

IRON HORSE FILING THREE

Situate in the Northwest Quarter of Section 13, Township 5 North, Range 68 West of the 6th P.M.,
Town of Johnstown, County of Larimer, State of Colorado

DEDICATION

Know all persons by these presents that Centerra Commercial, LLC, a Colorado limited liability company, being the owner of the following described property:

A tract of land being a portion of that parcel indicated as Iron Horse, LLC Parcel III within the Spreng Annexation as recorded November 6, 2006 at Reception No. 20060083931 of the Records of Larimer County, being situate in the Northwest Quarter of Section 13, Township 5 North, Range 68 West of the 6th P.M., Town of Johnstown, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 13 and assuming the South line of the Northwest Quarter of said Section 13 as bearing North 89°29'44" West being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2746.33 feet with all other bearings contained herein relative thereto;

Thence North 00°27'45" East along said West line a distance of 30.00 feet to the North Right of Way line of the Great Western Railroad;

Thence North 89°29'40" West along said North Right of Way line a distance of 534.16 feet to the POINT OF BEGINNING;

Thence North 89°29'40" West continuing along the North Right of Way line of the Great Western Railroad a distance of 2192.26 feet to a line parallel with and 20.00 feet Easterly of the West line of the Northwest Quarter of said Section 13;

Thence North 00°15'14" East along said parallel line a distance of 881.54 feet to the Southwest corner of Iron Horse Filing One, a plat recorded November 6, 2006 at Reception No. 20060083937 of the Records of Larimer County;

The following Seven (7) courses are along the Southerly, Westerly and Easterly boundary lines of said Iron Horse Filing One Subdivision;

Thence South 89°44'46" East a distance of 350.00 feet;

Thence South 00°15'14" West a distance of 426.74 feet;

Thence South 89°44'46" East a distance of 749.76 feet;

Thence North 00°15'14" East a distance of 435.12 feet;

Thence North 89°44'46" West a distance of 200.00 feet;

Thence North 00°15'14" East a distance of 382.13 feet to the Southerly Right of Way line of Ronald Reagan Boulevard;

Thence South 89°44'46" East along said Southerly Right of Way line a distance of 60.24 feet to the Southwest corner of Iron Horse Filing Two, a plat recorded May 22, 2012 as Reception No. 20120033427 of the Records of Larimer County;

The following Five (5) courses are along the Southerly Right of Way line of Ronald Reagan Boulevard;

Thence South 89°44'46" East a distance of 94.67 feet to a Point of Curvature;

Thence along the arc of a curve concave to the Southwest a distance of 20.59 feet, said curve has a radius of 435.00 feet, a delta of 21°38'03" and is subtended by a chord bearing South 78°55'44" East a distance of 163.28 feet to a Point of Tangency;

Thence South 68°06'43" East a distance of 1195.63 feet to a Point of Curvature;

Thence along the arc of a curve concave to the Southwest a distance of 20.59 feet, said curve has a radius of 32.00 feet, a delta of 36°52'12" and is subtended by a chord bearing South 49°40'37" East a distance of 20.24 feet to a Point of Reverse Curvature;

Thence along the arc of a curve concave to the Northeast a distance of 87.41 feet, said curve has a radius of 58.00 feet, a delta of 86°20'43" and is subtended by a chord bearing South 74°24'53" East a distance of 79.37 feet to the end point of said curve on the Easterly boundary line of said Iron Horse Filing Two;

The following Three (3) courses are along the Easterly boundary lines of said Iron Horse Filing Two Subdivision Plot;

Thence South 27°35'15" East along a line non-tangent to the aforesaid curve a distance of 37.54 feet;

Thence South 21°51'55" West a distance of 660.31 feet;

Thence South 00°30'20" West a distance of 129.13 feet to the POINT OF BEGINNING.

Said parcel contains 45.839 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 to the Town of Johnstown, unless otherwise noted.

