

BLUE SKY PRAIRIE FILING NO. 1

A REPLAT OF LOT B OF RECORDED EXEMPTION NO. 1061-2-1-RE1488 AND A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT HIGH PLAINS ESTATE JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT B, RECORDED EXEMPTION NO. 1061-2-1-RE 1488, RECORDED JUNE 2, 1993, AT RECEPTION NO. 2335286, BEING A PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,

AND

THE W 1/2 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., LESS THAT PORTION CONTAINED IN THAT DEED RECORDED AUGUST 11, 2003, AT RECEPTION NO. 3094025, AND EXCEPT THAT PORTION CONVEYED TO THE TOWN OF JOHNSTOWN IN DEED RECORDED JULY 22, 2021, UNDER RECEPTION NO. 4738022, COUNTY OF WELD, STATE OF COLORADO

CONTAINING AN AREA OF 121.160 ACRES, (5,277,732 SQUARE FEET), MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD, SUBJECT TO APPROVAL BY THE BOARD OF TRUSTEES OF THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

DO HEREBY SUBDIVIDE THE SAME INTO THE LOTS, BLOCKS, TRACTS, OUTLOTS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THIS MAP, UNDER THE NAME AND STYLE OF BLUE SKY PRAIRIE FILING NO. 1, AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHTS-OF-WAYS AND EASEMENTS TO THE TOWN OF JOHNSTOWN, UNLESS OTHERWISE NOTED.

OWNER ACKNOWLEDGEMENT

OWNER: HIGH PLAINS ESTATE JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_, AUTHORIZED SIGNATORY

STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ ) SS.

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ AS AUTHORIZED SIGNATORY OF HIGH PLAINS ESTATE JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

HOLDER OF DEED OF TRUST CERTIFICATE

INDEPENDENT BANK, A TEXAS STATE BANKING ASSOCIATION

BY: \_\_\_\_\_, AUTHORIZED SIGNATORY

STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ ) SS.

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ AS AUTHORIZED SIGNATORY OF INDEPENDENT BANK, A TEXAS STATE BANKING ASSOCIATION.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

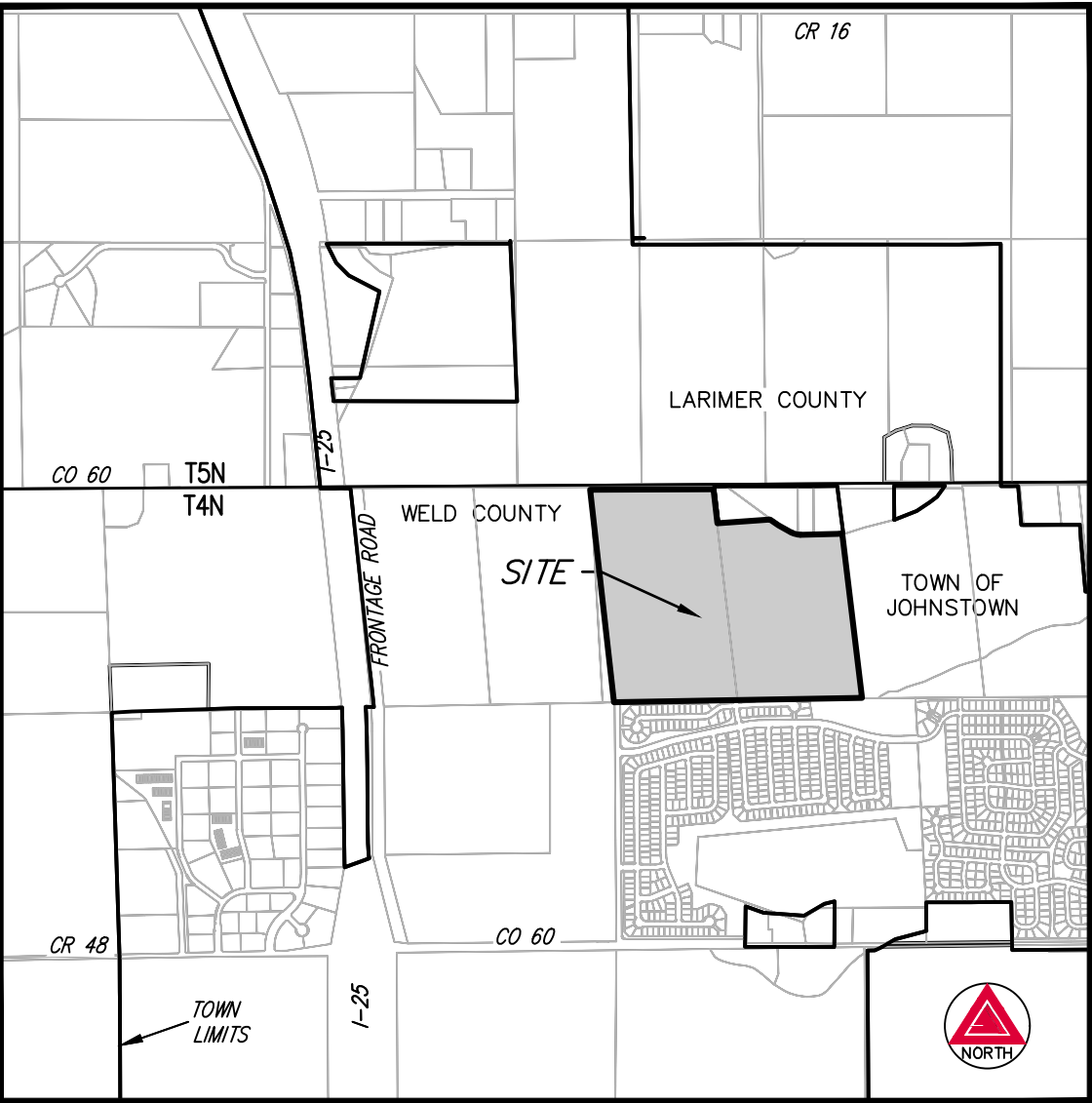
WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

PLAT NOTES

- 1. STREET MAINTENANCE. IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF JOHNSTOWN...
2. 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 CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL PRIVATE DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.)
3. 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 CITY 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...
4. SIGHT DISTANCE RESTRICTIONS ARE PROVIDED PER LCUASS FIGURE 7-16 WITH TRIANGLES EXTENDING OUTSIDE ROW BEING DESIGNATED WITH SIGHT DISTANCE EASEMENTS HEREIN...
5. PUBLIC SAFETY ACCESS. WHETHER FOR EMERGENCY OR NONEMERGENCY PURPOSES, IS GRANTED OVER AND ACROSS ALL ACCESS WAYS FOR POLICE, FIRE AND EMERGENCY VEHICLES...
6. TRACTS A AND B ARE RESERVED FOR FUTURE DEVELOPMENT.
7. THE 20-FOOT RAW WATER LINE EASEMENT OVER OUTLOTS T, X AND U IS INTENDED FOR THE TOWN OF JOHNSTOWN'S USE.



VICINITY MAP SCALE 1" = 2,000'

LAND SUMMARY CHART table with columns: LOTS (204 TOTAL), RIGHT-OF-WAY, OUTLOTS (22 TOTAL), TRACTS (2 TOTAL), TOTALS. Rows include SQ. FT., ACRES, and %.

DISTRICT ACCEPTANCE

THE UNDERSIGNED HIGH PLAINS METROPOLITAN DISTRICT NO. 2, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO HEREBY ACKNOWLEDGES AND ACCEPTS THE CONVEYANCE OF THE OUTLOTS TO THE UNDERSIGNED AS DESIGNATED AND SHOWN HEREON FOR MAINTENANCE RESPONSIBILITY AS SPECIFIED HEREON.

HIGH PLAINS METROPOLITAN DISTRICT NO. 2, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ OF HIGH PLAINS METROPOLITAN DISTRICT NO. 2, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

TITLE CERTIFICATION

THIS IS TO CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., I EXAMINED THE TITLE TO THE PROPERTY AS DESCRIBED HEREON AND ESTABLISHED THAT THE OWNERS AND PROPRIETORS OF RECORD OF THE SAID PROPERTY AS CONSTRUED IN C.R.S. 1973, 31-23-111, ARE THE SAME AS SHOWN HEREON AS OF SAID DATE.

BY: \_\_\_\_\_ OF LAND TITLE GUARANTEE COMPANY

OUTLOT SUMMARY CHART table with columns: OUTLOT, ACREAGE, OWNERSHIP, MAINTENANCE, USE. Rows include A through GG and TOTALS.

SHEET INDEX

- SHEET 1 = COVER SHEET
SHEETS 2-3 = OVERALL SHEETS
SHEETS 4-14 = LOT DETAIL SHEETS

GENERAL NOTES

- 1. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY".
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
3. BASIS OF BEARING: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°47'55" EAST, A DISTANCE OF 2634.59 FEET.
4. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08069C1405F, MAP REVISED DECEMBER 19, 2006.
5. 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...
6. STORM SYSTEM MAINTENANCE: THE TOWN OF JOHNSTOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM...

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS BLUE SKY PRAIRIE 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: \_\_\_\_\_ MAYOR

ATTEST: \_\_\_\_\_ TOWN CLERK

SURVEYOR'S STATEMENT

I, JAMES E. LYNCH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A FIELD SURVEY MADE ON FEBRUARY 04, 2021, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF JOHNSTOWN. I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JAMES E. LYNCH, PLS NO 37933
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

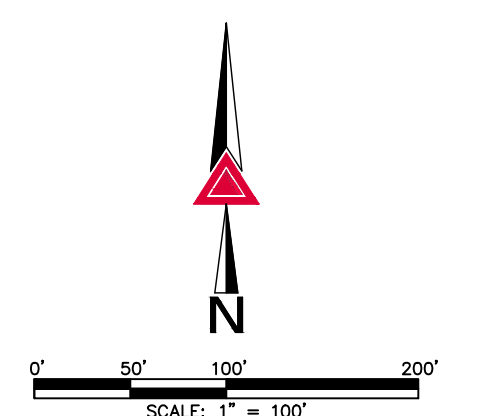
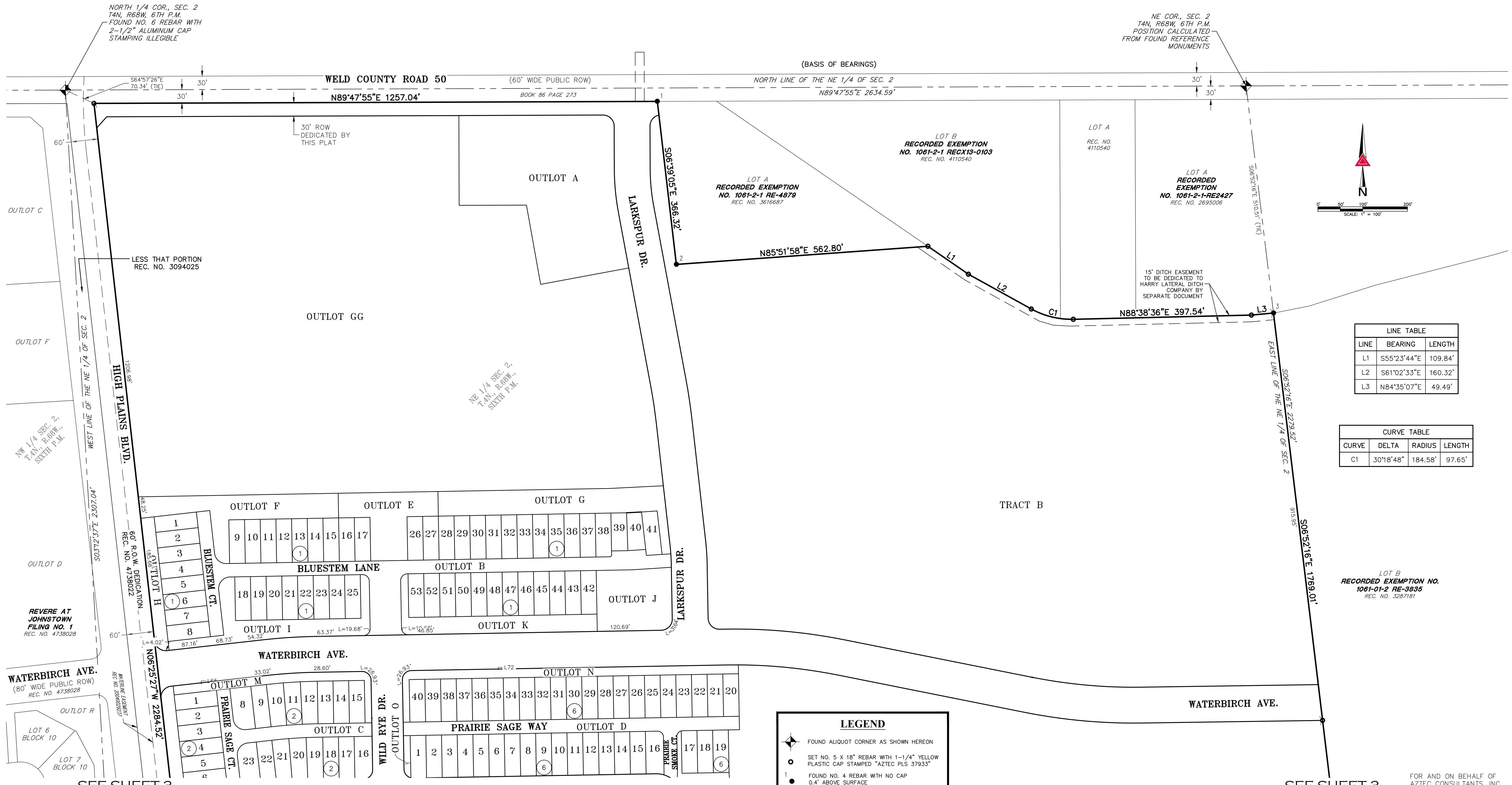
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

AZTEC CONSULTANTS, INC. logo and contact info. DEVELOPER: COLA, LLC/VIEW HOMES, INC. DATE OF PREPARATION: 08-11-2023. SCALE: N/A. SHEET 1 OF 14.

