

PODTBURG SUBDIVISION FILING 1

A REPLAT OF TRACT D-1, NORTHMOOR ACRES SECOND FILING AND LOTS A & B, RECORDED EXEMPTION NO. 1061-24-1 RECX19-0051 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., ALL LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

DEDICATION AND LEGAL DESCRIPTION

Known all men by these presents that PODTBURG DAIRY LIMITED PARTNERSHIP, LLLP., being the sole owners of the following described parcel of land:

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.

Said described parcels of land contains 448.922 acres (19,555,048 square feet), more or less, including 23.299 acres (1,014,890 square feet), more or less of dedicated road right-of-way.

The owner(s), as shown on the attached map as embraced within the heavy exterior lines thereon, has subdivided the same into lots and tracts and street rights-of-way under the name of PODTBURG SUBDIVISION, FILING 1 on the attached map and does hereby dedicate for public use all public rights-of-way, easements and other places designated or described for public uses, and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat.

OWNER: PODTBURG DAIRY LIMITED PARTNERSHIP, LLLP

Signature of Owner: _____
Greg Podtburg, Managing Partner

STATE OF COLORADO)
)ss
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Greg Podtburg, as Managing Partner of Podtburg Dairy Limited Partnership, LLLP.

Witness my hand and official seal

My commission expires: _____

Notary Public

LIENHOLDER: AMERICAN AgCREDIT, PCA

By: _____
Brian Larson, Vice President-Relationship Manager

STATE OF COLORADO)
)ss
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Brian Larson, as Vice President-Relationship Manager of American AgCredit, PCA.

Witness my hand and official seal

My commission expires: _____

Notary Public

TOWN COUNCIL

This plat, to be known as PODTBURG SUBDIVISION, FILING 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: _____
Michael Duncan Hannah Hill
Mayor Town Clerk

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: _____

SURVEYOR NOTES:

- This survey does not constitute a title search by EPS Group to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, EPS Group relied upon Property Information Binder Policy No.: PIB25208616.26434540, dated February 16, 2024 prepared by Old Republic National Title Insurance Company. ****Waiting on final title commitment**
- The Basis of Bearings is the east line of the Northeast Quarter of Twenty-four (24), Township Four North (T.4N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, as bearing South 00° 06' 39" West (assumed datum), with the Northeast corner of said Section 24 being a 2-1/2" aluminum cap, stamped LS 34995, within a monument box and the East Quarter corner of said Section 24 being a 2-1/2" aluminum cap stamped LS 38065 "2009", within a monument box, and with all bearings contained herein relative thereto.
- The lineal unit of measurement for this drawing is U.S. Survey Feet.
- Flood Zone Designation: The subject property is in "Zone X", "areas of minimal flood hazard" per FEMA Flood Maps 08123C1690E, both revised January 20, 2016.
- EPS Group 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. EPS Group or the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
- 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.
- All temporary easements shall remain enforce until vacated by separate document.
- Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- The top of ditch bank of the Hillsborough Extension Ditch was located on July 17, 2019, and is shown hereon.
- A copy of the title commitment and the documents contained therein were provided to the owner, planner, and client listed hereon for their use and review.
- The word "state", "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).
- Adjacent property owner information per the Weld County Property Portal at the time of survey.
- Oil and Gas well information per the Colorado Energy & Carbon Management Commission website at the time of survey.
- All bearings and distances are derived from field measurements unless otherwise noted. The recorded bearings and or distances shown hereon are taken from existing public records and may not match the measured bearings and or distances due to differences in the datum and or projections used to complete the survey.
- Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.
- Notes as required by the Town of Johnstown and listed hereon are being required as a condition of approval by the Town of Johnstown. The notes as they appear hereon were provided by the Town of Johnstown and shall not be construed as the act or practice of land surveying as defined by the State of Colorado. The notes appear hereon as a directive of the Town of Johnstown.
- It is unlawful under Colorado Revised Statutes Title 18. Criminal Code § 18-4-508 to knowingly disturb, deface, remove, or destroy a land survey monument or accessory.
- This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and or upgraded prior to plat finalizing and recording. * This note will be removed prior to finalizing survey.

NOTES AT THE REQUEST OF THE TOWN OF JOHNSTOWN:

- 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.
- 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. 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 subdividers agreement. 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. All such maintenance costs will be assessed to the property owner.

NOTES AT THE REQUEST OF HILLSBOROUGH EXTENSION DITCH COMPANY:

- Notwithstanding anything to the contrary, except as to the Hillsborough Extension Ditch Company, it's 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.
- All future development within the Podtburg Development involving or adjacent to the ditch, including but not limited to Lot 1, shall be subject to prior written approval of ditch company.
- It is understood that the ditch embankments are unlined and of earthen construction; therefore, breaks, leaks, seepage and/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.
- The above notes 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.

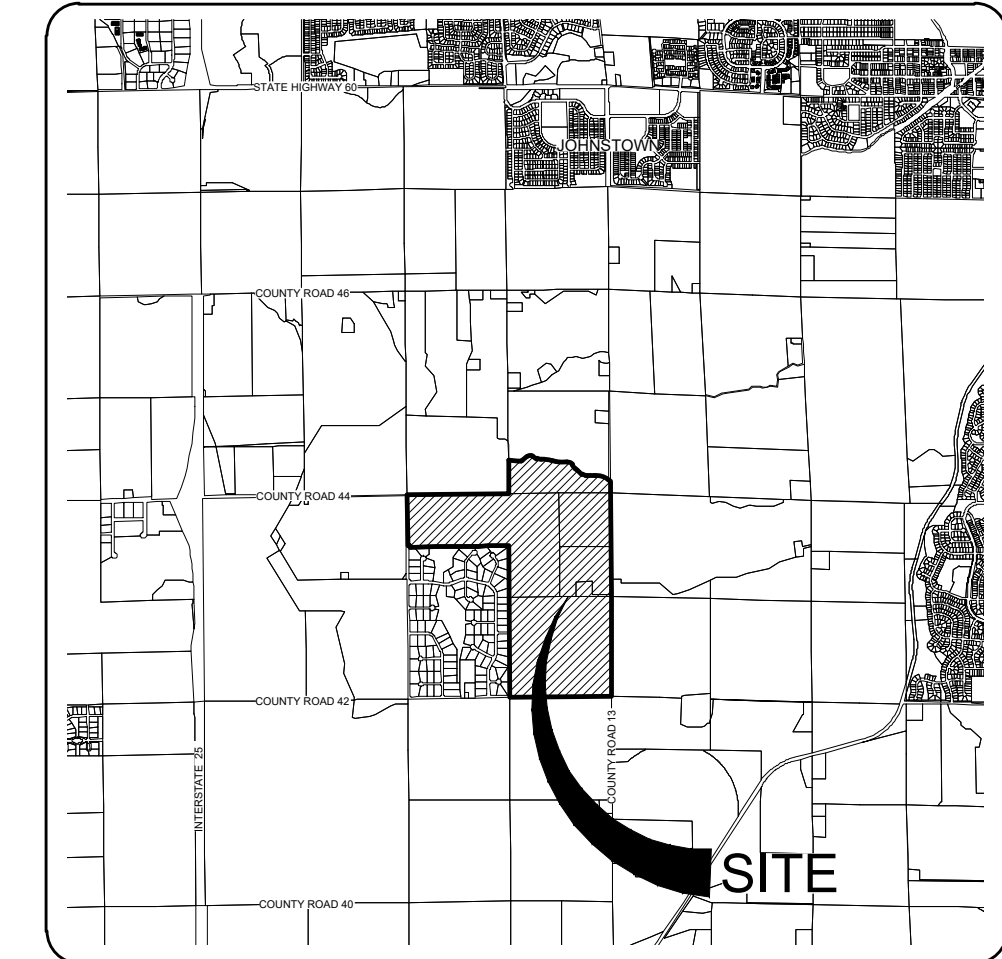
Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of state and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available 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.



