

JOHNSTOWN VILLAGE FILING NO. 2

A Replat of Tract P, Johnstown Village Filing No. 1,
 Situate in the Northwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M.,
 Town of Johnstown, County of Weld, State of Colorado

DEDICATION

Know all persons by these presents that Johnstown Village, LLC, a Colorado limited liability company, being the owner of the following described property:
 Tract P, Johnstown Village Filing No. 1 recorded December 23, 2019 as Reception No. 4552734 of the Records of Weld County, located in the Northwest Quarter (NW1/4) of Section Seven (7), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Weld, State of Colorado.
 Said parcel contains 13.821 acres more or less (±).
 Do hereby subdivide the same into the lots, blocks, tracts, outlots, rights-of-way and easements as shown on this map and do hereby designate and dedicate all rights-of-ways and easements for public use, unless otherwise noted.

OWNER

By _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
 COUNTY OF _____)
 The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
 by _____ as _____,
 Witness my hand and official seal. (SEAL)
 My commission expires _____
 Notary Public

LIENHOLDER(S)

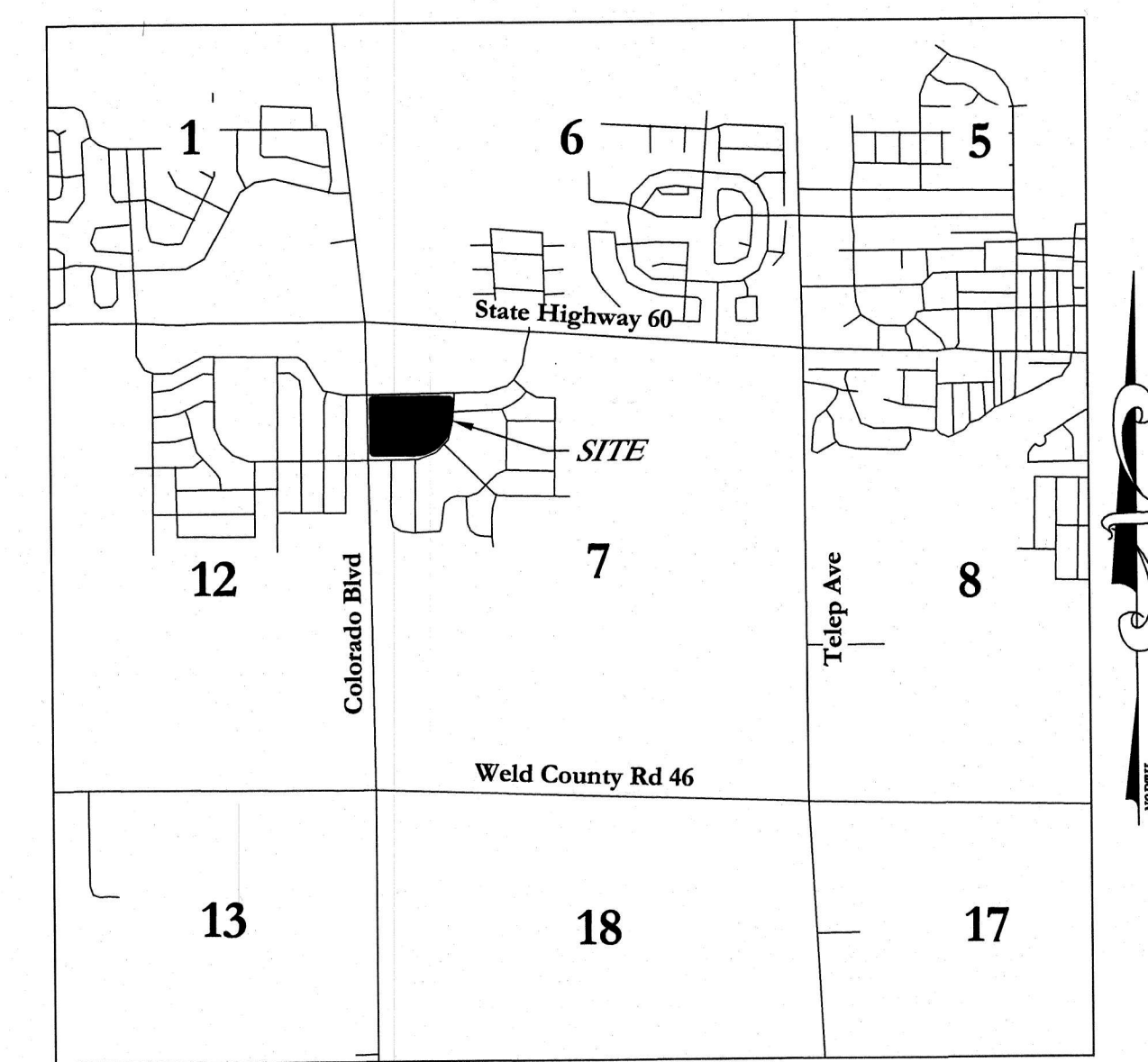
By _____ As: _____

NOTARIAL CERTIFICATE

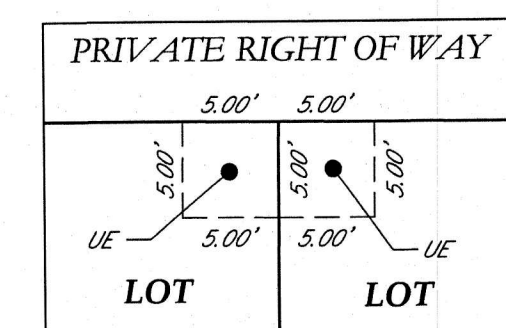
STATE OF _____)
 COUNTY OF _____)
 The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
 by _____ as _____,
 Witness my hand and official seal. (SEAL)
 My commission expires _____
 Notary Public