# BLUE SKY PRAIRIE FILING NO. 1

A REPLAT OF LOT B OF RECORDED EXEMPTION NO. 1061-2-1-RE1488 AND  
 A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,  
 TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°23'44"E	109.84'
L2	S61°02'33"E	160.32'
L3	N84°35'07"E	49.49'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	30°18'48"	184.58'	97.65'

**LEGEND**

- ◆ FOUND ALIQUOT CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- 1 FOUND NO. 4 REBAR WITH NO CAP 0.4' ABOVE SURFACE
- 2 FOUND 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE IN DIRT ROAD
- 3 FOUND 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE IN CONCRETE IRRIGATION CHANNEL
- (ROW) RIGHT-OF-WAY
- ## BLOCK NUMBER

SEE SHEET 3

FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

**AZTEC**  
 CONSULTANTS, INC.  
 300 East Mineral Ave., Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-1898  
 Fax: (303) 713-1897  
 www.aztecconsultants.com

DEVELOPER  
**COLA, LLC/VIEW HOMES, INC.**  
 3033 E. 1ST AVENUE, SUITE 815  
 DENVER, CO 80206

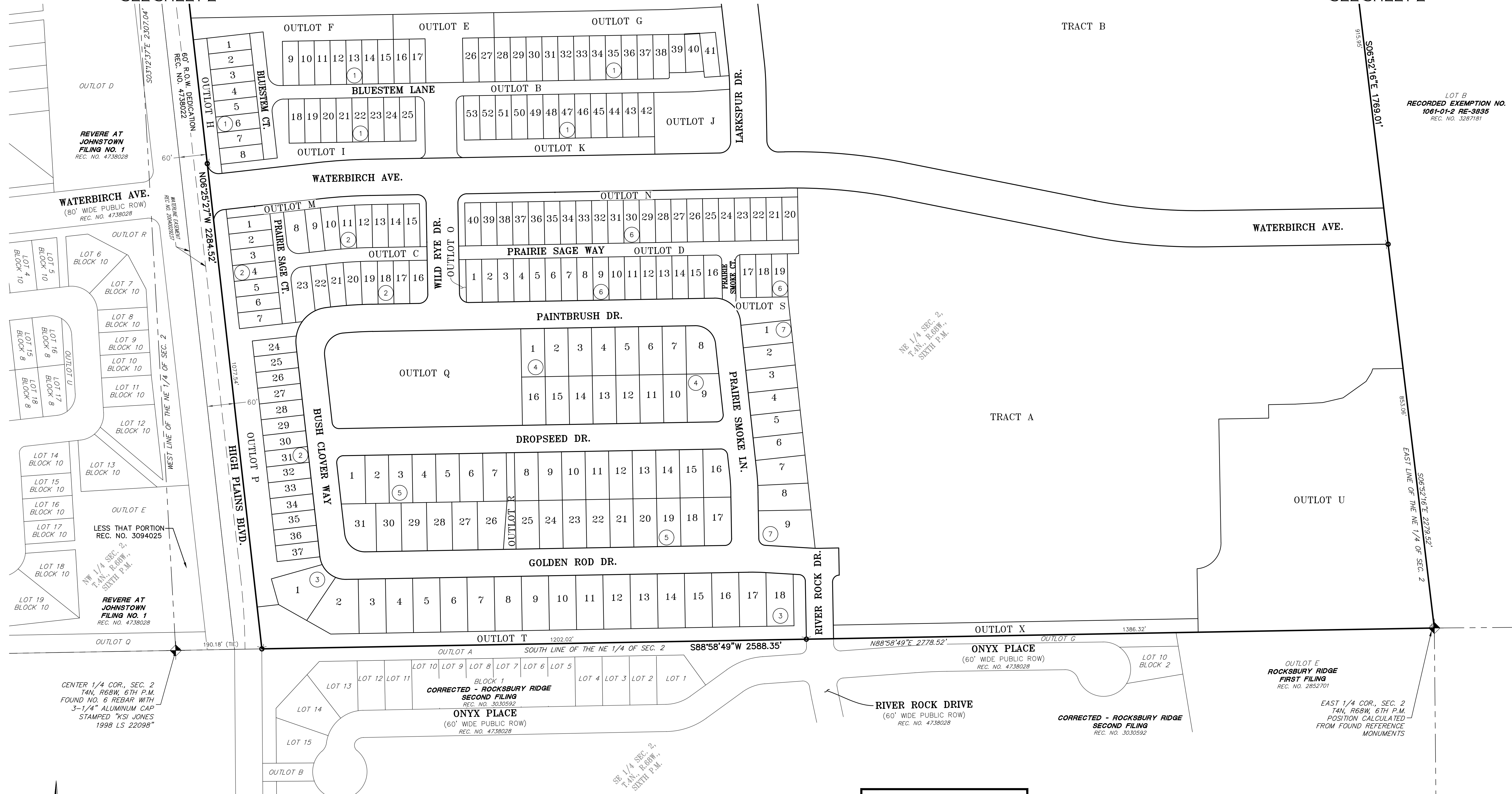
DATE OF PREPARATION:	08-11-2023
SCALE:	1" = 100'
SHEET 2 OF 14	

# BLUE SKY PRAIRIE FILING NO. 1

A REPLAT OF LOT B OF RECORDED EXEMPTION NO. 1061-2-1-RE1488 AND  
 A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,  
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 TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

SEE SHEET 2

SEE SHEET 2



**LEGEND**

- ◆ FOUND ALIQUOT CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- (ROW) RIGHT-OF-WAY
- ## BLOCK NUMBER

**AZTEC**  
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**DEVELOPER**  
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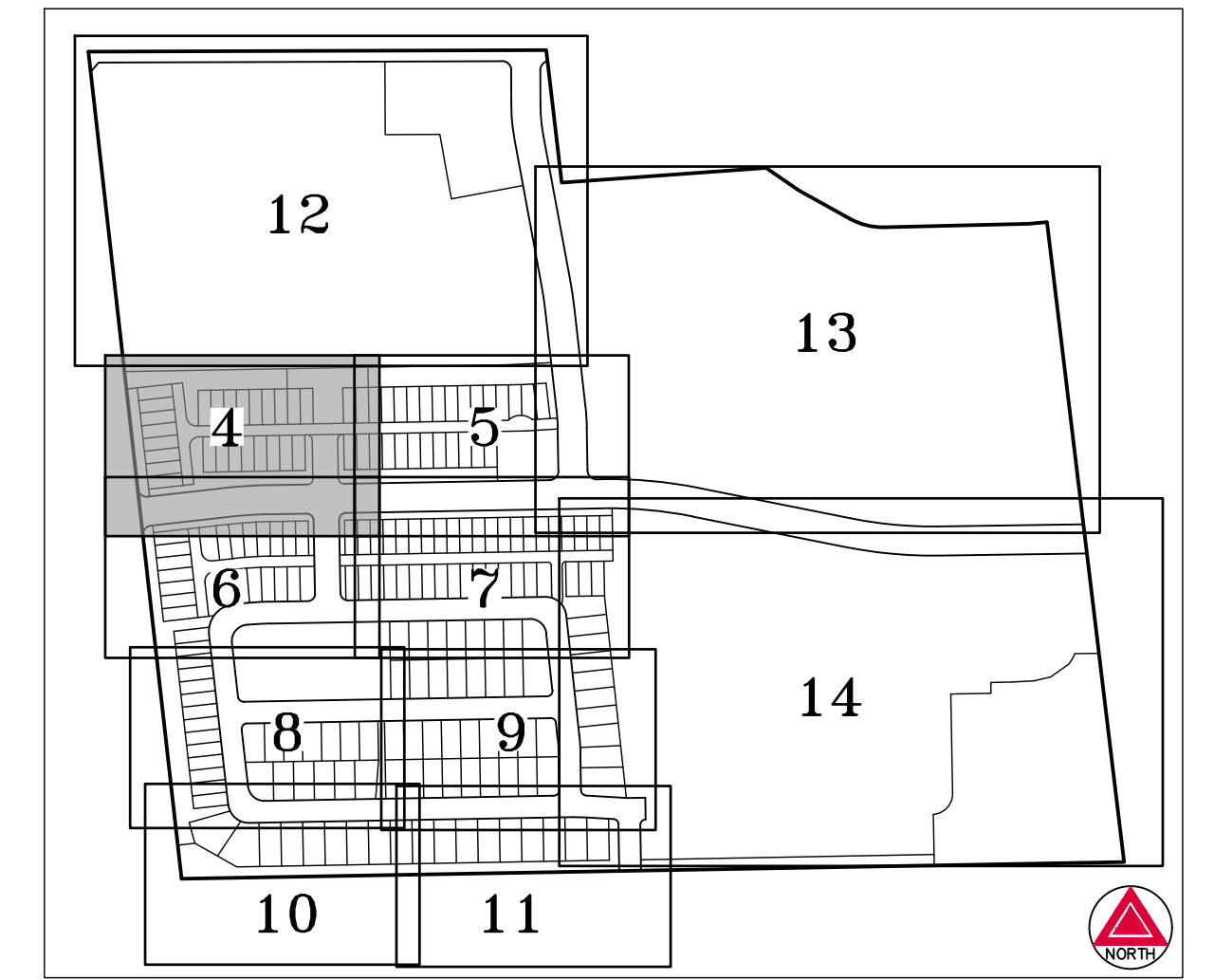
DATE OF PREPARATION:	08-11-2023
SCALE:	1" = 100'
SHEET 3 OF 14	

AzTec Proj. No.: 164021-01 Drawn By: BAM

FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

# BLUE SKY PRAIRIE FILING NO. 1

A REPLAT OF LOT B OF RECORDED EXEMPTION NO. 1061-2-1-RE1488 AND  
 A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,  
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 TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.



