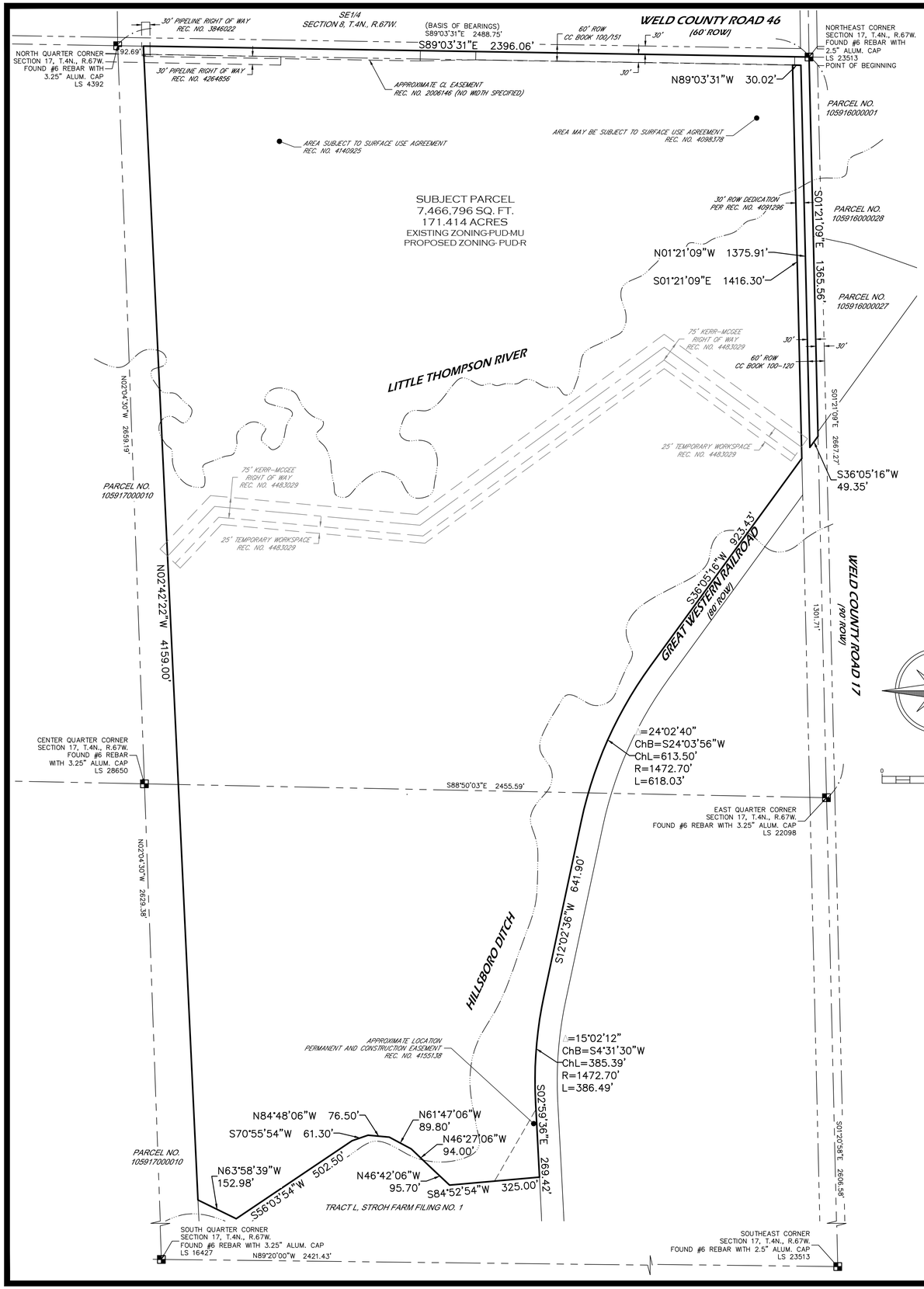
RIVERBEND ESTATES P.U.D. ZONING PLAT

TOWN OF JOHNSTOWN, COLORADO

Situate in the East Half of Section 17, Township 4 North, Range 67 West of the 6th P.M. County of Weld, State of Colorado