NORTH VICINITY MAP 1" = 5000'

OWNER/APPLICANT

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

SITE ENGINEER

EPS Group, Inc.
Ryan Barming, PE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

PLANNER/ LANDSCAPE ARCHITECT

TB Group
Kristin Turner
444 Mountain Avenue
Berthoud, Colorado 80513
(970) 532-5891

SITE SURVEYOR

EPS Group, Inc.
Robert C. Tessely, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR'S STATEMENT

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor, do hereby certify 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 regulations of the State of Colorado.

PRELIMINARY
08/12/2024
FOR REVIEW ONLY

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of EPS Group, Inc.

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

EPS GROUP
NORTHERN ENGINEERING
970.221.4158
www.epsgroupinc.com
FORT COLLINS | GREELEY | MESA | GODOYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

DATE:
8/12/24
SCALE:
As shown
REVIEWED BY:
R. Tessely
PROJECT:
1659-001
CLIENT:
Golf Course Architects
DRAWN BY:
L. Smith

PODTBURG SUBDIVISION FILING 1
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

Sheet
1
Of 7 Sheets

PODTBURG SUBDIVISION FILING 1

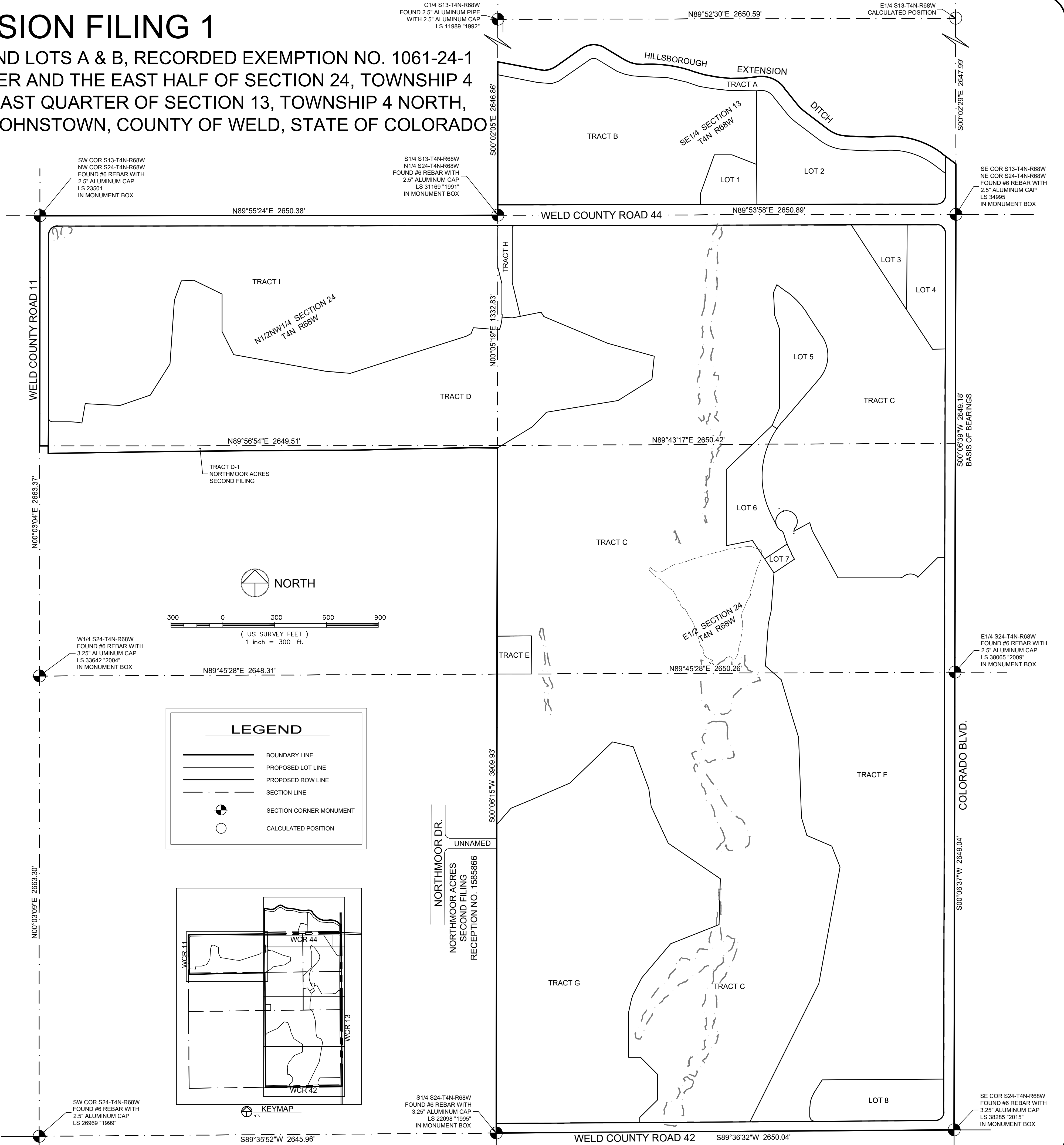
A REPLAT OF TRACT D-1, NORTHMOOR ACRES SECOND FILING AND LOTS A & B, RECORDED EXEMPTION NO. 1061-24-1 RECX19-0051 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., ALL LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°52'19"	50.00	78.43	N44°59'14"E	70.63
C2	89°56'27"	50.00	78.49	S44°55'44"W	70.67
C3	90°12'41"	50.00	78.72	S44°59'42"E	70.84
C4	90°00'00"	25.00	39.27	N44°56'56"W	35.36
C5	10°14'48"	430.00	76.90	N84°49'32"W	76.80
C6	17°26'42"	245.00	74.60	S12°02'12"W	74.31
C7	20°30'47"	475.00	170.06	S43°27'47"E	169.15
C8	89°59'56"	25.00	39.27	S45°23'25"E	35.35
C9	32°44'26"	145.00	82.86	S15°58'45"W	81.73
C10	73°43'44"	205.00	263.80	S03°39'28"W	245.97
C11	89°29'55"	50.00	78.10	S44°51'34"W	70.40
C12	79°32'59"	25.00	34.71	N65°19'48"W	31.99
C13	88°51'42"	62.00	96.16	N79°54'58"E	86.81
C14	5°41'26"	485.00	48.17	S37°40'37"W	48.15
C15	3°24'54"	245.00	14.60	N01°36'25"E	14.60
C16	60°32'06"	485.00	512.42	N04°33'51"E	488.92
C17	241°11'17"	62.00	260.99	N85°06'33"W	106.74
C18	33°11'06"	38.00	22.01	N18°53'32"E	21.70
C19	39°02'41"	38.00	25.90	S70°35'16"W	25.40
C20	26°28'32"	238.00	109.98	S13°20'18"E	109.00
C21	27°08'37"	341.00	161.55	S40°08'53"E	160.04
C22	84°02'41"	62.00	90.95	N86°54'44"W	83.01
C23	32°49'26"	62.00	35.52	S42°06'55"E	35.04
C24	43°16'00"	38.00	28.70	S36°53'38"E	28.02
C25	72°48'41"	77.00	97.85	N87°28'16"E	91.40
C26	6°25'31"	520.00	58.32	S18°28'24"E	4920.37
C27	6°48'27"	520.00	61.78	S25°05'24"E	4920.41
C28	26°28'32"	185.00	85.49	S13°20'18"E	84.73
C29	27°08'37"	288.00	136.44	S40°08'53"E	135.17
C30	20°30'47"	528.00	189.04	S43°27'47"E	188.03
C31	73°43'44"	258.00	332.00	S03°39'28"W	309.56
C32	66°13'32"	432.00	499.33	S07°24'34"W	471.99
C33	18°46'06"	38.00	12.45	S07°05'04"E	12.39
C34	12°01'30"	460.00	96.54	S22°28'52"E	96.37
C35	21°50'51"	255.00	97.23	N79°11'11"E	96.65
C36	156°40'57"	77.00	210.57	S42°51'23"E	150.82
C37	118°26'25"	62.00	128.16	S12°03'50"E	106.53
C38	47°09'23"	38.00	31.28	S23°34'41"W	30.40