MAINTENANCE NOTE

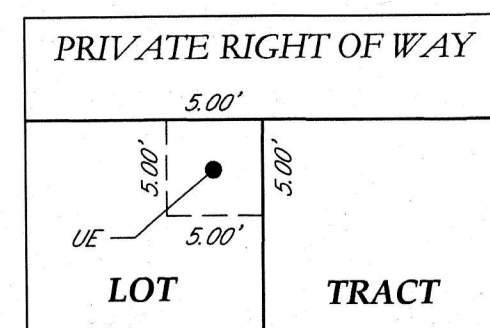
Maintenance access shall be provided to all storm drainage facilities to assure continuous operational capability of the system. The property Owner shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention 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 purposes of operations and maintenance. All such maintenance costs incurred by the Town will be assessed to the property Owner.



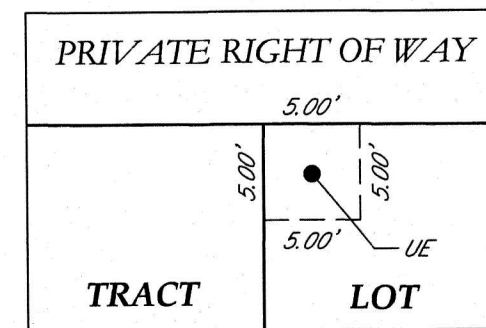
VICINITY MAP
 SCALE: 1"=2000'



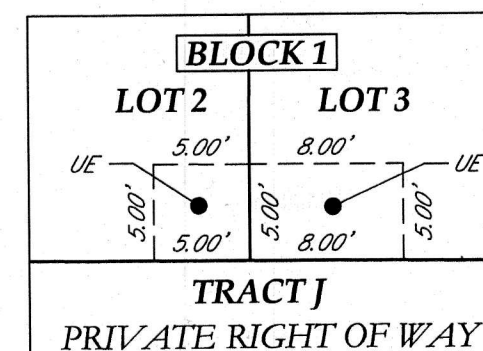
DETAIL A
 SCALE: 1"=10'



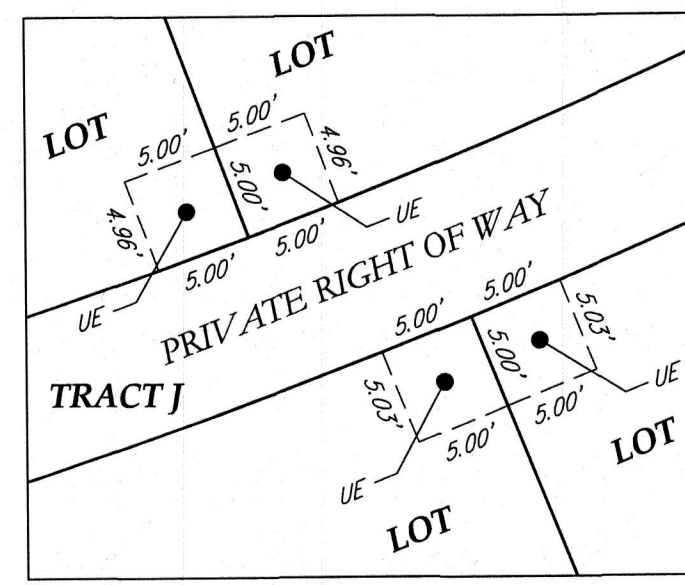
DETAIL B
 SCALE: 1"=10'



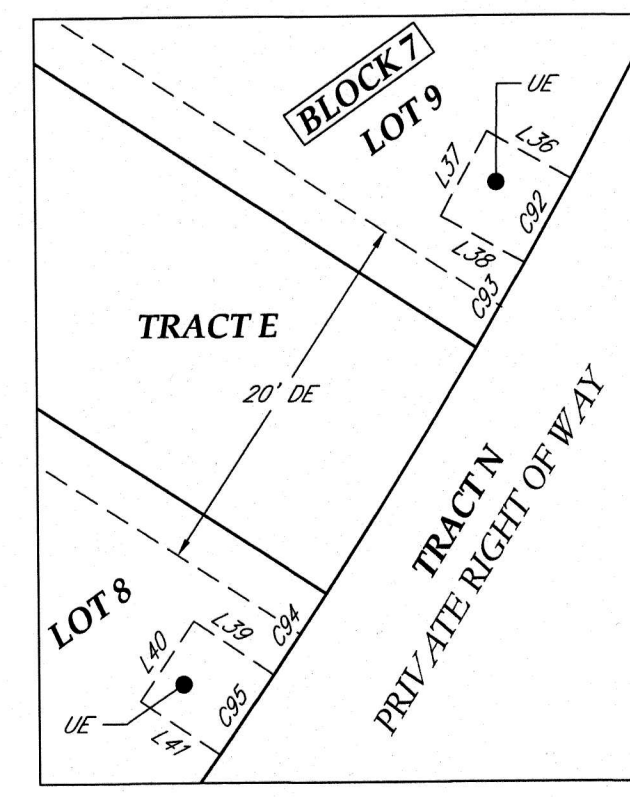
DETAIL C
 SCALE: 1"=10'