By: Centerra Commercial, LLC
a Colorado limited liability company

By: McWhinney Real Estate Services, Inc.
a Colorado corporation, Manager

By: Kyle Harris
SVP, Community Development

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

TOWN COUNCIL

This plat to be known as Iron Horse Filing Three, 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

CERTIFICATE OF TITLE

I, _____, as authorized counsel for the undersigned title company, in my official capacity only and without any personal liability whatsoever, certify that I have examined title to the above described land dedicated to the Town of Johnstown, Colorado, with such land being a portion of the land described in Schedule A to reference is made to Fidelity National Title Insurance Company Report No: F0719320-383-TOH with an effective date of January 27, 2023 at 8:00 A.M., and that based on such title commitment updated through the date of execution of this plat and my actual knowledge, all persons executing the dedication of this plat are the owners or duly authorized signatories of such land in fee simple.

By: _____

Name: _____

Title: Senior Underwriting Counsel

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Northwest Quarter of Section 13, T.5N., R.68W., as bearing North 89°29'44" 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 2746.33 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. (13-80-105 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 F0719320-383-TOH Amendment #3, dated January 27, 2023 at 8:00 A.M., as prepared by Fidelity National Title Company to delineate the aforesaid information.

SURVEYOR'S CERTIFICATE

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

Paul B. Groves - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

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.

MAINTENANCE NOTE

Maintenance access shall be provided to all storm drainage facilities to assure 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.

GENERAL OVERLOT DRAINAGE NOTE

Lots and Tracts as platted may be required to convey surface drainage from other lots and tracts in this filing, in accordance with Town of Johnstown 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 of Johnstown. All natural and improved drainage ways or drainage systems in said lots and tracts shall be maintained by the lot or tract owner. 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 of the drainage ways or drainage systems. All such maintenance costs incurred by the Town will be assessed to the property owner.

LOTS ADJACENT TO SWALES

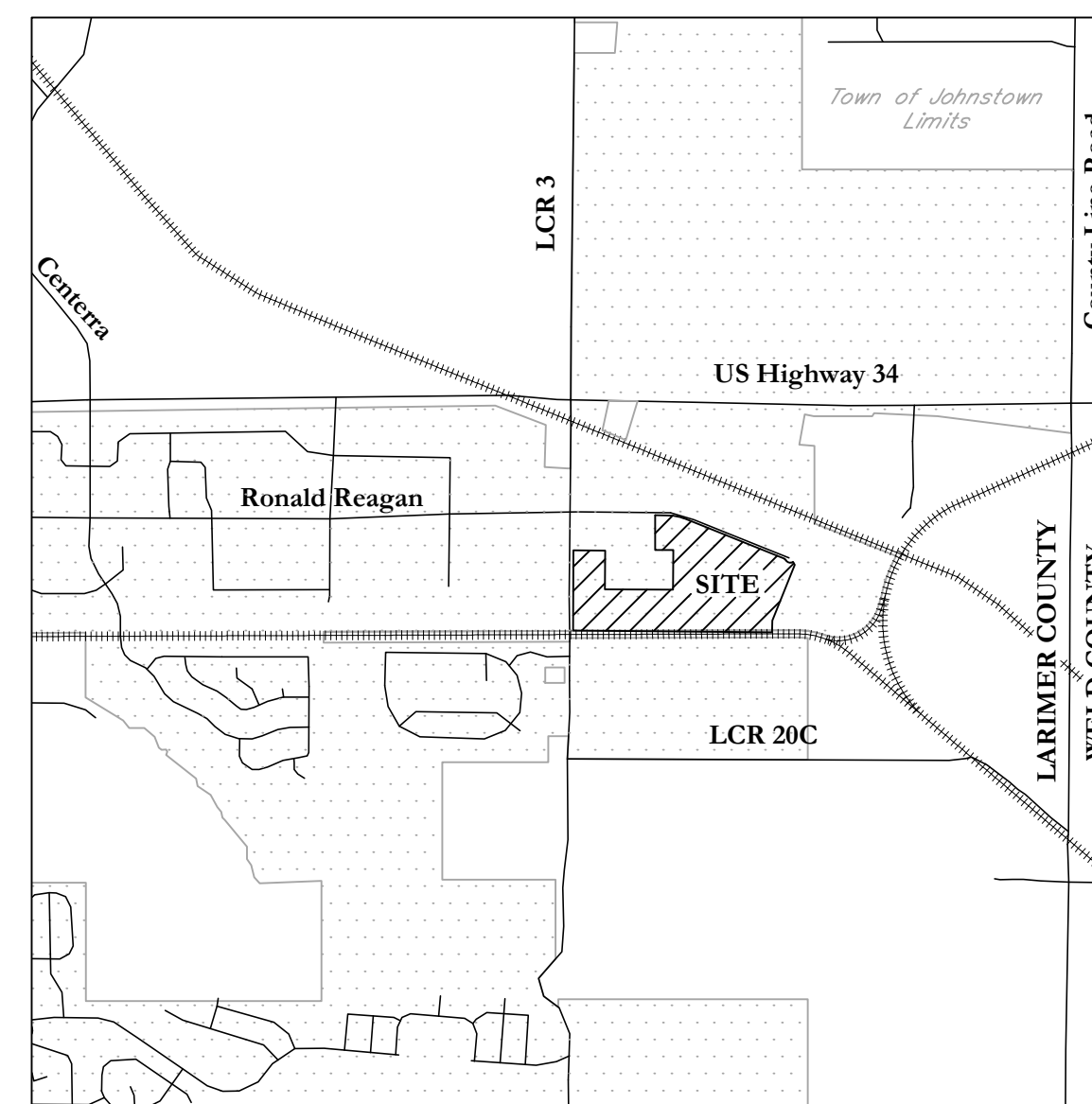
Lots adjacent to swales required for conveyance of stormwater shall be configured in a way that assures that access can be gained to the swale for maintenance purposes. This note shall apply to Lots 3, 4, 6, 7 & 8 of Block 3.

