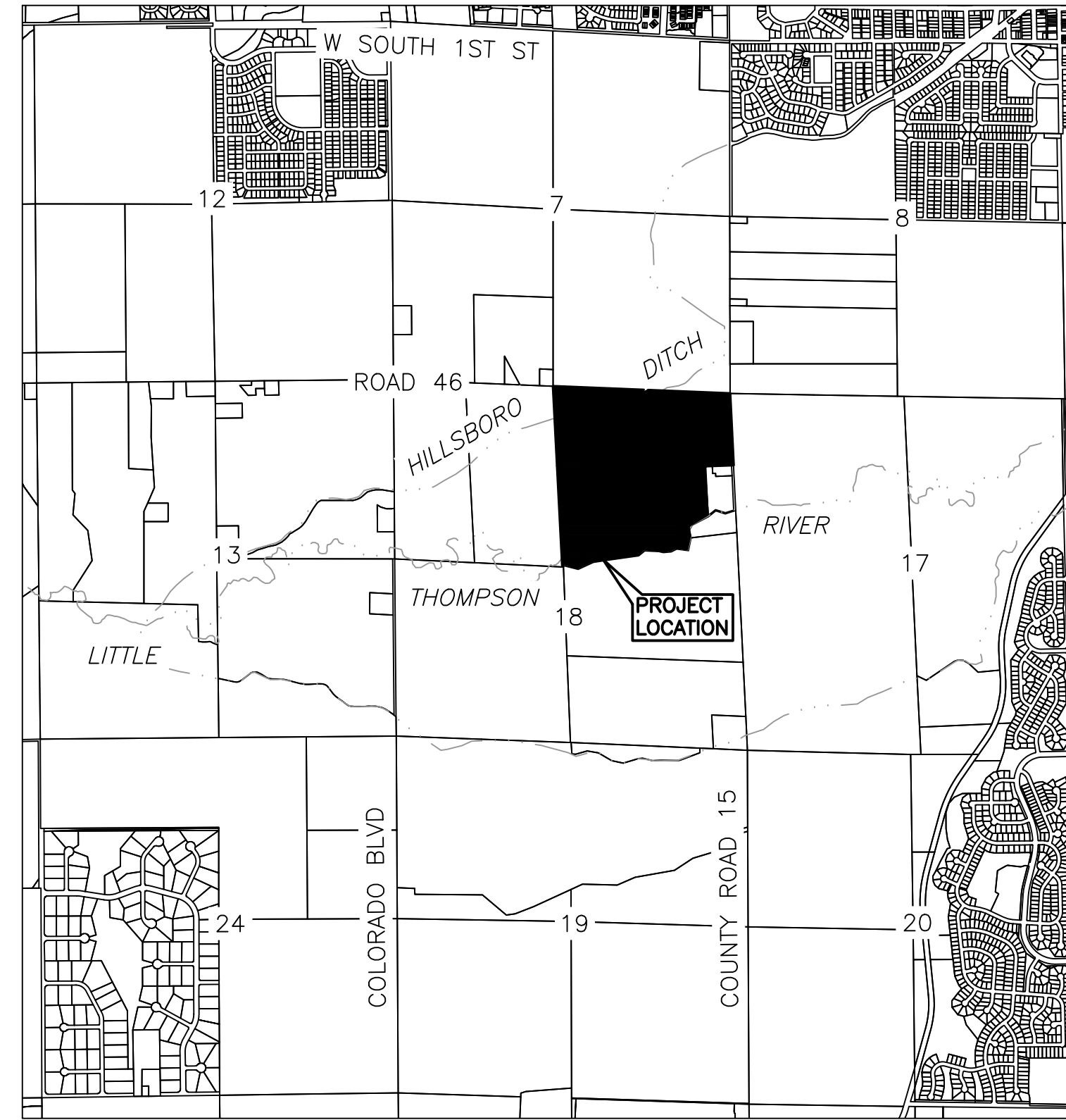


# SUNCATCHER SUBDIVISION

BEING A REPLAT OF LOT A RECORDED EXEMPTION NO. 1059-18-1-RE 1008,  
BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.,  
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP  
1"=2000'

