

WEST LEDGE ROCK CENTER SUBDIVISION FILING NO. 1

A SUBDIVISION OF LOT 2, OF PLAT OF OXY LAND SUBDIVISION, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

PURPOSE STATEMENT

THIS PLAT SUBDIVIDES LOT 2, OF PLAT OXY LAND SUBDIVISION.

LEGAL DESCRIPTION:

LOT 2, OF PLAT OF OXY LAND SUBDIVISION, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 11 AND ALONG ITS NORTH/SOUTH CENTER SECTION LINE S00°26'18"E, A DISTANCE OF 8.80 FEET TO THE NORTHEAST CORNER OF RIGHT-OF-WAY DEED, RECEPTION NUMBER 4690405; THENCE DEPARTING SAID SECTION LINE S66°38'44"W THROUGH AND ACROSS SAID RIGHT-OF-WAY DEED, A DISTANCE OF 256.12 FEET TO THE NORTHEAST CORNER OF LOT 2, PLAT OF OXY LAND SUBDIVISION, RECEPTION NO. 4785196 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WEST LINE OF SAID RIGHT-OF-WAY DEED THE FOLLOWING THREE (3) COURSES:

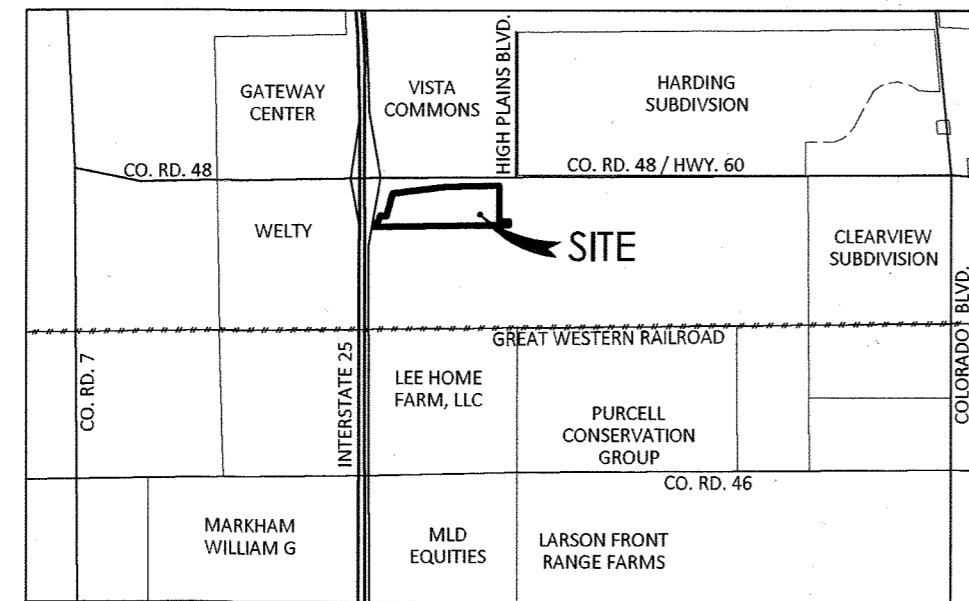
1. S00°00'10"E, A DISTANCE OF 640.44 FEET,
2. N89°59'49"E, A DISTANCE OF 170.82 FEET,
3. S00°26'18"E, A DISTANCE OF 79.69 FEET;

THENCE DEPARTING SAID WEST LINE S89°13'30"W, A DISTANCE OF 2,464.07 FEET TO A POINT ON THE EAST LINE OF THE SAME RIGHT-OF-WAY DEED, RECEPTION NUMBER 4690405;

THENCE CONTINUING ALONG THE EAST AND SOUTH LINES OF SAID RIGHT-OF-WAY DEED THE FOLLOWING SEVEN (7) COURSES:

1. N14°43'11"E, A DISTANCE OF 73.68 FEET,
2. N89°59'49"E, A DISTANCE OF 52.05 FEET,
3. N14°42'47"E, A DISTANCE OF 148.20 FEET,
4. S80°35'23"E, A DISTANCE OF 117.19 FEET,
5. N14°43'18"E, A DISTANCE OF 437.69 FEET,
6. N83°18'36"E, A DISTANCE OF 1,000.90 FEET,
7. N88°55'28"E, A DISTANCE OF 963.21 FEET TO THE POINT OF BEGINNING.