**LEGEND**

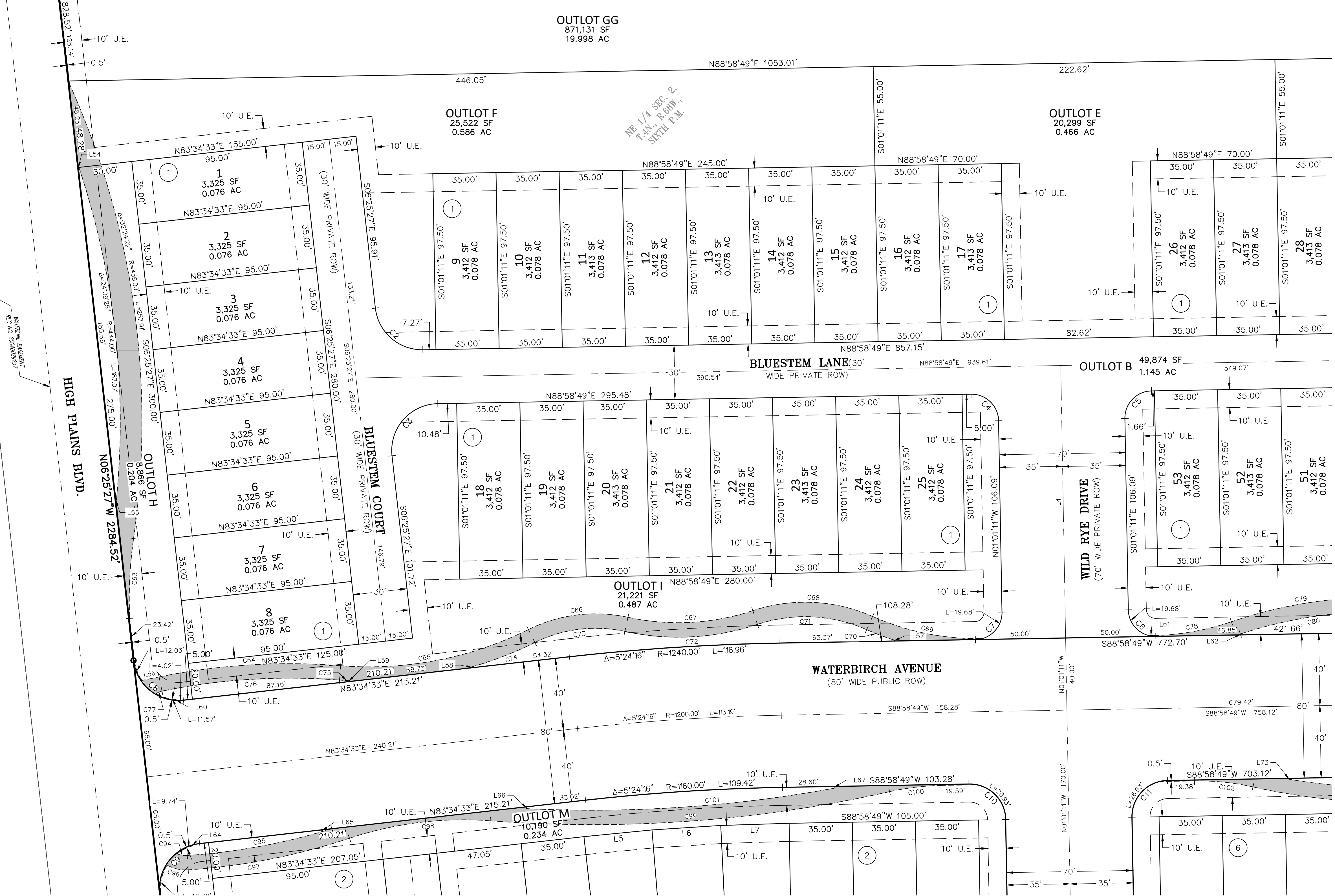
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- ## BLOCK NUMBER
- SIDEWALK EASEMENT

SEE SHEET 5

SEE SHEET 5

SEE SHEET 12

SEE SHEET 12



**LINE TABLE**

LINE	BEARING	LENGTH
L4	N01°01'11"W	151.09'
L5	S84°22'34"W	37.89'
L6	S86°16'53"W	38.18'
L7	S88°11'09"W	37.88'
L54	S83°34'33"W	0.50'
L55	S83°34'33"W	0.50'
L56	S78°23'26"W	9.69'
L57	S01°01'11"E	0.50'
L58	S06°25'27"E	0.50'

**LINE TABLE**

LINE	BEARING	LENGTH
L59	S06°25'27"E	0.50'
L60	N06°25'27"W	0.51'
L61	S88°58'49"W	2.09'
L62	S01°01'11"E	0.50'
L64	N06°25'27"W	0.51'
L65	N06°25'27"W	1.00'
L66	N06°25'27"W	1.00'
L67	N01°01'11"W	1.00'

**CURVE TABLE**

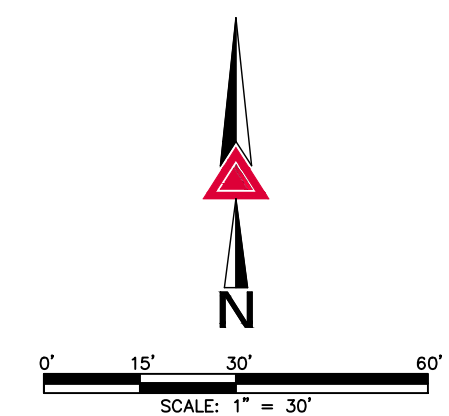
CURVE	DELTA	RADIUS	LENGTH
C2	84°35'44"	26.00'	38.39'
C3	95°24'16"	26.00'	43.29'
C4	90°00'00"	15.00'	23.56'
C5	90°00'00"	15.00'	23.56'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	25.00'	39.27'
C9	90°00'00"	25.00'	39.27'
C10	90°00'00"	20.00'	31.42'
C11	90°00'00"	20.00'	31.42'
C63	10°51'55"	234.00'	44.37'
C64	16°08'23"	359.00'	101.13'
C65	30°52'29"	199.00'	107.23'
C66	38°38'08"	84.00'	56.64'
C67	30°40'13"	131.00'	70.12'
C68	42°18'37"	92.00'	67.94'
C69	25°02'58"	143.00'	62.52'
C70	6°13'00"	151.00'	16.38'
C71	42°18'37"	84.00'	62.03'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C72	30°40'13"	139.00'	74.41'
C73	38°38'08"	76.00'	51.25'
C74	10°21'53"	207.00'	37.45'
C75	1°23'55"	207.00'	5.05'
C76	16°08'23"	351.00'	98.87'
C77	25°12'18"	8.00'	3.52'
C78	17°49'27"	143.00'	44.49'
C79	31°38'44"	254.00'	140.29'
C80	31°03'51"	246.00'	133.37'
C94	25°24'48"	13.00'	5.77'
C95	13°24'35"	349.00'	81.68'
C96	33°11'48"	21.00'	12.17'
C97	14°39'18"	357.00'	91.31'
C98	22°45'33"	199.00'	79.05'
C99	16°59'33"	751.00'	222.73'
C100	11°39'03"	143.00'	29.08'
C101	13°12'09"	743.00'	171.21'
C102	13°40'31"	137.00'	32.70'

SEE SHEET 6

SEE SHEET 6



**AZTEC**  
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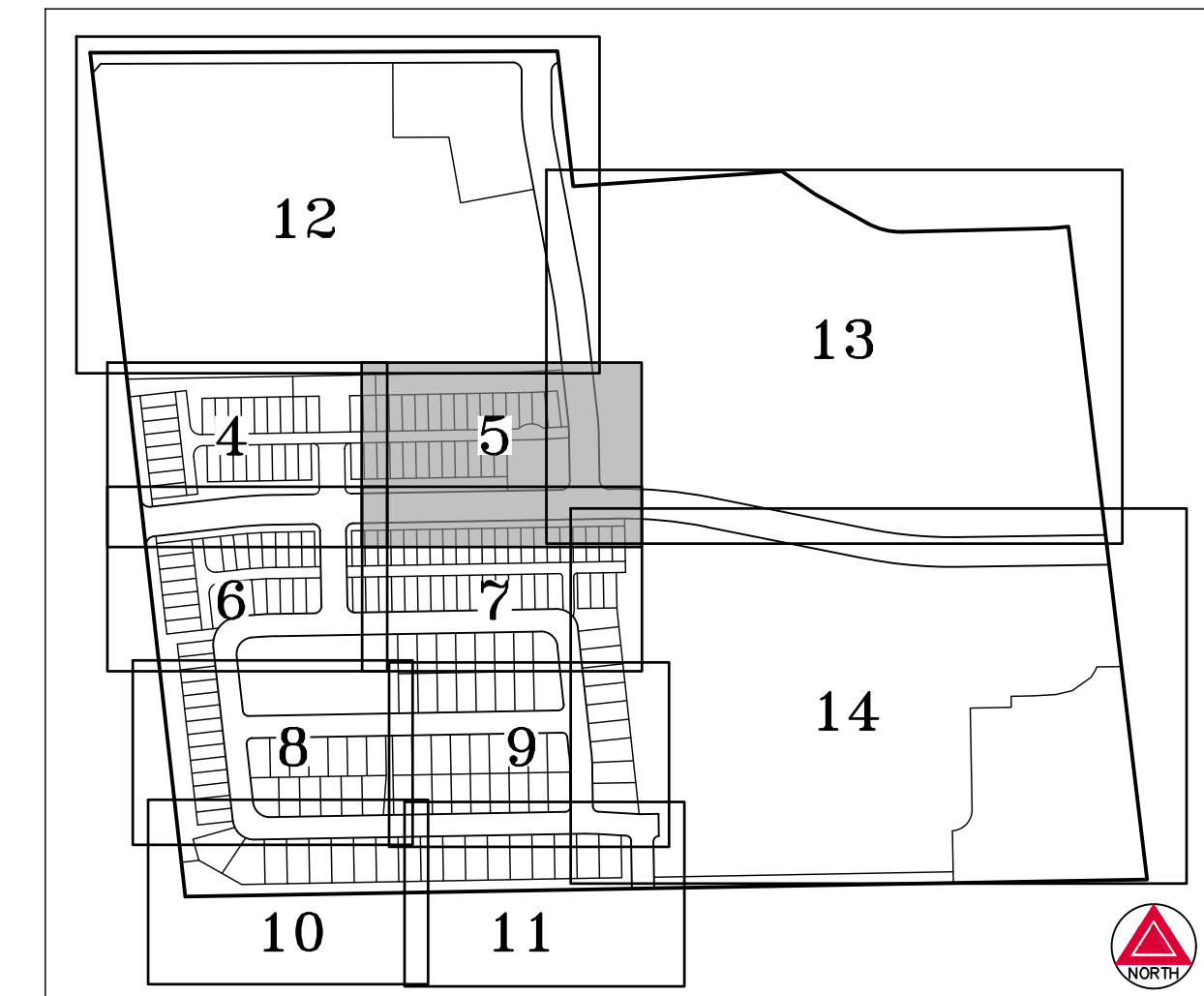
**DEVELOPER**  
 COLA, LLC/VIEW HOMES, INC.  
 3033 E. 1ST AVENUE, SUITE 815  
 DENVER, CO 80206

DATE OF PREPARATION:	08-11-2023
SCALE:	1" = 30'
SHEET 4 OF 14	

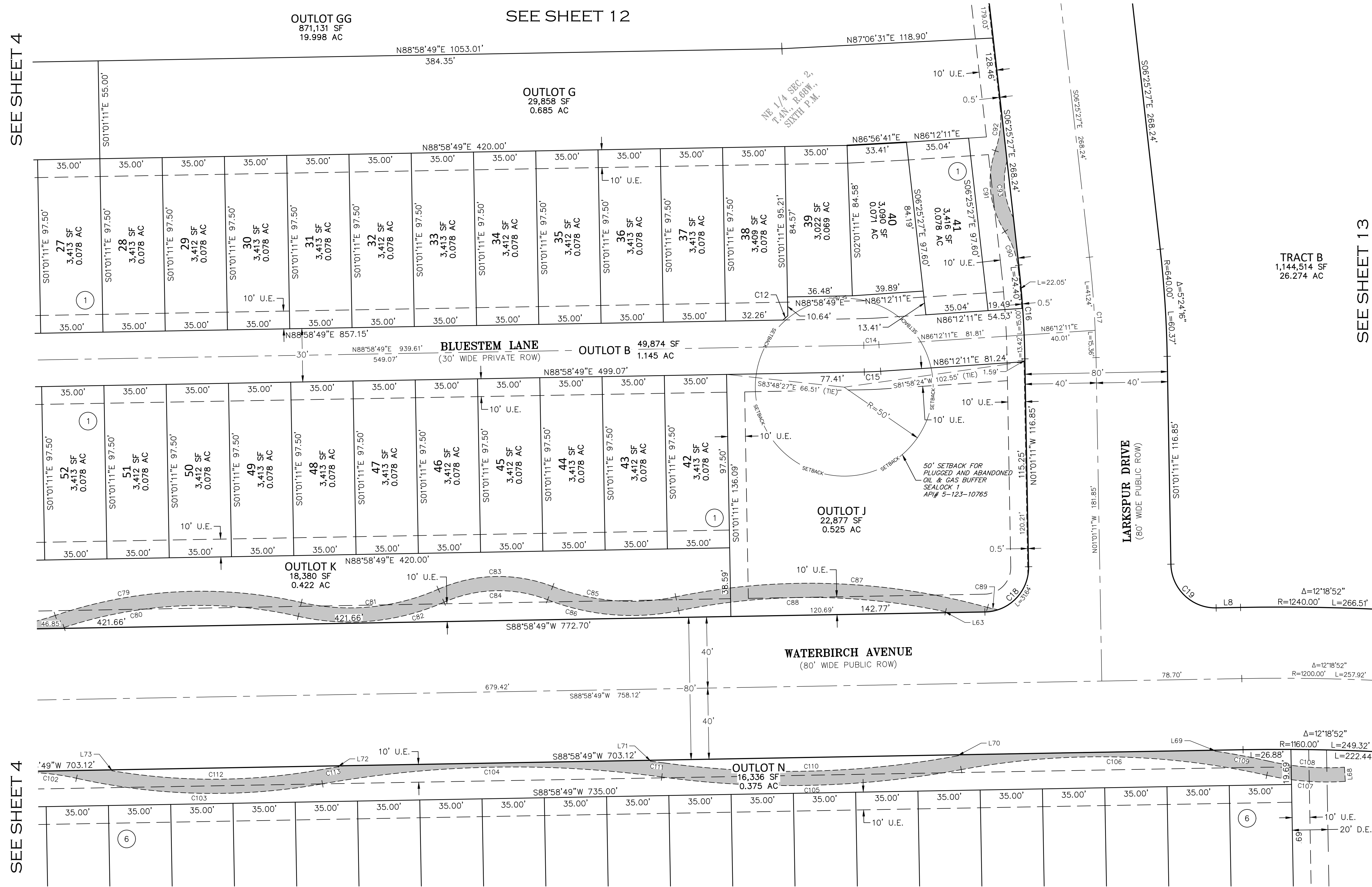
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 TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.