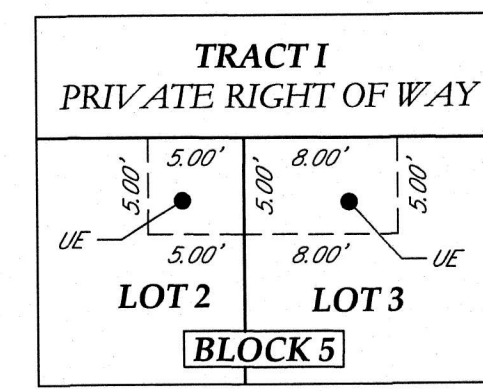
DETAIL F
 SCALE: 1"=10'



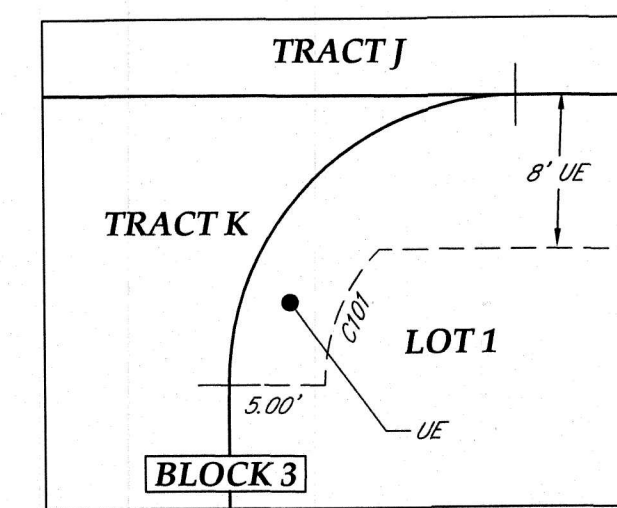
DETAIL D
 SCALE: 1"=10'



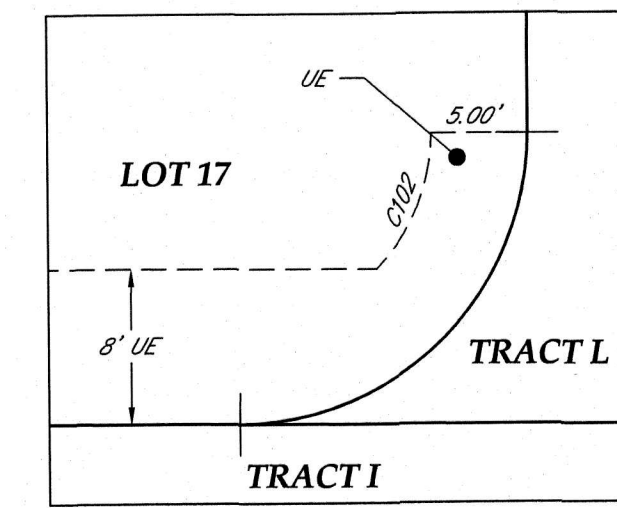
DETAIL E
 SCALE: 1"=10'



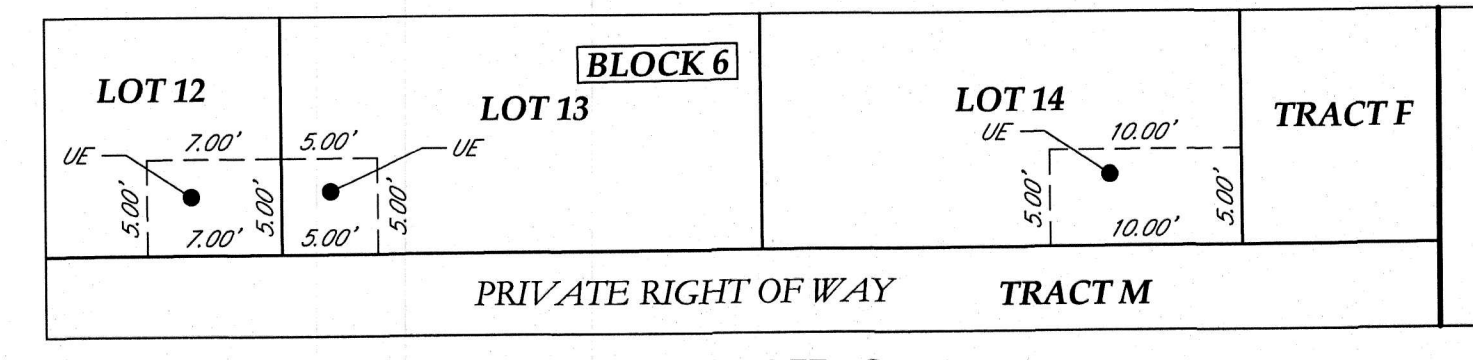
DETAIL H
 SCALE: 1"=10'



DETAIL I
 SCALE: 1"=10'



DETAIL J
 SCALE: 1"=10'



DETAIL G
 SCALE: 1"=10'

TOWN ENGINEER

Approved this _____ day of _____, A.D. 20____.

