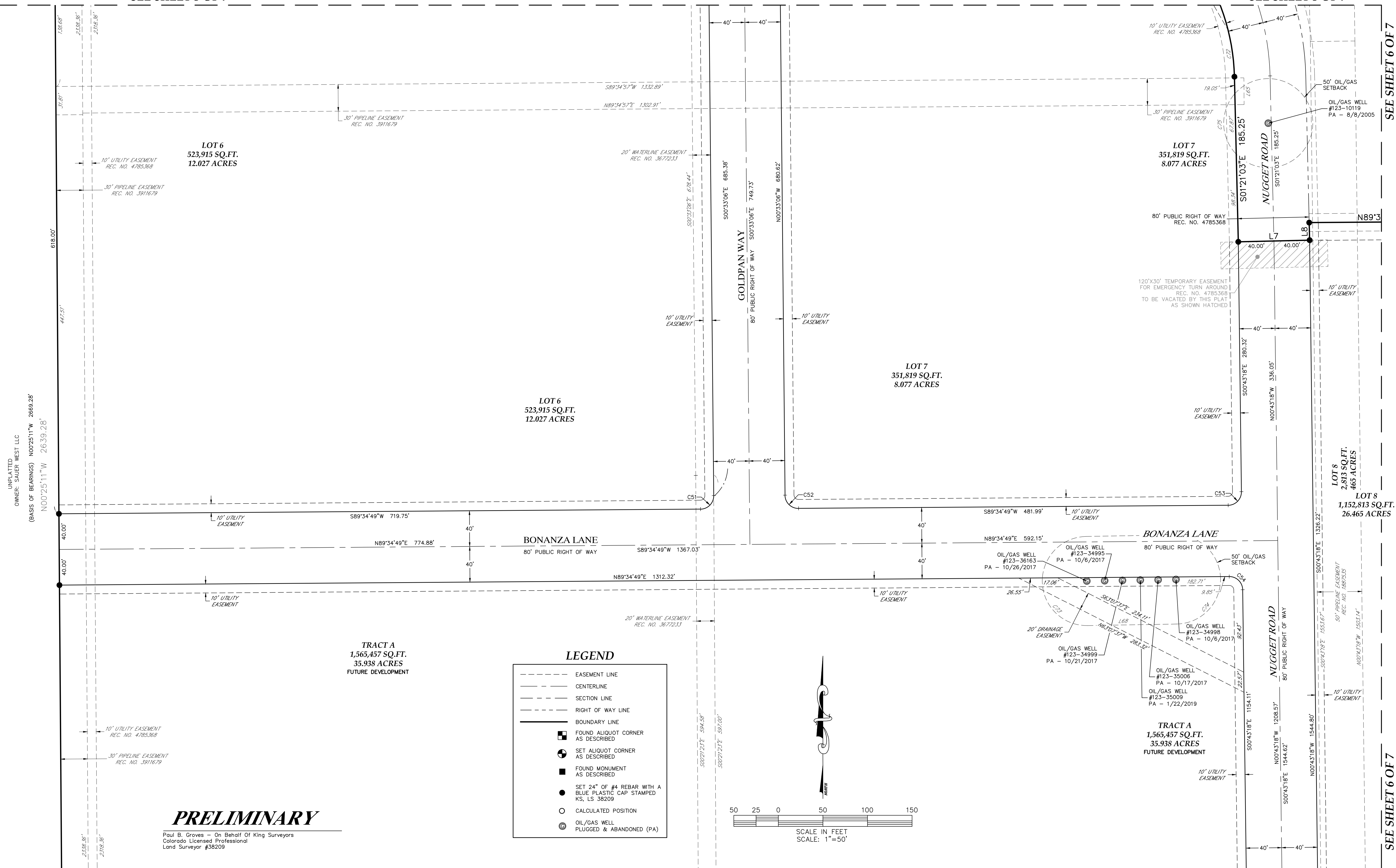
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Town of Johnstown, County of Weld, State of Colorado

