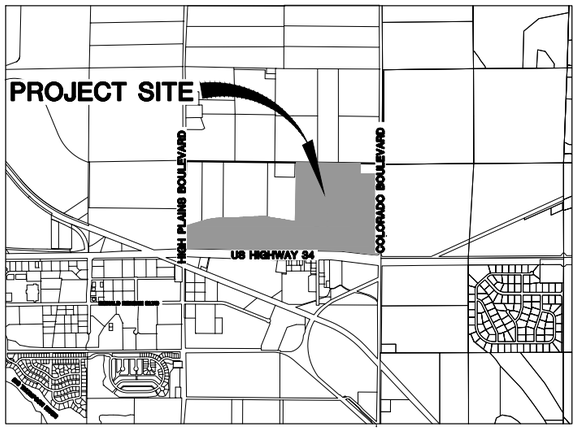
ENCORE FILING 1

LOCATED IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



TOTAL OUTLOTS 10 **TOTAL LOTS** 2 **TOTAL TRACTS** 5

ENGINEERING & SURVEYING:
TST, INC. CONSULTING ENGINEERS
748 WHALERS WAY, SUITE #200
FORT COLLINS, CO 80525
(970) 226-0557

OWNER:
ENCORE HOLDCO, LLC
ROY BADE
8901 E MOUNTAIN VIEW RD., SUITE #150
SCOTTSDALE, AZ 85258
(480) 295-7600

BASIS OF BEARING STATEMENT

CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. BEING MONUMENTED ON THE NORTH END BY THE EAST QUARTER CORNER OF SECTION 12 AND THE SOUTH END BY THE SOUTHEAST CORNER OF SECTION 12. SAID LINE IS ASSUMED TO BEAR S00°51'45"W A DISTANCE OF 2630.93 FEET AND IS MONUMENTED AS SHOWN HERON.

SURVEYOR CERTIFICATE:

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

DATED THIS_____DAY OF_____, 20__.

COLORADO LICENSED CHAD R. WASHBURN 37963 PROFESSIONAL LAND SURVEYOR

CHAD R. WASHBURN
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NO. 37963
FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE PLANNING AND DEVELOPMENT DIRECTOR OF THE TOWN OF JOHNSTOWN AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

DEDICATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF JOHNSTOWN, OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SUCH LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, OUTLOTS, TRACTS, AND STREETS AND TO THE EXTENT APPLICABLE DO HEREBY DEDICATE TO THE TOWN OF JOHNSTOWN FOREVER ALL STREETS, IF ANY, AS INDICATED HEREON UNDER THE NAME OF ENCORE FILING 1, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. IN COMPLIANCE WITH THE TOWN OF JOHNSTOWN SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

OWNER: ENCORE HOLDCO, LLC
A COLORADO LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE____DAY OF _____, 20__.

BY: _____
NAME JENNIFER SCHRADER AUTHORIZED SIGNOR

NOTARIAL CERTIFICATE

STATE OF ARIZONA)

COUNTY OF MARICOPA)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____.

THIS_____DAY OF_____, 20__.

MY COMMISSION EXPIRES_____ NOTARY PUBLIC_____

LENDER: CAPITAL FUND REIT, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE____DAY OF _____, 20__.

BY: _____
NAME NOAH BROCIOUS PRESIDENT

NOTARIAL CERTIFICATE

STATE OF ARIZONA)

COUNTY OF MARICOPA)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____.

THIS_____DAY OF_____, 20__.

MY COMMISSION EXPIRES_____ NOTARY PUBLIC_____

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS ENCORE FILING 1, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON THE 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 – TROY D. MELLON TOWN CLERK – HANNAH HILL

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 DISCOVERED 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 CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A)
2. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR IMPLIED.
3. FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY OF RECORD, AND TERMS OR CONDITIONS AFFECTING THIS PROPERTY, TST, INC. CONSULTING ENGINEERS, AND THE SURVEYOR OF RECORD RELIED UPON TITLE COMMITMENT NO. HS08813638 AMENDMENT 1 PREPARED BY HERITAGE TITLE COMPANY EFFECTIVE APRIL 27, 2023 AT 8:00 AM. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST, INC. OR THE SURVEYOR OF RECORD.
4. PER THE FEMA FLOOD INSURANCE RATE MAPS (FRM), MAP NO. 08069C1215F, HAVING A MAP REVISED DATE OF DECEMBER 19, 2006, INDICATE THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY, THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
5. ALL EXISTING PUBLIC EASEMENTS DEDICATED BY PREVIOUS PLATTING WITHIN THE SUBJECT PROPERTY BOUNDARY ARE HEREBY VACATED AND REDEDICATED AS SHOWN HEREON.
6. PER C.R.S. 38-51-106, ALL LINEAL UNITS DEPICTED ON THIS SURVEY ARE U.S. SURVEY FEET. ONE METER EQUALS EXACTLY 39.37/12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
7. 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 PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS INCURRED BY THE TOWN WILL BE ASSESSED TO THE PROPERTY OWNER.
8. GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN 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. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN 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 WILL BE ASSESSED TO THE PROPERTY OWNER.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12
THENCE N 07°39'12" E A DISTANCE OF 251.55.FEET TO THE POINT OF BEGINNING;
THENCE S 44°04'45" E A DISTANCE OF 71.14 FEET;
THENCE S 88°43'39" E A DISTANCE OF 4342.30 FEET;
THENCE S 83°16'09" E A DISTANCE OF 597.20 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 06°43'50" E, HAVING A RADIUS OF 11334.20 FEET, A CENTRAL ANGLE OF 02°04'01" AND AN ARC LENGTH OF 408.87 FEET;
THENCE N 47°45'00" E A DISTANCE OF 68.30 FEET;
THENCE N 00°51'45" E A DISTANCE OF 2498.76 FEET;
THENCE N 88°54'02" W A DISTANCE OF 30.00 FEET;
THENCE S 00°51'45" W A DISTANCE OF 221.07 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 59°29'08" W, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 14°50'50" AND AN ARC LENGTH OF 21.77 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 44°38'19" W, HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF 20°25'04" AND AN ARC LENGTH OF 15.68 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 24°13'15" W, HAVING A RADIUS OF 484.00 FEET, A CENTRAL ANGLE OF 25°19'13" AND AN ARC LENGTH OF 213.89 FEET;
THENCE N 88°54'02" W A DISTANCE OF 297.99 FEET;
THENCE N 00°51'44" E A DISTANCE OF 294.00 FEET;
THENCE N 88°54'02" W A DISTANCE OF 1792.05 FEET;
THENCE S 01°05'58" W A DISTANCE OF 1442.95 FEET;
THENCE S 01°05'58" W A DISTANCE OF 217.14 FEET;
THENCE N 79°36'13" W A DISTANCE OF 97.64 FEET;
THENCE N 80°36'13" W A DISTANCE OF 321.49 FEET;
THENCE N 81°58'34" W A DISTANCE OF 188.05 FEET;
THENCE N 82°02'01" W A DISTANCE OF 81.52 FEET;
THENCE N 77°14'42" W A DISTANCE OF 129.03 FEET;
THENCE N 87°33'11" W A DISTANCE OF 75.86 FEET;
THENCE S 88°38'30" W A DISTANCE OF 152.60 FEET;
THENCE S 89°30'23" W A DISTANCE OF 116.17 FEET;
THENCE S 85°40'41" W A DISTANCE OF 138.01 FEET;
THENCE S 87°40'54" W A DISTANCE OF 167.58 FEET;
THENCE S 86°51'02" W A DISTANCE OF 106.99 FEET;
THENCE S 86°57'18" W A DISTANCE OF 76.61 FEET;
THENCE S 88°39'06" W A DISTANCE OF 134.28 FEET;
THENCE S 88°43'57" W A DISTANCE OF 143.08 FEET;
THENCE S 89°33'51" W A DISTANCE OF 112.53 FEET;
THENCE S 87°49'15" W A DISTANCE OF 95.13 FEET;
THENCE S 86°07'00" W A DISTANCE OF 101.34 FEET;
THENCE S 82°18'45" W A DISTANCE OF 67.60 FEET;
THENCE S 81°10'10" W A DISTANCE OF 106.43 FEET;
THENCE S 77°35'57" W A DISTANCE OF 73.70 FEET;
THENCE S 74°41'37" W A DISTANCE OF 159.82 FEET;
THENCE S 73°25'09" W A DISTANCE OF 193.92 FEET;
THENCE S 73°24'05" W A DISTANCE OF 289.84 FEET;
THENCE S 00°8'14" W A DISTANCE OF 540.13 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 188.839 ACRES OR 8,225,812 SQUARE FEET MORE OR LESS AND IS SUBJECT TO ALL RIGHTS-OF-WAY. EASEMENTS, AND RESTRICTIONS NOW IN USE OR OF RECORD.

