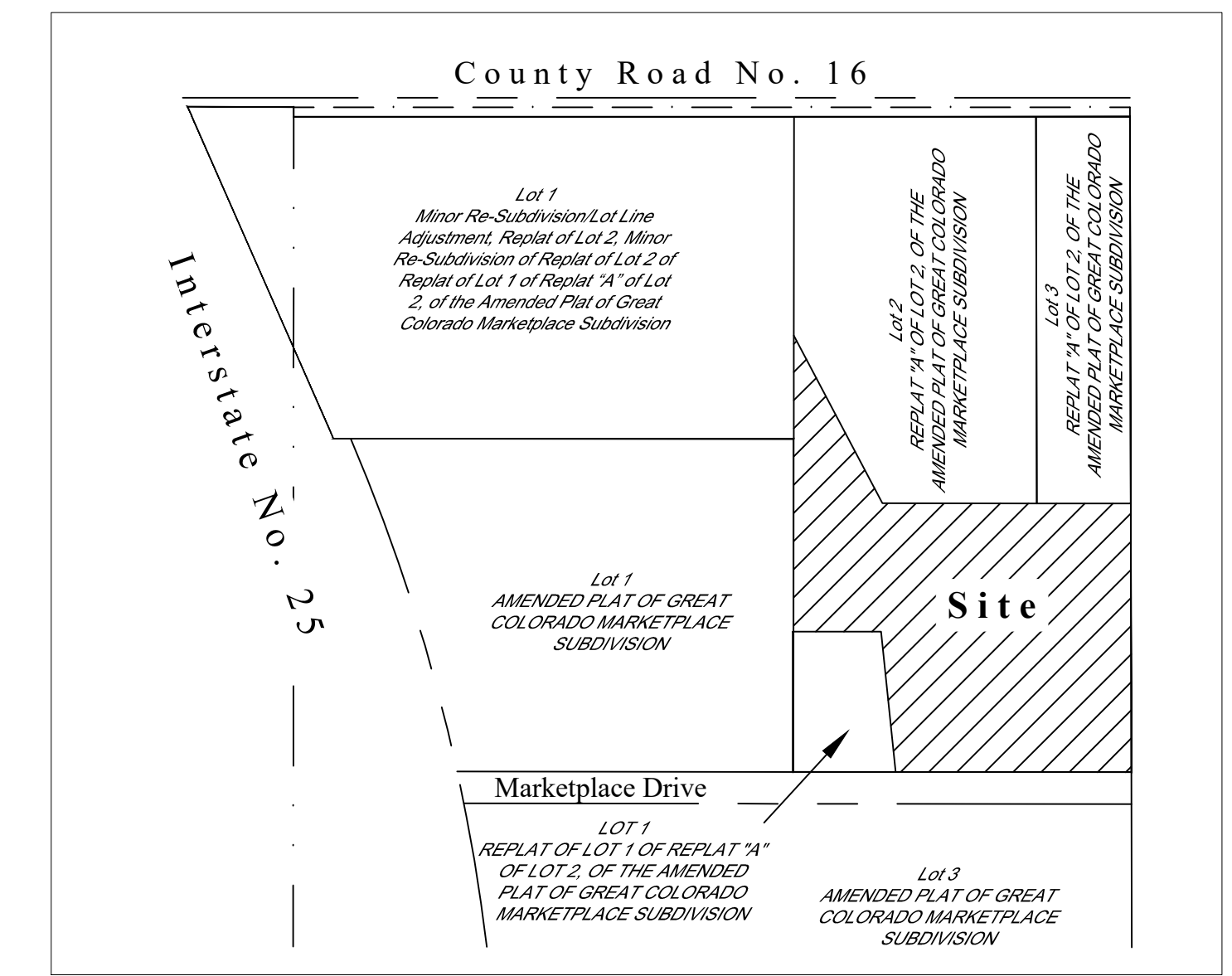


UNCLE BENNY'S MARKETPLACE RE-SUBDIVISION

Being a Replat of
 LOT 1, MINOR RE-SUBDIVISION, BEING A REPLAT OF LOT 2 OF THE REPLAT OF LOT
 1 OF REPLAT "A" OF LOT 2, OF THE AMENDED PLAT OF GREAT COLORADO
 MARKETPLACE MINOR RE-SUBDIVISION
 and
 LOT 2, MINOR RE-SUBDIVISION / LOT LINE ADJUSTMENT, REPLAT OF LOT 2, MINOR
 RE-SUBDIVISION OF REPLAT OF LOT 2 OF REPLAT OF LOT 1 OF REPLAT "A" OF LOT
 2, OF THE AMENDED PLAT OF GREAT COLORADO MARKETPLACE SUBDIVISION,
 Located in the Northwest 1/4 of Section 35, Township 5 North, Range 68 West of the 6th
 Principal Meridian, Town of Johnstown, Larimer County, Colorado