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C39	27°49'12"	190.00	92.25	S13°54'36"E	91.35
C40	90°00'00"	15.00	23.56	S72°49'12"E	21.21
C41	27°52'16"	530.00	257.82	S78°06'56"W	255.28
C42	14°42'32"	380.00	97.55	N82°35'40"W	97.29
C43	14°42'32"	370.00	94.99	N82°35'40"W	94.73
C44	14°42'32"	430.00	110.39	S82°35'40"E	110.09
C45	14°42'32"	320.00	82.15	S82°35'40"E	81.92
C46	27°52'16"	470.00	228.63	N76°06'56"E	226.38
C47	90°00'00"	15.00	23.56	N17°10'48"E	21.21
C48	27°49'12"	250.00	121.39	N13°54'36"W	120.20
C49	47°09'23"	38.00	31.28	N23°34'41"W	30.40
C50	127°46'17"	62.00	138.26	N16°43'46"E	111.34
C51	90°00'00"	15.00	23.56	N45°04'36"W	21.21
C52	90°00'00"	15.00	23.56	S44°53'58"W	21.21
C53	51°57'12"	23.00	20.86	S09°30'29"W	20.15
C54	194°55'23"	55.00	187.11	N34°13'13"W	109.07
C55	32°19'27"	55.00	31.03	N47°04'45"E	30.62
C56	53°59'45"	145.00	136.65	N39°33'29"E	131.65
C57	45°29'46"	55.00	43.67	N27°53'58"W	42.53
C58	32°19'27"	55.00	31.03	N34°29'07"W	30.62
C59	58°06'47"	54.77	55.56	N35°14'01"E	53.20
C60	27°47'16"	205.00	99.42	N80°27'02"E	98.45
C61	33°49'26"	50.00	29.52	S39°44'30"E	29.09
C62	34°22'32"	50.00	30.00	S05°38'31"E	29.55
C63	50°39'31"	205.00	181.25	S41°13'37"W	175.41
C64	21°50'51"	55.00	20.97	S45°54'59"E	20.85
C65	293°53'19"	55.00	282.11	N89°53'45"W	60.00
C66	21°50'51"	55.00	20.97	N46°07'29"E	20.85
C67	66°21'24"	44.38	51.40	N88°02'12"E	48.58
C68	0°45'30"	880.40	11.65	N81°59'01"E	11.65
C69	60°07'42"	91.12	95.62	S68°19'54"E	91.30
C70	14°31'38"	311.16	78.89	S45°31'52"E	78.68
C71	33°39'29"	263.32	154.68	S68°37'21"E	152.47
C72	8°04'13"	1017.08	143.26	N89°30'49"E	143.14
C73	41°20'12"	418.28	301.77	S73°51'12"E	295.27
C74	12°01'31"	445.00	93.40	S22°28'52"E	93.23
C75	19°00'35"	270.00	89.58	N89°36'19"E	89.17
C76	39°02'41"	23.00	15.67	N70°35'16"E	15.37