DESCRIPITION		SIZE (AC.)	PERCENTAGE (%) TOTAL	O & M RESPONSIBILITY
LOTS 1 - 1	BLOCK 1	44.10	23.35%	OWNER
LOTS 1 - 1	BLOCK 2	3.26	1.72%	OWNER
TRACT A - FUTURE DEVELOPMENT		14.88	7.88%	OWNER
TRACT B - FUTURE DEVELOPMENT		12.09	6.40%	OWNER
TRACT C - FUTURE DEVELOPMENT		21.73	11.51%	OWNER
TRACT D - FUTURE DEVELOPMENT		27.74	14.69%	OWNER
TRACT E - FUTURE DEVELOPMENT		7.02	3.72%	OWNER
OUTLOT A - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT		1.57	0.83%	METRO DISTRICT
OUTLOT B - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT		4.66	2.47%	METRO DISTRICT
OUTLOT C - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT		1.95	1.03%	METRO DISTRICT
OUTLOT D - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT		5.36	2.84%	METRO DISTRICT
OUTLOT E - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT		4.43	2.35%	METRO DISTRICT
OUTLOT F - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT		2.04	1.08%	METRO DISTRICT
OUTLOT G - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT		6.39	3.38%	METRO DISTRICT
OUTLOT H - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT		3.96	2.10%	METRO DISTRICT
OUTLOT I - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT		4.34	2.30%	METRO DISTRICT
OUTLOT J - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT		1.92	1.01%	METRO DISTRICT
RIGHT-OF-WAY		21.37	11.32%	TOWN OF JOHNSTOWN
TOTAL		**188.82**	**100.00%**	

REVISIONS		
DESCRIPTION	DATE	BY

DRAWN JSL
CHECKED JFS
DESIGNED JSL
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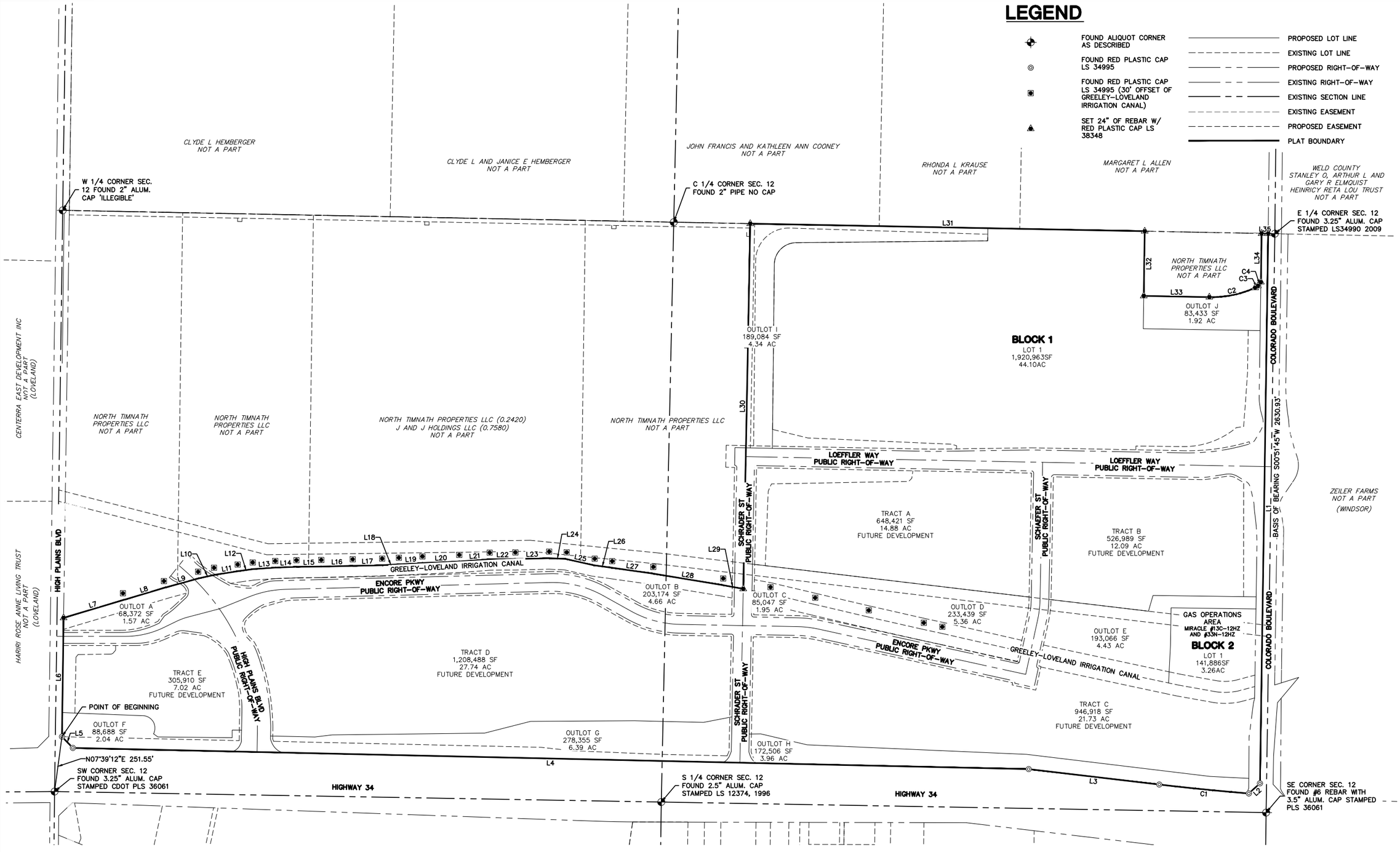
ENCORE FILING 1