Vicinity Map
 1" = 500'

Ownership and Dedication:

Know all men by these presents that the undersigned, being the owners, and/or lien holder of that part of the Northwest 1/4 of Section 35, Township 5 North, Range 68 West of the 6th Principal Meridian, Larimer County, Colorado, being more particularly described as follows:

Lot 1, Minor Re-Subdivision, being a Replat of Lot 2 of the Replat of Lot 1 of Replat "A" of Lot 2, of the Amended Plat of Great Colorado Marketplace Minor Re-Subdivision, County of Larimer, State of Colorado and
 Lot 2, Minor Re-Subdivision/Lot Line Adjustment, Replat of Lot 2, Minor Re-Subdivision of Replat of Lot 2 of Replat of Lot 1 of Replat "A" of Lot 2, of the Amended Plat of Great Colorado Marketplace Subdivision, County of Larimer, State of Colorado.

Containing 18.450 acres (more or less) being subject to any easements or right of ways of record; have by these presents caused the same to be surveyed and subdivided into lots to be known as Minor Re-Subdivision, being a UNCLE BENNY'S MARKETPLACE RE-SUBDIVISION forever hereafter the streets as are laid out and designated on this plat and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat.
 witness our hands and seals this ____ day of _____, 20__.

Owner: _____
 Johnson - Taylor Family Properties, LLLP

State of Colorado)
)SS
 County of)

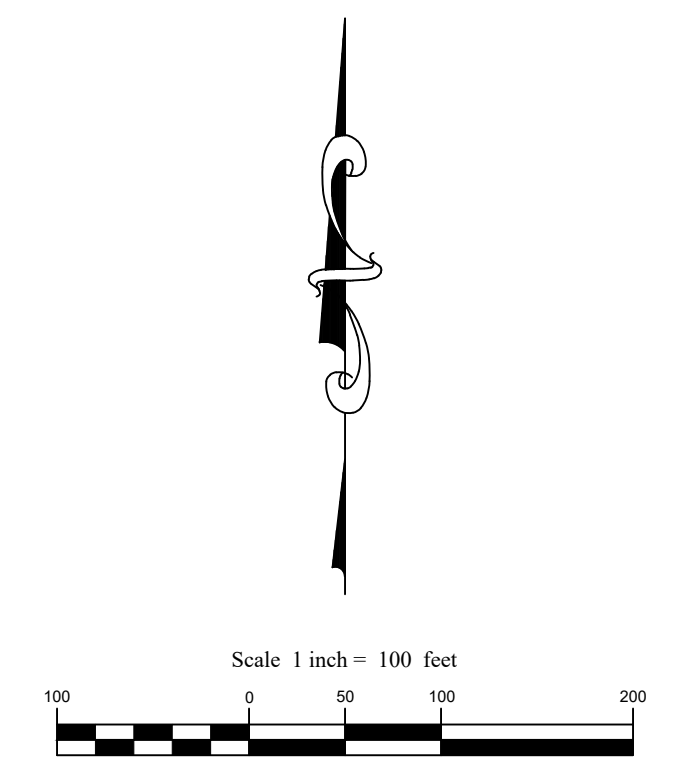
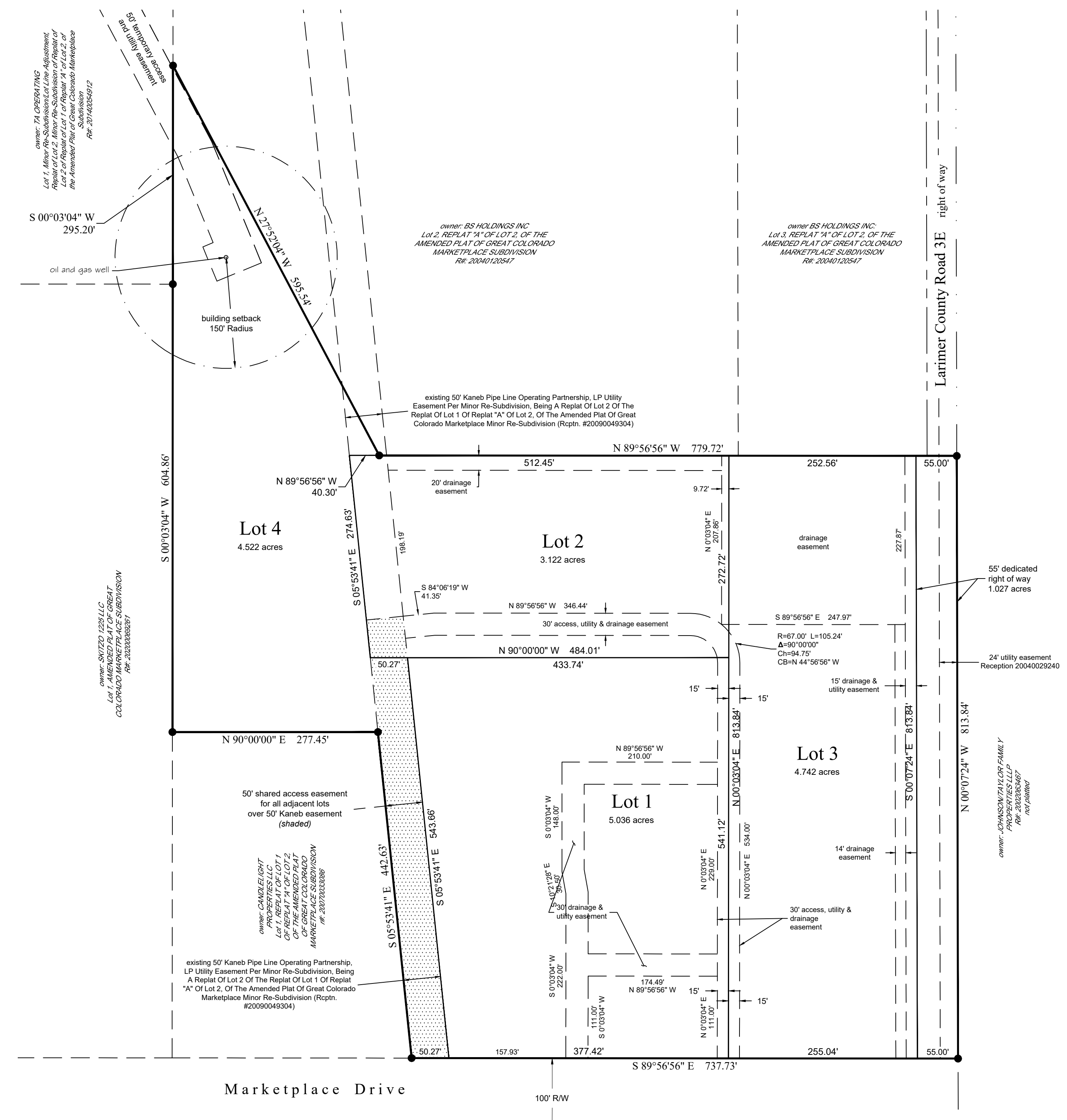
The foregoing dedication was acknowledged before me this ____ day of _____, 20__ by _____