LINE TABLE		
LINE	LENGTH	BEARING
L1	34.29'	N55°10'06"W
L2	212.01'	S28°29'37"E
L3	20.41'	S89°53'23"E
L4	156.49'	N45°08'37"E
L5	31.22'	S89°53'23"E
L6	376.24'	S89°53'23"E
L7	40.01'	N89°53'23"W
L8	36.50'	S28°29'37"E
L9	79.06'	S89°53'23"E
L10	64.19'	N23°34'53"E
L11	21.94'	N46°58'10"E
L12	16.69'	N66°23'31"E
L13	23.95'	S89°07'59"E
L14	48.39'	S62°27'36"E
L15	19.00'	N84°27'01"E
L16	86.23'	N58°43'19"E
L17	195.14'	S88°04'39"E
L18	58.28'	S53°09'36"E
L19	238.17'	S26°42'05"E
L20	164.97'	N74°29'28"E
L21	77.00'	N61°30'23"E
L22	77.10'	N61°30'23"E
L23	150.95'	N74°29'28"E
L24	229.38'	S26°42'05"E
L25	66.52'	S53°09'36"E
L26	204.33'	S88°04'39"E
L27	87.27'	N58°43'19"E
L28	11.12'	N84°27'01"E
L29	47.49'	S62°27'36"E
L30	30.76'	S89°07'59"E
L31	22.51'	N66°23'31"E
L32	27.61'	N46°58'10"E
L33	57.45'	N23°34'53"E
L34	54.22'	S89°53'23"E
L35	158.41'	S89°53'40"E
L36	45.73'	S00°06'02"E
L37	50.38'	N22°57'31"E
L38	21.43'	N00°04'53"E
L39	8.57'	N00°04'53"E
L40	91.71'	N65°35'02"E
L41	117.19'	N73°49'20"W
L42	358.71'	S79°41'51"E
L43	15.79'	N00°00'00"E
L44	64.95'	N89°53'40"W
L45	162.69'	S89°53'40"E
L46	108.92'	N65°35'02"E
L47	40.01'	N89°51'00"E
L48	16.29'	S85°22'11"E
L49	122.69'	S79°11'49"E
L50	89.52'	S86°03'51"E
L51	57.11'	N73°15'01"E
L52	45.64'	N62°01'20"E
L53	39.61'	S71°20'04"E
L54	87.10'	S80°20'58"E
L55	84.53'	S83°32'14"E
L56	98.16'	S88°59'36"E
L57	62.86'	S83°29'40"E
L58	10.02'	S86°31'54"E
L59	20.04'	S86°31'54"E
L60	50.00'	S89°56'54"W
L61	55.00'	N00°03'04"E
L62	25.00'	S00°22'28"W
L63	82.20'	S89°36'32"W
L64	104.81'	S61°30'21"W
L65	50.68'	N17°46'30"W

LAND USE TABLE					
PARCEL	DESCRIPTION	DEDICATION	AREA	PERCENT	INTENDED OWNERSHIP/ MAINTAINANCE BY
LOT 1	Commercial	Future Development	80,482 S.F.	1.848 AC.	0.41% Metro District
LOT 2	Commercial	Future Development	407,518 S.F.	9.355 AC.	2.08% Metro District
LOT 3	Commercial	Future Development	79,511 S.F.	1.825 AC.	0.41% Metro District
LOT 4	Commercial	Future Development	142,795 S.F.	3.278 AC.	0.73% Metro District
LOT 5	Commercial	Future Development	146,251 S.F.	3.357 AC.	0.75% Metro District
LOT 6	Commercial	Future Development	145,235 S.F.	3.334 AC.	0.74% Metro District
LOT 7	Commercial	Future Development	14,392 S.F.	0.330 AC.	0.07% Metro District
LOT 8	Commercial	Future Development	180,637 S.F.	4.147 AC.	0.92% Metro District
TRACT A	Irrigation & Drainage	Existing	218,178 S.F.	5.009 AC.	1.12% Private Landowner
TRACT B	Golf	Golf Course	1,011,615 S.F.	23.223 AC.	5.17% Private Landowner
TRACT C	Golf	Golf Course	7,718,511 S.F.	177.193 AC.	39.47% Metro District
TRACT D	Residential	Future Development	1,753,886 S.F.	40.264 AC.	8.97% Metro District
TRACT E	Metro District	Director's Parcel	43,560 S.F.	1.000 AC.	0.22% Metro District
TRACT F	Residential	Future Development	2,578,480 S.F.	59.194 AC.	13.19% Metro District
TRACT G	Residential	Future Development	1,930,781 S.F.	44.325 AC.	9.87% Metro District
TRACT H	Residential	Future Development	43,435 S.F.	0.997 AC.	0.22% Metro District
TRACT I	Golf	Golf Course	2,044,890 S.F.	46.944 AC.	10.46% Metro District
ROW	Public Use	ROW Dedication	1,014,890 S.F.	23.299 AC.	5.19% Town of Johnstown
TOTAL			19,555,047 S.F.	448.922 AC.	100.00%



PRELIMINARY
Robert C. Tessaly
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of EPS Group, Inc.

PRELIMINARY
08/12/2024
FOR REVIEW ONLY

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

EPS GROUP
NORTH HAVEN ENGINEERING
702.221.0188
FORT COLLINS | GREELEY | MESA | GOODWATER | TUCSON | NORTH PHOENIX | FORT WORTH

DATE: 8/12/24
SCALE: 1" = 300'
REVIEWED BY: R. Tessaly
PROJECT: 1659-001
CLIENT: Golf Course Architects
DRAWN BY: L. Smith

PODTBURG SUBDIVISION FILING 1
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

Sheet
2
Of 7 Sheets

PODTBURG SUBDIVISION FILING 1

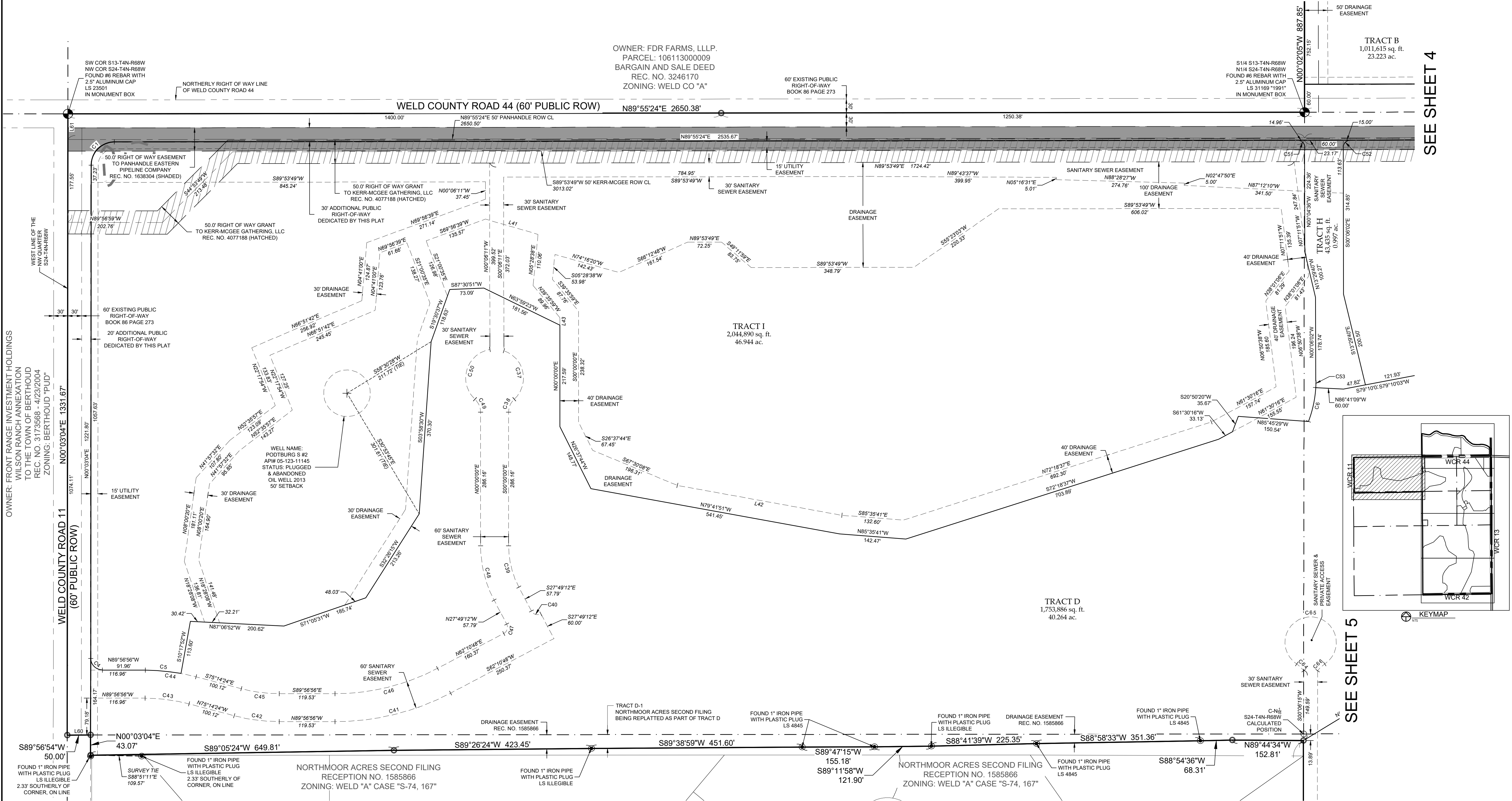
A REPLAT OF TRACT D-1, NORTHMOOR ACRES SECOND FILING AND LOTS A & B, RECORDED EXEMPTION NO. 1061-24-1 RECX19-0051 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., ALL LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