PLAT COVER

Washburn LAND SURVEYING

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1245.0008.00
SCALE N.T.S.
DATE MAY 2023
SHEET 1 of 8



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	2498.76	N0°51'45"E
L2	68.30	N47°45'00"E
L3	597.20	S83°16'09"E
L4	4342.30	S88°43'39"E
L5	71.14	S44°04'45"E
L6	540.13	S0°48'14"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L7	289.84	S73°24'05"W
L8	193.92	S73°25'09"W
L9	159.82	S74°41'37"W
L10	73.70	S77°35'57"W
L11	106.43	S81°10'10"W
L12	67.60	S82°18'45"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L13	101.34	S86°07'00"W
L14	95.13	S87°49'15"W
L15	112.53	S89°33'51"W
L16	143.08	S88°43'57"W
L17	134.28	S88°39'06"W
L18	76.61	S86°57'18"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L19	106.99	S86°51'02"W
L20	167.58	S87°40'54"W
L21	138.01	S85°40'41"W
L22	116.17	S89°30'23"W
L23	152.60	S88°38'30"W
L24	75.86	N87°33'11"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L25	129.03	N77°14'42"W
L26	81.52	N82°02'01"W
L27	188.05	N81°58'34"W
L28	321.49	N80°36'13"W
L29	97.64	N79°36'13"W
L30	1660.09	S1°05'58"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L31	1792.05	N88°54'02"W
L32	294.00	N0°51'44"E
L33	297.99	N88°54'02"W
L34	221.07	S0°51'45"W
L35	30.00	N88°54'02"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	11334.20'	408.87'	2°04'01"	S84°18'10"E	408.85'
C2	484.00'	213.89'	25°19'13"	S78°26'21"W	212.15'
C3	44.00'	15.68'	20°25'04"	S55°34'13"W	15.60'
C4	84.00'	21.77'	14°50'50"	S37°56'16"W	21.71'

REVISIONS

BY	DATE	DESCRIPTION

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CHECKED JFS
DESIGNED JSL
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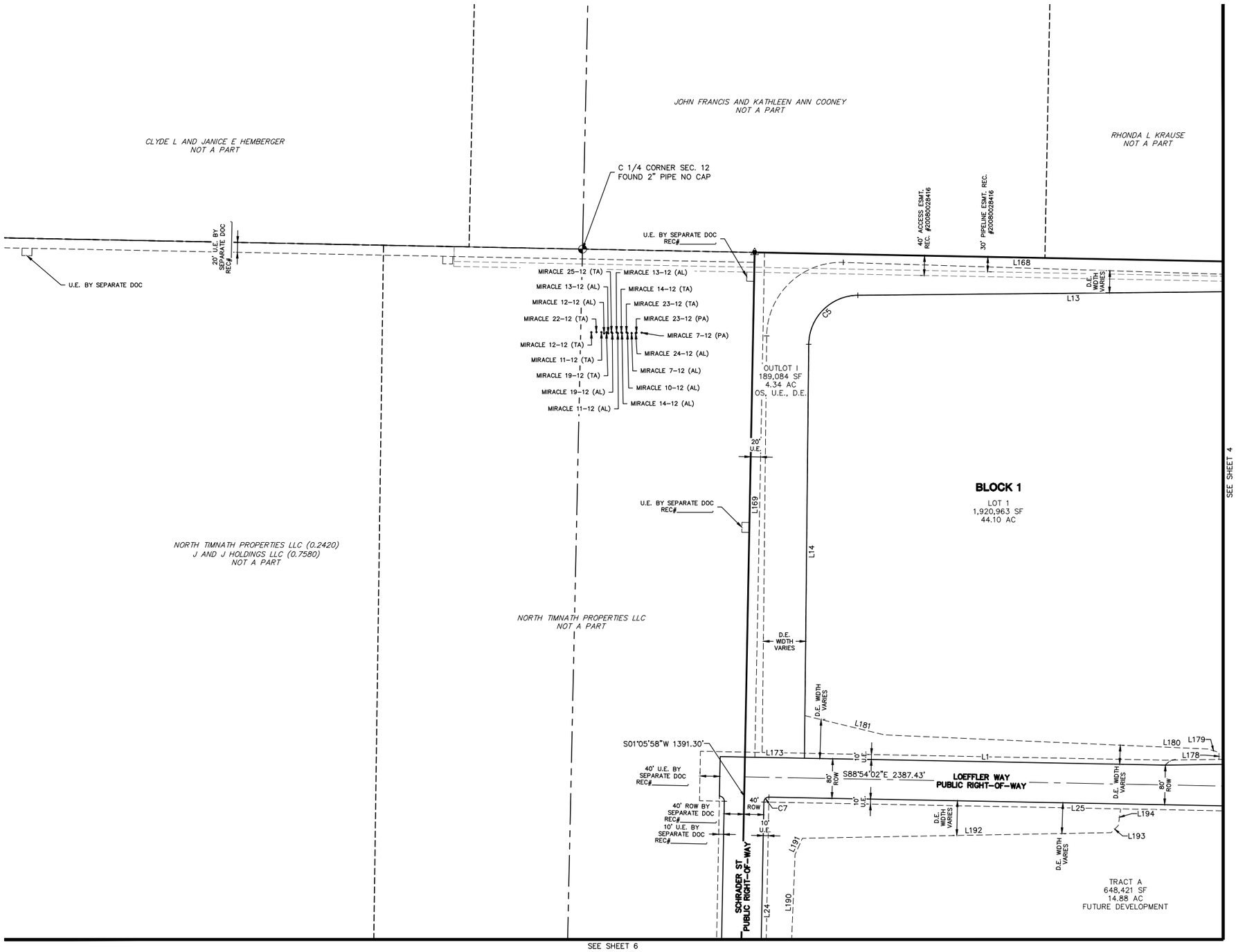
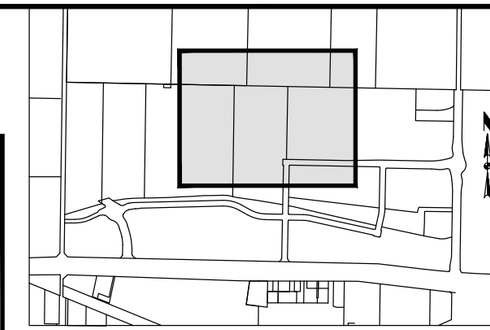
ENCORE FILING 1
PLAT OVERALL

Washburn LAND SURVEYING

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1245.0008.00
SCALE 1" = 200'
DATE MAY 2023
SHEET 2 of 8





KEY MAP
N.T.S.

