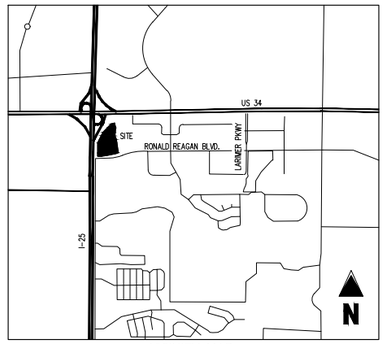
# 2534 WEST SECOND FILING

BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, 2534 WEST FIRST FILING
LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 15, T. 5 N, R. 68 W.,
OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF LARIMER,
STATE OF COLORADO




VICINITY MAP
NOT TO SCALE

## LEGEND

- FOUND NO. 4 REBAR WITH 1" ORANGE PLASTIC CAP STAMPED "NORTHERN PLS 37987" UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED "PLS 37067"
- PROPERTY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EASEMENT TO BE DEDICATED WITH THIS PLAT
- EASEMENT TO BE VACATED WITH THIS PLAT
- REC. NO. — RECEPTION NUMBER
- (10.00') (C1) — DIMENSIONS IN PARENTHESIS ARE RELATED TO EASEMENTS
- ROW — RIGHT OF WAY
- EASEMENTS TO BE VACATED BY SEPARATE DOCUMENT

## PLAT NOTES

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.)

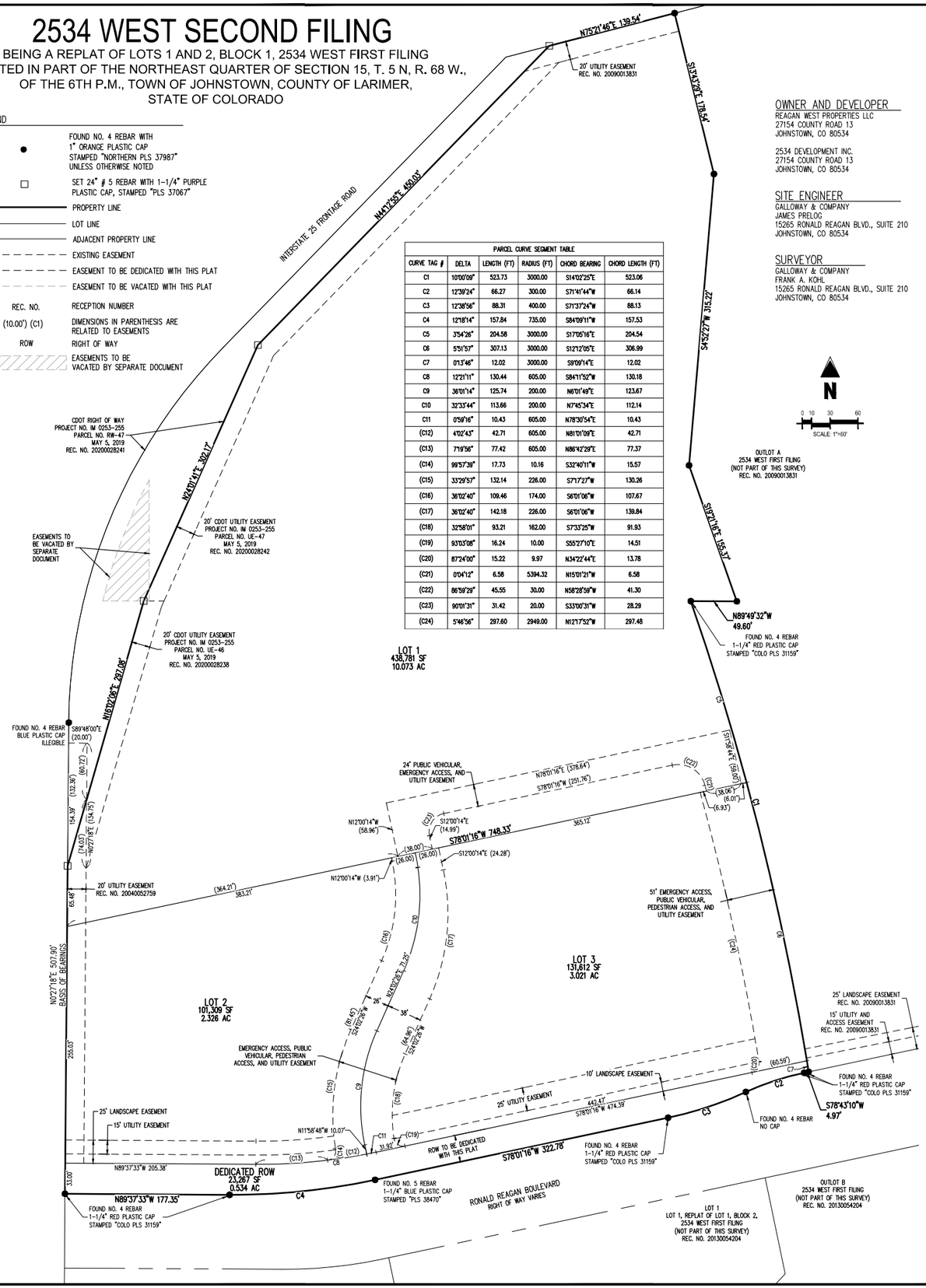
SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN THIRTY-SIX (36) INCHES IN HEIGHT FROM THE STREET LEVEL.

