

PODTBURG PROPERTY

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND BEING A PORTION OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

DEDICATION AND LEGAL DESCRIPTION

PODTBURG DAIRY LIMITED PARTNERSHIP, LLLP., being the sole owners of:

PROPERTY DESCRIPTION:

A parcel of land being the East Half of Section Twenty-four (24), the North Half of the Northwest Quarter of Section Twenty-four (24) and Tract D-1 of the Northmoor Acres Second Filing in the West Half of Section Twenty-four (24), and also being that portion of the Southeast Quarter of Section Thirteen (13) lying Southerly of what is known as the Hillsboro Extension Ditch, all in Township Four North (T.4N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado

EXCEPTING THEREFROM the West 30.00 feet of the North Half of the Northwest Quarter (N1/2NW1/4) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Weld, State of Colorado

Said described parcels of land contains 19,515,099 square feet or 448.01 acres, more or less.

shown on the attached map as embraced within the heavy exterior lines thereon, has subdivided the same into lots and tracts as shown on the attached map and does hereby set aside said portion or tract of land and designate the said PODTBURG PROPERTY to the Town of Johnstown, Weld County, Colorado and does dedicate to the public, the streets and all easements over and across said lots at locations shown on said map and does further certify that the width of said streets, dimensions of the lots and the names and numbers thereof are correctly designated upon said map.

OWNER:

Signature of Owner: _____

STATE OF COLORADO)
)ss
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public

TOWN COUNCIL

This plat, to be known as PODTBURG PROPERTY, 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 _____, 2021.

BY: _____ Mayor

ATTEST: _____ Town Clerk

EASEMENT APPROVAL

Easements are adequate as shown and are hereby approved and/or vacated as shown on this Plat.

BY: _____ Public Works Department

BY: _____ Hillsboro Extension Ditch Company

HILLSBOROUGH EXTENSION DITCH COMPANY STATEMENT:

The undersigned Owner and Developer, its successors and assigns, ("Undersigned") does hereby dedicate, grant and convey to the Hillsborough Extension Ditch Company all Easements as laid out, shown, and/or designated as such on this plat for the use, operations, maintenance, inspection, repair, or replacement of an irrigation ditch and associated or appurtenant maintenance areas, roads, equipment, structures or facilities, including all rights necessary and incident to the full and complete use and enjoyment of the ditch right of way and easements ("Ditch") for the purposes herein granted. No permanent or temporary building, structures, improvements, sidewalks, trees or other landscaping ("Obstructions") shall be installed, constructed, allowed, or permitted by the Undersigned on the Ditch except as expressly approved in this plat or under separate writing executed by the Hillsborough Extension Ditch Company. The Hillsborough Extension Ditch Company shall have the right to remove such Obstructions without any liability for damages, injury, repair, or replacement thereof.

All crossings of and/or encroachments and/or encumbrances upon the Ditch in connection with the Development shall require the execution of an Agreement with the Hillsborough Extension Ditch Company prior to construction of any type, modification and/or installation of such crossing, encumbrance or encroachment. There shall be no modifications upon or to the Ditch by or on behalf of the Undersigned and/or the Development except by prior written agreement with the Hillsborough Extension Ditch Company.

Stormwater or drainage discharges, if any, into the Ditch, regardless of the storm event frequency or duration, must be approved by Hillsborough Extension Ditch Company via written agreement.

HILLSBOROUGH EXTENSION DITCH COMPANY

BY: _____ AS: _____

NOTES:

- 1) This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, Northern Engineering relied upon Title Commitment Order No. ABZ25166503, dated June 21, 2019, prepared by Old Republic National Title Insurance Company.
- 2) Basis of Bearings is the East line of the Northeast Quarter of Section 24 as bearing South 00° 06' 39" West and monumented as shown hereon (assumed datum).
- 3) The lineal unit of measurement for this drawing is U.S. Survey Feet.
- 4) Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed heron assumes no responsibility for the mineral rights upon the subject property.
- 5) Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- 6) NOTWITHSTANDING ANYTHING TO THE CONTRARY, EXCEPT AS TO THE HILLSBOROUGH EXTENSION DITCH COMPANY, ITS SUCCESSORS, ASSIGNS AND REPRESENTATIVES ("DITCH COMPANY") USE, OPERATION AND MAINTENANCE, THERE SHALL BE NO PERMITTED, AUTHORIZED OR ALLOWED PUBLIC OR PRIVATE ACCESS OR USE OF ANY TYPE TO OR UPON THE DITCH EASEMENT, EXCEPT AS OTHERWISE AGREED TO BY DITCH COMPANY IN WRITING.
- 7) ALL FUTURE DEVELOPMENT WITHIN THE PODTBURG DEVELOPMENT (ALL FILINGS) DIRECTLY INVOLVING OR ADJACENT TO THE DITCH SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF DITCH COMPANY.
- 8) IT IS UNDERSTOOD THAT THE DITCH EMBANKMENTS ARE UNLINED AND OF EARTHEN CONSTRUCTION; THEREFORE, BREAKS, LEAKS, SEEPAGE AN/OR OVERFLOW FROM THE DITCH MAY OCCUR. OWNER AND ALL OF OWNER'S SUCCESSORS AND ASSIGNS OF THE LANDS WITHIN THE DEVELOPMENT ASSUME ALL RISKS ASSOCIATED WITH SUCH BREAKS, LEAKS, SEEPAGE AND/OR OVERFLOW AND WAIVE AND DISCLAIM ANY AND ALL CLAIMS, WHETHER EXISTING OR POTENTIAL, AGAINST DITCH COMPANY, ITS AGENTS, SHAREHOLDERS, EMPLOYEES, REPRESENTATIVES, SUCCESSORS AND ASSIGNS, FOR ANY AND ALL LOSS, DAMAGE OR INJURY (INCLUDING DEATH), RESULTING FROM BREAKS, LEAKAGE, SEEPAGE AND/OR OVERFLOW FROM THE DITCH.
- 9) THE ABOVE NOTES [#6, 7 AND 8] SHALL BE COVENANTS RUNNING WITH ALL LANDS OF THE PODTBURG DEVELOPMENT (ALL FILINGS) AND SHALL BE EXPRESSLY SET FORTH IN THE DEVELOPMENT COVENANTS AND THE DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT, AND ANY/ALL SUBSEQUENT AMENDMENTS, MODIFICATIONS OR VERSIONS SHALL REQUIRE DITCH COMPANY'S WRITTEN APPROVAL, EVIDENCE BY SIGNATURE ON THE DOCUMENTS.

Weld County Right-to-Farm Statement

Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever.

Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning; flies and mosquitoes; hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 35-3.5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production.

Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes or other structures, unless they have an adjudicated right to the water.