SEE SHEET 4



SEE SHEET 13

**LEGEND**

- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ## BLOCK NUMBER
- █ SIDEWALK EASEMENT
- SETBACK --- SETBACK LINE

**LINE TABLE**

LINE	BEARING	LENGTH
L8	S88°58'49"W	13.70'
L63	S01°01'11"E	0.50'
L68	N03°27'06"W	8.00'
L69	N01°01'11"W	0.50'
L70	N01°01'11"W	0.50'
L71	N01°01'11"W	0.50'
L72	N01°01'11"W	0.50'
L73	N01°01'11"W	0.50'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C12	4°05'30"	50.00'	3.57'
C14	2°46'39"	175.00'	8.48'
C15	2°46'39"	190.00'	9.21'
C16	5°24'16"	560.00'	52.82'
C17	5°24'16"	600.00'	56.60'
C18	90°00'00"	25.00'	39.27'
C19	90°00'00"	25.00'	39.27'
C79	31°38'44"	254.00'	140.29'
C80	31°03'51"	246.00'	133.37'
C81	36°38'39"	123.00'	78.67'
C82	36°38'39"	131.00'	83.78'
C83	45°00'50"	84.00'	65.99'
C84	45°00'50"	76.00'	59.71'
C85	32°46'38"	123.00'	70.36'
C86	32°46'38"	131.00'	74.94'
C87	27°06'45"	374.00'	176.98'
C88	23°39'05"	366.00'	151.08'

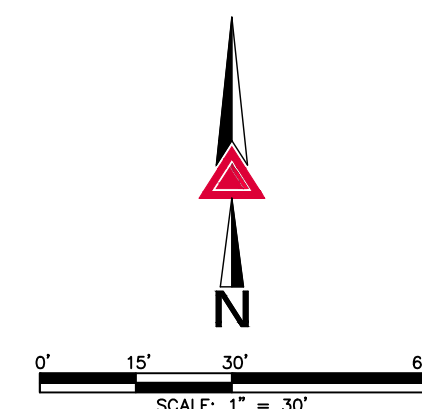
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C89	7°08'07"	49.00'	6.10'
C90	26°40'29"	49.00'	22.81'
C91	52°06'48"	52.00'	47.30'
C92	25°40'37"	55.00'	24.65'
C93	43°01'54"	44.00'	33.05'
C102	13°40'31"	137.00'	32.70'
C103	22°43'13"	351.00'	139.19'
C104	17°48'46"	616.00'	191.51'
C105	18°18'43"	529.00'	169.07'
C106	23°15'31"	426.00'	172.93'
C107	16°31'06"	154.00'	44.40'
C108	16°32'19"	146.00'	42.14'
C109	4°09'05"	434.00'	31.45'
C110	18°17'48"	521.00'	166.37'
C111	0°41'24"	624.00'	7.52'
C112	19°37'40"	343.00'	117.50'
C113	1°18'04"	624.00'	14.17'

SEE SHEET 4

SEE SHEET 7

SEE SHEET 7



**AZTEC**  
 CONSULTANTS, INC.  
 300 East Mineral Ave., Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-1898  
 Fax: (303) 713-1897  
 www.aztecconsultants.com

**DEVELOPER**  
 COLA, LLC/VIEW HOMES, INC.  
 3033 E. 1ST AVENUE, SUITE 815  
 DENVER, CO 80206

DATE OF PREPARATION:	08-11-2023
SCALE:	1" = 30'
SHEET 5 OF 14	

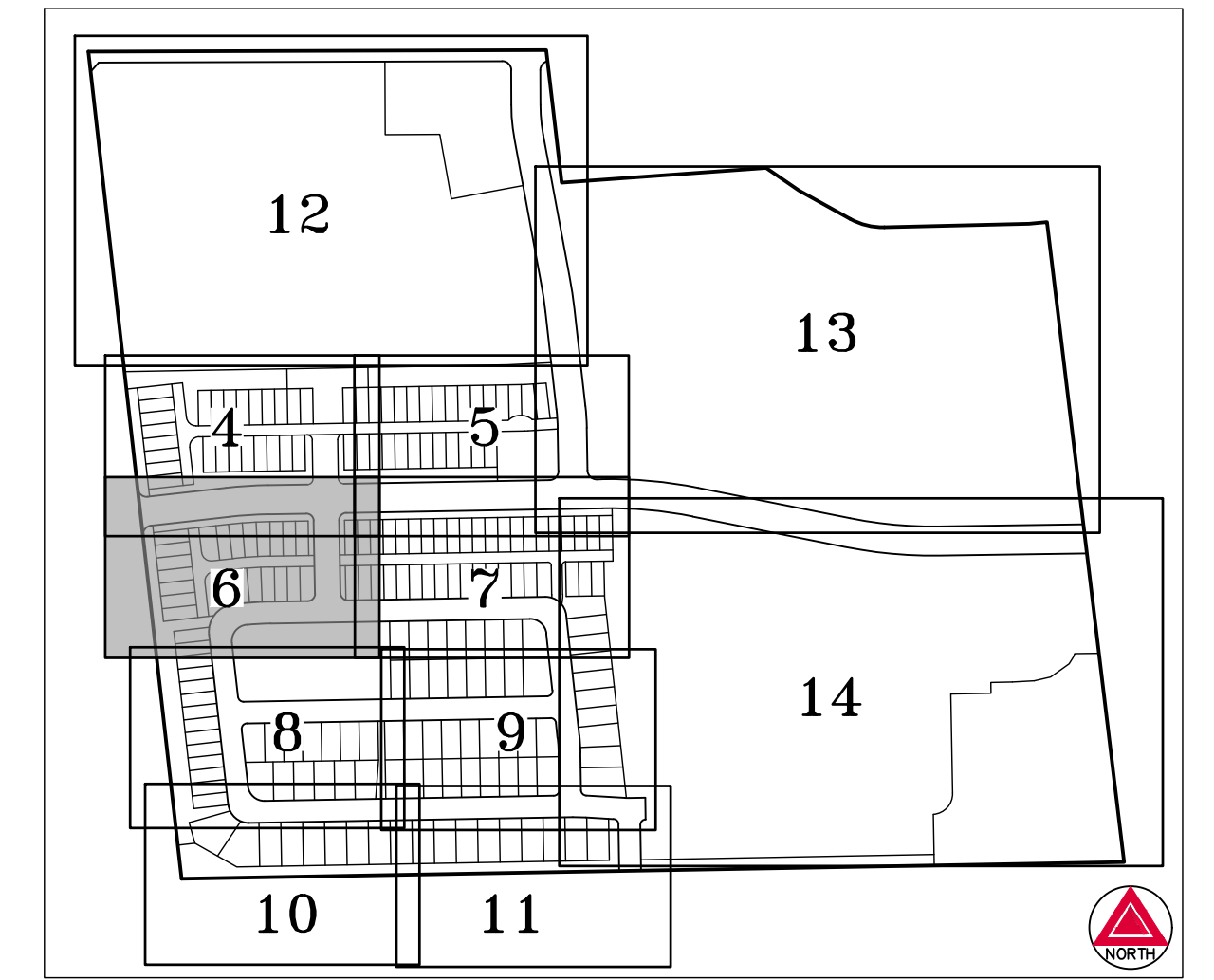
FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC

AzTec Proj. No.: 164021-01

Drawn By: BAM

# BLUE SKY PRAIRIE FILING NO. 1

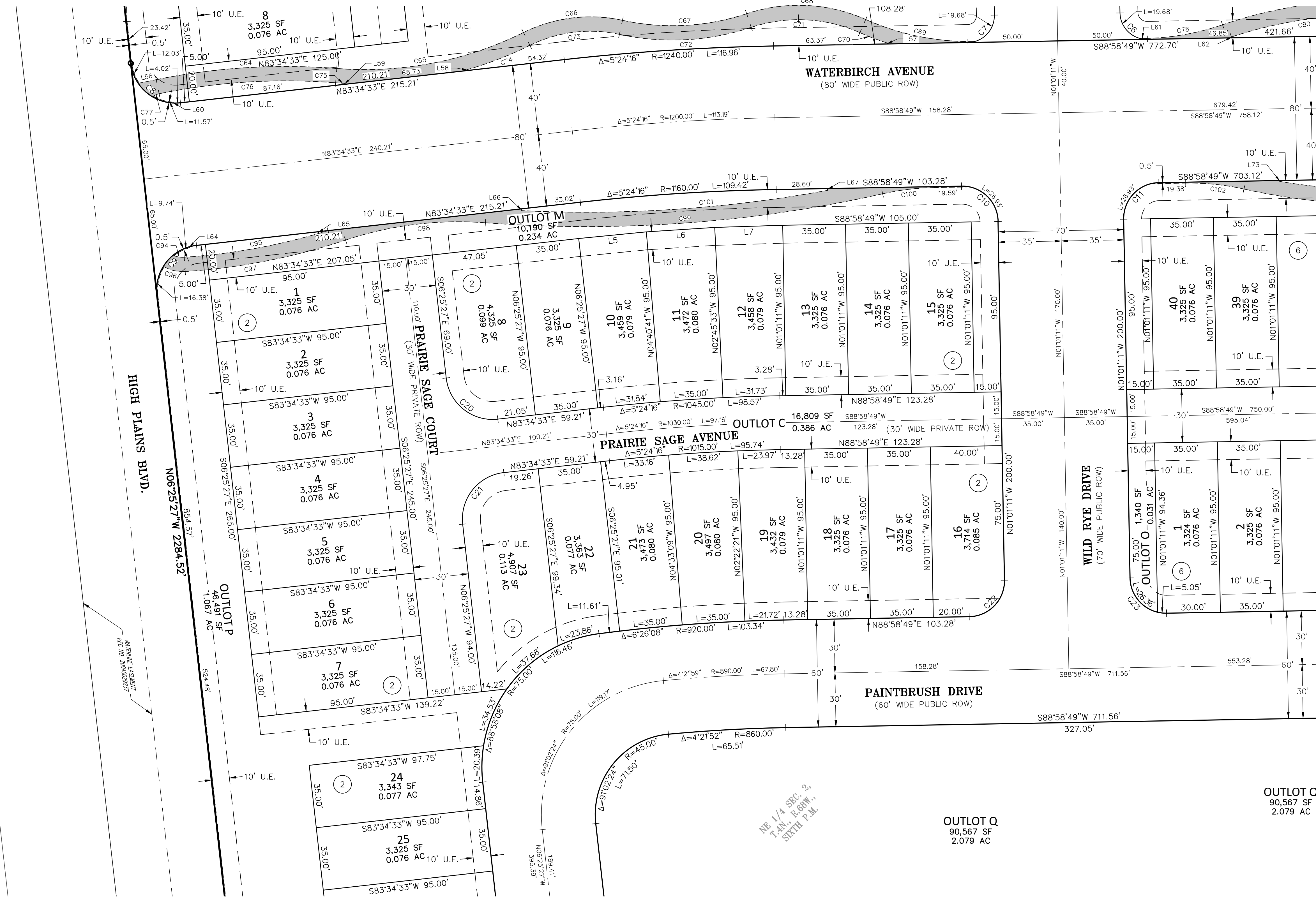
A REPLAT OF LOT B OF RECORDED EXEMPTION NO. 1061-2-1-RE1488 AND  
 A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,  
 TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.