FLOODPLAIN

The entire subdivision is in FEMA Flood Zone designation "X" per Flood Insurance Map 08069C1214F dated 12/19/2006.

SHALLOW SANITARY SEWER NOTE

Lot 2, Block 2 and Lots 7 and 8, Block 3 are served by a shallow sanitary sewer main (less than 9' deep).



VICINITY MAP
SCALE: 1"=2000'

LAND USE TABLE

LOTS (12)	40.212 ACRES	88%
TRACTS (2)	0.552 ACRES	1%
OUTLOT (1)	2.157 ACRES	5%
RIGHT OF WAY	2.918 ACRES	6%
TOTAL	45.839 ACRES	100%

OWNERSHIP & MAINTENANCE STATEMENT

- Tracts A and B (designated as Landscaped, Irrigation and Utility Easement) shall be owned by Centerra Commercial LLC and shall be maintained by the Johnstown North Metropolitan District No. 1.
- Outlot A (designated as Utility, Drainage, and Emergency Access Easement) shall be owned by Centerra Commercial LLC and shall be maintained by the Johnstown North Metropolitan District No. 1.

DATE:	1/24/2022
FILE NAME:	20210378SUB
SCALE:	1"=100'
DRAWN BY:	CSK
CHECKED BY:	PG

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



REVISIONS:	DATE:
REVISED TRACT NOTE & VAC ESMT NOTE	10/27/22
REVISED PER COMMENTS	CSK 1/3/2023

IRON HORSE FILING THREE
FOR
WILSON & COMPANY, INC.
1675 BROADWAY, SUITE 200
DENVER, CO 80202

PROJECT #:
20210378

1
SHEET 1 OF 2

IRON HORSE FILING THREE

Situate in the Northwest Quarter of Section 13, Township 5 North, Range 68 West of the 6th P.M.,
Town of Johnstown, County of Larimer, State of Colorado