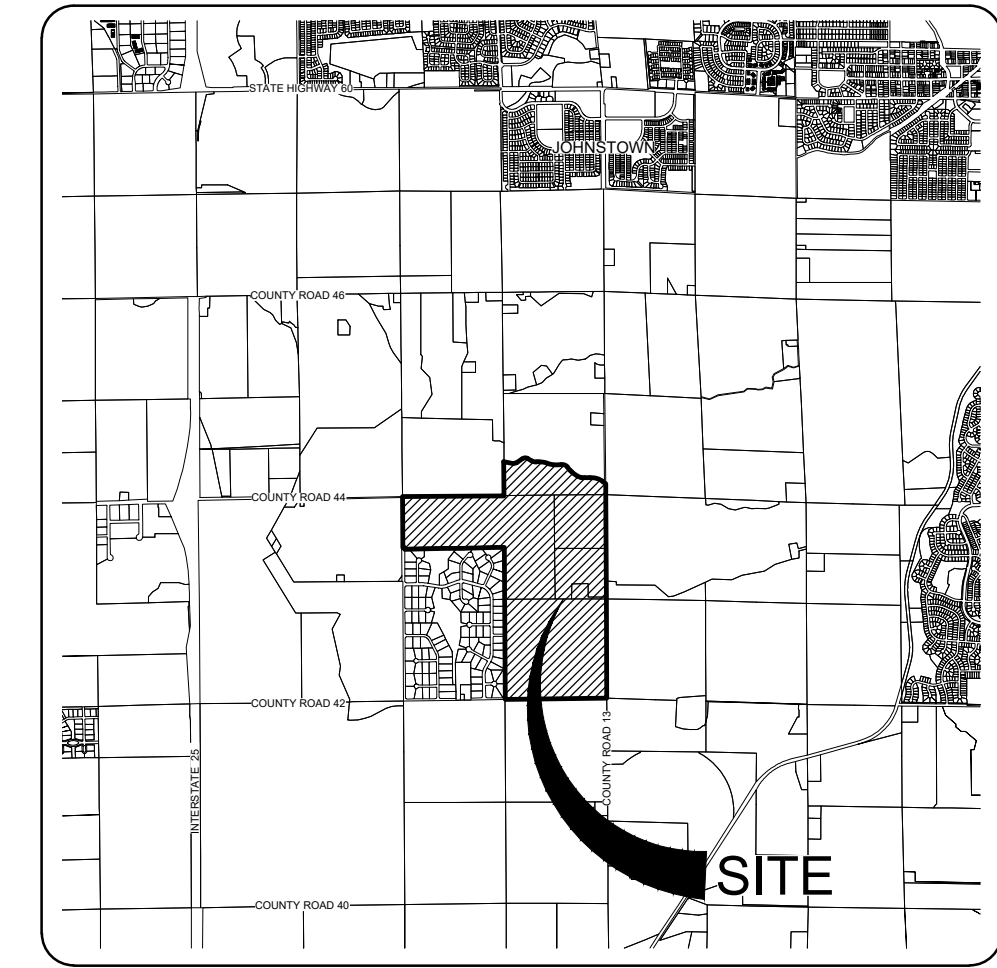
Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of state and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers.

People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high-speed traffic, sand burs, puncture vines, territorial farm dogs and livestock and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

Weld County Right to Extract Mineral Resources Statement

Weld County has some of the most abundant mineral resources, including, but not limited to, sand and gravel, oil, natural gas, and coal. Under title 34 of the Colorado Revised Statutes, minerals are vital resources because (a) the State's commercial mineral deposits are essential to the State's economy; (b) the populous counties of the state face a critical shortage of such deposits; and (c) such deposits should be extracted according to a rational plan, calculated to avoid waste of such deposits and cause the least practicable disruption of the ecology and quality of life of the citizens of the populous counties of the state.

Mineral resource locations are widespread throughout the County and person moving into these areas must recognize the various impacts associated with this development. Often times, mineral resource sites are fixed to their geographical and geophysical locations. Moreover, these resources are protected property rights and mineral owners should be afforded the opportunity to extract the mineral resource.



OWNER/APPLICANT

Podtburg Dairy, LLLP
Greg Podtburg
45490 County Road 39
Pierce, Colorado 80650

SITE ENGINEER

Northern Engineering Services, Inc.
Danny Weber
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

PLANNER/ LANDSCAPE ARCHITECT

Jim Birdsall
TB Group
444 Mountain Avenue
Berthoud, Colorado 80513
(970) 532-5891

SITE SURVEYOR

Northern Engineering Services, Inc.
Aaron M. Lund, PLS
820 8th Street,
Greeley, Colorado 80631
(970) 221-4158

SURVEYOR'S STATEMENT

I, Aaron M. Lund, a Colorado Registered Professional Land Surveyor, do hereby state that I prepared this plat from an actual and accurate survey of the land, including all existing right-of-way easements, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the requirements of the State of Colorado.

DRAFT
11-12-21
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

Aaron M. Lund
Colorado Registered Professional
Land Surveyor, L.S.#78070
For and on behalf of Northern Engineering Services

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:
13 & 24
TOWNSHIP:
4N
RANGE:
68 W of the 6th PM

**NORTHERN
ENGINEERING**
N
FORT COLLINS: 301 North Howes Street, Suite 100, 80521, 970.221.4158
GREELEY: 820 8th Street, 80631, northernengineering.com

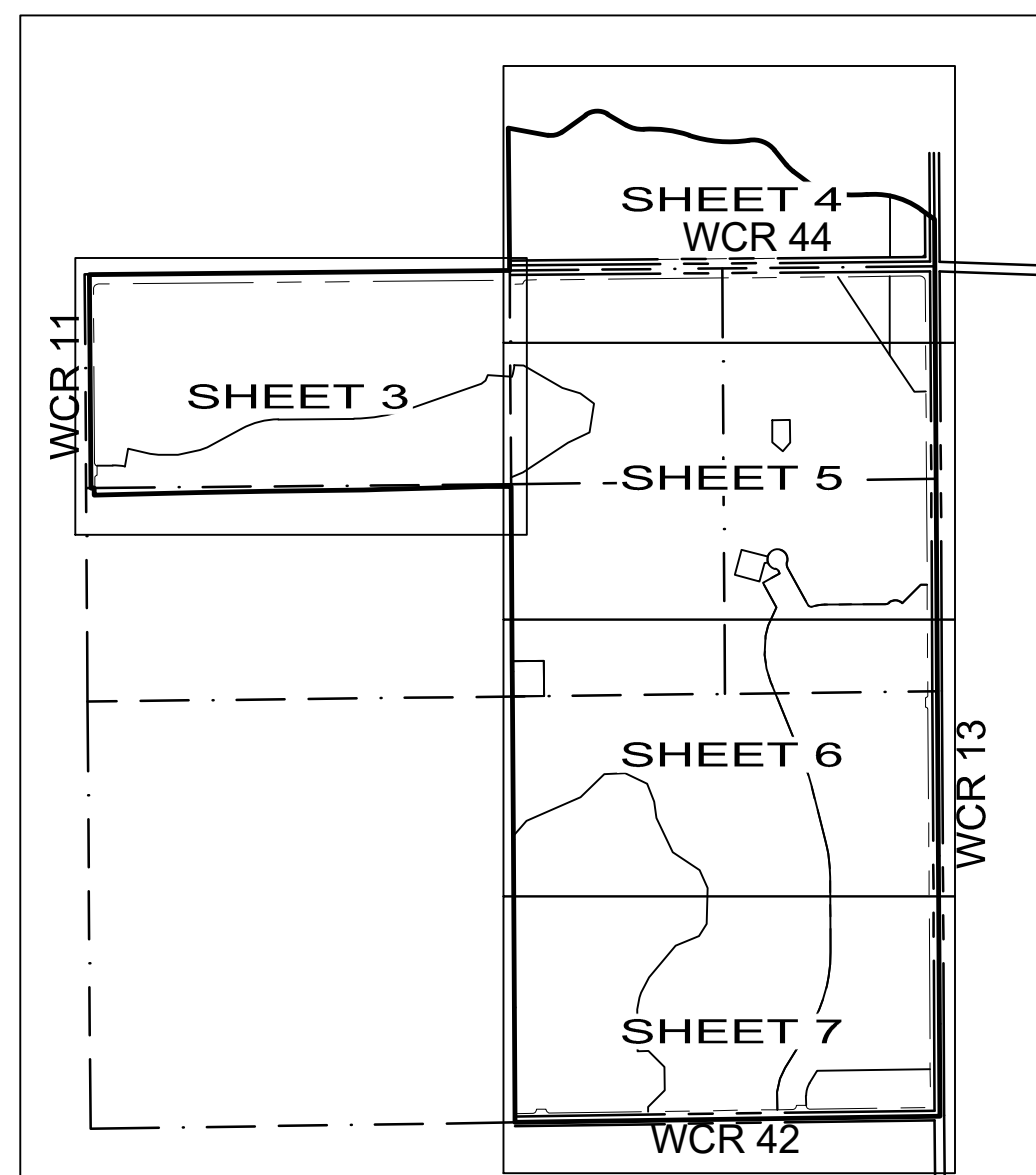
PROJECT:
1659-001
DATE:
11/12/21
CLIENT:
AS SHOWN
SCALE:
AS SHOWN
REVIEWED BY:
A. Lund
DRAWN BY:
L. Smith