Town Engineer, Town of Johnstown

EASEMENT APPROVAL

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

Public Works Director

Hillsborough Consolidated Ditch Company

TOWN COUNCIL

This plat, to be known as JOHNSTOWN VILLAGE FILING NO. 2, 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 _____

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Northwest Quarter of Section 7, T.4N., R.67W., as bearing North 00°25'15" West, as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.65 feet with all other bearings contained herein relative thereto.
 The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

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. (13-90-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number 20000311065 - Revision No. 2, dated March 19, 2021 as prepared by Stewart Title Guarantee Company to delineate the aforesaid information.

FLOOD PLAIN NOTE

The subject property is in flood zone "X," areas determined to be outside the 0.2% annual chance of floodplain per FEMA flood map 08069C1405G revised January 15, 2021.

DEVELOPMENT AGREEMENT NOTE

A Development Agreement has been filed in conjunction with this plat. That agreement should be viewed for additional stipulations or requirements that may encumber the property.

SURVEYOR'S CERTIFICATE

I certify that this plat accurately represents the results of a survey made by me or under my direct supervision.

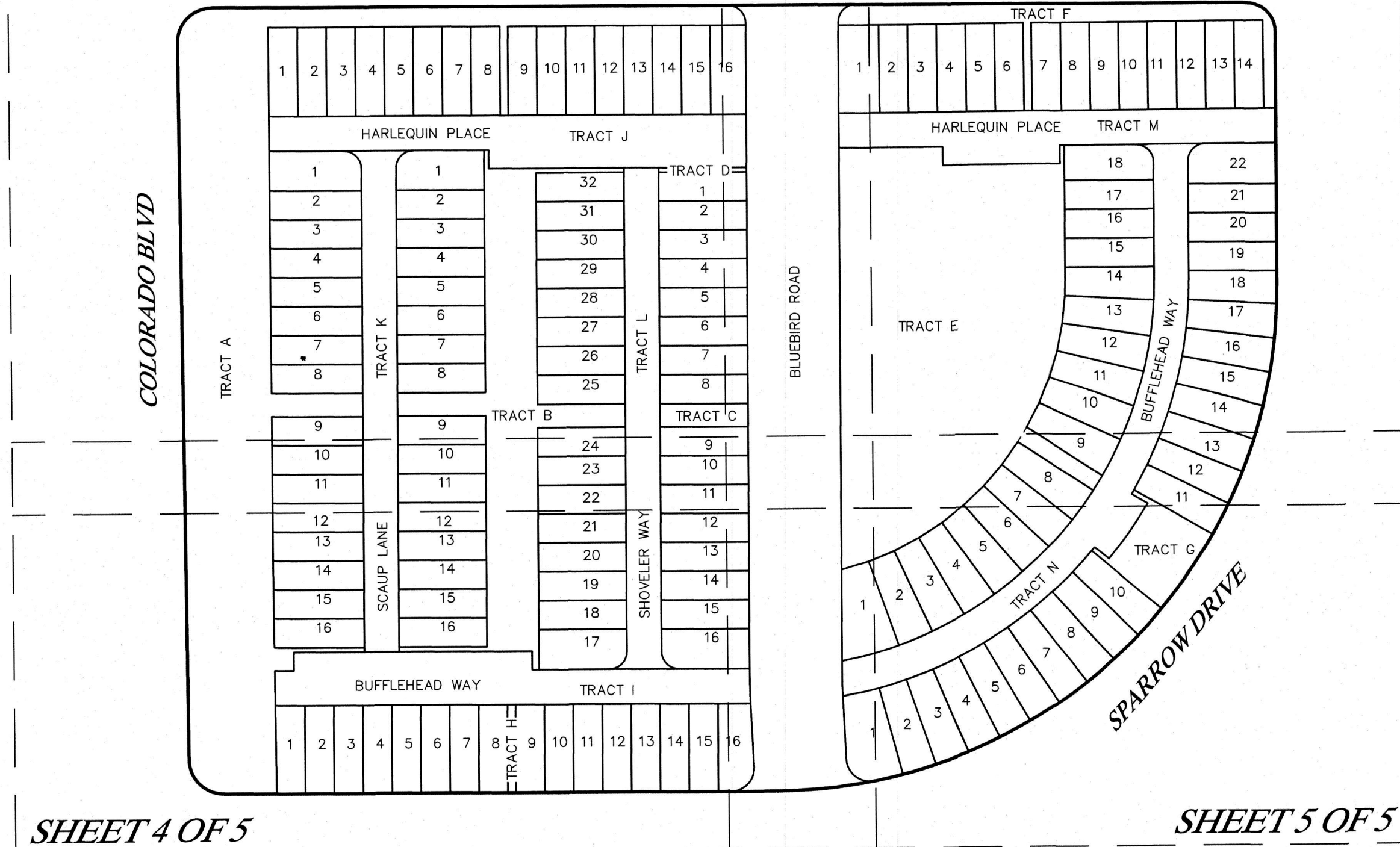


Christopher A. DePaulis - On Behalf Of King Surveyors,
 Colorado Licensed Professional Land Surveyor #38105

SHEET 2 OF 5

MEADOWLARK DRIVE

SHEET 3 OF 5



OVERALL DETAIL

SCALE: 1"=100'