**ENGINEER**  
TODD JOHNSON  
TERRA FORMA SOLUTIONS  
PHONE: 303-257-7653

**SURVEYOR**  
LAINE LANDAU  
LAMP RYNEARSON  
4715 INNOVATION DRIVE  
FORT COLLINS, CO 80525  
PHONE: 970-226-0342

**OWNER**  
SAUER SOUTH LLC, A COLORADO  
LIMITED LIABILITY COMPANY

**SUBDIVIDER**  
SAUER SOUTH LLC, A COLORADO  
LIMITED LIABILITY COMPANY

LAND USE BREAKDOWN		
TRACT	SIZE	LAND USE
TRACT A	2,218,488 SQ. FT. 50.929 AC.	FUTURE DEVELOPMENT
TRACT B	582,901 SQ. FT. 13.382 AC.	FUTURE DEVELOPMENT
LOT 1	2,542,426 SQ. FT. 58.366 AC.	SOLAR DEVELOPMENT
R.O.W. DEDICATED BY THIS PLAT	108,053 SQ. FT. 2.481 AC.	ROADS
EXISTING R.O.W.	109,791 SQ. FT. 2.520 AC.	ROADS
TOTAL	5,561,658 SQ. FT. 127.678 AC	SEE ABOVE

**OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS, AND/OR LIEN HOLDER OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT A RECORDED EXEMPTION NO. 1059-18-1-RE 1008, RECORDED JUNE 16, 1987 AT RECEPTION NO. 2103740, BEING A PORTION OF THE NE 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

THE AS-MEASURED PERIMETER OF SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 18;  
THENCE SOUTH 87°36'24" EAST A DISTANCE OF 2625.97 FEET ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 TO THE NORTHEAST CORNER OF SAID SECTION 18;  
THENCE SOUTH 02°47'22" EAST A DISTANCE OF 1062.69 FEET ON EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;  
THENCE SOUTH 87°55'00" WEST A DISTANCE OF 421.77 FEET;  
THENCE SOUTH 03°58'40" EAST A DISTANCE OF 724.84 FEET;  
THENCE SOUTH 62°10'11" WEST A DISTANCE OF 279.88 FEET;  
THENCE SOUTH 29°32'23" WEST A DISTANCE OF 83.93 FEET;  
THENCE SOUTH 11°57'09" EAST A DISTANCE OF 120.96 FEET;  
THENCE SOUTH 11°47'14" WEST A DISTANCE OF 190.85 FEET;  
THENCE NORTH 82°23'15" WEST A DISTANCE OF 175.68 FEET;  
THENCE SOUTH 63°07'32" WEST A DISTANCE OF 94.42 FEET;  
THENCE SOUTH 88°56'37" WEST A DISTANCE OF 117.14 FEET;  
THENCE NORTH 78°25'44" WEST A DISTANCE OF 67.39 FEET;  
THENCE NORTH 87°00'45" WEST A DISTANCE OF 208.55 FEET;  
THENCE NORTH 55°59'33" WEST A DISTANCE OF 116.24 FEET;  
THENCE SOUTH 81°44'40" WEST A DISTANCE OF 527.88 FEET;  
THENCE NORTH 86°59'58" WEST A DISTANCE OF 152.87 FEET;  
THENCE SOUTH 65°01'01" WEST A DISTANCE OF 249.52 FEET;  
THENCE NORTH 75°43'44" WEST A DISTANCE OF 210.99 FEET;  
THENCE SOUTH 61°32'24" WEST A DISTANCE OF 30.36 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;  
THENCE NORTH 02°49'41" WEST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 2489.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,561,658 SQUARE FEET, 127.678 ACRES, (MORE OR LESS) BEING SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD;

HAVE BY THESE PRESENTS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND TRACTS TO BE KNOWN AS SUNCATCHER SUBDIVISION, AND TO DEDICATE THE RIGHTS OF WAY AND EASEMENTS AS LAID OUT AND DESIGNATED ON THIS PLAT,

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

OWNER: SAUER SOUTH LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: CYNTHIA SAUER  
TITLE: MANAGING MEMBER

STATE OF COLORADO )  
                                  ) SS.  
COUNTY OF WELD    )

THE FOLLOWING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY CYNTHIA SAUER AS MANAGING MEMBER OF SAUER SOUTH LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_