171.414 acres



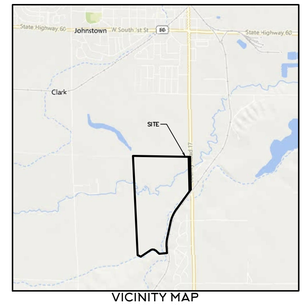
PROPERTY DESCRIPTION

A parcel of land, situate in the East Half (E1/2) of Section Seventeen (17), 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 and being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 17 and assuming the North line of said NE1/4 as bearing South 89°03'31" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2488.75 feet, monumented as shown on this drawing, and with all other bearings contained herein relative thereto;

THENCE South 01°21'09" East along the East line of said NE1/4 a distance of 1365.56 feet;
THENCE South 36°05'16" West a distance of 49.35 feet to the East line of that parcel as described in the Deed of Dedication as recorded March 18, 2015 at Reception No. 4091296 of the Weld County Clerk & Recorder (WCCR);
Thence along the East, North and West lines of said Reception No. 4091296 the following three courses:
THENCE North 01°21'09" West a distance of 1375.91 feet;
THENCE North 89°03'31" West a distance of 30.02 feet;
THENCE South 01°21'09" East a distance of 1416.30 feet to the North Right of Way (ROW) line of Great Western Railroad;
Thence along the North and West lines of said ROW the following five courses:
THENCE South 36°05'16" West a distance of 923.43 feet to a Point of Curvature (PC);
THENCE along the arc of a curve concave to the Southeast a distance of 618.03 feet, having a Radius of 1472.70 feet, a Delta of 24°02'40" and is subtended by a Chord that bears South 24°03'56" West a distance of 613.50 feet to a Point of Tangency (PT);
THENCE South 12°02'36" West a distance of 641.90 feet to a PC;
THENCE along the arc of a curve concave to the Southeast a distance of 386.49 feet, having a Radius of 1472.70 feet, a Delta of 15°02'12" and is subtended by a Chord that bears South 04°31'30" West a distance of 385.39 feet to a PT;
THENCE South 02°59'36" East a distance of 269.42 feet to the North line of Tract L, Stroh Filing No.1 as recorded December 6, 2000 at Reception No. 2811421 of the WCCR;
Thence along said North lines the following eight courses:
THENCE South 84°52'54" West a distance of 325.00 feet;
THENCE North 46°42'06" West a distance of 95.70 feet;
THENCE North 46°27'06" West a distance of 94.00 feet;
THENCE North 61°47'06" West a distance of 89.80 feet;
THENCE North 84°48'06" West a distance of 76.50 feet;
THENCE South 70°55'54" West a distance of 61.30 feet;
THENCE South 56°03'54" West a distance of 502.50 feet;
THENCE North 63°58'39" West a distance of 152.98 feet;
THENCE North 02°42'22" West a distance of 4159.00 feet to the North line of the NE1/4;
THENCE South 89°03'31" East a distance of 2396.06 feet to the POINT OF BEGINNING.

Said parcel contains 7,466,796 Square Feet or 171.414 Acres more or less by this survey.



VICINITY MAP
SCALE: 1" = 3000'

N

OWNER: RIVERBEND ESTATE PARTNERS, LLC

By:_____ As:_____

Witness my hand and seal this _____ day of _____, 20 ___.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF WELD)
The foregoing instrument was acknowledged before me by _____ as _____this _____ day of _____, 20___.

Witness my Hand and Official Seal.

My commission expires: _____.

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- ALIQUOT CORNER AS DESCRIBED

TOWN COUNCIL APPROVAL

This Map to be known as RIVERBEND ESTATES P.U.D ZONING PLAT is approved and accepted to the Town of Johnstown, Colorado by Ordinance 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___.

_____ Attest:_____
Gary Lebsack, Mayor Diana Seele, Town Clerk

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Annexation Map is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion. I further state that this certificate does not extend to any unnamed parties or the successors and/or assigns.

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. (13-80-105 C.R.S. 2012)

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northeast Quarter of Section 17, Township 4 North, Range 67 West of the 6th P.M., monumented as shown on this drawing, as bearing South 89°03'31" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2488.75 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 100-N0031721-030-TH, Amendment No. 1, dated May 20, 2021, as prepared by Fidelity National Title to delineate the aforesaid information.
This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 9-8-2021	CLIENT: RIVERBEND ESTATES		
DRAWN BY: SIP	FILE NAME: 2021087ZONING		
CHECKED BY: SIP	SCALE: 1" = 200'		

1
SHEET 1 OF 1