PODTBURG PROPERTY
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

Sheet
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Of 7 Sheets

PODTBURG PROPERTY

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TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

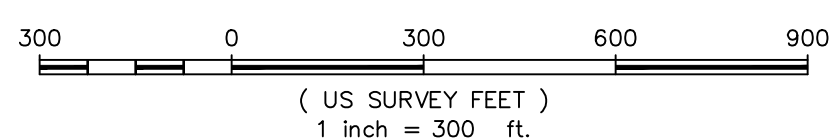
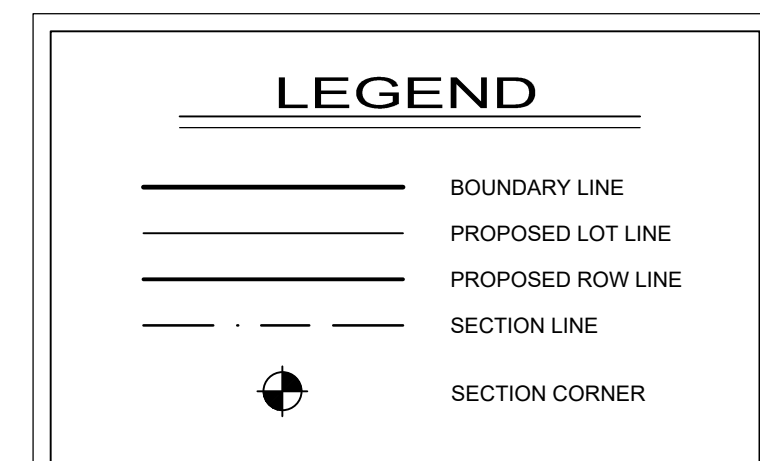
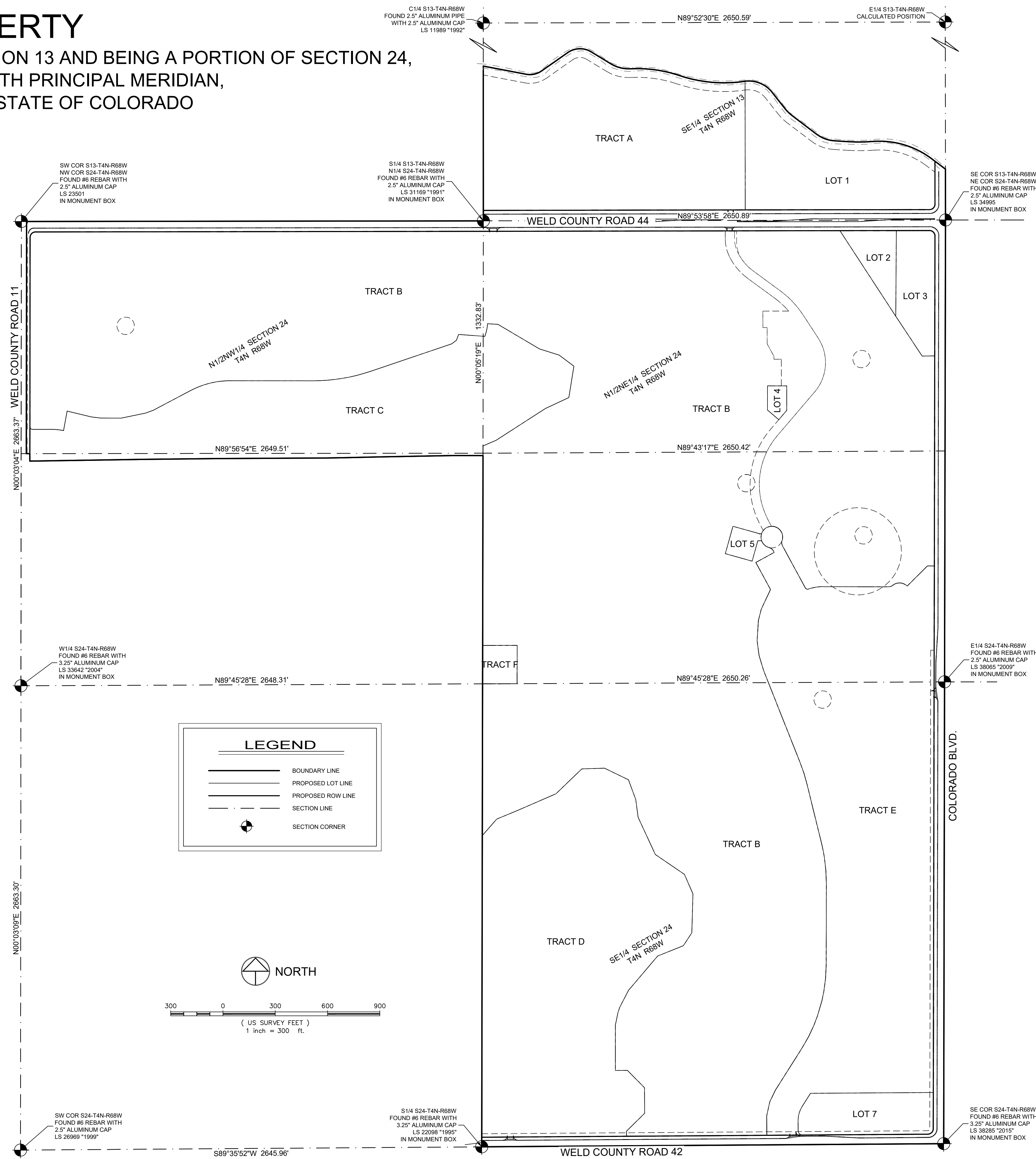