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

TRACT B
1,011,615 sq. ft.
23.223 ac.

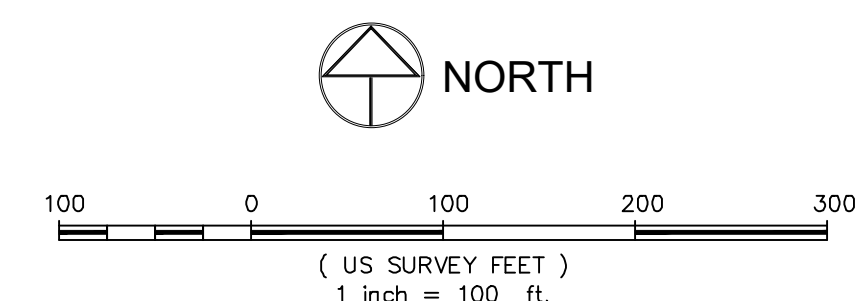
TRACT I
2,044,890 sq. ft.
46.944 ac.

TRACT D
1,753,886 sq. ft.
40.264 ac.



LEGEND

	PROPOSED EASEMENT LINE		SET 18" #4 REBAR w/1" BLUE PLASTIC CAP, PLS 38470
	EXISTING EASEMENT LINE		FOUND PROPERTY CORNER MONUMENT AS DESCRIBED
	PROPOSED RIGHT-OF-WAY LINE		CALCULATED POSITION
	EXISTING RIGHT-OF-WAY LINE		FOUND SECTION CORNER MONUMENT AS DESCRIBED
	BOUNDARY LINE		ROW RIGHT-OF-WAY
	LOT LINE		CL CENTERLINE
	SECTION LINE		
	TOP OF DITCH		
	WETLANDS AREA		



SEE SHEET 2 OF 7 FOR LINE AND CURVE TABLE

PRELIMINARY
08/12/2024
FOR REVIEW ONLY

SEE SHEET 4

SEE SHEET 5

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

NE
NORTHERN ENGINEERING

EPS GROUP

702.224.1188
FORT COLLINS | GREELEY | MESA | GODOYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

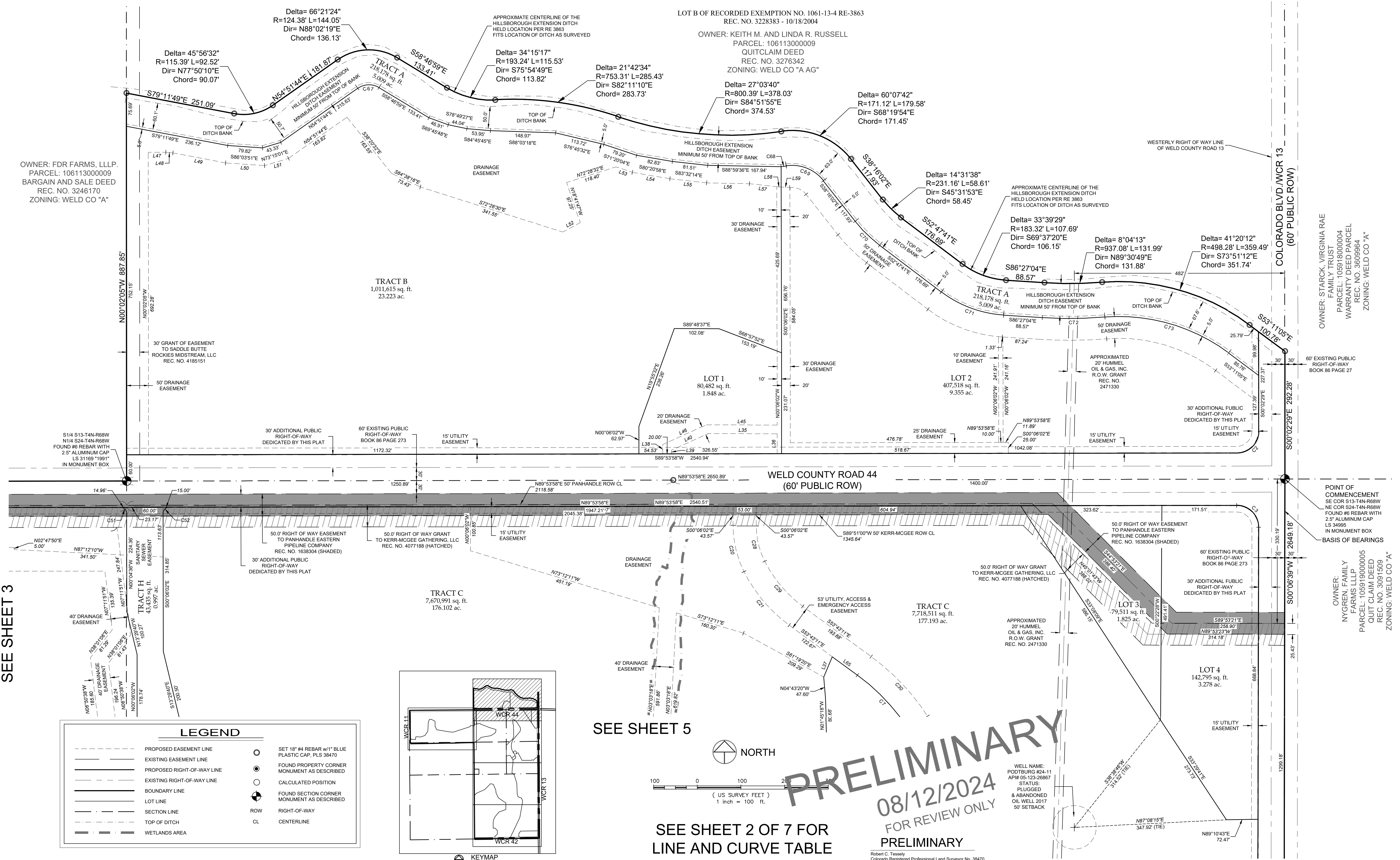
DATE: 8/12/24
PROJECT: 1659-001
CLIENT: Golf Course Architects
DRAWN BY: L. Smith
REVIEWED BY: R. Tensley