SEE SHEET 4

SEE SHEET 4

SEE SHEET 7



SEE SHEET 8

SEE SHEET 8

SEE SHEET 7

**LEGEND**

- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- ## BLOCK NUMBER
- ▭ SIDEWALK EASEMENT

**LINE TABLE**

LINE	BEARING	LENGTH
L5	S84°22'34"W	37.89'
L6	S86°16'53"W	38.18'
L7	S88°11'09"W	37.88'
L56	S78°23'26"W	9.69'
L57	S01°01'11"E	0.50'
L58	S06°25'27"E	0.50'
L59	S06°25'27"E	0.50'
L60	N06°25'27"W	0.51'

**LINE TABLE**

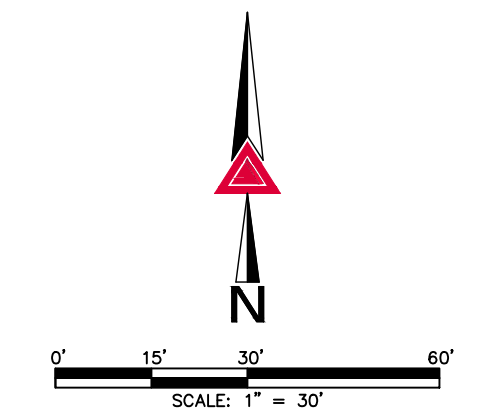
LINE	BEARING	LENGTH
L61	S88°58'49"W	2.09'
L62	S01°01'11"E	0.50'
L64	N06°25'27"W	0.51'
L65	N06°25'27"W	1.00'
L66	N06°25'27"W	1.00'
L67	N01°01'11"W	1.00'
L73	N01°01'11"W	0.50'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C8	90°00'00"	25.00'	39.27'
C9	90°00'00"	25.00'	39.27'
C10	90°00'00"	20.00'	31.42'
C11	90°00'00"	20.00'	31.42'
C20	90°00'00"	26.00'	40.84'
C21	90°00'00"	26.00'	40.84'
C22	90°00'00"	20.00'	31.42'
C23	90°00'00"	20.00'	31.42'
C64	16°08'23"	359.00'	101.13'
C65	30°52'29"	199.00'	107.23'
C66	38°38'08"	84.00'	56.64'
C67	30°40'13"	131.00'	70.12'
C68	42°18'37"	92.00'	67.94'
C69	25°02'58"	143.00'	62.52'
C70	6°13'00"	151.00'	16.38'
C71	42°18'37"	84.00'	62.03'
C72	30°40'13"	139.00'	74.41'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C73	38°38'08"	76.00'	51.25'
C74	10°21'53"	207.00'	37.45'
C75	1°23'55"	207.00'	5.05'
C76	16°08'23"	351.00'	98.87'
C77	25°12'18"	8.00'	3.52'
C78	17°49'27"	143.00'	44.49'
C80	31°03'51"	246.00'	133.37'
C94	25°24'48"	13.00'	5.77'
C95	13°24'35"	349.00'	81.68'
C96	33°11'48"	21.00'	12.17'
C97	14°39'18"	357.00'	91.31'
C98	22°45'33"	199.00'	79.05'
C99	16°59'33"	751.00'	222.73'
C100	11°39'03"	143.00'	29.08'
C101	13°12'09"	743.00'	171.21'
C102	13°40'31"	137.00'	32.70'



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 3033 E. 1ST AVENUE, SUITE 815  
 DENVER, CO 80206

DATE OF PREPARATION:	08-11-2023
SCALE:	1" = 30'
SHEET 6 OF 14	

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC. AzTec Proj No.: 164021-01 Drawn By: BAM

# BLUE SKY PRAIRIE FILING NO. 1

A REPLAT OF LOT B OF RECORDED EXEMPTION NO. 1061-2-1-RE1488 AND  
A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.



**LEGEND**

- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (##) BLOCK NUMBER
- ▭ SIDEWALK EASEMENT

**LINE TABLE**

LINE	BEARING	LENGTH
L8	S88°58'49"W	13.70'
L62	S01°01'11"E	0.50'
L63	S01°01'11"E	0.50'
L68	N03°27'06"W	8.00'
L69	N01°01'11"W	0.50'
L70	N01°01'11"W	0.50'
L71	N01°01'11"W	0.50'
L72	N01°01'11"W	0.50'
L73	N01°01'11"W	0.50'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C24	90°00'00"	13.00'	20.42'
C25	76°39'27"	13.00'	17.39'
C26	5°38'18"	85.00'	8.37'
C27	8°46'23"	100.00'	15.31'
C28	13°39'55"	115.00'	27.43'
C29	84°50'29"	57.00'	84.40'
C30	28°42'26"	100.00'	50.10'
C79	31°38'44"	254.00'	140.29'
C80	31°03'51"	246.00'	133.37'
C81	36°38'39"	123.00'	78.67'
C82	36°38'39"	131.00'	83.78'
C83	45°00'50"	84.00'	65.99'
C84	45°00'50"	76.00'	59.71'
C85	32°46'38"	123.00'	70.36'
C86	32°46'38"	131.00'	74.94'

**CURVE TABLE**

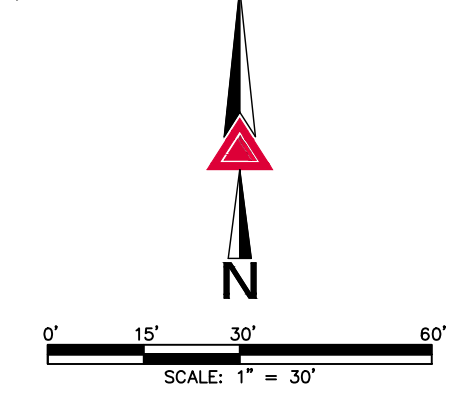
CURVE	DELTA	RADIUS	LENGTH
C87	27°06'45"	374.00'	176.98'
C88	23°39'05"	366.00'	151.08'
C102	13°40'31"	137.00'	32.70'
C103	22°43'13"	351.00'	139.19'
C104	17°48'46"	616.00'	191.51'
C105	18°18'43"	529.00'	169.07'
C106	23°15'31"	426.00'	172.93'
C107	16°31'06"	154.00'	44.40'
C108	16°32'19"	146.00'	42.14'
C109	4°09'05"	434.00'	31.45'
C110	18°17'48"	521.00'	166.37'
C111	0°41'24"	624.00'	7.52'
C112	19°37'40"	343.00'	117.50'
C113	1°18'04"	624.00'	14.17'

SEE SHEET 6

SEE SHEET 9

SEE SHEET 9

SEE SHEET 14



**AZTEC**  
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**DEVELOPER**  
COLA, LLC/VIEW HOMES, INC.

3033 E. 1ST AVENUE, SUITE 815  
DENVER, CO 80206

DATE OF PREPARATION: 08-11-2023

SCALE: 1" = 30'

SHEET 7 OF 14

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC. AzTec Proj. No.: 164021-01 Drawn By: BAM

# BLUE SKY PRAIRIE FILING NO. 1

A REPLAT OF LOT B OF RECORDED EXEMPTION NO. 1061-2-1-RE1488 AND  
 A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,  
 TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.



SEE SHEET 9

SEE SHEET 9

**LEGEND**

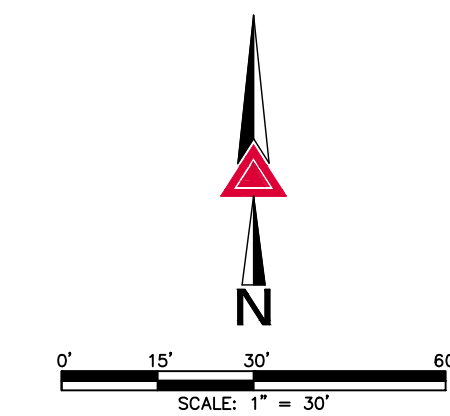
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- # BLOCK NUMBER
- ▒ SIDEWALK EASEMENT

**LINE TABLE**

LINE	BEARING	LENGTH
L74	S83°34'33"W	0.50'
L75	S83°34'33"W	0.50'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C31	84°35'44"	15.00'	22.15'
C32	95°24'16"	15.00'	24.98'
C114	6°58'41"	294.00'	35.81'
C115	29°20'54"	481.00'	246.38'
C116	25°24'21"	469.00'	207.96'



FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

SEE SHEET 6

SEE SHEET 6

SEE SHEET 10

SEE SHEET 10



NE 1/4 SEC. 2,  
 T4N., R68W.,  
 SIXTH P.M.

WATERING EASEMENT  
 REC. NO. 200602337

HIGH PLAINS BLVD.

OUTLOTP  
 46,161 SF  
 1.067 AC

OUTLOT Q  
 90,567 SF  
 2.079 AC

OUTLOT R  
 4,366 SF  
 0.100 AC

DROPSPEED DRIVE  
 (60' WIDE PUBLIC ROW)

GOLDEN ROD DRIVE  
 (60' WIDE PUBLIC ROW)

BUSH CLOVER WAY  
 (60' WIDE PUBLIC ROW)

Lot 1: 6,216 SF, 0.143 AC  
 Lot 2: 5,538 SF, 0.127 AC  
 Lot 3: 5,538 SF, 0.127 AC  
 Lot 4: 5,538 SF, 0.127 AC  
 Lot 5: 5,538 SF, 0.127 AC  
 Lot 6: 5,538 SF, 0.127 AC  
 Lot 7: 5,538 SF, 0.127 AC  
 Lot 8: 5,538 SF, 0.127 AC  
 Lot 9: 5,538 SF, 0.127 AC  
 Lot 10: 5,538 SF, 0.127 AC  
 Lot 11: 5,538 SF, 0.127 AC  
 Lot 12: 5,538 SF, 0.127 AC  
 Lot 13: 5,538 SF, 0.127 AC  
 Lot 14: 5,538 SF, 0.127 AC  
 Lot 15: 5,538 SF, 0.127 AC  
 Lot 16: 5,538 SF, 0.127 AC  
 Lot 17: 5,538 SF, 0.127 AC  
 Lot 18: 5,538 SF, 0.127 AC  
 Lot 19: 5,538 SF, 0.127 AC  
 Lot 20: 5,538 SF, 0.127 AC  
 Lot 21: 5,538 SF, 0.127 AC  
 Lot 22: 5,538 SF, 0.127 AC  
 Lot 23: 5,538 SF, 0.127 AC  
 Lot 24: 5,538 SF, 0.127 AC  
 Lot 25: 5,538 SF, 0.127 AC  
 Lot 26: 6,497 SF, 0.149 AC  
 Lot 27: 5,964 SF, 0.137 AC  
 Lot 28: 5,964 SF, 0.137 AC  
 Lot 29: 5,964 SF, 0.137 AC  
 Lot 30: 5,964 SF, 0.137 AC  
 Lot 31: 7,198 SF, 0.165 AC  
 Lot 32: 3,325 SF, 0.076 AC  
 Lot 33: 3,325 SF, 0.076 AC  
 Lot 34: 3,325 SF, 0.076 AC  
 Lot 35: 3,325 SF, 0.076 AC  
 Lot 36: 3,325 SF, 0.076 AC  
 Lot 37: 3,325 SF, 0.076 AC  
 Lot 26: 3,325 SF, 0.076 AC  
 Lot 27: 3,325 SF, 0.076 AC  
 Lot 28: 3,325 SF, 0.076 AC  
 Lot 29: 3,325 SF, 0.076 AC  
 Lot 30: 3,325 SF, 0.076 AC  
 Lot 31: 3,325 SF, 0.076 AC  
 Lot 32: 3,325 SF, 0.076 AC  
 Lot 33: 3,325 SF, 0.076 AC  
 Lot 34: 3,325 SF, 0.076 AC  
 Lot 35: 3,325 SF, 0.076 AC  
 Lot 36: 3,325 SF, 0.076 AC  
 Lot 37: 3,325 SF, 0.076 AC



# BLUE SKY PRAIRIE FILING NO. 1

A REPLAT OF LOT B OF RECORDED EXEMPTION NO. 1061-2-1-RE1488 AND  
 A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,  
 TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.