LAND USE TABLE				
Parcel	Square Feet	Acres	Amenity Type and Blank Easement	Owned and Maintained By
TRACT A	61,388	1.410	Open Space, Pedestrian Access and Utility Easement	HOME OWNERS ASSOCIATION
TRACT B	22,592	0.519	Open Space, Pedestrian Access, Utility and Drainage Easement	HOME OWNERS ASSOCIATION
TRACT C	1,520	0.035	Pedestrian Access, Utility and Drainage Easement	HOME OWNERS ASSOCIATION
TRACT D	304	0.007	Pedestrian Access and Utility Easement	HOME OWNERS ASSOCIATION
TRACT E	58,145	1.335	Open Space, Pedestrian Access, Utility, Drainage Easement and Park Space	HOME OWNERS ASSOCIATION
TRACT F	7,386	0.170	Open Space, Pedestrian Access and Utility Easement	HOME OWNERS ASSOCIATION
TRACT G	4,722	0.108	Open Space, Pedestrian Access, Utility and Drainage Easement	HOME OWNERS ASSOCIATION
TRACT H	533	0.012	Pedestrian Access and Utility Easement	HOME OWNERS ASSOCIATION
TRACT I	15,615	0.358	Private Right of Way, Utility, Drainage, Access and Emergency Access Easement	HOME OWNERS ASSOCIATION
TRACT J	15,948	0.366	Private Right of Way, Utility, Drainage, Access and Emergency Access Easement	HOME OWNERS ASSOCIATION
TRACT K	13,103	0.301	Private Right of Way, Utility, Drainage, Access and Emergency Access Easement	HOME OWNERS ASSOCIATION
TRACT L	13,103	0.301	Private Right of Way, Utility, Drainage, Access and Emergency Access Easement	HOME OWNERS ASSOCIATION
TRACT M	12,952	0.297	Private Right of Way, Utility, Drainage, Access and Emergency Access Easement	HOME OWNERS ASSOCIATION
TRACT N	19,110	0.439	Private Right of Way, Utility, Drainage, Access and Emergency Access Easement	HOME OWNERS ASSOCIATION
TRACTS TOTAL	246,431	5.658	41%	Open Space requirement for single family attached (Tract P) is 20% of the total tract area per Filing 1 FDP
RIGHT OF WAY	54,599	1.253	9%	Open Space proved is 25.6% (Tracts A, B, E, F & G)
LOTS (150)	301,027	6.910	50%	REQUIRED 1.3 ACRES PUBLIC PARK PROVIDED 1.335 ACRES
TOTAL	602,057	13.821	100%	

OWNER

JOHNSTOWN VILLAGE, LLC
 143 MONROE STREET
 DENVER, CO 80206

DEVELOPER/APPLICANT:

PROSPER LAND & DEVELOPMENT
 428 KIMBARK STREET
 LONGMONT, CO 80501

ENGINEER:

ENERTIA CONSULTING GROUP, LLC
 1529 MARKET STREET, SUITE 200
 DENVER, CO 80202
 OFFICE: 720-502-6568

SURVEYOR:

KING SURVEYORS
 650 GARDEN DRIVE
 WINDSOR, CO 80550
 PHONE: (970) 686-5011

DATE: 3/25/2021
 FILE NAME: 20200587A-SUB
 SCALE: 1"=30'
 DRAWN BY: CSK
 CHECKED BY: CAD

KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | email: contact@KingSurveyors.com



DATE: 07/09/21
 LOT 11 SOUTH LINE PER CLIENT - ERH
 REVISED EASEMENT PER CLIENT - CSK
 DATE: 9/9/21
 REVISED EASEMENT PER CLIENT - ERH
 DATE: 10/07/21
 REVISED EASEMENT PER CLIENT - CSK
 DATE: 1/31/22

