

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:

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COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 11 AND ALONG ITS NORTH/SOUTH CENTER SECTION LINE 500'26'18"E, A DISTANCE OF 8.80 FEET TO THE NORTHEAST CORNER OF RIGHT-OF-WAY DEED, RECEPTION NO. 4690405; THENCE DEPARTING SAID SECTION LINE S66°38'44"W, 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:

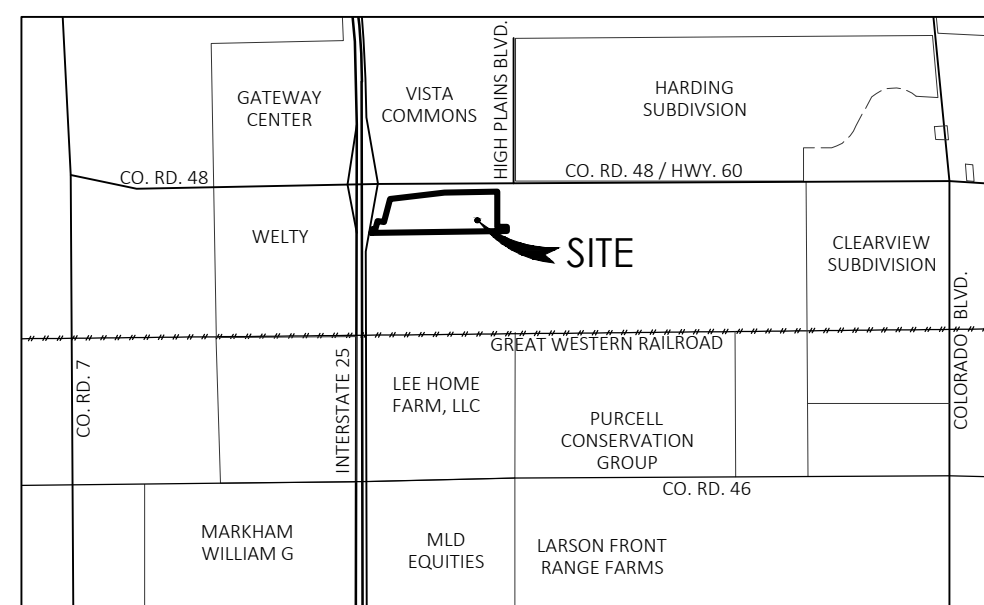
1. 500'00'10"E, A DISTANCE OF 640.44 FEET,
2. N89°59'49"E, A DISTANCE OF 170.82 FEET,
3. 500'26'18"E, A DISTANCE OF 79.69 FEET;

THENCE DEPARTING SAID WEST LINE S89°13'30"W, A DISTANCE OF 2,464.07 FEET TO A POINT ON THE EAST LINE OF RIGHT-OF-WAY DEED, RECEPTION NO. 4690405;

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

1. N14°43'11"E, A DISTANCE OF 73.68 FEET,
2. N89°59'43"E, A DISTANCE OF 52.05 FEET,
3. N14°42'47"E, A DISTANCE OF 148.20 FEET,
4. S80°35'53"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 1,105,763 SQUARE FEET OR 25.385 ACRES, MORE OR LESS.

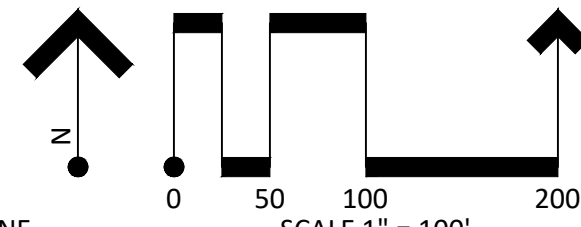


VICINITY MAP

Scale 1" = 3,500'

MAP LEGEND:

- SET 24" #5 REBAR & ALUMINUM CAP "LS 38570"
- ⊙ SET NAIL & ALUMINUM TAG "SURVEY LS 38570"
- ⊕ FOUND GOVERNMENT CORNER
- ✦ FOUND CHISEL 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