**LEGEND**

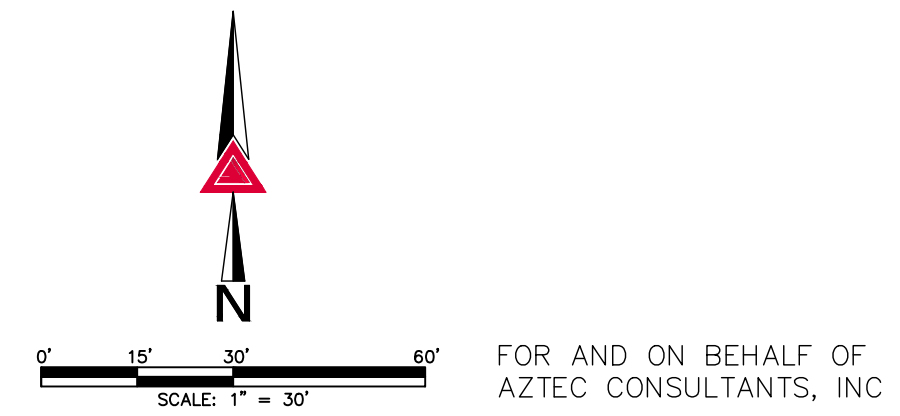
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- S.W.E. SIDEWALK EASEMENT
- T.D.E. TEMPORARY DRAINAGE EASEMENT
- ## BLOCK NUMBER

**LINE TABLE**

LINE	BEARING	LENGTH
L9	N06°10'42"W	41.48'
L10	S88°58'49"W	45.00'
L22	N88°58'49"E	13.00'
L23	S01°01'11"E	20.00'
L24	N88°58'49"E	13.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C33	95°09'31"	15.00'	24.91'
C34	84°50'29"	15.00'	22.21'
C35	5°09'31"	470.00'	42.32'
C36	5°09'31"	500.00'	45.02'
C37	5°09'31"	530.00'	47.72'
C38	90°00'00"	15.00'	23.56'
C39	85°33'43"	15.00'	22.40'
C40	4°26'17"	145.00'	11.23'
C41	4°26'17"	500.00'	38.73'
C42	4°26'17"	175.00'	13.56'
C43	4°26'17"	470.00'	36.41'
C44	85°33'37"	15.00'	22.40'
C45	90°00'06"	15.00'	23.56'



SEE SHEET 8

SEE SHEET 8

SEE SHEET 11

TRACT A

NB 1/4 SEC. 2  
 T.4N., R.68W.,  
 SIXTH P.M.

SEE SHEET 14

TRACT A

SEE SHEET 11

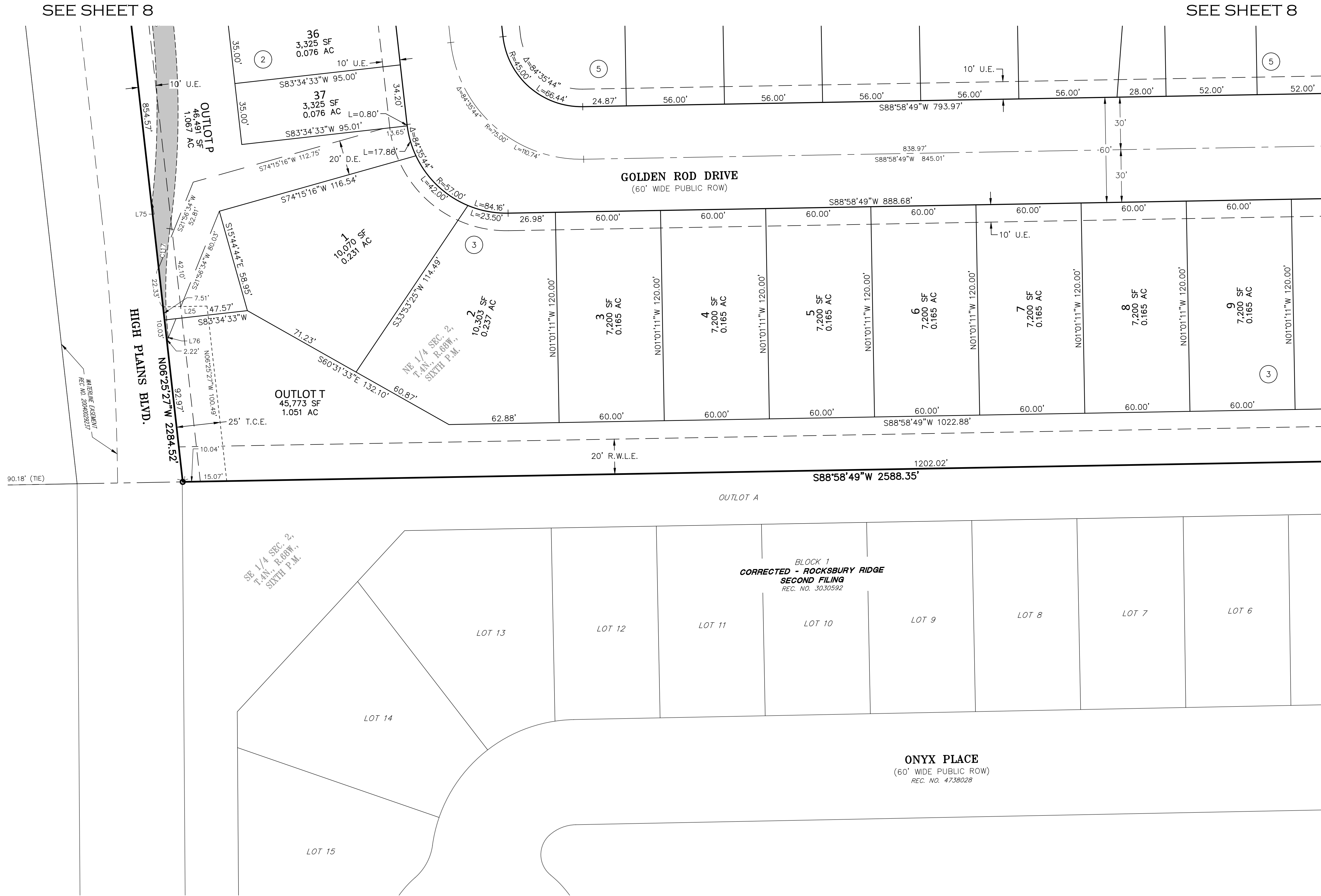
**AZTEC**  
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DATE OF PREPARATION:	08-11-2023
SCALE:	1" = 30'
SHEET 9 OF 14	

# BLUE SKY PRAIRIE FILING NO. 1

A REPLAT OF LOT B OF RECORDED EXEMPTION NO. 1061-2-1-RE1488 AND  
 A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,  
 TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.



**LEGEND**

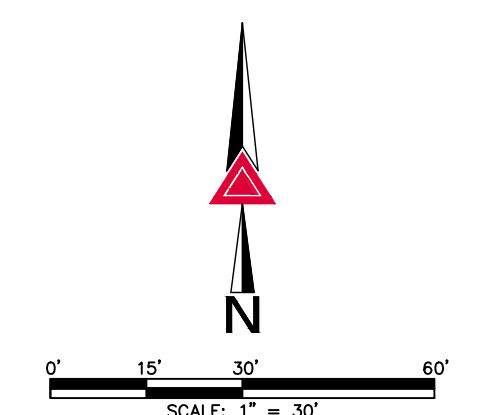
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- R.W.L.E. RAW WATER LINE EASEMENT
- ## BLOCK NUMBER
- SIDEWALK EASEMENT

**LINE TABLE**

LINE	BEARING	LENGTH
L25	N88°56'44"E	25.11'
L75	S83°34'33"W	0.50'
L76	S81°43'27"W	1.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C117	13°59'14"	254.00'	62.01'



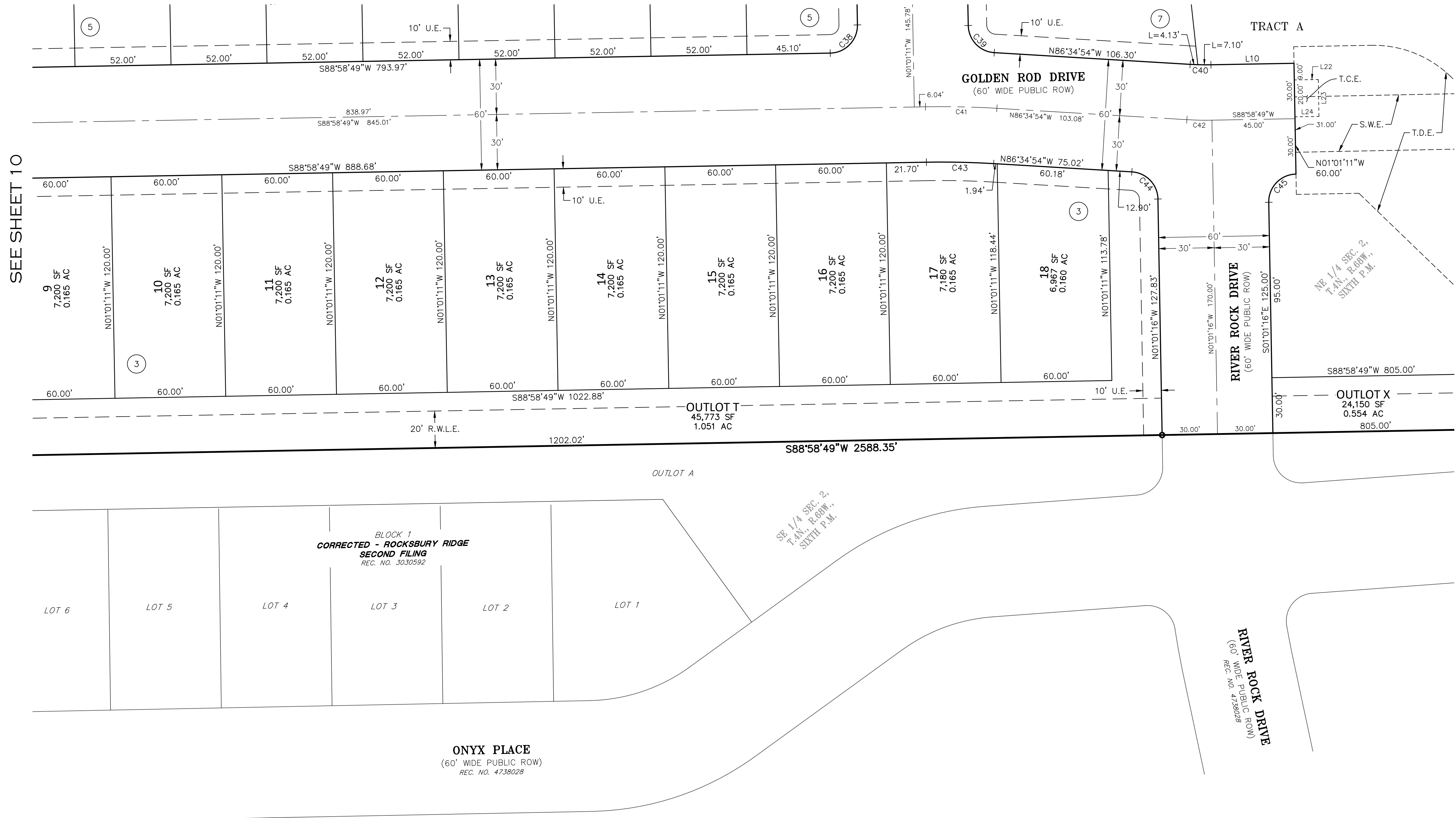
FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

<p>300 East Mineral Ave., Suite 1                  Littleton, Colorado 80122                  Phone: (303) 713-1898                  Fax: (303) 713-1897                  www.aztecconsultants.com</p>	<p><b>DEVELOPER</b>                  COLA, LLC/VIEW HOMES, INC.</p> <p>3033 E. 1ST AVENUE, SUITE 815                  DENVER, CO 80206</p>	DATE OF PREPARATION:	08-11-2023
		SCALE:	1" = 30'
AzTec Proj. No.: 164021-01      Drawn By: BAM		SHEET 10 OF 14	

# BLUE SKY PRAIRIE FILING NO. 1

A REPLAT OF LOT B OF RECORDED EXEMPTION NO. 1061-2-1-RE1488 AND  
 A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,  
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 TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

SEE SHEET 9



**LEGEND**

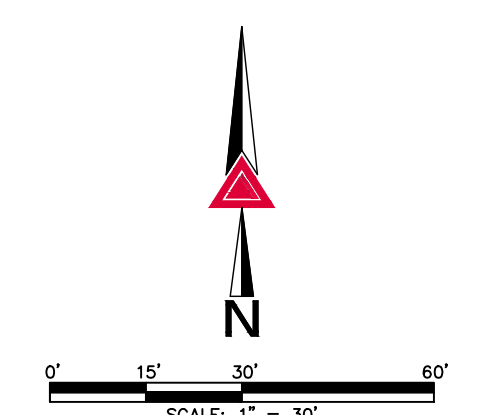
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- (ROW) RIGHT-OF-WAY
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- T.D.E. TEMPORARY DRAINAGE EASEMENT
- R.W.L.E. RAW WATER LINE EASEMENT
- ## BLOCK NUMBER