LEGEND

	FOUND ALIQUOT CORNER AS DESCRIBED
	FOUND RED PLASTIC CAP LS 34995
	FOUND RED PLASTIC CAP LS 34995 (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL)
	SET 24" OF REBAR W/ RED PLASTIC CAP LS 38348
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	EXISTING SECTION LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PLAT BOUNDARY
OS	OPEN SPACE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
ROW	RIGHT OF WAY
EX.	EXISTING

100 0 100 200
scale 1"=100' feet

REVISIONS

DESCRIPTION	DATE	BY

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ENCORE FILING 1

PLAT

Washburn LAND SURVEYING

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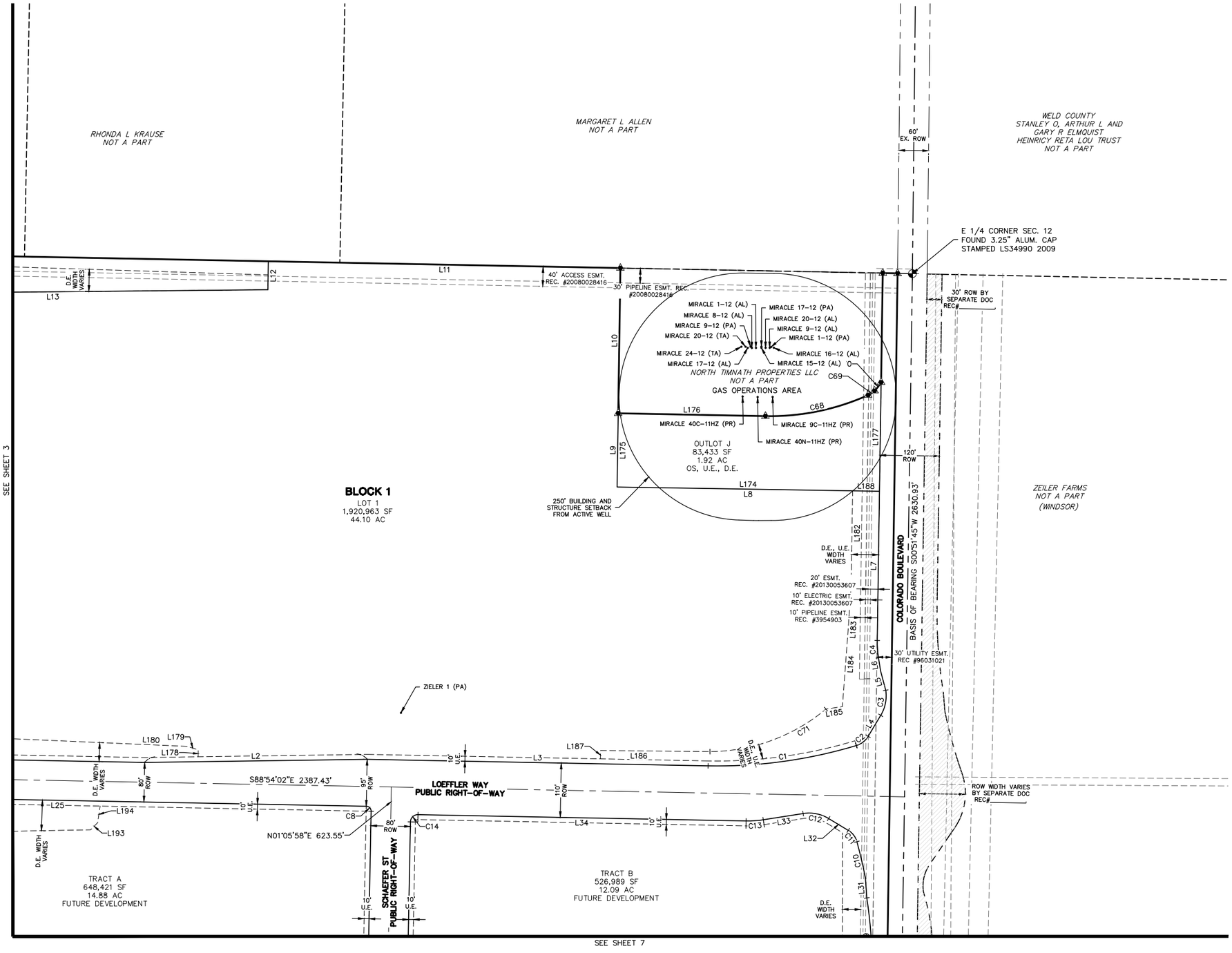
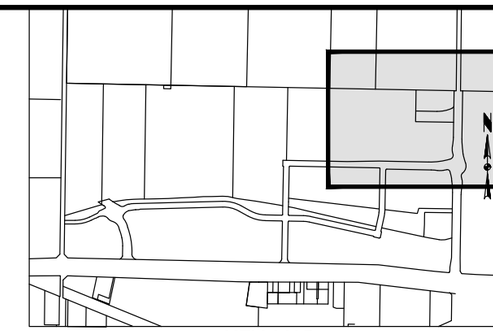
SHEET 3 of 8





KEY MAP
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	EXISTING RIGHT-OF-WAY
	EXISTING SECTION LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PLAT BOUNDARY
OS	OPEN SPACE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
ROW	RIGHT OF WAY
EX.	EXISTING
AL	ABANDONED LOCATION

100 0 100 200
scale 1"=100' feet

REVISIONS	DATE	BY
DESCRIPTION		

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CHECKED: JFS
DESIGNED: JSL
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ENCORE FILING 1