PODTBURG SUBDIVISION FILING 1
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

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Of 7 Sheets

PODTBURG SUBDIVISION FILING 1

A REPLAT OF TRACT D-1, NORTHMOOR ACRES SECOND FILING AND LOTS A & B, RECORDED EXEMPTION NO. 1061-24-1 RECX19-0051 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., ALL LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

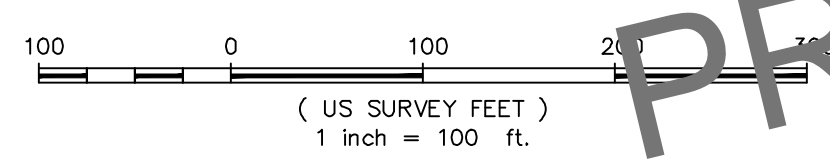


SEE SHEET 3

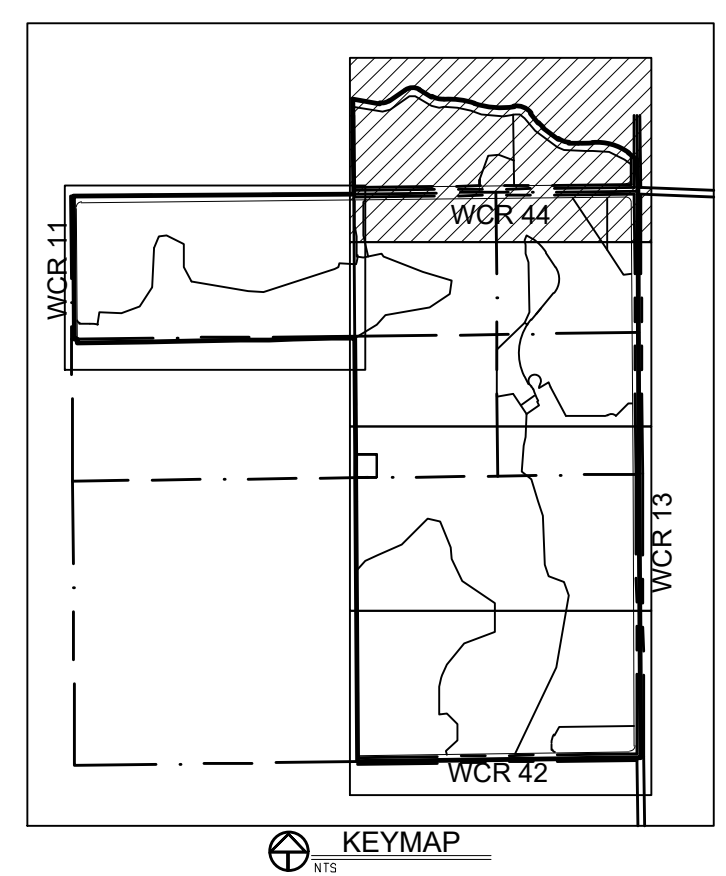
SEE SHEET 5

SEE SHEET 2 OF 7 FOR LINE AND CURVE TABLE

PRELIMINARY
 08/12/2024
 FOR REVIEW ONLY
 PRELIMINARY



LEGEND	
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING RIGHT-OF-WAY LINE
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	TOP OF DITCH
	WETLANDS AREA
	SET 18" #4 REBAR w/1" BLUE PLASTIC CAP, PLS 38470
	FOUND PROPERTY CORNER MONUMENT AS DESCRIBED
	CALCULATED POSITION
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
	ROW RIGHT-OF-WAY
	CL CENTERLINE



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

LOT B OF RECORDED EXEMPTION NO. 1061-13-4 RE-3863
 REC. NO. 3228383 - 10/18/2004
 OWNER: KEITH M. AND LINDA R. RUSSELL
 PARCEL: 106113000009
 QUITCLAIM DEED
 REC. NO. 3276342
 ZONING: WELD CO "A AG"

OWNER: STARCK, VIRGINIA RAE
 FAMILY TRUST
 PARCEL: 105918000004
 WARRANTY DEED PARCEL
 REC. NO. 3600964
 ZONING: WELD CO "A"

WELL NAME:
 PODTBURG #24-11
 API# 05-123-26867
 STATUS:
 PLUGGED
 & ABANDONED
 OIL WELL 2017
 50' SETBACK

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

EPS GROUP
 NORTHERN ENGINEERING

PROJECT:
 1659-001
 CLIENT:
 Golf Course Architects
 DATE:
 8/12/24
 SCALE:
 1"=100'
 REVIEWED BY:
 R. Tressley