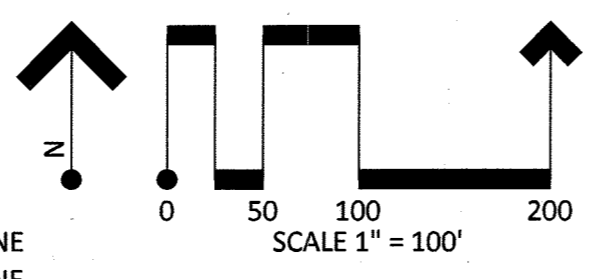
CONTAINING 1,447,024 SQUARE FEET OR 33.219 ACRES, MORE OR LESS.



VICINITY MAP
Scale 1" = 3,500'

MAP LEGEND:

- SET #5 REBAR & ORANGE PLASTIC CAP "LS 38570"
- SET NAIL & ALUMINUM TAG "SURVEY LS 38570"
- ⊙ FOUND GOVERNMENT CORNER
- ⊕ FOUND CHISELED CROSS / CUT X
- ⊙ FOUND NAIL & TAG
- FOUND IRON PIPE
- FOUND REBAR
- SECTION LINE
- BOUNDARY LINE
- - - - - LOT LINE
- - - - - ADJACENT BOUNDARY LINE
- - - - - RIGHT OF WAY CENTERLINE
- - - - - EASEMENT LINE

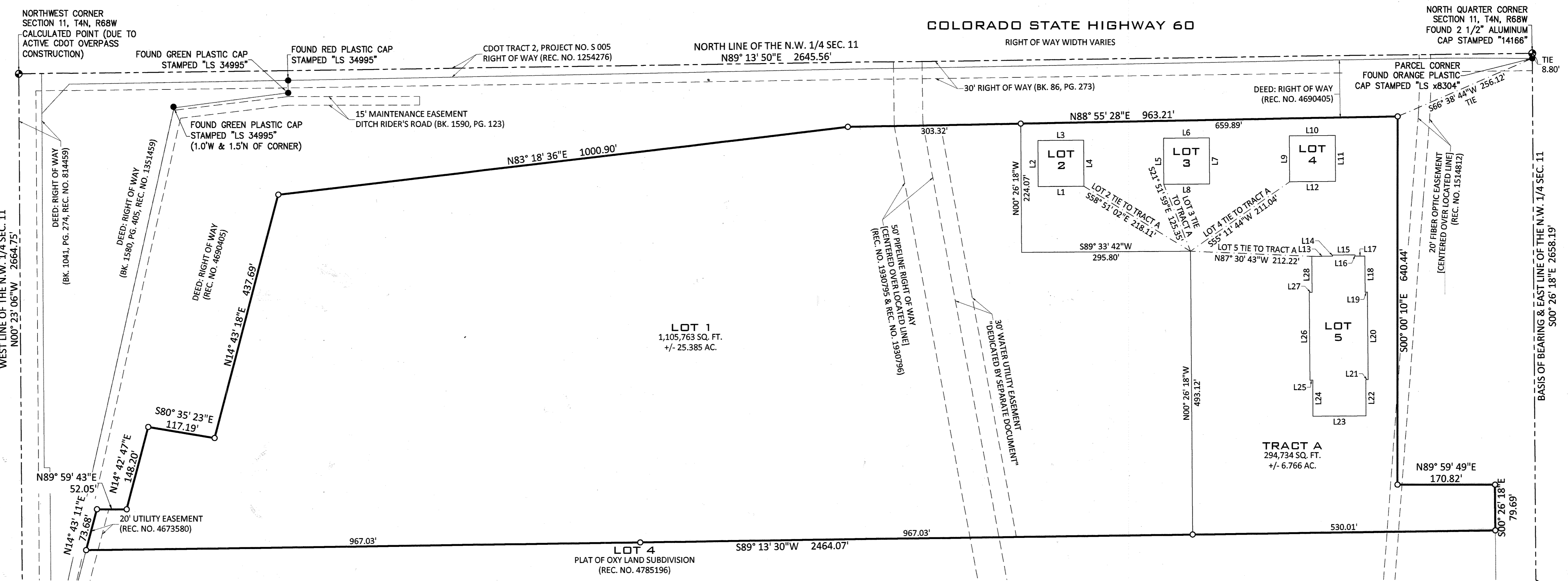


ABBREVIATIONS:

- | | |
|----------|------------------|
| SEC. | SECTION |
| COR. | CORNER |
| R.O.W. | RIGHT OF WAY |
| REC. NO. | RECEPTION NUMBER |
| N | NORTH |
| E | EAST |
| S | SOUTH |
| W | WEST |
| FT. | U.S. SURVEY FOOT |
| SQ. FT. | SQUARE FOOT |
| AC. | ACRE |
| R | RADIUS |
| Δ | DELTA ANGLE |
| L | ARC LENGTH |
| CHB | CHORD BEARING |
| CHL | CHORD LENGTH |

SURVEYOR'S NOTES:

1. 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.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POINT CONSULTING, LLC RELIED UPON THE FOLLOWING TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY: ORDER NO. FCC25188854-3, EFFECTIVE DATE OF DECEMBER 21, 2021 AT 5:00 P.M.
3. PUBLISHED PROPERTY ADDRESS: VACANT LAND, JOHNSTOWN, CO 80534.
4. THE SUBJECT PROPERTY CONTAINS 1,447,024 SQUARE FEET OR 33.219 ACRES, MORE OR LESS.
5. UNIT OF MEASURE: DISTANCES SHOWN HEREON ARE U.S. SURVEY FOOT.
6. BASIS OF BEARINGS: BEING THE EAST SECTION LINE OF THE NORTHWEST ONE-QUARTER SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON AS S 00°26'18" E.
7. FLOOD ZONE DESIGNATION: ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 08069C1405G, WITH AN EFFECTIVE DATE OF JANUARY 15, 2021, THE ENTIRE PROPERTY LIES ENTIRELY WITHIN THE FOLLOWING ZONE DESIGNATION: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



LINE TABLE	TAG #	LENGTH	DIRECTION
L1	80.00'	S89°33'42"W	
L2	80.00'	N00°26'18"W	
L3	80.00'	N89°33'42"E	
L4	80.00'	S00°26'18"E	
L5	80.00'	N00°26'18"W	
L6	80.00'	N89°33'42"E	
L7	80.00'	S00°26'18"E	
L8	80.00'	S89°33'42"W	
L9	80.00'	N00°26'18"W	
L10	80.00'	N89°33'42"E	
L11	80.00'	S00°26'18"E	
L12	80.00'	S89°33'42"W	
L13	96.21'	N89°33'42"E	
L14	2.00'	N00°26'17"W	
L15	39.50'	N89°33'43"E	
L16	2.00'	S00°26'18"E	
L17	17.29'	N89°33'44"E	
L18	63.00'	S00°26'17"E	
L19	4.00'	N89°33'42"E	
L20	152.25'	S00°26'18"E	
L21	4.00'	S89°33'42"W	
L22	63.00'	S00°26'17"E	
L23	93.00'	S89°33'42"W	
L24	63.00'	N00°26'17"W	
L25	5.00'	S89°33'42"W	
L26	152.25'	N00°26'18"W	
L27	5.00'	N89°33'42"E	
L28	63.00'	N00°26'18"W	

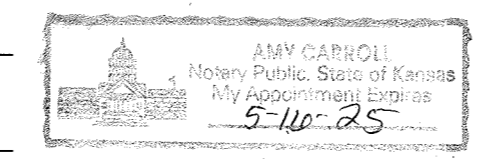
OWNER'S CERTIFICATE AND DEDICATION:
 KNOW ALL PERSON BY THESE PRESENT THAT LEDGE ROCK CENTER, LLC BEING THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:
 LOT 2, OF PLAT OF OXY LAND SUBDIVISION, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
 HAS SURVEYED, LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO TRACTS, BLOCKS, LOTS AND OUTLOTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF WEST LEDGE ROCK CENTER SUBDIVISION FILING NO. 1.