KEYMAP
NTS

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°13'07"	171.12	3.64	N82°12'49"E	3.64'
C2	58°54'35"	171.12	175.94	S67°43'20"E	168.29'
C3	89°56'27"	32.00	50.23	S44°55'44"W	45.23'
C4	90°00'00"	15.00	23.56	N44°56'56"W	21.21'
C5	89°52'19"	32.00	50.19	N44°59'14"E	45.20'
C6	90°12'41"	32.00	50.38	S44°59'42"E	45.34'
C7	89°29'55"	32.00	49.99	S44°51'34"W	45.06'
C8	90°00'00"	25.00	39.27	N45°23'28"W	35.36'
C9	10°14'48"	430.00	76.90	S84°49'32"E	76.80'
C10	27°52'16"	490.00	238.36	N76°06'56"E	236.01'
C11	18°47'28"	1035.00	339.45	N80°39'20"E	337.93'
C12	17°26'42"	245.00	74.60	N12°02'12"E	74.31'
C13	32°44'26"	145.00	82.86	N15°58'45"E	81.73'
C14	37°44'21"	179.00	117.90	N18°58'13"W	115.78'
C15	15°52'48"	288.00	79.82	N45°46'47"W	79.57'
C16	20°30'47"	528.00	189.04	N43°27'47"W	188.03'
C17	73°43'44"	258.00	332.00	N03°39'28"E	309.56'
C18	64°07'53"	432.00	483.54	N08°27'23"E	458.69'

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C19	4°53'04"	584.00	49.79	N26°03'05"W	49.77'
C20	4°53'04"	637.00	54.30	S26°03'05"E	54.29'
C21	64°07'53"	485.00	542.86	S08°27'23"W	514.96'
C22	13°03'55"	475.00	108.31	S47°11'14"E	108.08'
C23	27°08'37"	341.00	161.55	S40°08'53"E	160.04'
C24	26°28'32"	238.00	109.98	S13°20'18"E	109.00'
C25	47°09'23"	38.00	31.28	N52°04'19"W	30.40'
C26	180°34'39"	62.00	195.40	S71°37'34"E	124.00'
C27	47°09'23"	38.00	31.28	S04°54'56"E	30.40'
C28	80°24'21"	15.00	21.05	S68°41'48"E	19.36'
C29	19°00'35"	255.00	84.60	N80°36'19"E	84.22'
C30	39°02'41"	38.00	25.90	N70°35'16"E	25.40'
C31	84°02'41"	62.00	90.95	S86°54'44"E	83.01'
C32	56°05'50"	62.00	60.70	S47°36'05"E	58.31'
C33	37°38'17"	62.00	40.73	S00°44'02"E	40.00'
C34	180°34'39"	62.00	195.40	N71°37'34"W	124.00'
C35	85°41'14"	62.00	92.72	S61°30'23"W	84.32'

LINE	LENGTH	BEARING
L1	43.57	S00°06'02"E
L2	64.37	N00°06'02"W
L3	9.37	N89°15'58"E
L4	22.03	S89°15'58"W
L5	10.53	N28°29'37"W
L6	23.81	S28°29'37"E
L7	25.22	N28°29'37"W



DRAFT
11-12-21
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY
Aaron M. Lund
Registered Professional Land Surveyor
Colorado Registration No. 38670
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
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SECTION: 13 & 24
TOWNSHIP: 4N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
N
FORT COLLINS: 307 North Hovey Street, Suite 100, 80521, 970.221.4158
GREELEY: 820 8th Street, 80633, northernengineering.com

DATE: 11/12/21
SCALE: As shown
REVIEWED BY: A. Lund
PROJECT: 1659-001
CLIENT:
DRAWN BY: L. Smith

PODTBURG PROPERTY
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

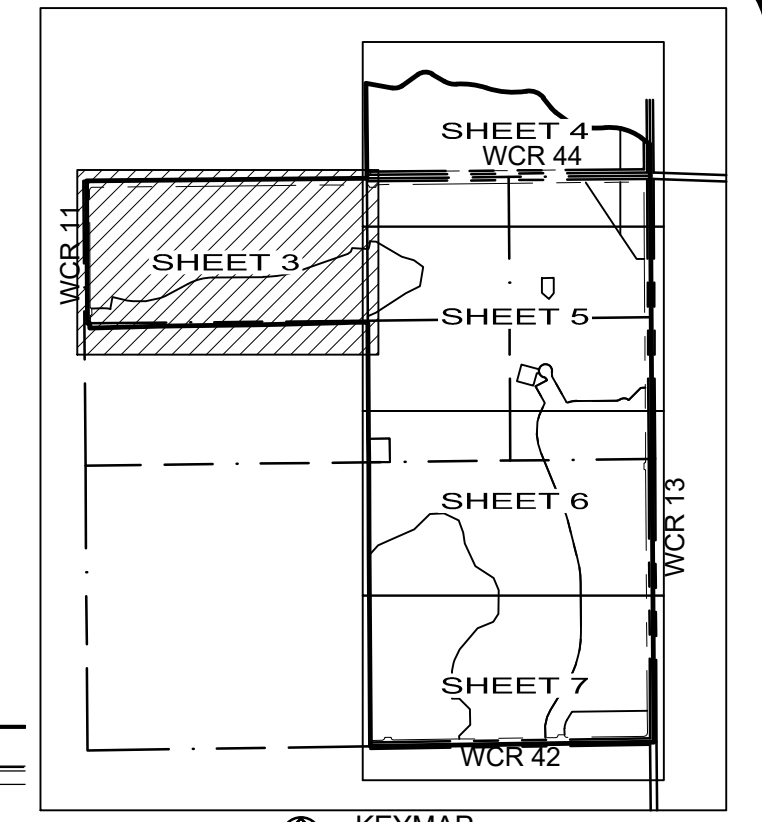
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PODTBURG PROPERTY

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND BEING A PORTION OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

OWNER: FDR FARMS, LLLP.
PARCEL: 106113000009
BARGAIN AND SALE DEED
REC. NO. 3246170
ZONING: WELD CO "A"

S14 S13-T4N-R88W
N1/4 S24-T4N-R88W
FOUND #6 REBAR WITH
2.5" ALUMINUM CAP
LS 31169 "1991"
IN MONUMENT BOX



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GREELEY: 820 8th Street, 80633, northernengineering.com

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DATE: 11/12/21
CLIENT: As shown
SCALE: As shown
DRAWN BY: L. Smith
REVIEWED BY: A. Lund

PODTBURG PROPERTY
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

Sheet
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Of 7 Sheets

PRELIMINARY
Aaron M. Lund
Registered Professional Land Surveyor
Colorado Registration No. 38670
Fee and on behalf of Northern Engineering Services, Inc.

WELD COUNTY ROAD 44
(60' PUBLIC ROW)
N89°55'24"E 2620.38'

60' EXISTING
RIGHT-OF-WAY

50.0' RIGHT OF WAY EASEMENT
TO PANHANDLE EASTERN
PIPELINE COMPANY
REC. NO. 1636304

50.0' RIGHT OF WAY GRANT
TO KERR-MCGEE GATHERING, LLC
REC. NO. 4077188

30' ADDITIONAL RIGHT-OF-WAY
DEDICATED BY THIS PLAT

TRACT B
10,799,720 sq. ft.
247.927 ac.

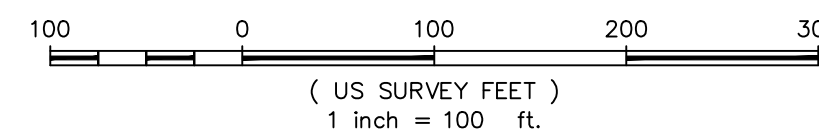
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TRACT C
1,313,459 sq. ft.
30.153 ac.