SEE SHEET 3 OF 7

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SEE SHEET 6 OF 7

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LOT 6  
523,915 SQ.FT.  
12.027 ACRES

LOT 6  
523,915 SQ.FT.  
12.027 ACRES

LOT 7  
351,819 SQ.FT.  
8.077 ACRES

LOT 7  
351,819 SQ.FT.  
8.077 ACRES

LOT 8  
2,813 SQ.FT.  
465 ACRES

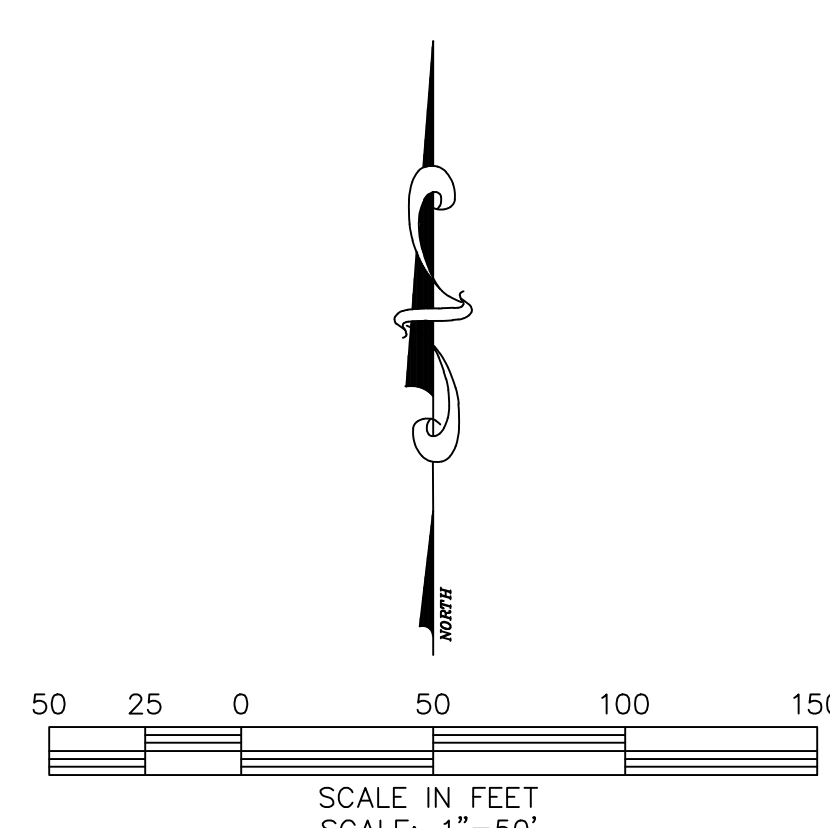
LOT 8  
1,152,813 SQ.FT.  
26.465 ACRES

TRACT A  
1,565,457 SQ.FT.  
35.938 ACRES  
FUTURE DEVELOPMENT

TRACT A  
1,565,457 SQ.FT.  
35.938 ACRES  
FUTURE DEVELOPMENT

### LEGEND

- EASEMENT LINE
- CENTERLINE
- SECTION LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
- CALCULATED POSITION
- ⊙ OIL/GAS WELL PLUGGED & ABANDONED (PA)



## PRELIMINARY

Paul B. Groves - On Behalf Of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #38209

SEE SHEET 5 OF 7

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DATE:	10/16/2023
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SCALE:	1"=50'
DRAWN BY:	CSK
CHECKED BY:	PG

**KING SURVEYORS**  
650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | email: contact@KingSurveyors.com



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FOR  
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INTERSTATE LAND HOLDING, LLC  
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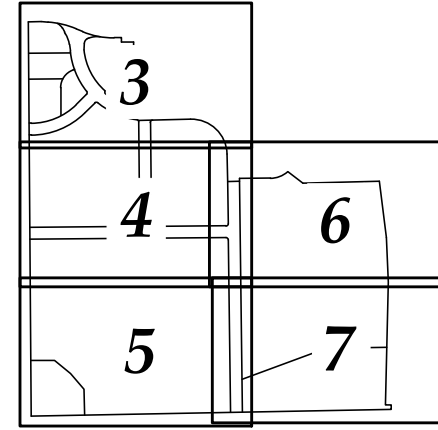
PROJECT #:  
20230040