PLAT

Washburn LAND SURVEYING

TST
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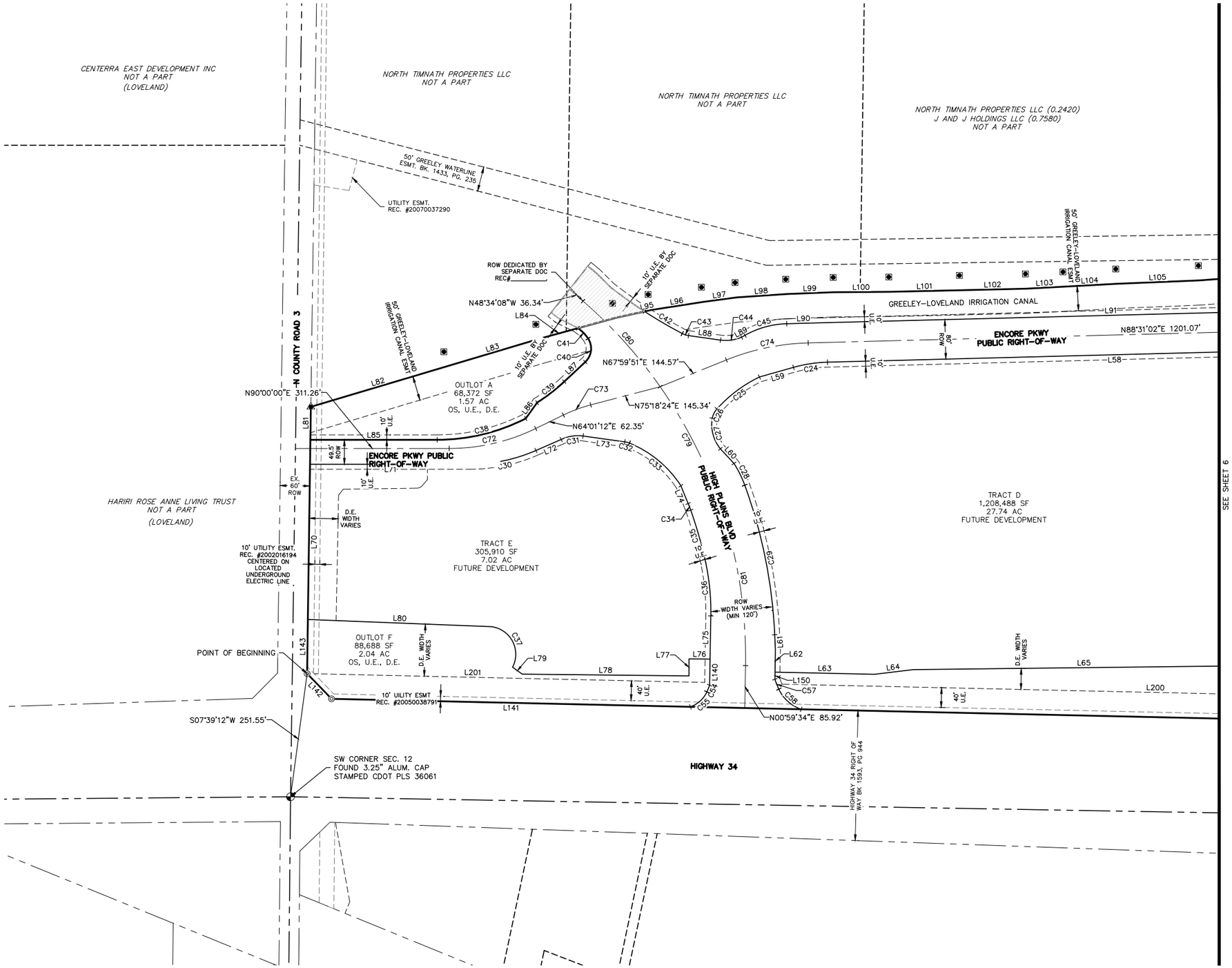
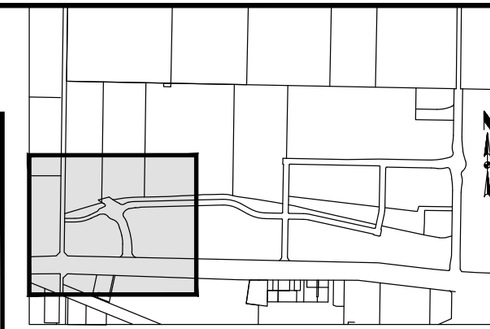
SHEET 4 of 8





KEY MAP
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	EXISTING RIGHT-OF-WAY
	EXISTING SECTION LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PLAT BOUNDARY
OS	OPEN SPACE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
ROW	RIGHT OF WAY
EX.	EXISTING
AL	ABANDONED LOCATION

100 0 100 200
scale 1"=100' feet

REVISIONS

DESCRIPTION	DATE	BY

DRAWN: JSL
CHECKED: JFS
DESIGNED: JSL
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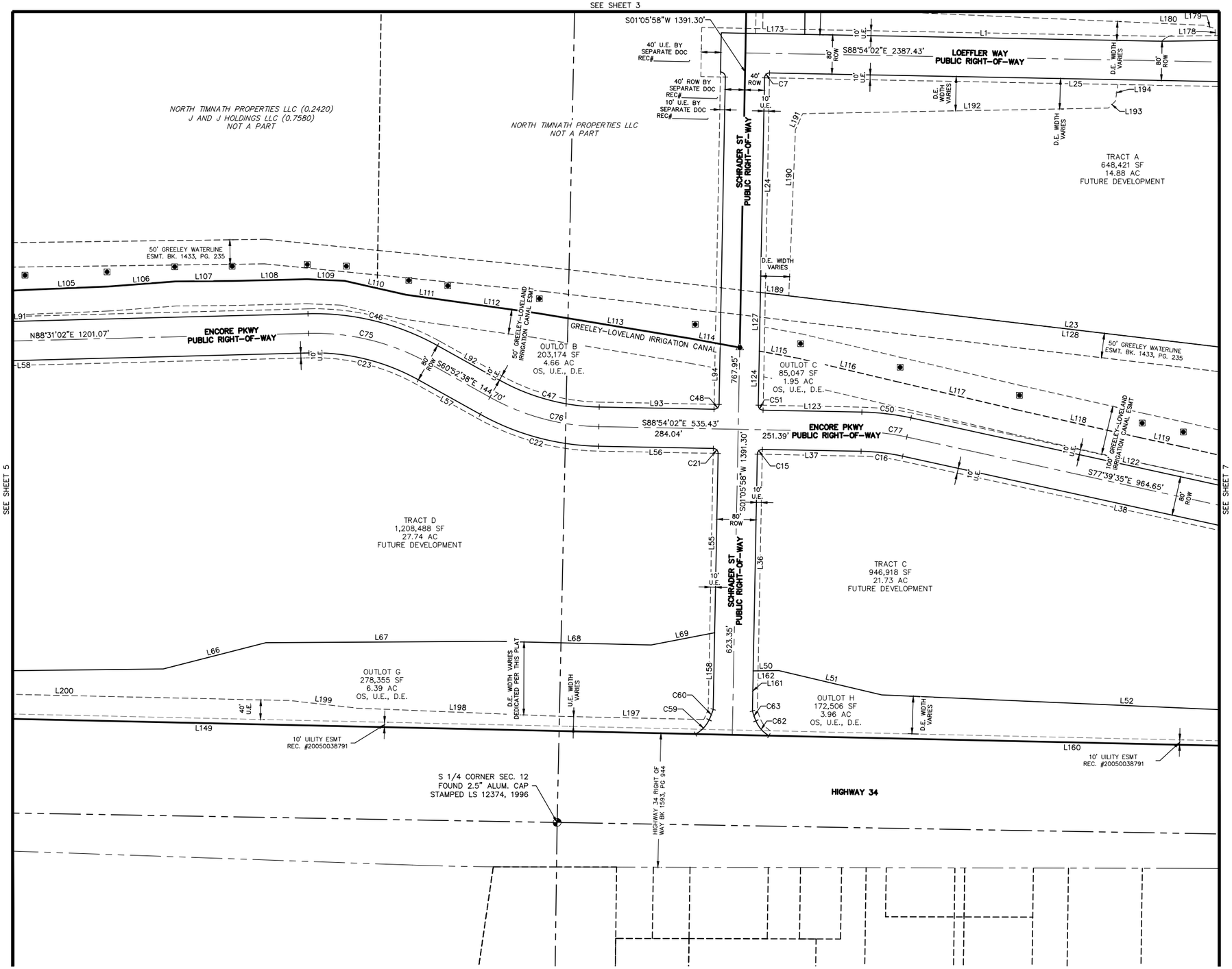
SHEET 5 of 8