PLUGGED & ABANDONED
GAS WELL PODTBURG #2
50' SETBACK

LEGEND			
	PROPOSED EASEMENT LINE		SET 18" #4 REBAR w/1" YELLOW PLASTIC CAP, PLS 38670
	EXISTING EASEMENT LINE		FOUND PROPERTY CORNER AS DESCRIBED
	PROPOSED RIGHT-OF-WAY LINE AS DESCRIBED		FOUND SECTION CORNER AS DESCRIBED
	EXISTING RIGHT-OF-WAY LINE		
	BOUNDARY LINE		
	LOT LINE		
	SECTION LINE		
	TOP OF DITCH		
	WETLANDS AREA		

SEE SHEET 2 OF 7
FOR CURVE TABLE



WILSON RANCH ANNEXATION
TO THE TOWN OF BERTHOUD
REC. NO. 3175668 - 4/23/2004
ZONING: BERTHOUD "PUD"

WELD COUNTY ROAD 11
(60' PUBLIC ROW)
N00°03'04"E 1331.68'

SEE SHEET 4

SEE SHEET 5

SW COR S13-T4N-R88W
NW COR S24-T4N-R88W
FOUND #6 REBAR WITH
2.5" ALUMINUM CAP
LS 23501
IN MONUMENT BOX

NORTHERLY RIGHT OF WAY LINE
OF WELD COUNTY ROAD 44

60' EXISTING RIGHT-OF-WAY
20' ADDITIONAL RIGHT-OF-WAY
DEDICATED BY THIS PLAT

S89°56'54"W
20.00'
N00°03'04"E
43.07'

FOUND 1" IRON PIPE
WITH PLASTIC PLUG
LS ILLEGIBLE

S89°05'24"W 649.81'

FOUND 1" IRON PIPE
WITH PLASTIC PLUG
LS ILLEGIBLE

S89°26'24"W 423.45'

FOUND 1" IRON PIPE
WITH PLASTIC PLUG
LS ILLEGIBLE

NORTHMOOR ACRES SECOND FILING
ZONING: WELD "A" CASE "S-74, 167"

S89°38'59"W 451.60'

S89°47'15"W 155.18'

S88°41'39"W 225.35'

S88°58'33"W 351.36'

S88°54'36"W 68.31'

S68°35'07"W 81.18'

S00°05'35"W 55.49'

C-N1/16 S24-T4N-R88W
CALCULATED POSITION

N20°50'20"E 35.67'

N53°33'39"E 34.37'

S85°45'29"E 150.54'

N71°16'02"E 161.88'

N71°15'23"E 327.14'

S89°56'56"E 471.77'

N67°10'25"E 242.14'

N69°56'56"E 46.61'

N78°20'53"E 142.50'

S76°27'58"E 142.45'

S82°32'57"E 52.16'

S89°56'56"E 120.37'

N101°12'52"E 173.80'

C4
S89°56'56"E 101.96'

C9

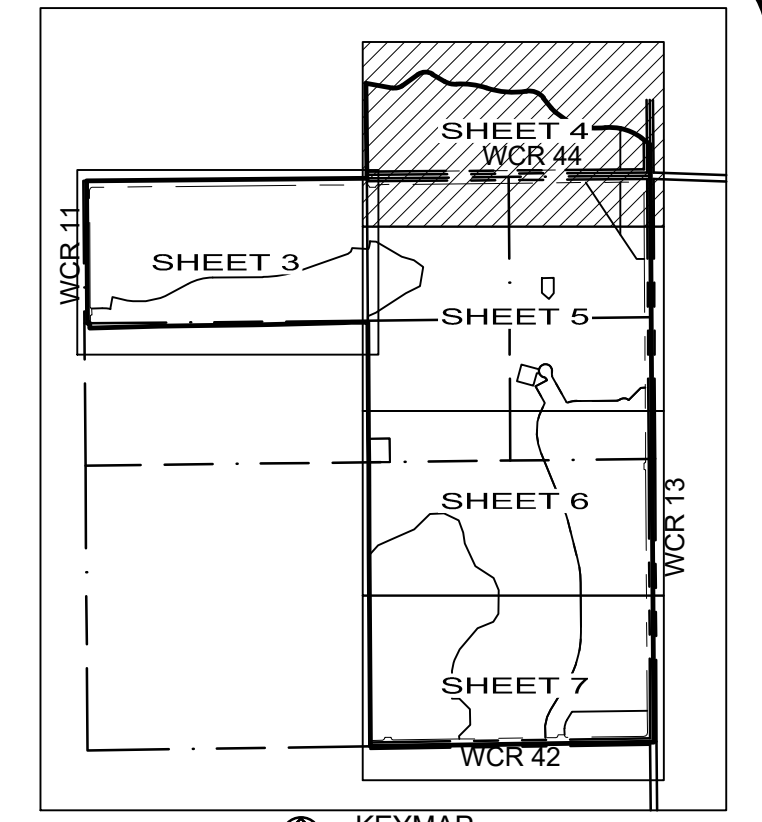
C12

C11

C10

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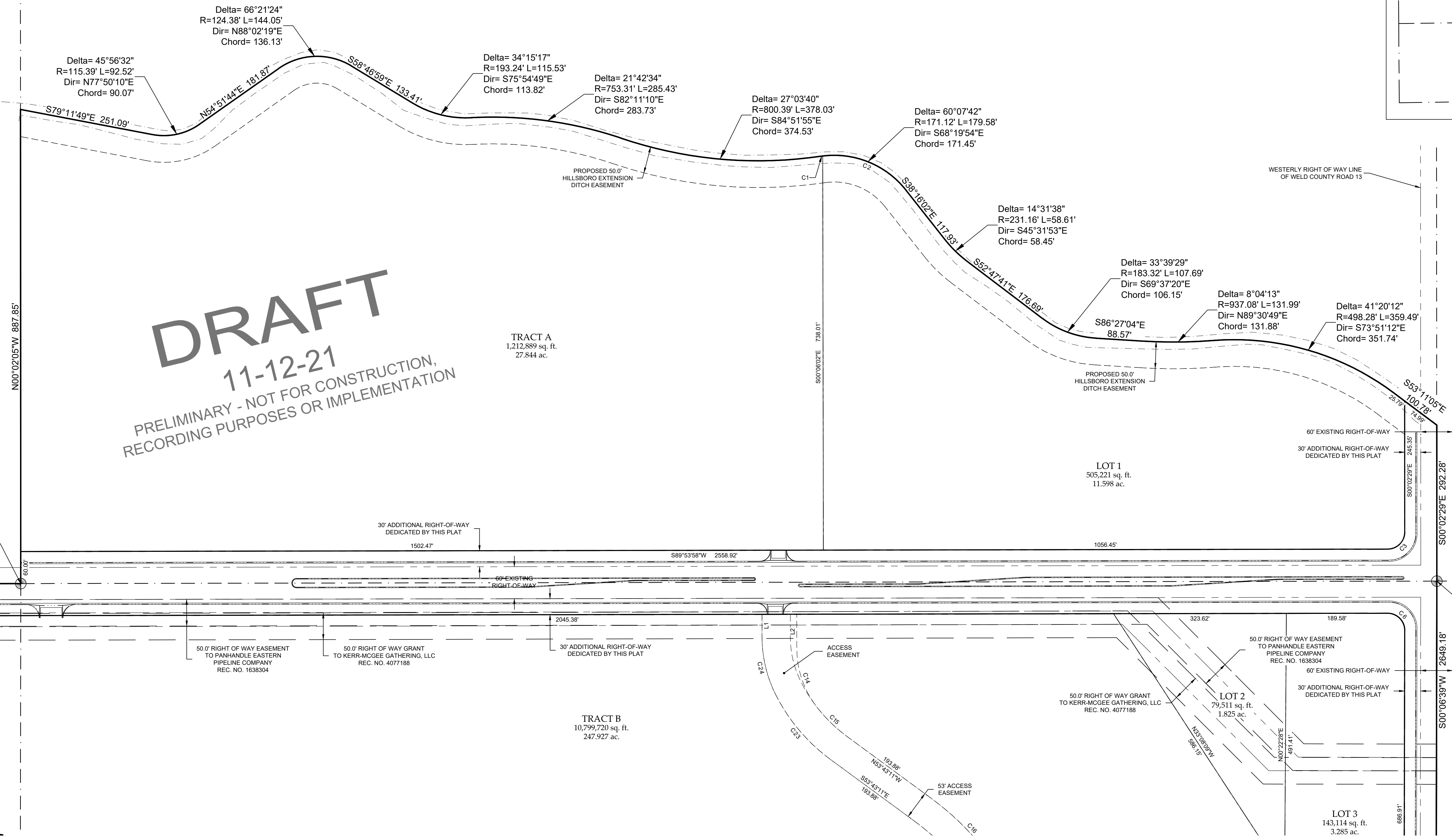
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SCALE: 1"=100'
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REVIEWED BY: A. Lund