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 CITY. AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

PUBLIC SAFETY ACCESS, WHETHER FOR EMERGENCY OR NONEMERGENCY PURPOSES, IS GRANTED OVER AND ACROSS ALL ACCESS WAYS FOR POLICE, FIRE AND EMERGENCY VEHICLES. IF ANY OR ALL OF THE ACCESS WAYS IN THIS SUBDIVISION ARE PRIVATE, THE HOMEOWNERS' ASSOCIATION OR METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR ENSURING THAT SUCH ACCESS WAYS ARE PASSABLE AT ALL TIMES, FOR POLICE, FIRE AND EMERGENCY VEHICLES.

## GENERAL NOTES

1. BASIS OF BEARING: THE WEST LINE OF LOT 2, BLOCK 1, 2534 WEST FIRST FILING, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, T. 5 N., R. 68 W. OF THE 6TH P.M. TOWN OF JOHNSTOWN. LARIMER COUNTY, COLORADO IS ASSUMED TO BEAR N00°27'18"E, A DISTANCE OF 507.90' MONUMENTED ON THE SOUTH BY A NO. 4 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "COLO PLS 31159" AND THE NORTH BY A NO, 4 REBAR WITH ILLEGIBLE BLUE PLASTIC CAP, WITH ALL OTHER BEARINGS REFERENCED THERETO.
2. THIS 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.
3. PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08069C1213F, HAVING AN MAP REVISED DATE OF DECEMBER 19, 2006, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% 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. 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. 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.
6. 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.
7. 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).
8. THIS SURVEY ACCEPTS THE FOUND MONUMENTS AS SHOWN HEREON AS BEING IN ACCORDANCE WITH THE RECORDED PLATS AND AS BEST EVIDENCE OF THE BOUNDARY OF THE SUBJECT PROPERTY. THIS PLAT WAS DRAFTED AND PLACEMENT WAS VERIFIED BY SAID PROPERTY CORNER MONUMENTS.
9. 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.
10. 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.




PARCEL CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
|---|---|---|---|---|---|
| C1 | 10°00'09" | 523.73 | 3000.00 | S14°02'25"E | 523.06 |
| C2 | 12°39'24" | 66.27 | 300.00 | S71°41'44"W | 66.14 |
| C3 | 12°38'56" | 88.31 | 400.00 | S71°37'24"W | 88.13 |
| C4 | 12°18'14" | 157.84 | 735.00 | S84°09'11"W | 157.53 |
| C5 | 3°54'26" | 204.58 | 3000.00 | S17°05'16"E | 204.54 |
| C6 | 5°51'57" | 307.13 | 3000.00 | S12°12'05"E | 306.99 |
| C7 | 0°13'46" | 12.02 | 3000.00 | S9°09'14"E | 12.02 |
| C8 | 12°21'11" | 130.44 | 605.00 | S84°11'52"W | 130.18 |
| C9 | 36°01'14" | 125.74 | 200.00 | N6°01'49"E | 123.67 |
| C10 | 32°33'44" | 113.66 | 200.00 | N7°45'34"E | 112.14 |
| C11 | 0°59'16" | 10.43 | 605.00 | N78°30'54"E | 10.43 |
| (C12) | 4°02'43" | 42.71 | 605.00 | N81°01'09"E | 42.71 |
| (C13) | 7°19'56" | 77.42 | 605.00 | N86°42'29"E | 77.37 |
| (C14) | 99°57'39" | 17.73 | 10.16 | S32°40'11"W | 15.57 |
| (C15) | 33°29'57" | 132.14 | 226.00 | S7°17'27"W | 130.26 |
| (C16) | 36°02'40" | 109.46 | 174.00 | S6°01'06"W | 107.67 |
| (C17) | 36°02'40" | 142.18 | 226.00 | S6°01'06"W | 139.84 |
| (C18) | 32°58'01" | 93.21 | 162.00 | S7°33'25"W | 91.93 |
| (C19) | 93°03'08" | 16.24 | 10.00 | S55°27'10"E | 14.51 |
| (C20) | 87°24'00" | 15.22 | 9.97 | N34°22'44"E | 13.78 |
| (C21) | 0°04'12" | 6.58 | 5394.32 | N15°01'21"W | 6.58 |
| (C22) | 86°59'29" | 45.55 | 30.00 | N58°28'59"W | 41.30 |
| (C23) | 90°01'31" | 31.42 | 20.00 | S33°00'31"W | 28.29 |
| (C24) | 5°46'56" | 297.60 | 2949.00 | N12°17'52"W | 297.48 |