**LINE TABLE**

LINE	BEARING	LENGTH
L10	S88°58'49"W	45.00'
L22	N88°58'49"E	13.00'
L23	S01°01'11"E	20.00'
L24	N88°58'49"E	13.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C38	90°00'00"	15.00'	23.56'
C39	85°33'43"	15.00'	22.40'
C40	4°26'17"	145.00'	11.23'
C41	4°26'17"	500.00'	38.73'
C42	4°26'17"	175.00'	13.56'
C43	4°26'17"	470.00'	36.41'
C44	85°33'37"	15.00'	22.40'
C45	90°00'06"	15.00'	23.56'



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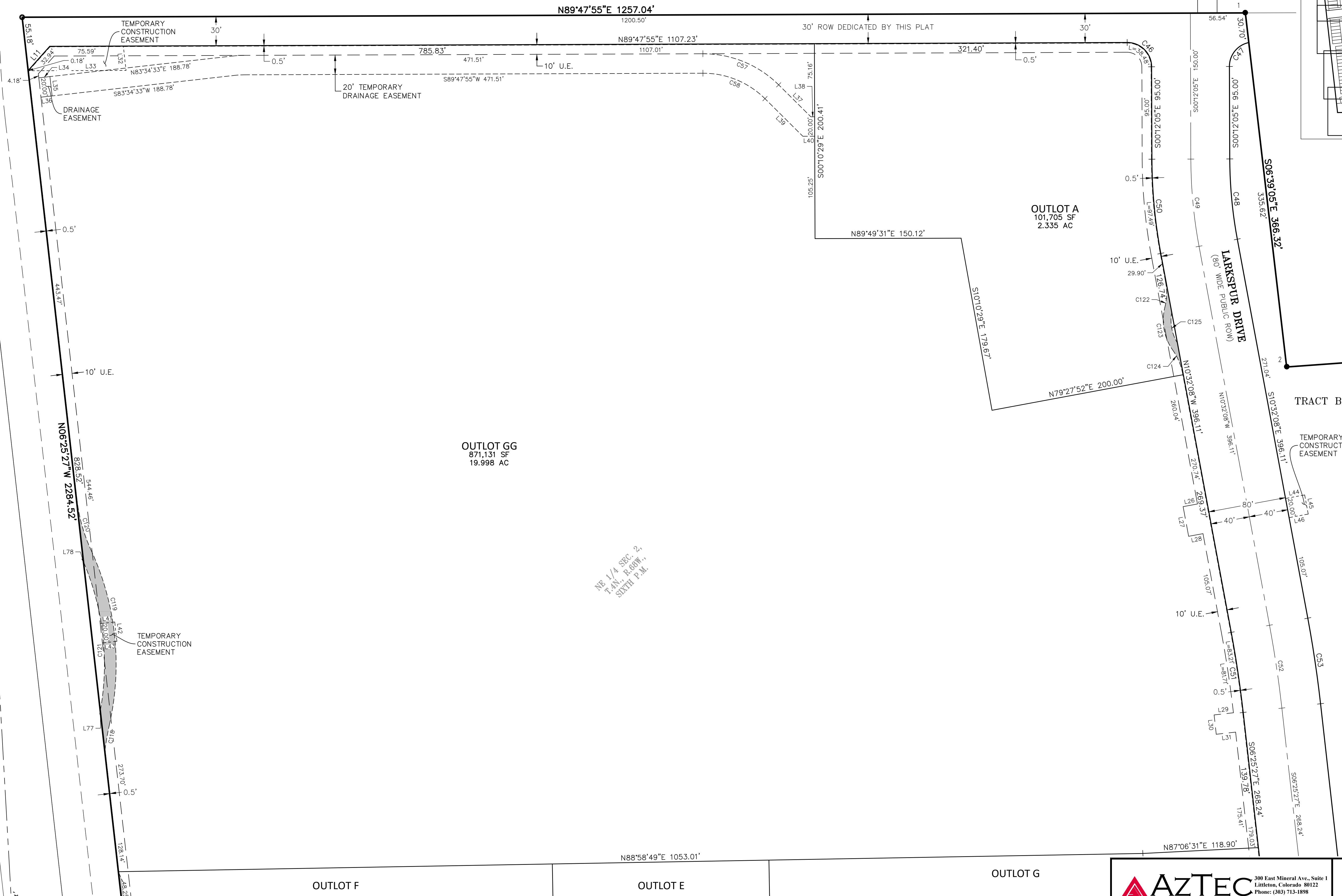
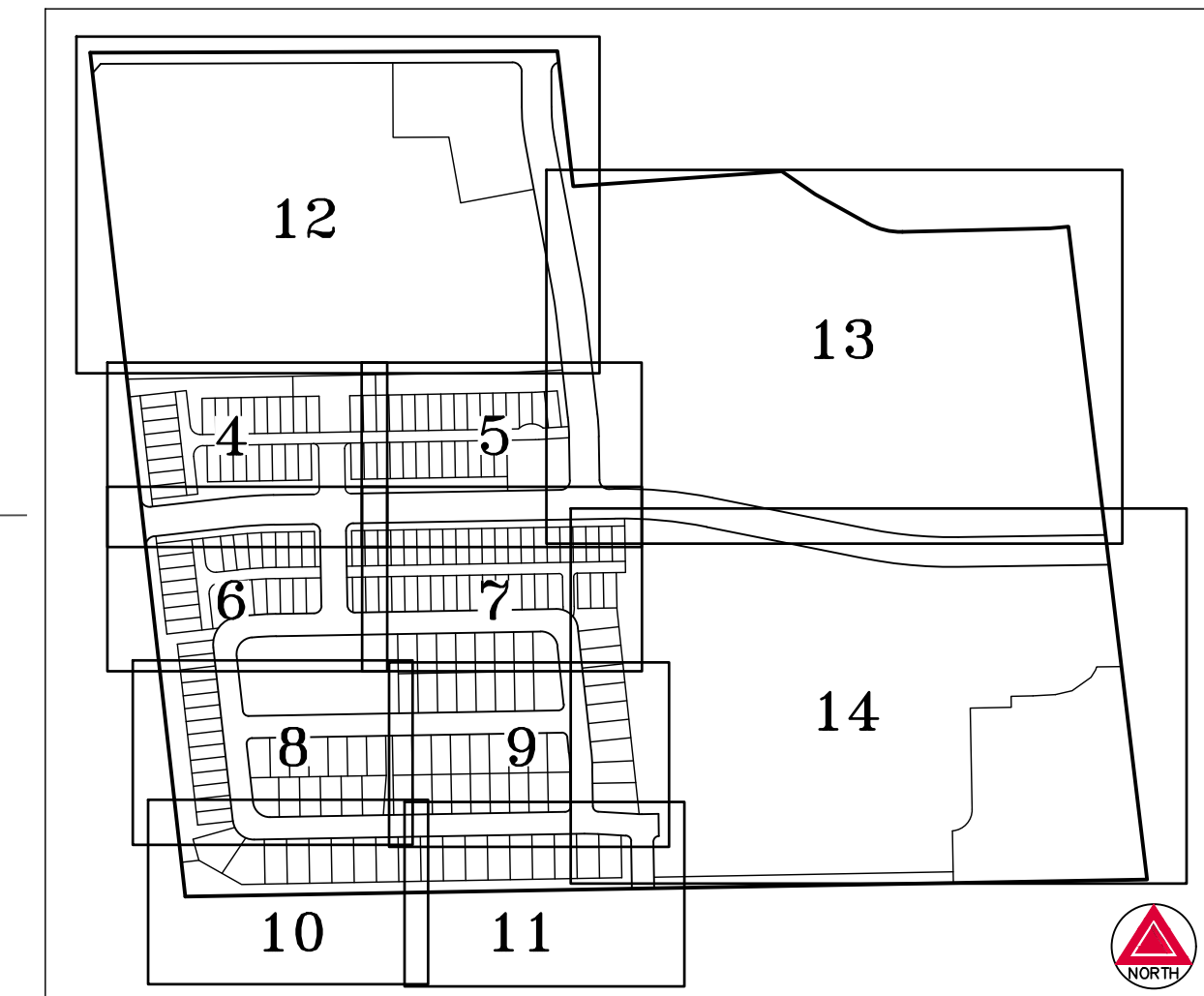
DATE OF PREPARATION:	08-11-2023
SCALE:	1" = 30'
SHEET 11 OF 14	

AzTec Proj. No.: 164021-01 Drawn By: BAM

# BLUE SKY PRAIRIE FILING NO. 1

A REPLAT OF LOT B OF RECORDED EXEMPTION NO. 1061-2-1-RE1488 AND  
 A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,  
 TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

LEGEND	
○	SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
●	FOUND NO. 4 REBAR WITH NO CAP 0.4' ABOVE SURFACE
●	FOUND 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE IN DIRT ROAD
(ROW)	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
▨	SIDEWALK EASEMENT

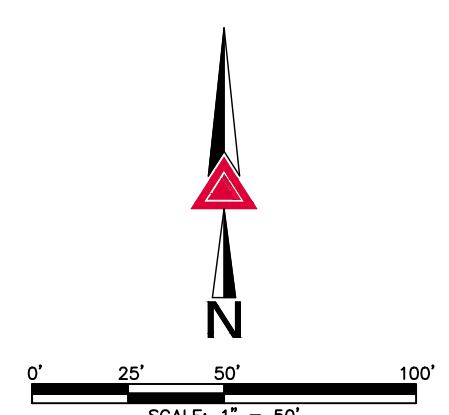


LINE	BEARING	LENGTH
L11	N41°41'14"E	33.38'
L26	S79°27'52"W	15.00'
L27	N10°32'08"W	31.00'
L28	N79°27'52"E	15.00'
L29	S83°42'21"W	19.98'
L30	S06°17'39"E	20.00'
L31	S83°42'21"W	20.02'
L32	S06°25'27"E	25.23'
L33	N89°49'31"E	100.60'
L34	S83°34'33"W	11.52'
L35	N06°25'27"W	20.00'
L36	S83°34'33"W	11.52'

LINE	BEARING	LENGTH
L37	S45°12'05"E	46.58'
L38	N89°49'31"E	3.93'
L39	N45°12'05"W	54.86'
L40	S89°49'31"W	12.21'
L41	N83°34'33"E	15.00'
L42	N06°25'27"W	20.00'
L43	N83°34'33"E	15.00'
L44	N79°27'52"E	20.00'
L45	N10°32'08"W	20.00'
L46	N79°27'52"E	20.00'
L77	S83°34'33"W	0.50'
L78	S83°34'33"W	0.50'

CURVE	DELTA	RADIUS	LENGTH
C46	90°00'00"	25.00'	39.27'
C47	78°25'58"	25.00'	34.22'
C48	10°20'03"	460.00'	82.97'
C49	10°20'03"	500.00'	90.18'
C50	10°20'03"	540.00'	97.40'
C51	4°06'42"	1160.00'	83.24'
C52	4°06'42"	1200.00'	86.11'
C53	4°06'42"	1240.00'	88.98'
C57	45°00'00"	110.00'	86.39'
C58	45°00'00"	90.00'	70.69'
C118	5°31'26"	269.00'	25.93'
C119	37°27'00"	281.00'	183.67'
C120	18°19'24"	169.00'	54.05'
C121	32°36'20"	269.00'	153.08'
C122	24°45'23"	61.00'	26.36'
C123	49°30'46"	53.00'	45.80'
C124	24°45'23"	61.00'	26.36'
C125	41°54'55"	45.00'	32.92'