# 4

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SHEET LAYOUT



# PRELIMINARY & FINAL PLAT WELTY RIDGE SUBDIVISION - FILING NO. 2

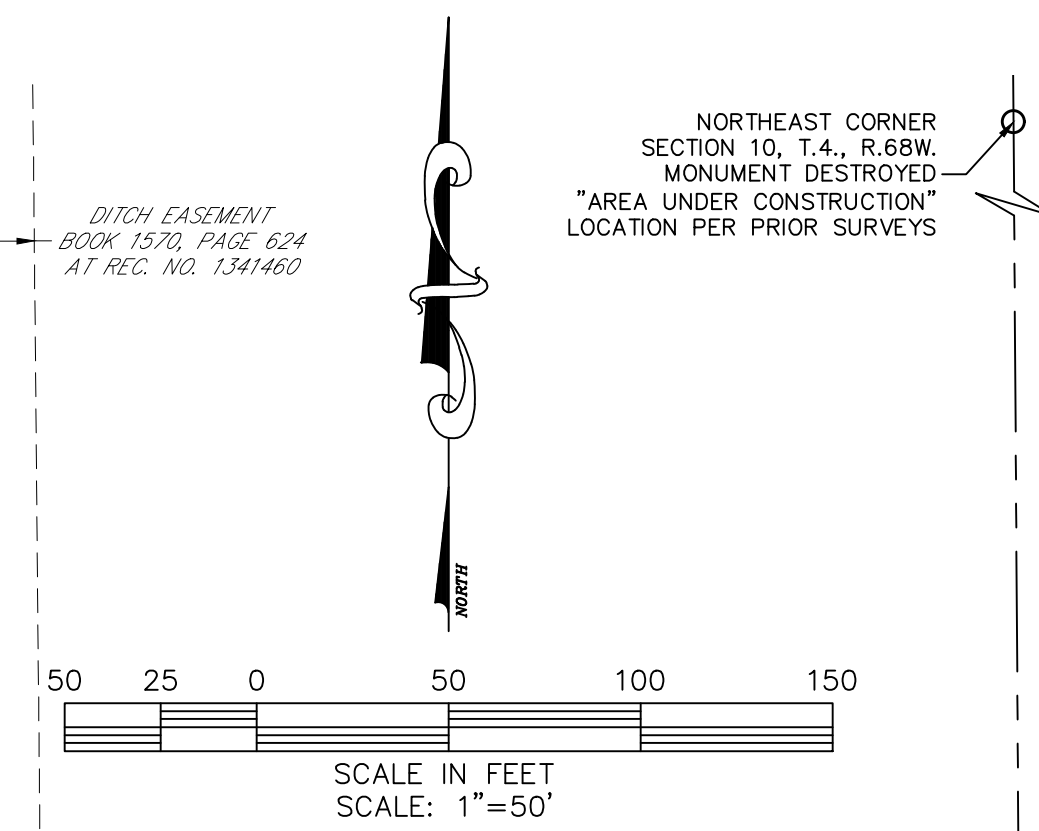
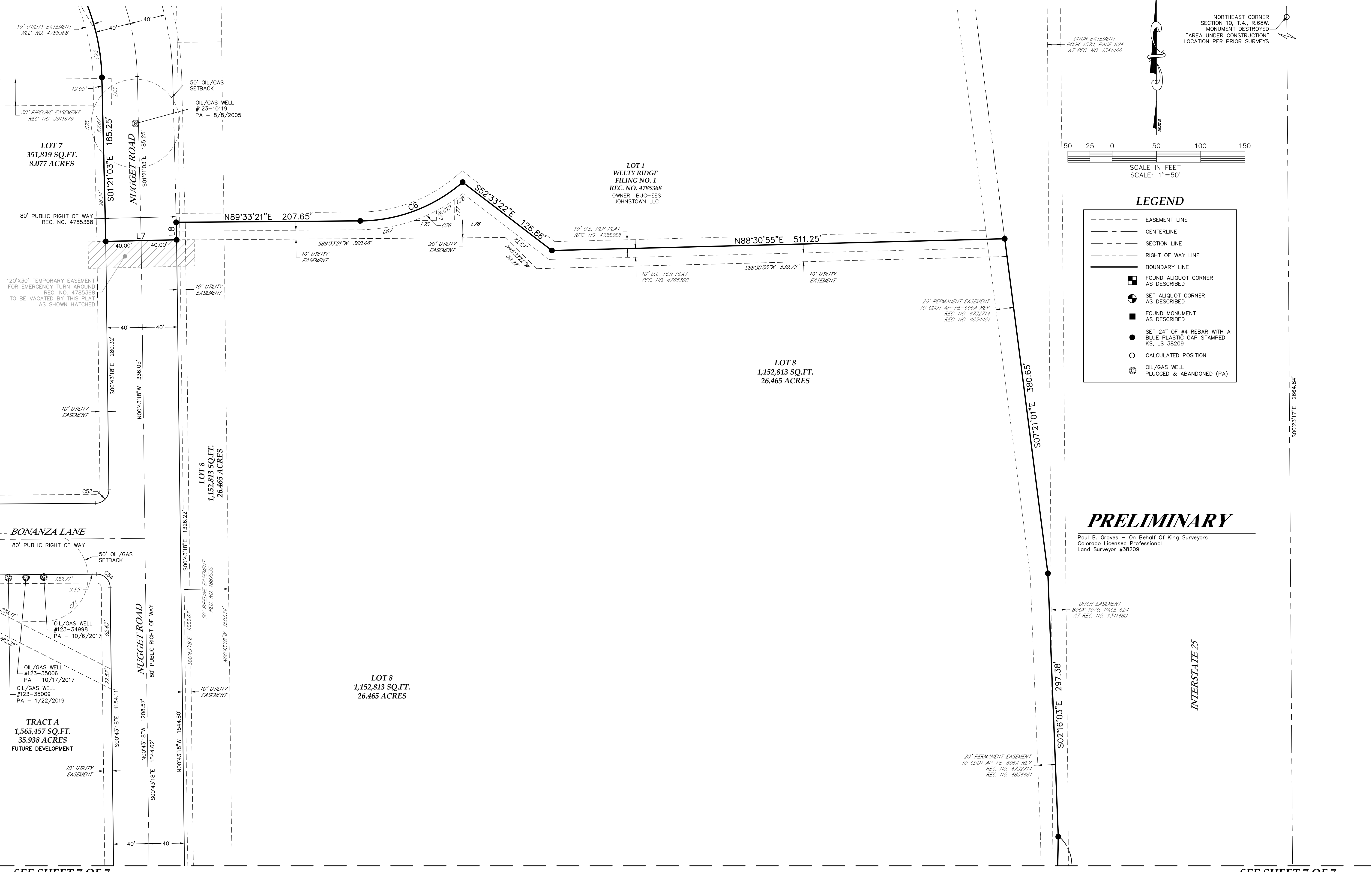
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CHECKED BY:	PG

SEE SHEET 4 OF 7

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**LEGEND**

	EASEMENT LINE
	CENTERLINE
	SECTION LINE
	RIGHT OF WAY LINE
	BOUNDARY LINE
	FOUND ALIQUOT CORNER AS DESCRIBED
	SET ALIQUOT CORNER AS DESCRIBED
	FOUND MONUMENT AS DESCRIBED
	SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
	CALCULATED POSITION
	OIL/GAS WELL PLUGGED & ABANDONED (PA)

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Colorado Licensed Professional  
Land Surveyor #38209

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