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ROW	RIGHT OF WAY
EX.	EXISTING
AL	ABANDONED LOCATION

100 0 100 200
scale 1"=100' feet

REVISIONS	DATE	BY
DESCRIPTION		

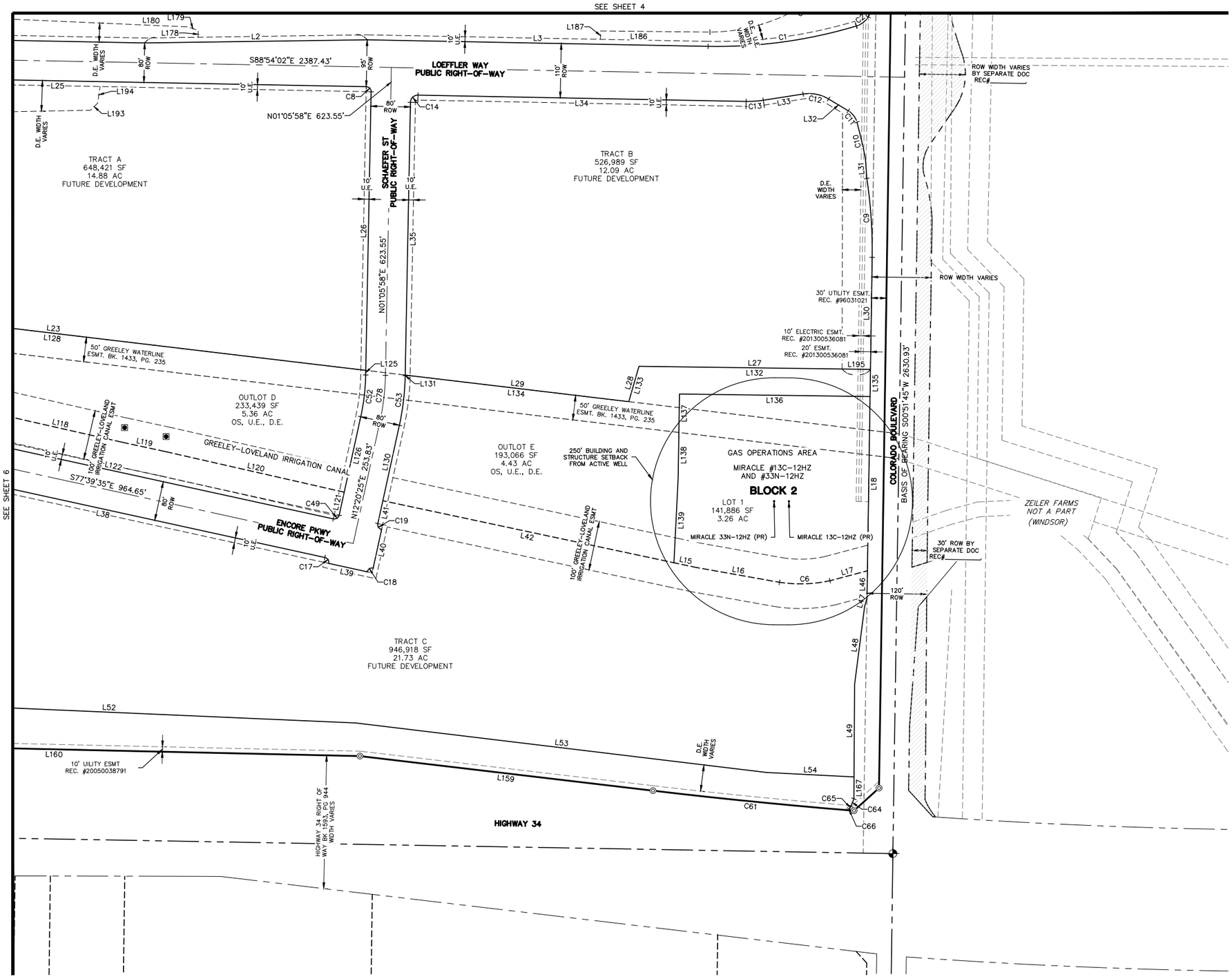
DRAWN: JSL
CHECKED: JFS
DESIGNED: JSL
FILENAME: 0001_Plat Final

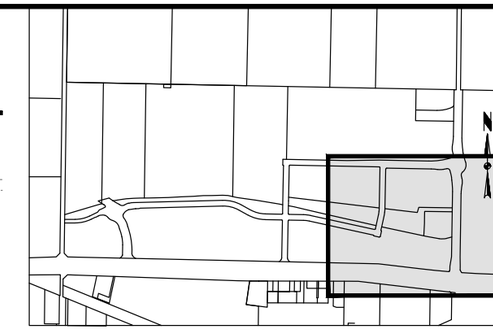
ENCORE FILING 1
PLAT

Washburn LAND SURVEYING

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1245.0008.00
SCALE 1" = 100'
DATE MAY 2023
SHEET 6 of 8





KEY MAP
N.T.S.