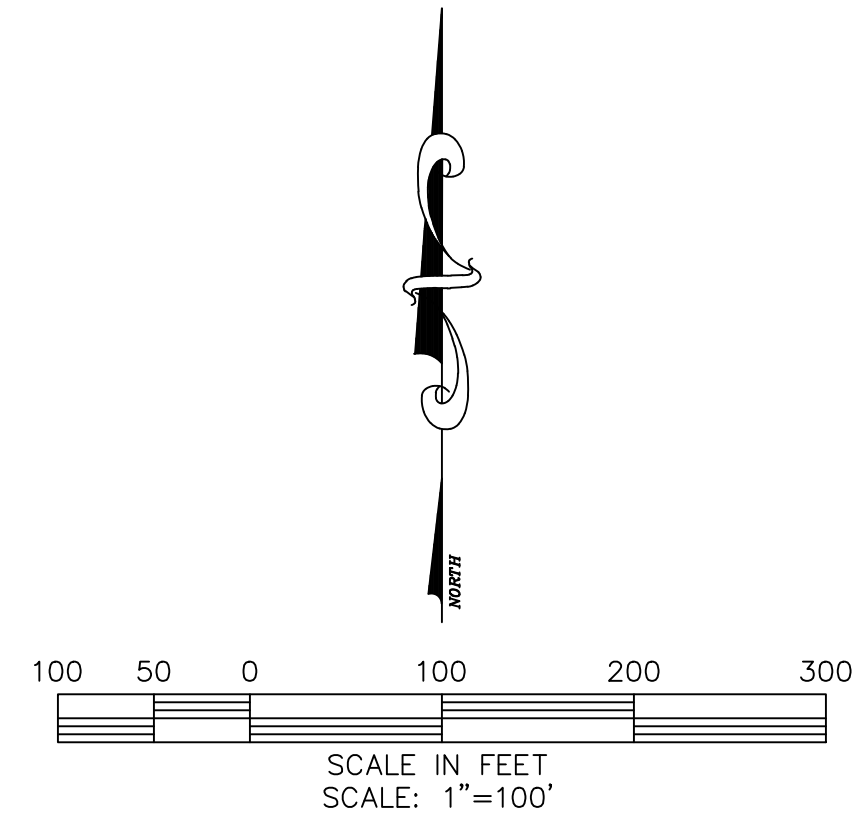
DATE: 1/24/2022
FILE NAME: 20210378SUB
SCALE: 1"=100'
DRAWN BY: CSK
CHECKED BY: PG

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	164.25'	435.00'	21°38'03"	163.28'	S78°55'44"E
C2	20.59'	32.00'	36°52'12"	20.24'	S49°40'37"E
C3	87.41'	58.00'	86°20'43"	79.37'	S74°24'53"E
C4	161.32'	435.00'	21°14'53"	160.40'	N79°07'19"W
C5	2.93'	435.00'	0°23'10"	2.93'	N68°18'18"W
C6	14.14'	9.00'	90°00'00"	12.73'	N23°06'43"W
C7	14.14'	9.00'	90°00'00"	12.73'	S66°53'17"W
C8	14.14'	9.00'	90°00'00"	12.73'	S44°44'46"E
C9	14.14'	9.00'	90°00'00"	12.73'	S45°15'14"W
C10	69.21'	58.00'	68°21'57"	65.17'	N56°04'16"E
C11	21.48'	18.00'	68°21'57"	20.23'	N56°04'16"E
C12	10.95'	32.00'	19°36'18"	10.90'	N79°56'37"W
C13	199.02'	106.00'	107°34'32"	171.05'	N56°04'16"E
C14	93.59'	106.00'	50°35'25"	90.58'	N84°33'49"E
C15	105.43'	106.00'	56°59'07"	101.13'	N30°46'33"E
C16	10.95'	32.00'	19°36'18"	10.90'	S12°05'08"W
C17	15.71'	10.00'	90°00'00"	14.14'	S23°06'43"E
C18	72.25'	88.00'	47°02'19"	70.23'	N85°55'55"E
C19	15.71'	10.00'	90°00'00"	14.14'	S23°06'43"E
C20	9.55'	8.00'	68°21'57"	8.99'	N56°04'16"E