JOHNSTOWN VILLAGE FILING NO. 2
 FOR
 PROSPER LAND DEVELOPMENT
 428 KIMBARK STREET
 LONGMONT, CO 80501

PROJECT #: 20200387-A

1
 SHEET 1 OF 5

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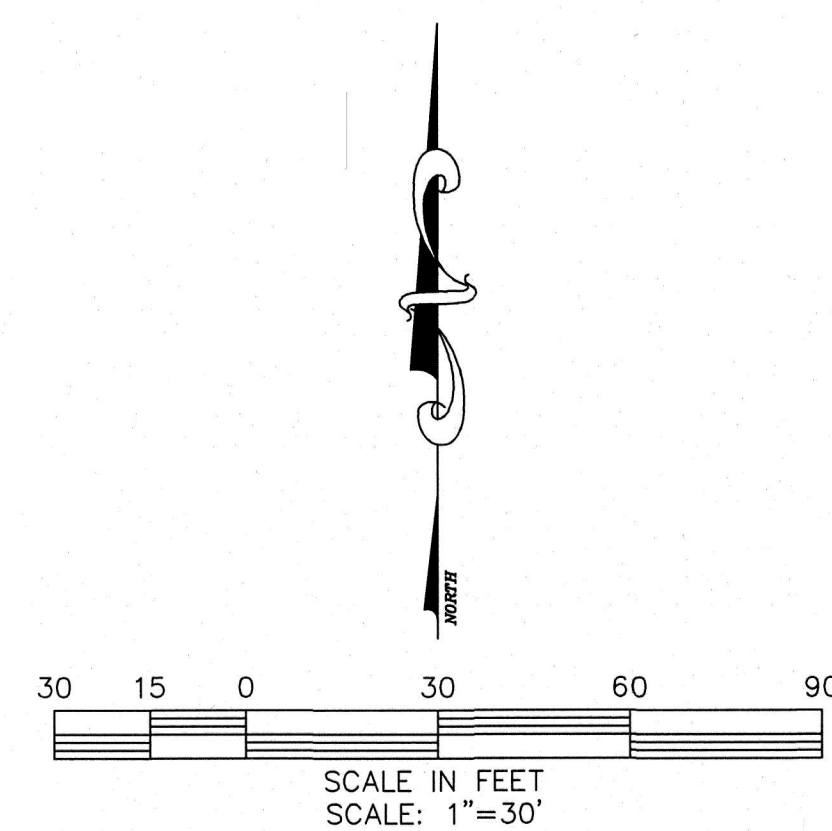
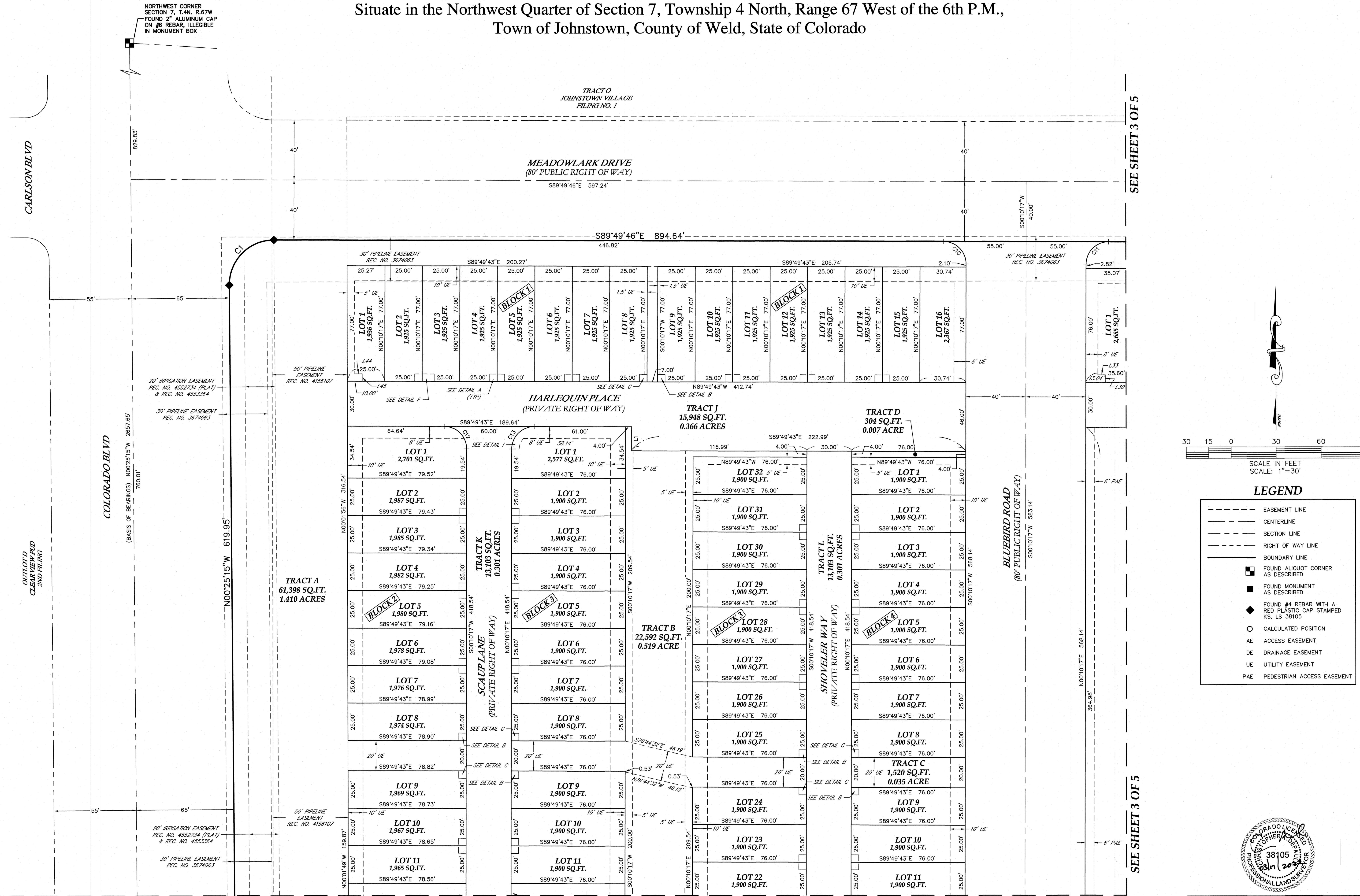
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2
 SHEET 2 OF 5



LEGEND

- EASEMENT LINE
- CENTERLINE
- SECTION LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND #4 REBAR WITH A RED PLASTIC CAP STAMPED KS, LS 38105
- CALCULATED POSITION
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- PAE PEDESTRIAN ACCESS EASEMENT



Christopher A. DePaulis - On Behalf of King Surveyors
 Colorado Licensed Professional
 Land Surveyor #38105