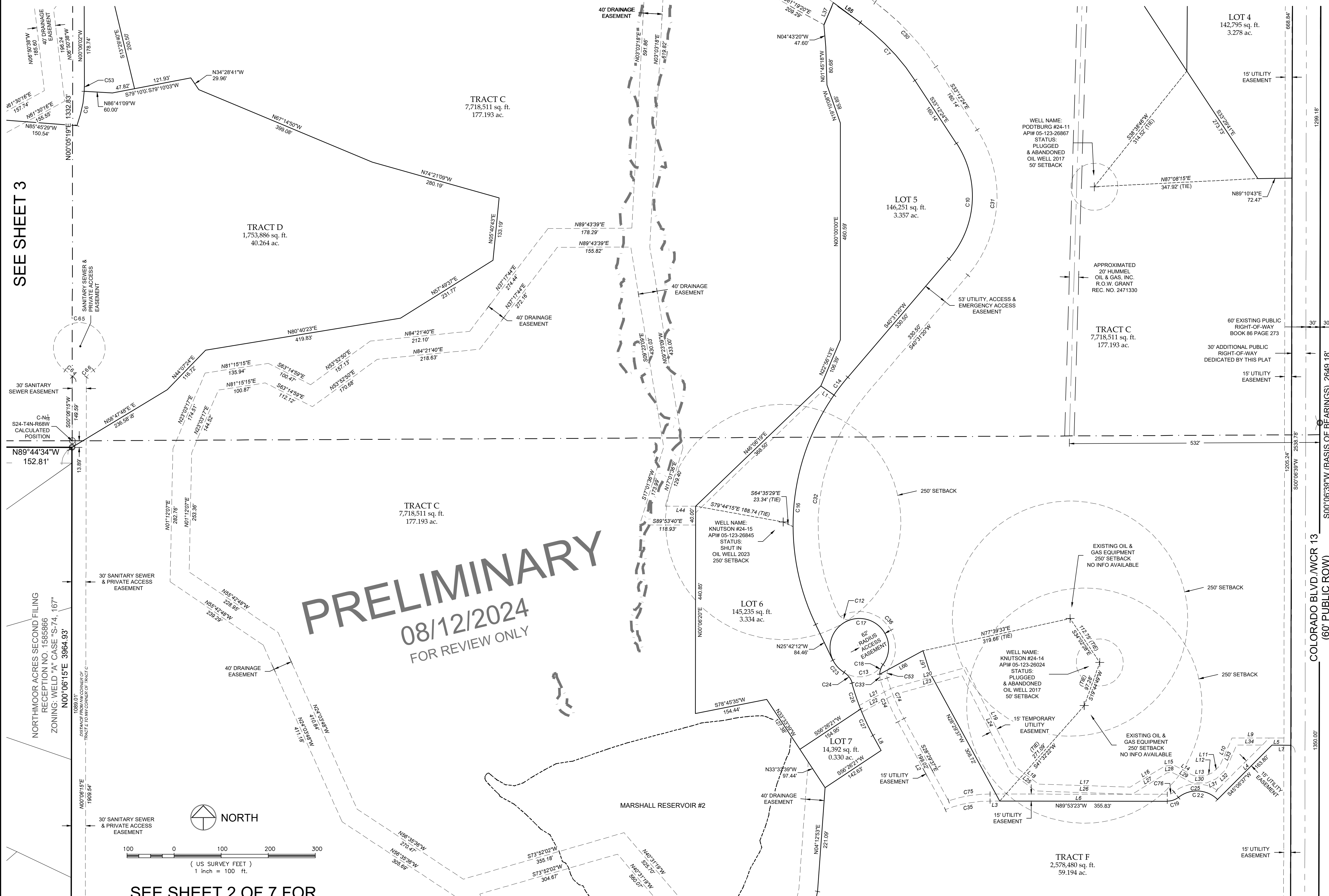
PODTBURG SUBDIVISION FILING 1
 TOWN OF JOHNSTOWN
 WELD COUNTY, COLORADO

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 Of 7 Sheets

PODTBURG SUBDIVISION FILING 1

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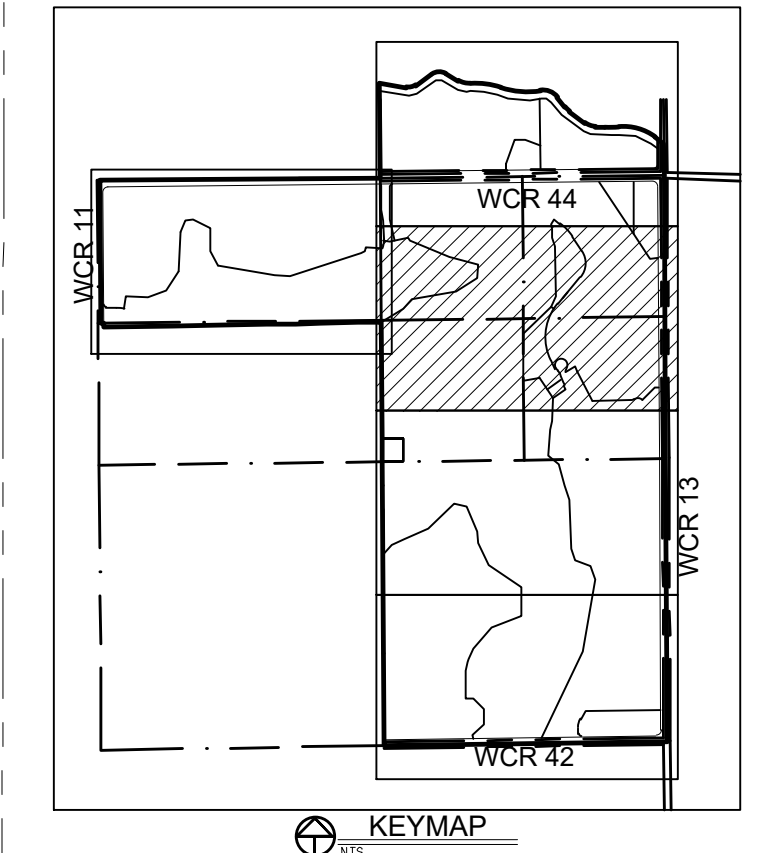
SEE SHEET 4



PRELIMINARY
08/12/2024
FOR REVIEW ONLY

SEE SHEET 2 OF 7 FOR
LINE AND CURVE TABLE

SEE SHEET 6



OWNER: NYGREN, FAMILY FARMS LLLP
 PARCEL: 105918000005
 QUIT CLAIM DEED
 REC. NO. 3091509
 ZONING: WELD CO "A"

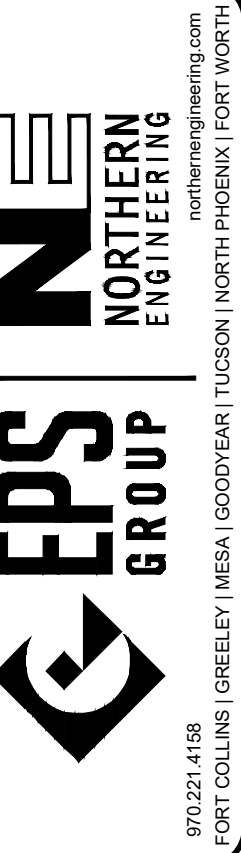
LEGEND	
—	PROPOSED EASEMENT LINE
—	EXISTING EASEMENT LINE
—	PROPOSED RIGHT-OF-WAY LINE
—	EXISTING RIGHT-OF-WAY LINE
—	BOUNDARY LINE
—	LOT LINE
—	SECTION LINE
—	TOP OF DITCH
—	WETLANDS AREA
○	SET 1/4" BEARING WITH BLUE PLASTIC CAP P.L.S. 38470
●	FOUND PROPERTY CORNER MONUMENT AS DESCRIBED
○	CALCULATED POSITION
○	FOUND SECTION CORNER MONUMENT AS DESCRIBED
○	RIGHT-OF-WAY
—	CENTERLINE

PRELIMINARY

Robert C. Tessey
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of EPS Group, Inc.