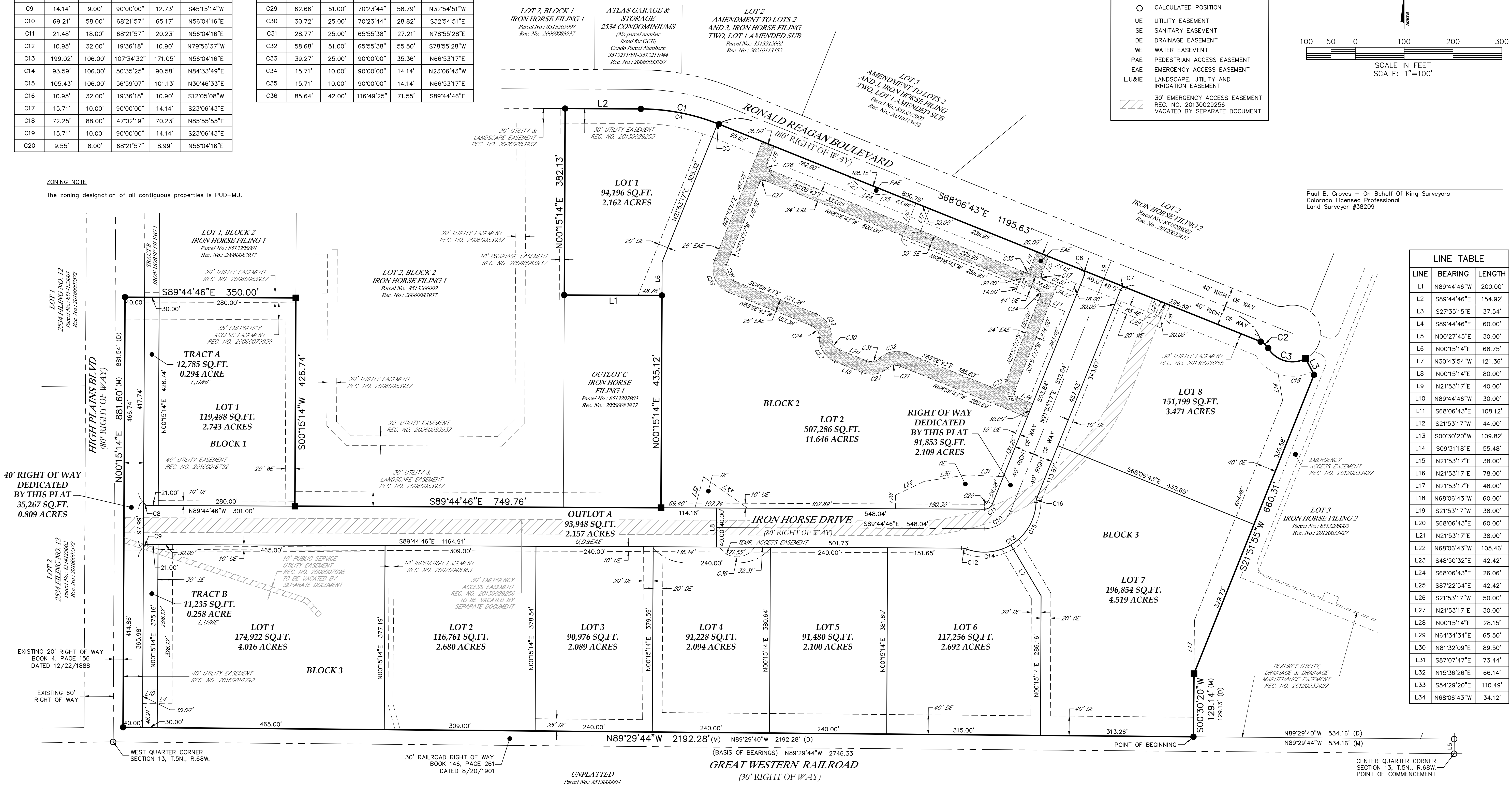
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C21	27.31'	25.00'	62°34'44"	25.97'	S80°35'55"W
C22	55.70'	51.00'	62°34'44"	52.97'	N80°35'55"E
C23	62.66'	51.00'	70°23'44"	58.79'	S32°54'51"E
C24	30.72'	25.00'	70°23'44"	28.82'	N32°54'51"W
C25	80.11'	51.00'	90°00'00"	72.12'	S23°06'43"E
C26	15.71'	10.00'	90°00'00"	14.14'	S23°06'43"E
C27	15.71'	10.00'	90°00'00"	14.14'	S66°53'17"W
C28	39.27'	25.00'	90°00'00"	35.36'	S23°06'43"E
C29	62.66'	51.00'	70°23'44"	58.79'	N32°54'51"W
C30	30.72'	25.00'	70°23'44"	28.82'	S32°54'51"E
C31	28.77'	25.00'	65°55'38"	27.21'	N78°55'28"E
C32	58.68'	51.00'	65°55'38"	55.50'	S78°55'28"W
C33	39.27'	25.00'	90°00'00"	35.36'	N66°53'17"E
C34	15.71'	10.00'	90°00'00"	14.14'	N23°06'43"W
C35	15.71'	10.00'	90°00'00"	14.14'	N66°53'17"E
C36	85.64'	42.00'	116°49'25"	71.55'	S89°44'46"E