## OWNER AND DEVELOPER

REAGAN WEST PROPERTIES LLC
27154 COUNTY ROAD 13
JOHNSTOWN, CO 80534

2534 DEVELOPMENT INC.
27154 COUNTY ROAD 13
JOHNSTOWN, CO 80534

## SITE ENGINEER

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

## SURVEYOR

GALLOWAY & COMPANY
FRANK A. KOHL
15265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534

## DEDICATION AND OWNER'S ACKNOWLEDGEMENT

OWNER DETERMINED BY TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. HS0806110, WITH AN EFFECTIVE DATE OF AUGUST 8, 2022 AT 8:00 AM.

KNOW ALL PERSONS BY THESE PRESENTS THAT REAGAN WEST PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY AND 2534 DEVELOPMENT INC., BEING OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOT 1, BLOCK 1,
2534 WEST FIRST FILING, COUNTY OF LARIMER, STATE OF COLORADO, AS SET FORTH ON THE 2534 WEST FIRST FILING PLAT, RECORDED ON MARCH 6, 2009 AT RECEPTION NO. 20090013831. EXCEPTING THEREFROM THAT PORTION CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY SPECIAL WARRANTY DEED RECORDED APRIL 24, 2020 AT RECEPTION NO. 20200028241.

PARCEL 2:
LOT 2, BLOCK 1,
2534 WEST FIRST FILING, COUNTY OF LARIMER, STATE OF COLORADO, AS SET FORTH ON THE 2534 WEST FIRST FILING PLAT, RECORDED ON MARCH 6, 2009 AT RECEPTION NO. 20090013831. EXCEPTING THEREFROM THAT PORTION CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY SPECIAL WARRANTY DEED RECORDED APRIL 24, 2020 AT RECEPTION NO. 20200028237.

AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF **2534 WEST SECOND FILING** AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHT OF WAY AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

BY _____

STATE OF COLORADO )
)SS.
COUNTY OF LARIMER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ _____ 2023 BY _____, AS _____ OF REAGEN WEST PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

BY _____

STATE OF COLORADO )
)SS.
COUNTY OF LARIMER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ _____ 2023 BY _____, AS _____ OF 2534 DEVELOPMENT INC..

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

_____ _____
TITLE GARY M GERRARD

## DIRECTOR OF PLANNING & DEVELOPMENT

THIS PLAT, TO BE KNOWN AS **2534 WEST SECOND FILING,** WAS APPROVED AS A MINOR SUBDIVISION.

BY: _____
DIRECTOR OF PLANNING & DEVELOPMENT

## TOWN APPROVAL

THIS PLAT, TO BE KNOWN AS 2534 WEST SECOND FILING, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN AS A MINOR SUBDIVISION. THE RIGHT OF WAY DEDICATED AS PART OF THIS SUBDIVISION HAS BEEN ACCEPTED BY THE TOWN COUNCIL THIS ____ DAY OF MARCH, 2023, BY RESOLUTION 2023-12.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

DATE: _____

## EASEMENT VACATION STATEMENT

ALL EASEMENTS DEDICATED BY PLAT OF 2534 WEST FIRST FILING, WITHIN LOT 1 AND LOT 2, BLOCK 1, RECORDED MARCH 6, 2009 AT RECEPTION NO. 20090013831 ARE HEREBY VACATED BY THIS PLAT, EXCEPTING THEREFROM THE 20' UTILITY EASEMENT LOCATED AT THE NORTH END OF LOT 1.

## SURVEYOR'S CERTIFICATION:

I, FRANK A. KOHL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF **2534 WEST SECOND FILING** 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 _____, 2023.

_____
FRANK A. KOHL
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37067
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.


Galloway
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Johnstown, CO 80534
970.800.3300
GallowayUS.com



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SECTION 15, T. 5 N, R. 68 W., OF THE 6TH P.M., TOWN
OF JOHNSTOWN, COUNTY OF LARIMER,
STATE OF COLORADO

| # | Date | Issue / Description | Init. |
|---|---|---|---|

| | |
|---|---|
| Project No: | THO00007.10 |
| Drawn By: | ACS |
| Checked By: | FAK |
| Date: | 02/15/2023 |