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



PROJECT: 1659-001
 CLIENT: Golf Course Architects
 DRAWN BY: L. Smith
 DATE: 8/12/24
 SCALE: 1"=100'
 REVIEWED BY: R. Tessey

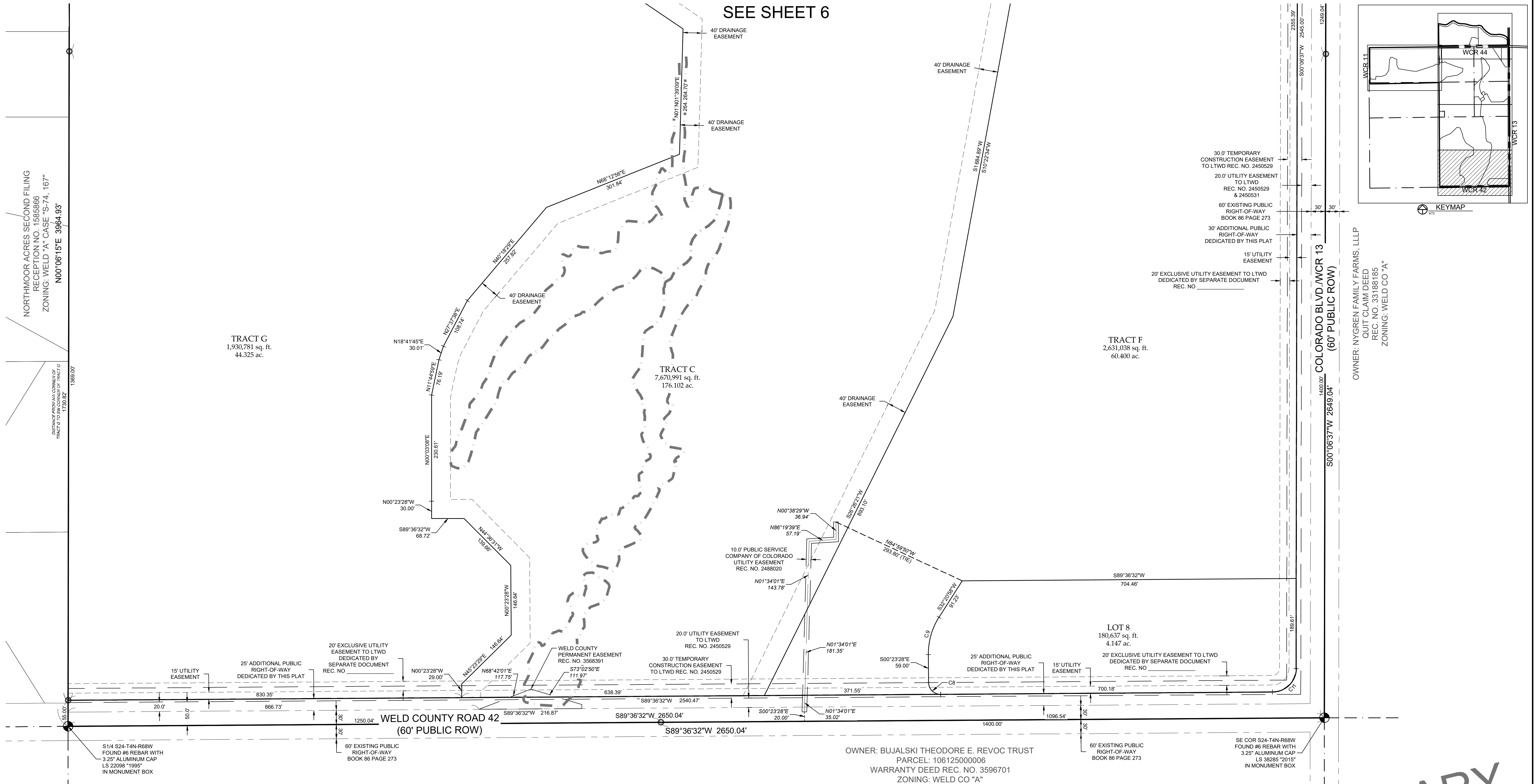
PODTBURG SUBDIVISION FILING 1
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

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Of 7 Sheets

PODTBURG SUBDIVISION FILING 1

A REPLAT OF TRACT D-1, NORTHMOOR ACRES SECOND FILING AND LOTS A & B, RECORDED EXEMPTION NO. 1061-24-1 RECX19-0051 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., ALL LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 6



TRACT G
1,930,781 sq. ft.
44.325 ac.

TRACT C
7,670,991 sq. ft.
176.102 ac.

TRACT F
2,631,038 sq. ft.
60.400 ac.

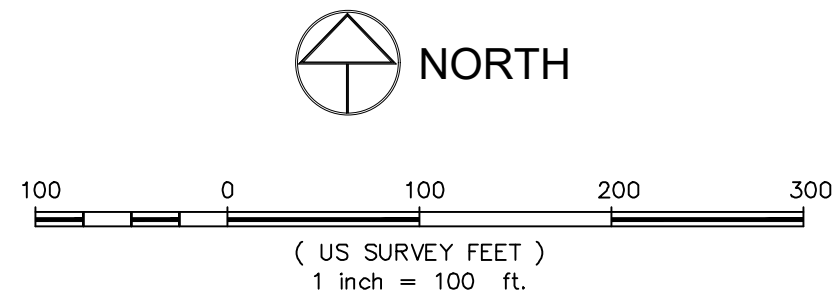
LOT 8
180,637 sq. ft.
4.147 ac.

WELD COUNTY ROAD 42
(60' PUBLIC ROW)

OWNER: NYGREN FAMILY FARMS, LLLP
QUIT CLAIM DEED
REC. NO. 33188185
ZONING: WELD CO "A"

OWNER: BUJALSKI THEODORE E. REVOC TRUST
PARCEL: 10612500006
WARRANTY DEED REC. NO. 3596701
ZONING: WELD CO "A"

LEGEND	
	TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING RIGHT-OF-WAY LINE
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	TOP OF DITCH
	WETLANDS AREA
	SET 18" #4 REBAR w/1" BLUE PLASTIC CAP, PLS 38470
	FOUND PROPERTY CORNER MONUMENT AS DESCRIBED
	CALCULATED POSITION
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
	ROW RIGHT-OF-WAY
	CL CENTERLINE



SEE SHEET 2 OF 7 FOR LINE AND CURVE TABLE

PRELIMINARY
08/12/2024
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PRELIMINARY
Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of EPS Group, Inc.

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

EPS GROUP

N
NORTHERN
ENGINEERING

970.224.4188
FORT COLLINS | GREELEY | MESA | GODOYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

PROJECT: 1659-001
DATE: 8/12/24
CLIENT: Golf Course Architects
SCALE: 1"=100'
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

PODTBURG SUBDIVISION FILING 1
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

Sheet
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Of 7 Sheets