LEGEND

	FOUND ALIQUOT CORNER AS DESCRIBED
	FOUND RED PLASTIC CAP LS 34995
	FOUND RED PLASTIC CAP LS 34995 (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL)
	SET 24" OF REBAR W/ RED PLASTIC CAP LS 38348
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	EXISTING SECTION LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PLAT BOUNDARY
OS	OPEN SPACE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
ROW	RIGHT OF WAY
EX.	EXISTING
AL	ABANDONED LOCATION

100 0 100 200
scale 1"=100' feet

REVISIONS

BY	DATE	DESCRIPTION

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SHEET 7 of 8

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	728.58	S88°54'02"E
L2	450.25	N89°11'25"E
L3	690.11	S88°54'02"E
L4	49.47	N30°51'45"E
L5	40.14	N14°50'53"W
L6	27.15	N9°08'15"W
L7	302.04	N0°51'45"E
L8	530.99	N89°04'28"W
L9	149.23	N0°51'44"E
L10	294.00	N0°51'44"E
L11	712.73	N88°54'02"W
L12	57.56	N0°43'35"E
L13	870.17	N89°27'07"E
L14	835.58	N0°35'37"E
L15	45.02	S77°58'00"E
L16	172.16	S79°54'08"E
L17	78.57	N75°07'25"E
L18	352.80	S0°51'45"W
L19	385.77	N89°14'14"W
L20	77.89	S0°51'45"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L21	91.29	S0°51'45"W
L22	172.68	S2°50'45"W
L23	1274.99	N83°13'06"W
L24	438.00	N1°05'58"E
L25	1248.72	S88°54'02"E
L26	564.24	S1°05'58"W
L27	468.50	N89°14'18"W
L28	74.48	S16°05'54"W
L29	455.63	N83°13'06"W
L30	226.79	N0°51'45"E
L31	40.35	N4°04'44"W
L32	46.46	N58°54'02"W
L33	81.55	S81°05'58"W
L34	664.10	N88°54'02"W
L35	552.20	S1°05'58"W
L36	442.10	N1°05'58"E
L37	201.39	S88°54'02"E
L38	914.65	S77°39'35"E
L39	80.00	S77°39'35"E
L40	80.00	N12°20'25"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L41	47.37	N12°20'25"E
L42	602.37	S77°58'00"E
L46	54.84	S0°51'45"W
L47	18.94	S15°30'26"W
L48	158.40	S7°18'28"W
L49	187.17	S0°21'14"W
L50	52.31	N89°21'51"E
L51	215.52	S76°42'23"E
L52	999.49	S87°30'16"E
L53	837.53	S83°07'35"E
L54	177.06	S87°05'05"E
L55	365.76	N1°05'58"E
L56	234.04	N88°54'02"W
L57	144.70	N60°52'38"W
L58	1163.04	S88°31'02"W
L59	71.73	S74°11'27"W
L60	40.37	S42°52'50"E
L61	31.11	S2°35'31"E
L62	44.60	S0°59'34"W
L63	201.27	S88°45'09"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L64	79.36	N83°09'19"E
L65	691.61	N89°20'30"E
L66	216.22	N75°39'43"E
L67	471.81	N89°39'25"E
L68	313.58	S88°38'03"E
L69	131.81	N79°03'29"E
L70	314.26	N0°48'14"E
L71	324.17	N90°00'00"E
L72	55.78	N66°21'33"E
L73	85.26	S82°00'09"E
L74	38.93	S22°12'57"E
L75	87.46	S0°59'34"W
L76	42.66	N89°27'12"W
L77	34.40	S0°00'00"E
L78	337.71	N89°23'56"W
L79	24.01	N54°08'33"W
L80	372.13	N87°45'31"W
L81	66.81	N0°48'14"E
L82	289.84	N73°24'05"E
L83	193.92	N73°25'09"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L84	79.96	N74°41'37"E
L85	256.72	N90°00'00"E
L86	39.64	N35°39'48"E
L87	58.34	N46°59'05"E
L88	65.38	S82°00'09"E
L89	7.79	N60°29'08"E
L90	68.49	N88°31'02"E
L91	1175.06	N88°31'02"E
L92	144.70	S60°52'38"E
L93	234.04	S88°54'02"E
L94	123.38	N1°05'58"E
L95	14.43	N77°35'57"E
L96	106.43	N81°10'10"E
L97	67.60	N82°18'45"E
L98	101.34	N86°07'00"E
L99	95.13	N87°49'15"E
L100	112.53	N89°33'51"E
L101	143.08	N88°43'57"E
L102	134.28	N88°39'06"E
L103	76.61	N86°57'18"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L104	106.99	N86°51'02"E
L105	167.58	N87°40'54"E
L106	138.01	N85°40'41"E
L107	116.17	N89°30'23"E
L108	152.60	N88°38'30"E
L109	75.86	S87°33'11"E
L110	129.03	S77°14'42"E
L111	81.52	S82°02'01"E
L112	188.05	S81°58'34"E
L113	321.49	S80°36'13"E
L114	57.10	S79°36'13"E
L115	79.19	S79°36'13"E
L116	207.76	S76°39'32"E
L117	250.12	S76°47'46"E
L118	256.48	S77°14'18"E
L119	92.22	S77°48'41"E
L120	370.19	S77°11'47"E
L121	47.54	S12°20'25"W
L122	914.65	N77°39'35"W
L123	201.39	N88°54'02"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L124	110.28	N1°05'58"E
L125	9.31	S1°05'58"W
L126	156.29	S12°20'25"W
L127	119.67	N1°05'58"E
L128	1274.99	N83°13'06"W
L130	156.46	N12°20'25"E
L131	1.35	N1°05'58"E
L132	468.50	N89°14'18"W
L133	74.48	S16°05'54"W
L134	455.63	N83°13'06"W
L135	55.00	S0°51'45"W
L136	385.77	N89°14'14"W
L137	77.89	S0°51'45"W
L138	91.29	S0°51'45"W
L139	172.68	S2°50'45"W
L140	52.88	S0°59'34"W
L141	726.76	N88°43'39"W
L142	71.14	N44°04'45"W
L143	109.56	N0°48'14"E
L149	2004.18	N88°43'39"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L150	14.44	S0°59'34"W
L158	156.43	N1°05'58"E
L159	597.20	N83°16'09"W
L160	1237.27	N88°43'39"W
L161	81.78	N1°05'58"E
L162	52.31	N89°21'51"E
L167	44.22	S0°21'14"W
L168	1079.32	N88°54'02"W
L169	1018.98	S1°05'58"W
L173	120.14	S88°54'02"E
L174	530.99	N89°04'28"W
L175	149.23	N0°51'44"E
L176	297.99	S88°54'02"E
L177	220.55	N0°51'45"E
L178	14.18	S0°22'46"W
L179	23.49	S72°58'08"E