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TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

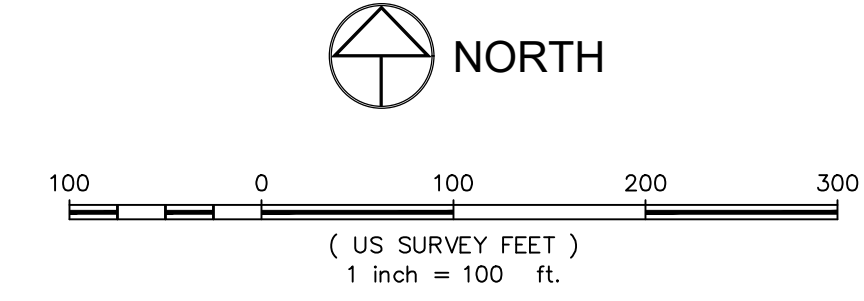
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--- PROPOSED RIGHT-OF-WAY LINE	⊕ FOUND SECTION CORNER AS DESCRIBED
--- EXISTING RIGHT-OF-WAY LINE	
--- BOUNDARY LINE	
--- LOT LINE	
--- SECTION LINE	
--- TOP OF DITCH	
--- WETLANDS AREA	

SEE SHEET 2 OF 7
FOR CURVE TABLE



SHEET 4
SHEET 3
SHEET 5
SHEET 6
SHEET 7

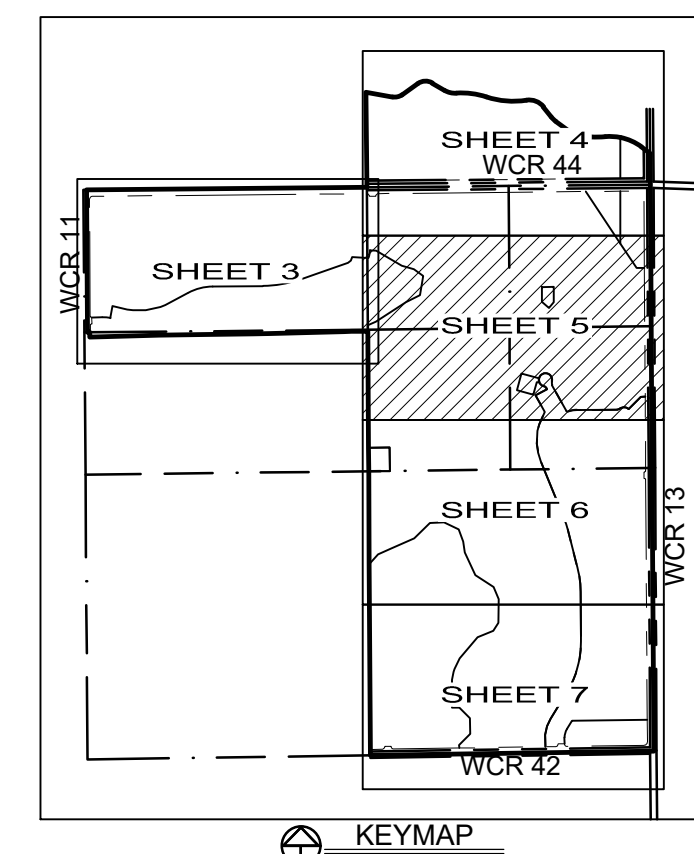
PRELIMINARY
Aaron M. Lund
Registered Professional Land Surveyor
Colorado Registration No. 38670
For and on behalf of Northern Engineering Services, Inc.

SEE SHEET 3

SEE SHEET 5

PODTBURG PROPERTY

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND BEING A PORTION OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



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SECTION: 13 & 24
TOWNSHIP: 4N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
N
FORT COLLINS: 307 North Hines Street, Suite 100, 80521, 970.221.4168
GREELEY: 820 8th Street, 80633, northernengineering.com

PROJECT: 1659-001
DATE: 11/12/21
CLIENT:
SCALE: 1"=100'
DRAWN BY: L. Smith
REVIEWED BY: A. Lund

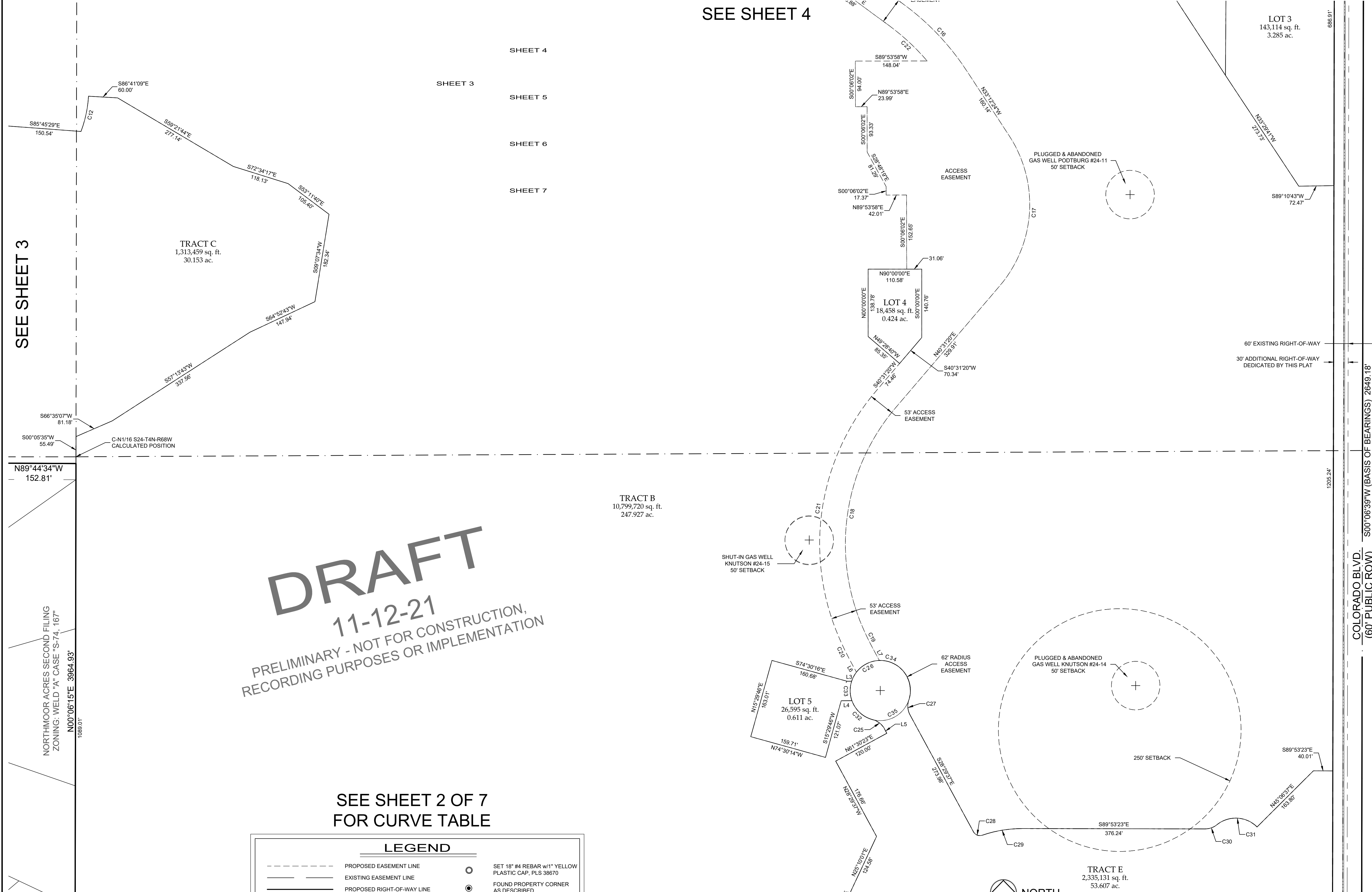
PODTBURG PROPERTY
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