SEE SHEET 4 OF 5

SEE SHEET 4 OF 5

SEE SHEET 3 OF 5

SEE SHEET 3 OF 5

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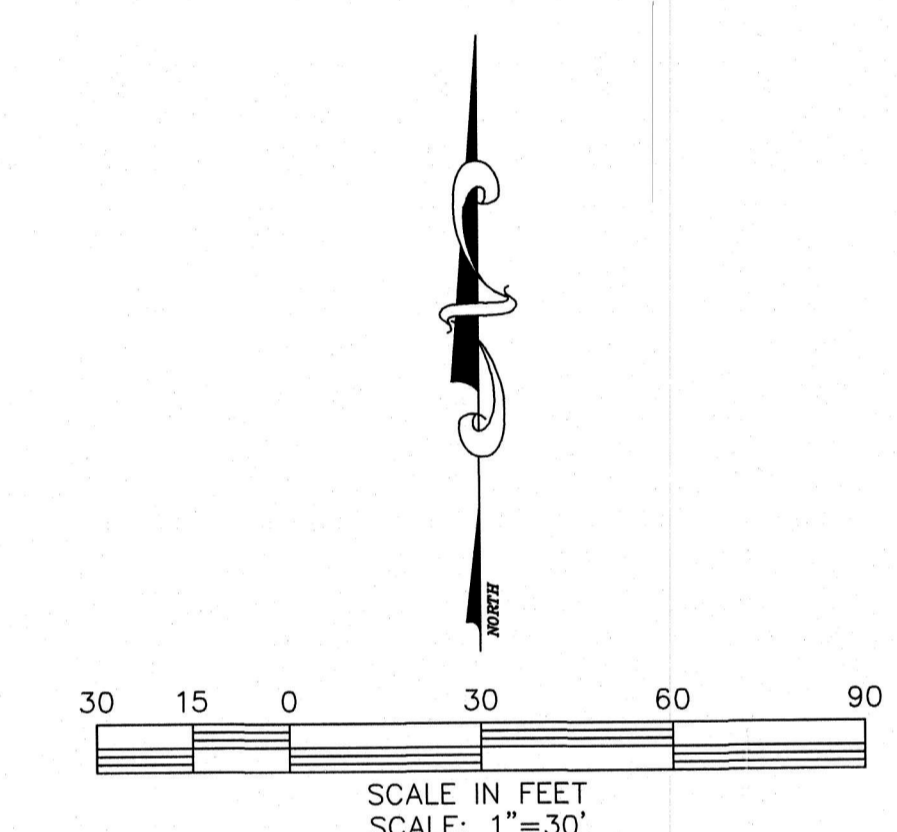
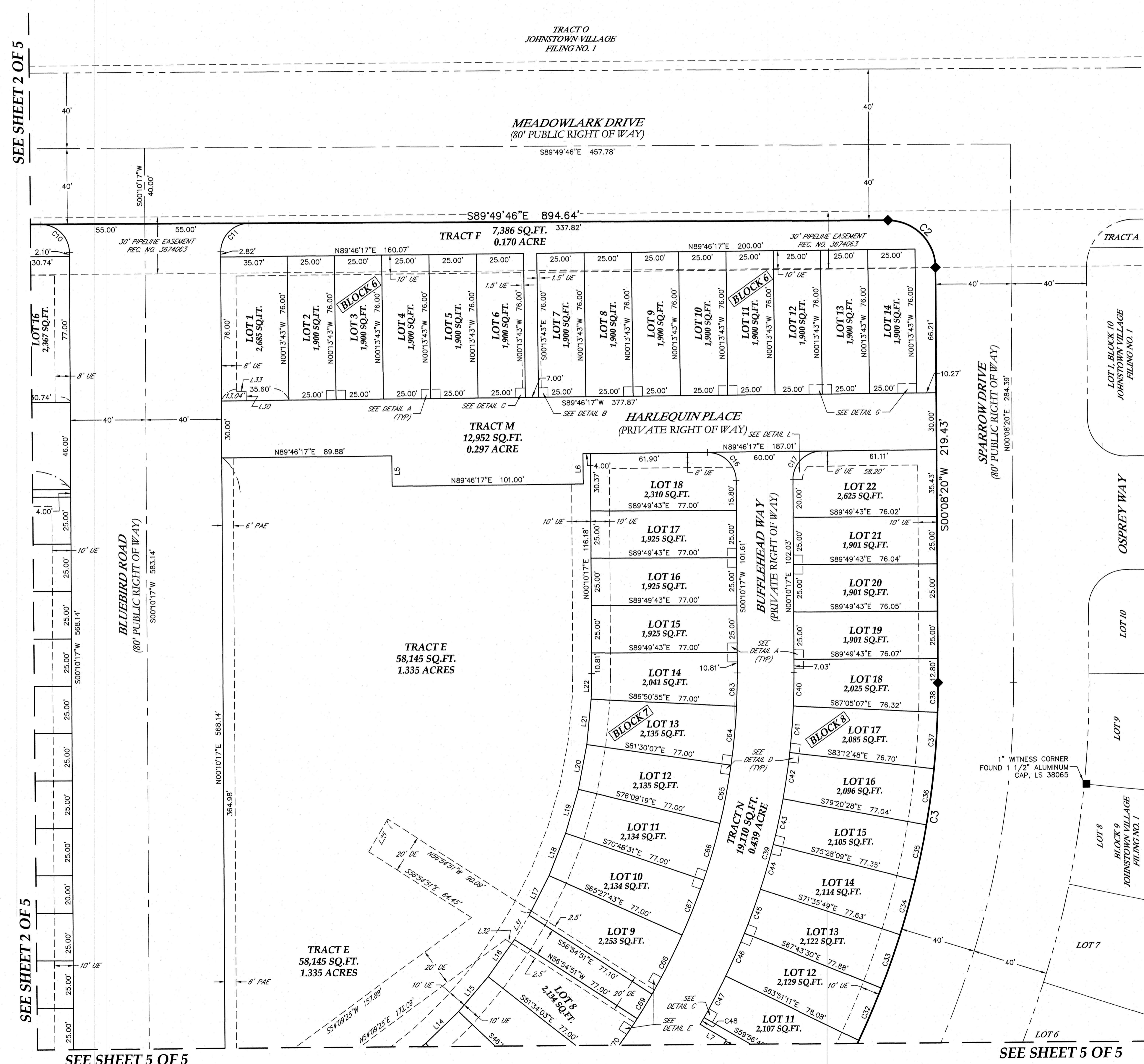
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■	FOUND ALIQUOT CORNER AS DESCRIBED
■	FOUND MONUMENT AS DESCRIBED
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○	CALCULATED POSITION
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT



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 Colorado Licensed Professional
 Land Surveyor #38105

SEE SHEET 2 OF 5

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SEE SHEET 5 OF 5

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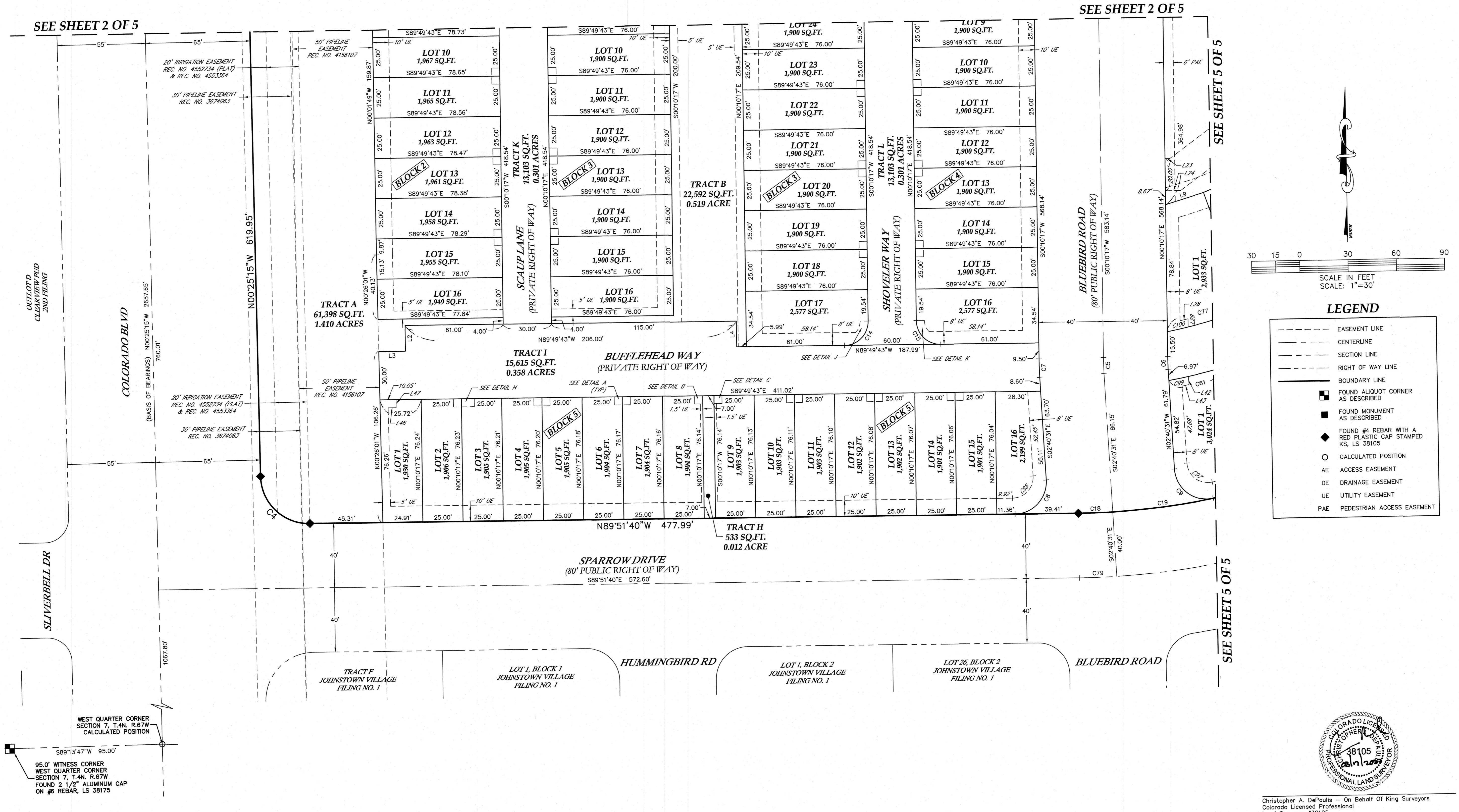
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