L180	653.35	S87°30'11"E
L181	165.28	S76°25'20"E
L182	193.10	S0°55'32"W
L183	98.25	S3°55'28"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L184	146.03	S4°16'08"W
L185	33.72	S81°21'01"W
L186	221.41	N89°24'23"W
L187	16.96	S1°05'58"W
L188	54.33	S89°04'28"E
L189	58.23	S83°13'06"E
L190	339.02	N2°16'54"E
L191	36.07	N24°19'44"E
L192	623.23	N88°57'20"E
L193	20.26	N44°51'08"E
L194	34.00	N8°20'44"E
L195	57.40	S89°14'18"E
L197	295.33	S88°43'39"E
L198	412.57	S87°41'09"E
L199	137.98	S83°31'47"E
L200	1215.10	S88°43'39"E
L201	790.81	S88°43'39"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	977.00'	303.99'	17°49'38"	N82°11'09"E	302.76'
C2	42.00'	31.09'	42°24'35"	N52°04'02"E	30.38'
C3	77.00'	52.79'	39°17'02"	N11°13'14"E	51.77'
C4	202.00'	35.26'	10°00'00"	N4°08'15"W	35.21'
C5	100.00'	155.09'	88°51'30"	N45°01'22"E	140.01'
C6	284.24'	102.70'	20°42'05"	N88°14'26"E	102.14'
C7	10.00'	15.71'	90°00'00"	N46°05'58"E	14.14'
C8	10.00'	15.71'	90°00'00"	S43°54'02"E	14.14'
C9	973.00'	160.44'	9°26'52"	N3°51'46"W	160.26'
C10	976.48'	75.62'	4°26'14"	N13°09'51"W	75.60'
C11	39.00'	29.41'	43°12'37"	N37°17'44"W	28.72'
C12	77.00'	53.76'	40°00'00"	N78°54'02"W	52.67'
C13	200.00'	34.91'	10°00'00"	S86°05'58"W	34.86'
C14	15.00'	23.56'	90°00'00"	S46°05'58"W	21.21'
C15	10.00'	15.71'	90°00'00"	N46°05'58"E	14.14'
C16	435.00'	85.34'	11°14'27"	S83°16'49"E	85.21'
C17	10.00'	15.71'	90°00'00"	S32°39'35"E	14.14'
C18	10.00'	15.71'	90°00'00"	N57°20'25"E	14.14'
C19	10.00'	15.71'	90°00'00"	N32°39'35"W	14.14'
C21	10.00'	15.71'	90°00'00"	N43°54'02"W	14.14'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C22	515.00'	251.89'	28°01'25"	N74°53'20"W	249.38'
C23	435.00'	232.36'	30°36'21"	N76°10'48"W	229.61'
C24	279.00'	69.76'	14°19'35"	S81°21'14"W	69.58'
C25	277.00'	108.51'	22°26'40"	S53°03'09"W	107.82'
C26	39.00'	21.02'	30°52'29"	S26°23'35"W	20.76'
C27	77.00'	66.16'	49°13'44"	S14°47'56"E	64.14'
C28	227.00'	49.26'	12°25'59"	S26°18'22"E	49.16'
C29	1015.00'	309.98'	17°29'52"	S11°20'27"E	308.77'
C30	332.00'	136.99'	23°38'27"	N78°10'47"E	136.02'
C31	77.00'	45.66'	33°58'39"	N81°00'32"E	45.00'
C32	39.00'	9.75'	14°19'24"	S74°50'27"E	9.72'
C33	227.00'	137.28'	34°39'04"	S50°21'13"E	135.20'
C34	223.00'	14.38'	3°41'39"	S21°18'28"E	14.38'
C35	895.00'	103.64'	6°38'05"	S16°08'36"E	103.58'
C36	479.00'	115.53'	13°49'07"	S5°55'00"E	115.25'
C37	56.38'	108.36'	110°07'17"	N27°27'57"W	92.43'
C38	393.50'	186.03'	27°05'13"	N76°27'24"E	184.30'
C39	377.00'	69.51'	10°33'53"	N52°16'01"E	69.42'
C40	37.00'	51.91'	80°23'07"	N6°47'32"E	47.76'
C41	77.00'	29.54'	21°58'39"	N44°23'21"W	29.35'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C42	977.00'	88.50'	5°11'24"	S59°38'45"E	88.47'
C43	39.00'	13.45'	19°45'42"	S72°07'18"E	13.38'
C44	79.00'	43.69'	31°41'12"	N82°09'15"E	43.14'
C45	181.00'	88.55'	28°01'54"	N74°30'05"E	87.67'
C46	515.00'	275.10'	30°36'21"	S76°10'48"E	271.84'
C47	435.00'	212.76'	28°01'25"	S74°53'20"E	210.65'
C48	10.00'	15.71'	90°00'00"	N46°05'58"E	14.14'
C49	10.00'	15.71'	90°00'00"	S57°20'25"W	14.14'
C50	515.00'	101.04'	11°14'27"	N83°16'49"W	100.88'
C51	10.00'	15.71'	90°00'00"	N43°54'02"W	14.14'
C52	435.00'	85.34'	11°14'27"	S6°43'11"W	85.21'
C53	515.00'	101.04'	11°14'27"	N6°43'11"E	100.88'
C54	187.50'	14.64'	4°28'27"	S22°29'43"W	14.64'
C55	57.50'	46.15'	45°59'10"	S47°43'31"W	44.92'
C57	187.50'	21.52'	6°34'35"	S21°33'39"E	21.51'
C58	77.50'	62.60'	46°16'51"	S47°59'22"E	60.91'
C59	61.56'	40.93'	38°05'44"	N43°47'18"E	40.18'
C60	191.50'	22.85'	6°50'13"	N21°29'58"E	22.84'
C61	11334.20'	397.79'	2°00'39"	N84°16'29"W	397.77'
C62	61.52'	40.97'	38°09'45"	N41°17'54"W	40.22'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C63	191.50'	21.37'	6°23'33"	N19°23'02"W	21.35'
C64	187.50'	16.28'	4°58'25"	S22°06'55"W	16.27'
C65	57.50'	6.15'	6°07'33"	S27°39'54"W	6.14'
C66	57.50'	3.32'	3°18'32"	S32°22'57"W	3.32'
C68	484.00'	213.89'	25°19'13"	N78°26'21"E	212.15'
C69	44.00'	15.68'	20°25'04"	N55°34'13"E	15.60'
C70	84.00'	21.77'	14°50'50"	N37°56'16"E	21.71'
C71	370.10'	254.98'	39°28'25"	S69°51'43"W	249.96'
C72	400.00'	181.37'	25°58'48"	N77°00'36"E	179.82'
C73	300.00'	59.10'	11°17'12"	N69°39'48"E	59.00'
C74	475.00'	170.11'	20°31'11"	N78°15'26"E	169.21'
C75	475.00'	253.73'	30°36'21"	S76°10'48"E	250.73'
C76	475.00'	232.32'	28°01'25"	S74°53'20"E	230.01'
C77	475.00'	93.19'	11°14'27"	S83°16'49"E	93.04'
C78	475.00'	93.19'	11°14'27"	N6°43'11"E	93.04'
C79	955.00'	834.05'	50°02'21"	N24°01'36"W	807.79'
C80	955.00'	233.69'	14°01'13"	N42°02'10"W	233.10'
C81	955.00'	600.36'	36°01'08"	N17°01'00"W	590.52'

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