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5
Of 7 Sheets

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SEE SHEET 4

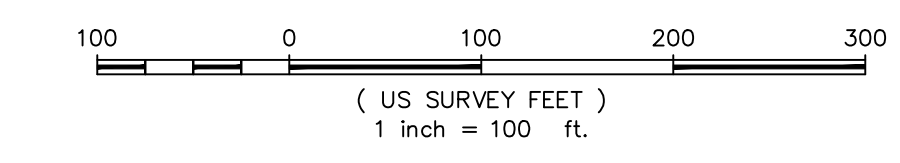
SEE SHEET 6



DRAFT
11-12-21
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

SEE SHEET 2 OF 7
FOR CURVE TABLE

LEGEND			
	PROPOSED EASEMENT LINE		SET 18" #4 REBAR w/1" YELLOW PLASTIC CAP, PLS 38670
	EXISTING EASEMENT LINE		FOUND PROPERTY CORNER AS DESCRIBED
	PROPOSED RIGHT-OF-WAY LINE		FOUND SECTION CORNER AS DESCRIBED
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	LOT LINE		
	SECTION LINE		
	TOP OF DITCH		
	WETLANDS AREA		



SEE SHEET 3

NORTHMOOR ACRES SECOND FILING
ZONING: WELD "A" CASE "S-74, 167"
N00°06'15"E 3964.93'
1089.01'

OWNER: NYGREN, WALTER
E. & FAYE MARIE
PARCEL: 10589190000005
QUIT CLAIM DEED
REC. NO. 3091509
ZONING: WELD CO "A"

COLORADO BLVD.
(60' PUBLIC ROW)
500°06'39"W (BASIS OF BEARINGS) 2649.18'

60' EXISTING RIGHT-OF-WAY
30' ADDITIONAL RIGHT-OF-WAY
DEDICATED BY THIS PLAT

TRACT C
1,313,459 sq. ft.
30.153 ac.

TRACT B
10,799,720 sq. ft.
247.927 ac.

LOT 5
26,595 sq. ft.
0.611 ac.

LOT 4
18,458 sq. ft.
0.424 ac.

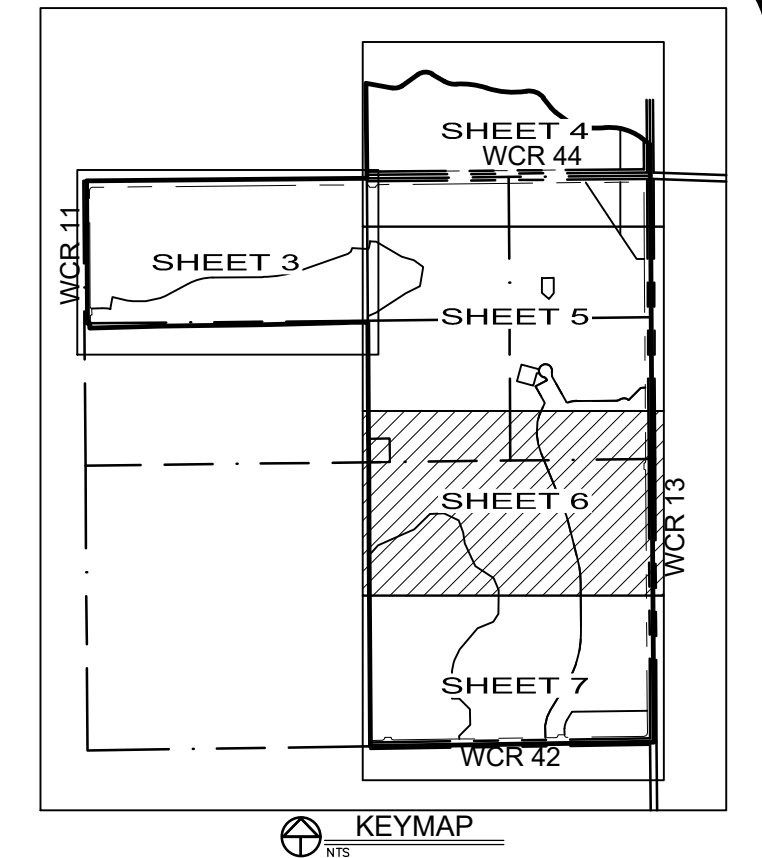
LOT 3
143,114 sq. ft.
3.285 ac.

TRACT E
2,335,131 sq. ft.
53.607 ac.

PODTBURG PROPERTY

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND BEING A PORTION OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

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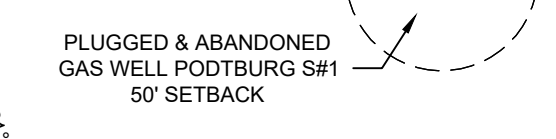
PODTBURG PROPERTY
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

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6
Of 7 Sheets

SEE SHEET 5

TRACT E
2,335,131 sq. ft.
53.607 ac.

N89°45'28"E 2650.26'



E1/4 S24-T4N-R68W
FOUND #6 REBAR WITH
2.5" ALUMINUM CAP
LS 38065 "2009"
IN MONUMENT BOX

TRACT E
2,335,131 sq. ft.
53.607 ac.

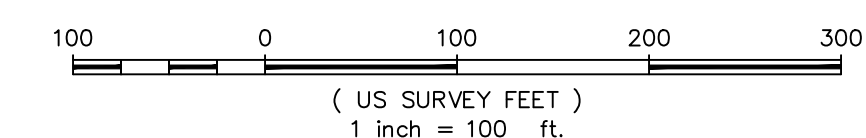
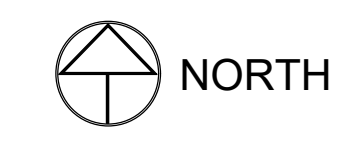
TRACT B
10,799,720 sq. ft.
247.927 ac.