SEE SHEET 13



FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

OUTLOT F  
 SEE SHEET 4

OUTLOT E

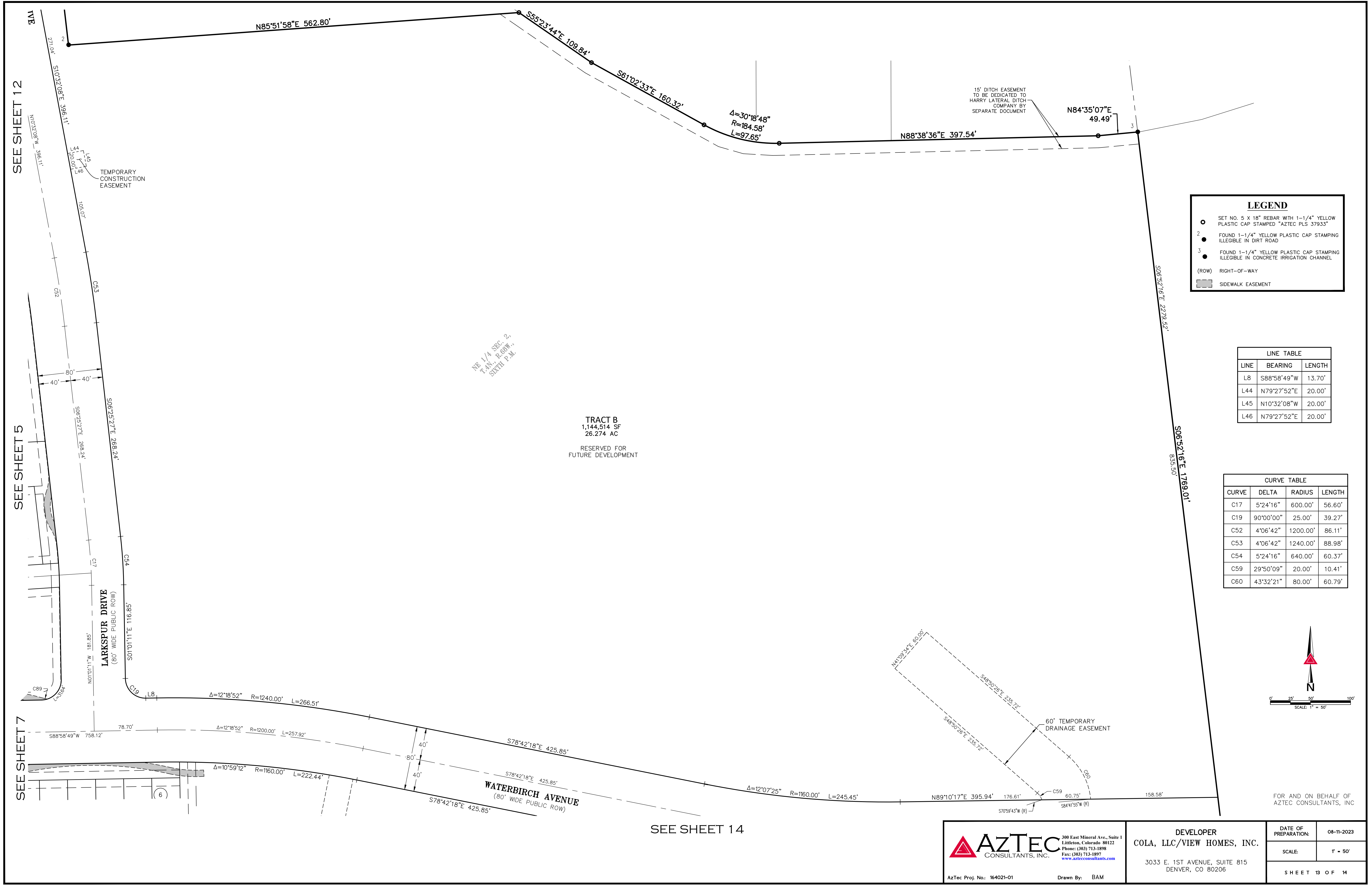
OUTLOT G  
 SEE SHEET 5

**AZTEC**  
 CONSULTANTS, INC.  
 300 East Mineral Ave., Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-1898  
 Fax: (303) 713-1897  
 www.aztecconsultants.com

AzTec Proj. No.: 164021-01      Drawn By: BAM

DEVELOPER  
 COLA, LLC/VIEW HOMES, INC.  
 3033 E. 1ST AVENUE, SUITE 815  
 DENVER, CO 80206

DATE OF PREPARATION:	08-11-2023
SCALE:	1" = 50'
SHEET 12 OF 14	



SEE SHEET 12

SEE SHEET 5

SEE SHEET 7

TRACT B  
1,144,514 SF  
26.274 AC  
RESERVED FOR  
FUTURE DEVELOPMENT

NE 1/4 SEC. 2,  
T.4N., R.60W.,  
SOUTH P.M.

**LEGEND**

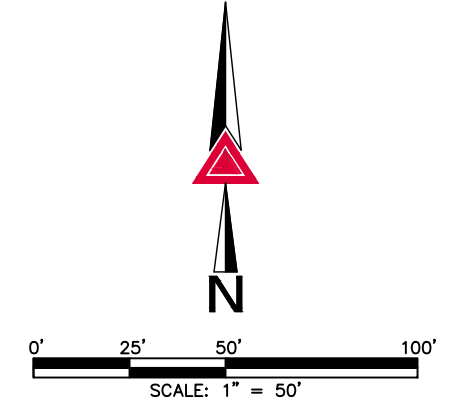
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- FOUND 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE IN DIRT ROAD
- FOUND 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE IN CONCRETE IRRIGATION CHANNEL
- (ROW) RIGHT-OF-WAY
- ▭ SIDEWALK EASEMENT

**LINE TABLE**

LINE	BEARING	LENGTH
L8	S88°58'49"W	13.70'
L44	N79°27'52"E	20.00'
L45	N10°32'08"W	20.00'
L46	N79°27'52"E	20.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C17	5°24'16"	600.00'	56.60'
C19	90°00'00"	25.00'	39.27'
C52	4°06'42"	1200.00'	86.11'
C53	4°06'42"	1240.00'	88.98'
C54	5°24'16"	640.00'	60.37'
C59	29°50'09"	20.00'	10.41'
C60	43°32'21"	80.00'	60.79'



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.

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Littleton, Colorado 80122  
Phone: (303) 713-1898  
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www.aztecconsultants.com

AzTec Proj. No.: 164021-01      Drawn By: BAM

DEVELOPER  
COLA, LLC/VIEW HOMES, INC.

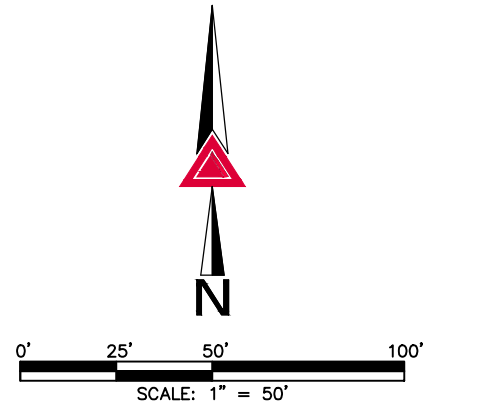
3033 E. 1ST AVENUE, SUITE 815  
DENVER, CO 80206

DATE OF PREPARATION:	08-11-2023
SCALE:	1" = 50'
SHEET 13 OF 14	

SEE SHEET 13

SEE SHEET 13

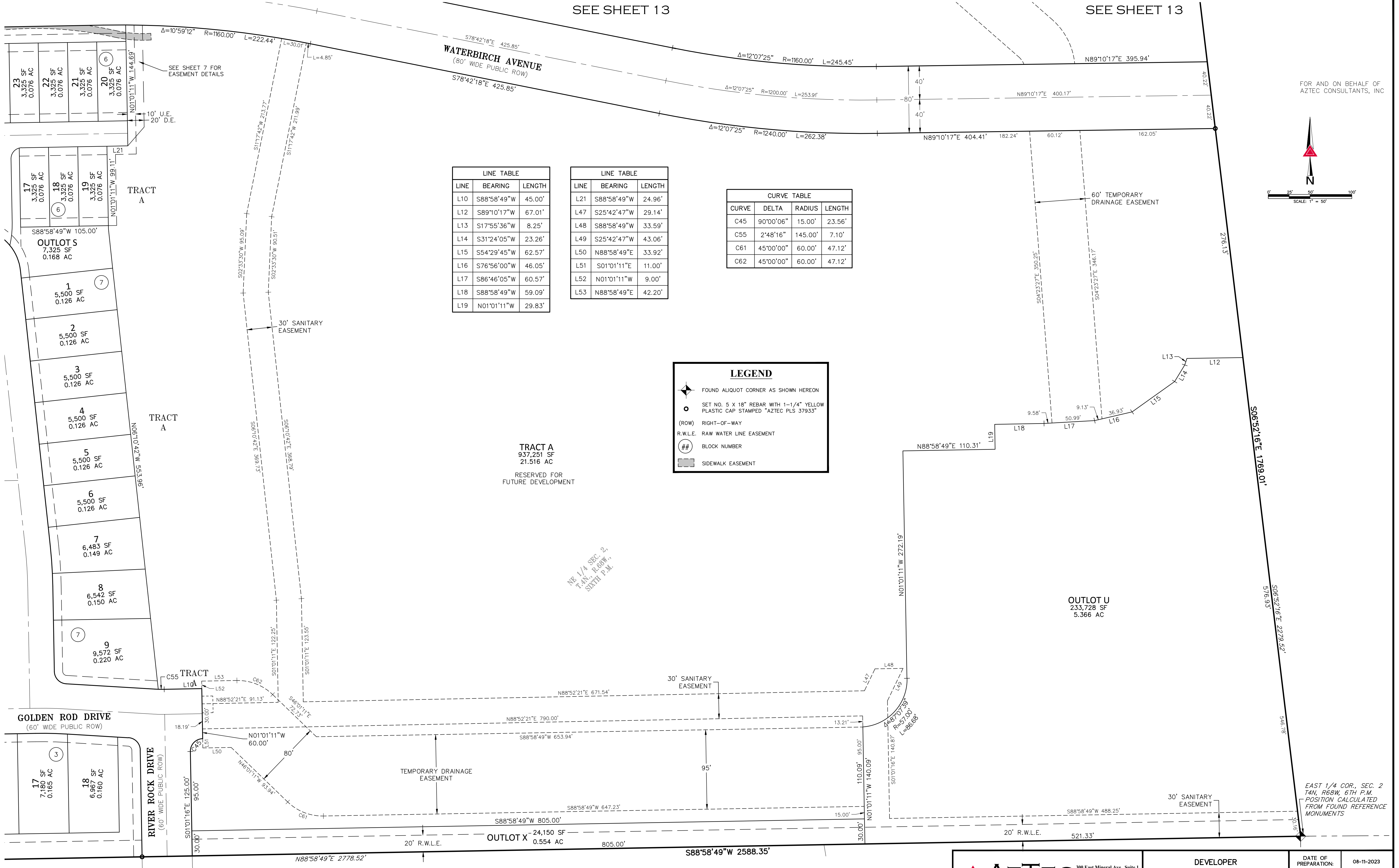
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC



SEE SHEET 7

SEE SHEET 9

SEE SHEET 11



LINE	BEARING	LENGTH
L10	S88°58'49"W	45.00'
L12	S89°10'17"W	67.01'
L13	S17°55'36"W	8.25'
L14	S31°24'05"W	23.26'
L15	S54°29'45"W	62.57'
L16	S76°56'00"W	46.05'
L17	S86°46'05"W	60.57'
L18	S88°58'49"W	59.09'
L19	N01°01'11"W	29.83'

LINE	BEARING	LENGTH
L21	S88°58'49"W	24.96'
L47	S25°42'47"W	29.14'
L48	S88°58'49"W	33.59'
L49	S25°42'47"W	43.06'
L50	N88°58'49"E	33.92'
L51	S01°01'11"E	11.00'
L52	N01°01'11"W	9.00'
L53	N88°58'49"E	42.20'

CURVE	DELTA	RADIUS	LENGTH
C45	90°00'06"	15.00'	23.56'
C55	2°48'16"	145.00'	7.10'
C61	45°00'00"	60.00'	47.12'
C62	45°00'00"	60.00'	47.12'

**LEGEND**

- FOUND ALIQUOT CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- (ROW) RIGHT-OF-WAY
- R.W.L.E. RAW WATER LINE EASEMENT
- BLOCK NUMBER
- SIDEWALK EASEMENT

**TRACT A**  
937,251 SF  
21.516 AC  
RESERVED FOR  
FUTURE DEVELOPMENT

NB 1/4 SEC. 2,  
T. 4N., R. 88W.,  
SIXTH P.M.

EAST 1/4 COR., SEC. 2  
T. 4N., R. 88W., 6TH P.M.  
POSITION CALCULATED  
FROM FOUND REFERENCE  
MONUMENTS

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER COLA, LLC/VIEW HOMES, INC.</p>	<p>DATE OF PREPARATION: 08-11-2023</p>
	<p>3033 E. 1ST AVENUE, SUITE 815 DENVER, CO 80206</p>	<p>SCALE: 1" = 50'</p>
<p>AzTec Proj. No.: 164021-01      Drawn By: BAM</p>		<p>SHEET 14 OF 14</p>