My commission expires _____ Notary Public

TOWN COUNCIL:

This plat, to be known as UNCLE BENNY'S MARKETPLACE MINOR RE-SUBDIVISION, is approved and accepted by the Town of Johnstown, by Resolution Number _____, passed and adopted on final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado held on the ____ day of _____, 20__.

By: _____ Attest: _____
 Mayor Town Clerk



- Legend**
- ▲ denotes found 1/2" rebar with 1" plastic cap marked "LS 16415"
 - denotes found 1/2" rebar with 1" plastic cap marked "PLS 32444"
 - denotes easement
 - denotes Lot line
 - denotes boundary line
 - - - denotes right of way line

SURVEYOR'S STATEMENT
 I, M. Bryan Short, a Colorado Registered Professional Land Surveyor, do hereby state that this Minor Re-Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision.

Colorado Registered Land Surveyor #32444

- Notes:**
- Distances shown are in U.S. Survey Feet
 - The total area contains 18.450 acres, more or less.
 - No construction drawings have been reviewed or approved by the Town in regards to this subdivision. These lots will be considered un-buildable until such a time as construction drawings have been reviewed and approved by the Town for any lot proposing development. Said plans and development shall meet the Town requirements in place at such time as said development is proposed.

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 commenced more than ten years from the date of the certification shown hereon.

REVISIONS Date _____ By _____ Description _____ Date 9.7.2021 By mbs Description revised per 8-3-2021 redlines		Field Date _____ n/a _____ ST _____ n/a _____ Party Chief _____ n/a _____ PM _____ BAB _____ Print Date September 10, 2021 PLS MBS	CLIENT Uncle Benny's Building Supplies LLC	TITLE Final Subdivision Plat - Minor Re-Subdivision UNCLE BENNY'S MARKETPLACE Section 35, Township 5 North, Range 68 West, 6th P.M., Larimer County, Colorado	PROJECT NO. 13046.009	SHEET NO. 1	NO. OF SHEETS 1
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