TRACT D
1,882,814 sq. ft.
43.223 ac.

SEE SHEET 2 OF 7
FOR CURVE TABLE

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SEE SHEET 7



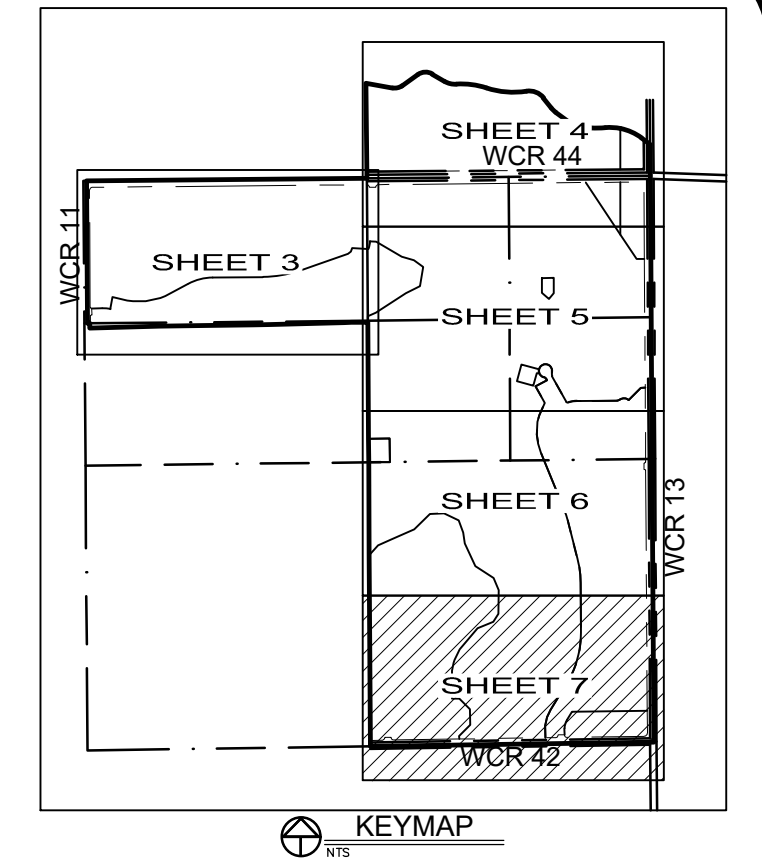
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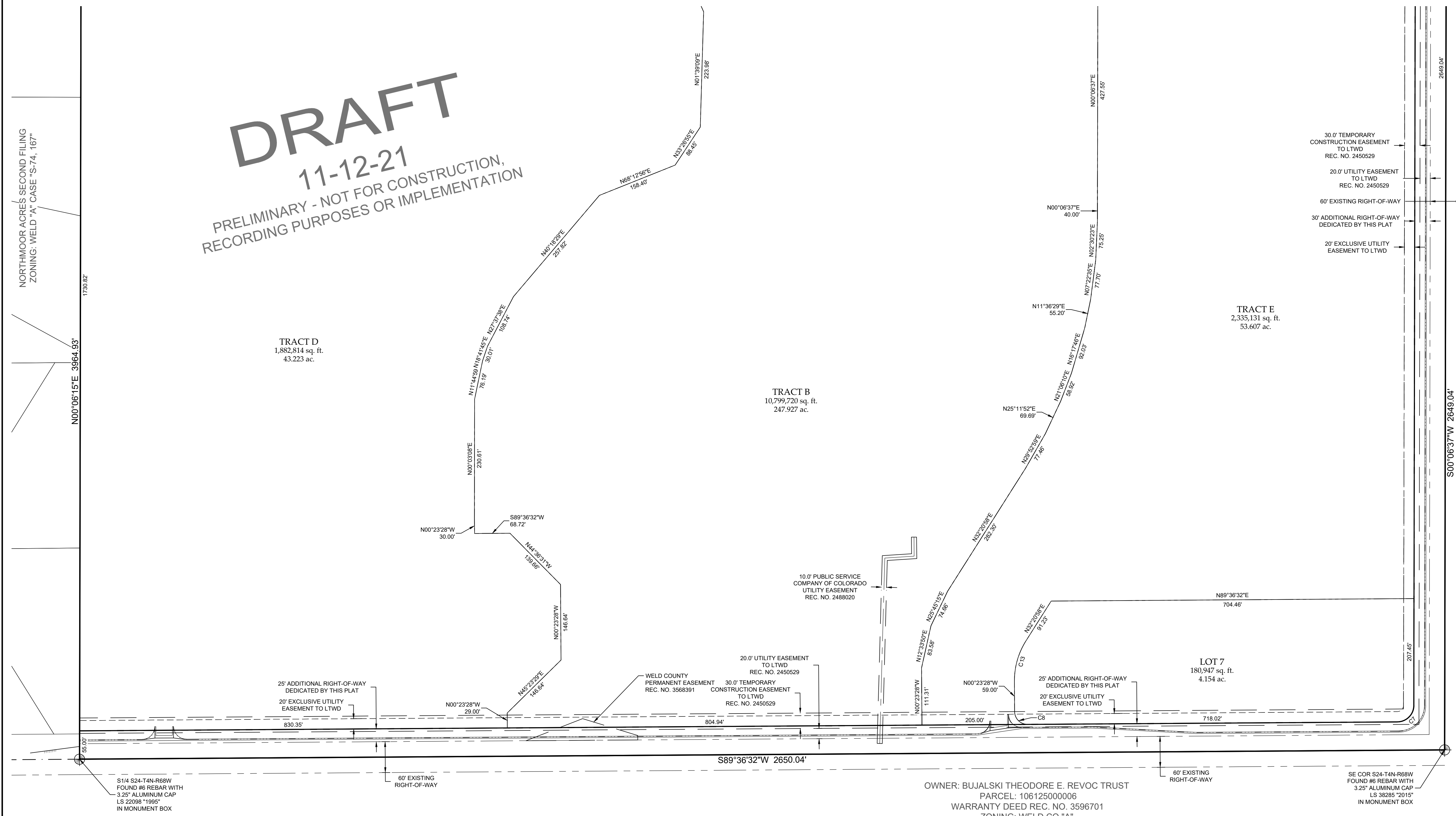
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TOWN OF JOHNSTOWN
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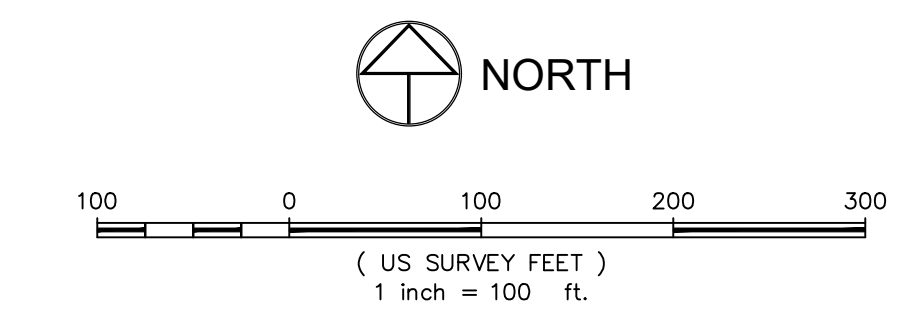
Sheet
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Of 7 Sheets



LEGEND

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