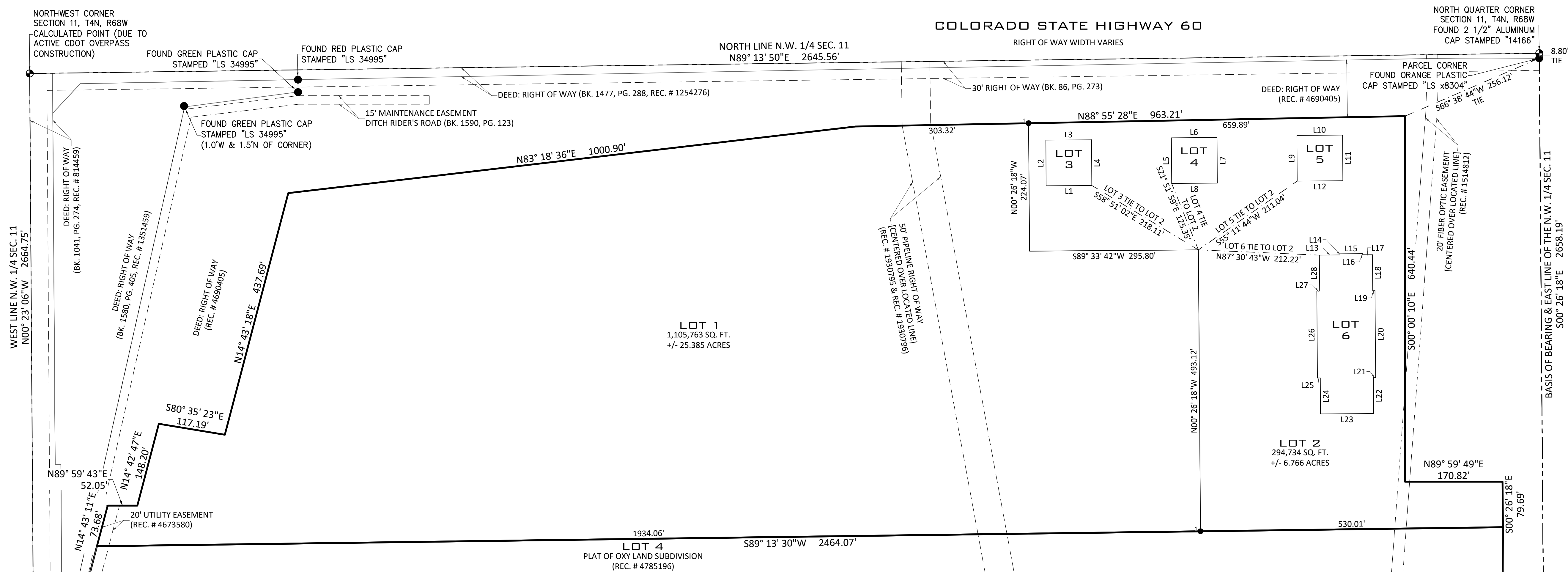


ABBREVIATIONS:

- SEC. SECTION
- COR. CORNER
- R.O.W. RIGHT OF WAY
- REC.# 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	36.21'	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	

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

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 _____ 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

NOTARIAL:

STATE OF COLORADO)
COUNTY OF _____)SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ A.D.
BY _____ AS _____ OF _____
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SURVEYING CERTIFICATE:

I, ADAM R. ZETTMLOYER, 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 ____ DAY OF _____, 2022.
ADAM R. ZETTMLOYER, PLS
COLORADO LICENSE NUMBER 38570
FOR AND ON BEHALF OF
POINT CONSULTING, LLC
8460 W KEN CARLY AVE
LITTLETON, CO 80128
(702) 258-6836
azettlemoyer@pnt-llc.com

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

DESCRIPTION
ORIGINAL PREPARATION

DATE
03.18.2022

SURVEY PLAT
JOB NO. 21.022

SHEET 1/1

POINT CONSULTING, LLC
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LAND SURVEYING