LEGEND

- PROPERTY BOUNDARY
- - - RIGHT OF WAY LINE
- - - EASEMENT LINES
- - - SECTION LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
- CALCULATED POSITION
- UE UTILITY EASEMENT
- SE SANITARY EASEMENT
- DE DRAINAGE EASEMENT
- WE WATER EASEMENT
- PAE PEDESTRIAN ACCESS EASEMENT
- EAE EMERGENCY ACCESS EASEMENT
- LU&IE LANDSCAPE, UTILITY AND IRRIGATION EASEMENT
- ▨ 30' EMERGENCY ACCESS EASEMENT REC. NO. 20130029256 VACATED BY SEPARATE DOCUMENT



ZONING NOTE
The zoning designation of all contiguous properties is PUD-MU.



LINE	BEARING	LENGTH
L1	N89°44'46"W	200.00'
L2	S89°44'46"E	154.92'
L3	S27°35'15"E	37.54'
L4	S89°44'46"E	60.00'
L5	N00°27'45"E	30.00'
L6	N00°15'14"E	68.75'
L7	N30°43'54"W	121.36'
L8	N00°15'14"E	80.00'
L9	N21°53'17"E	40.00'
L10	N89°44'46"W	30.00'
L11	S68°06'43"E	108.12'
L12	S21°53'17"W	44.00'
L13	S00°30'20"W	109.82'
L14	S09°31'18"E	55.48'
L15	N21°53'17"E	38.00'
L16	N21°53'17"E	78.00'
L17	N21°53'17"E	48.00'
L18	N68°06'43"W	60.00'
L19	S21°53'17"W	38.00'
L20	S68°06'43"E	60.00'
L21	N21°53'17"E	38.00'
L22	N68°06'43"W	105.46'
L23	S48°50'32"E	42.42'
L24	S68°06'43"E	26.06'
L25	S87°22'54"E	42.42'
L26	S21°53'17"W	50.00'
L27	N21°53'17"E	30.00'
L28	N00°15'14"E	28.15'
L29	N64°34'34"E	65.50'
L30	N81°32'09"E	89.50'
L31	S87°07'47"E	73.44'
L32	N15°36'26"E	66.14'
L33	S54°29'20"E	110.49'
L34	N68°06'43"W	34.12'

Paul B. Groves - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

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



DATE: 10/21/22
REVISED TRACT NOTE & VAC ESMT NOTE: CSK
REVISED PER COMMENTS: CSK

IRON HORSE FILING THREE
FOR
WILSON & COMPANY, INC.
1675 BROADWAY, SUITE 200
DENVER, CO 80202

PROJECT #:
20210378