EXECUTED THIS 10 DAY OF May, 2022
 LEDGE ROCK CENTER, LLC
 BY: Michel Schlup
 MICHEL SCHLUP, MEMBER

GENERAL PLAT NOTES:

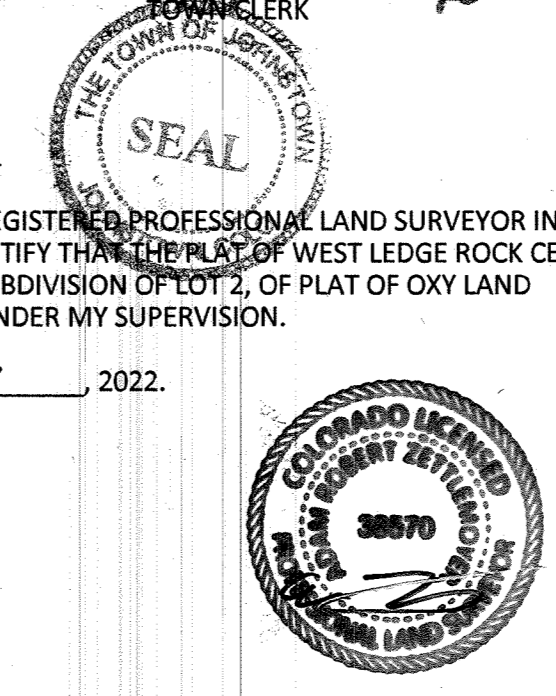
1. FINAL TOWN-APPROVED DEVELOPMENT PLANS AND CONSTRUCTION DOCUMENTS ARE REQUIRED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT OCCURRING ON SITE.
2. TRACTS MUST BE REPLATTED WITH THE TOWN OF JOHNSTOWN PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT OCCURRING.
3. LOTS 2, 3, 4, AND 5 REPRESENT BUILDING FOOTPRINTS THAT MAY BE REPLATTED TO FINAL FOUNDATION FOOTPRINT, BASED UPON FINAL JOHNSTOWN-APPROVED DEVELOPMENT PLANS AND MAY BE SUBJECT TO MINOR MODIFICATION OF SIZE AND LOCATION AT THE TIME OF REPLAT.
4. TRACT A WILL BE OWNED BY THE APPROPRIATE METRO DISTRICT OR OWNERS ASSOCIATION AS A TRACT FOR LANDSCAPING, COMMON AMENITIES, ACCESS, UTILITIES, AND DRAINAGE.

NOTARIAL:
 STATE OF Kansas
 COUNTY OF Johnson
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF May, 2022 A.D.
 BY Michel Schlup AS sole member OF Ledge Rock Center, LLC
 WITNESS MY HAND AND OFFICIAL SEAL:
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 5-16-25




TOWN APPROVAL:
 THIS PLAT, TO BE KNOWN AS WEST LEDGE ROCK CENTER SUBDIVISION FILING NO. 1, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER 1234, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE 22nd DAY OF May, 2022.
 BY: [Signature] MAYOR
 ATTEST: [Signature] TOWN CLERK

SURVEYING CERTIFICATE:
 I, ADAM R. ZETZLEMOYER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT OF WEST LEDGE ROCK CENTER SUBDIVISION FILING NO. 1 BEING A SUBDIVISION OF LOT 2, OF PLAT OF OXY LAND SUBDIVISION WAS MADE BY ME OR UNDER MY SUPERVISION.
 DATED THIS 9TH DAY OF MAY, 2022.
 ADAM R. ZETZLEMOYER, PLS
 COLORADO LICENSE NUMBER 38570
 FOR AND ON BEHALF OF
 POINT CONSULTING, LLC
 8460 W KEN CARLY AVE
 LITTLETON, CO 80128
 (702) 258-6835
 azetzlemyer@pnt-llc.com



IDENTIFIER	AREA
LOT 1	1,105,763 SQ. FT.
LOT 2	6,400 SQ. FT.
LOT 3	6,400 SQ. FT.
LOT 4	6,400 SQ. FT.
LOT 5	27,327 SQ. FT.
TRACT A	294,734 SQ. FT.



POINT CONSULTING, LLC
 8460 W KEN CARLY AVE # 101
 LITTLETON, CO 80128
 720-258-6836
 www.pnt-llc.com
 CIVIL ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

SUBDIVISION PLAT
WEST LEDGE ROCK CENTER
 SUBDIVISION FILING NO. 1
 JOHNSTOWN, COLORADO

DATE
 05.02.2022

DESCRIPTION
 ORIGINAL PREPARATION

JOB NO. 21.022

SURVEY PLAT

SHEET 1/1