**TOWN COUNCIL APPROVAL:**

THE PLAT, TO BE KNOWN AS THE SUNCATCHER SUBDIVISION, IS HEREBY APPROVED AND

ACCEPTED BY THE TOWN OF JOHNSTOWN, COLORADO, BY RESOLUTION NO. \_\_\_\_\_, PASSED AND ADOPTED ON THE FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, HELD ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR - GARY LEBSACK \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT NOTES**

- 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 CERTIFICATION SHOWN HEREON.
- ALL EASEMENTS AND RIGHT-OF-WAYS ARE REFERENCED FROM: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PROPERTY BINDER ORDER NUMBER FCIF25180842, EFFECTIVE OCTOBER 07, 2020 AT 5:00 P.M.
- FLOOD INFORMATION: TRACT B IS LOCATED IN UNSHADED ZONE X (AREA OF MINIMAL FLOOD HAZARD), AND TRACT A AND LOT 1 ARE LOCATED IN UNSHADED ZONE X (AREAS OF MINIMAL FLOOD HAZARD), IN ZONE AE (SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION), AND IN ZONE A (REGULATORY FLOODWAY WITH BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE PRELIMINARY FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08123C1683F, DATED MARCH 22, 2022. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- REFER TO OUTLINE DEVELOPMENT PLAN FOR SITE TOPOGRAPHY.

**BASIS OF BEARING**

CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18, T4N, R67W AS REFERENCED TO THE COLORADO STATE PLANE NORTH, NORTH AMERICAN DATUM 1983, AS BEARING S87°36'24"E 2625.97', SAID LINE BEING MONUMENTED WITH A #6 REBAR WITH A 2.50" ALUMINUM CAP PLS 24657 AT THE WEST END, AND BY A #6 REBAR WITH A 3.25" ALUMINUM CAP PLS 38638 AT THE EAST END, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**SURVEYORS CERTIFICATE**

I, LAINE A. LANDAU, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS MADE UNDER MY PERSONAL SUPERVISION. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND WELD COUNTY.

LAINE A. LANDAU  
COLORADO PLS 31159  
ON BEHALF OF LAMP RYNEARSON, INC.  
EMAIL ADDRESS: LAINE.LANDAU@LAMPRYNEARSON.COM

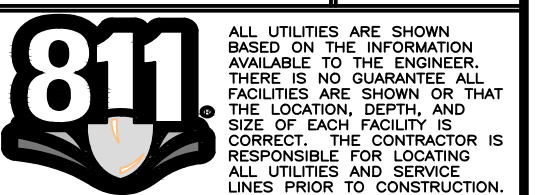
**LAMP RYNEARSON**

LAMPRYNEARSON.COM

OMAHA, NEBRASKA  
14710 W. DODGE RD., STE. 100 (402)496.2498  
FORT COLLINS, COLORADO  
4715 INNOVATION DR., STE. 100 (970)226.0342  
KANSAS CITY, MISSOURI  
9001 STATE LINE RD., STE. 200 (816)361.0440

SUNCATCHER SUBDIVISION  
 A PORTION OF LOT A RECORDED EXEMPTION NO. 1059-18-1-RE 1008  
 NORTHEAST QUARTER OF SECTION 18, T4N, R67W OF THE 6TH P.M.  
 TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

PIVOT JOHNSTOWN  
 TOWN OF JOHNSTOWN, COLORADO



Know what's below.  
Call before you dig.

- REVISIONS**
- 2/24/2022 LAL SUBMITTAL 1
  - 5/5/2022 LAL REV ACCESS, LOTS, FEMA
  - 5/10/2022 LAL REV PER TOWN COMMENTS
  - 6/29/2022 LAL REV PER TOWN COMMENTS

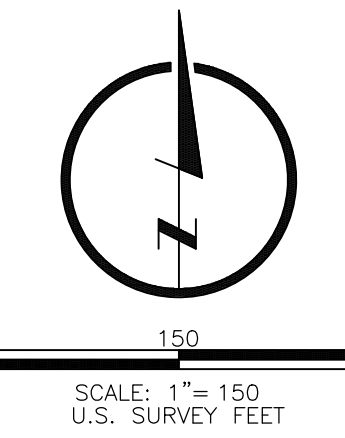
**DESIGNER / DRAFTER**  
LAINE LANDAU/JOSH CROAK  
**DATE**  
5/10/2022  
**PROJECT NUMBER**  
0221009.01  
**BOOK AND PAGE**

SHEET

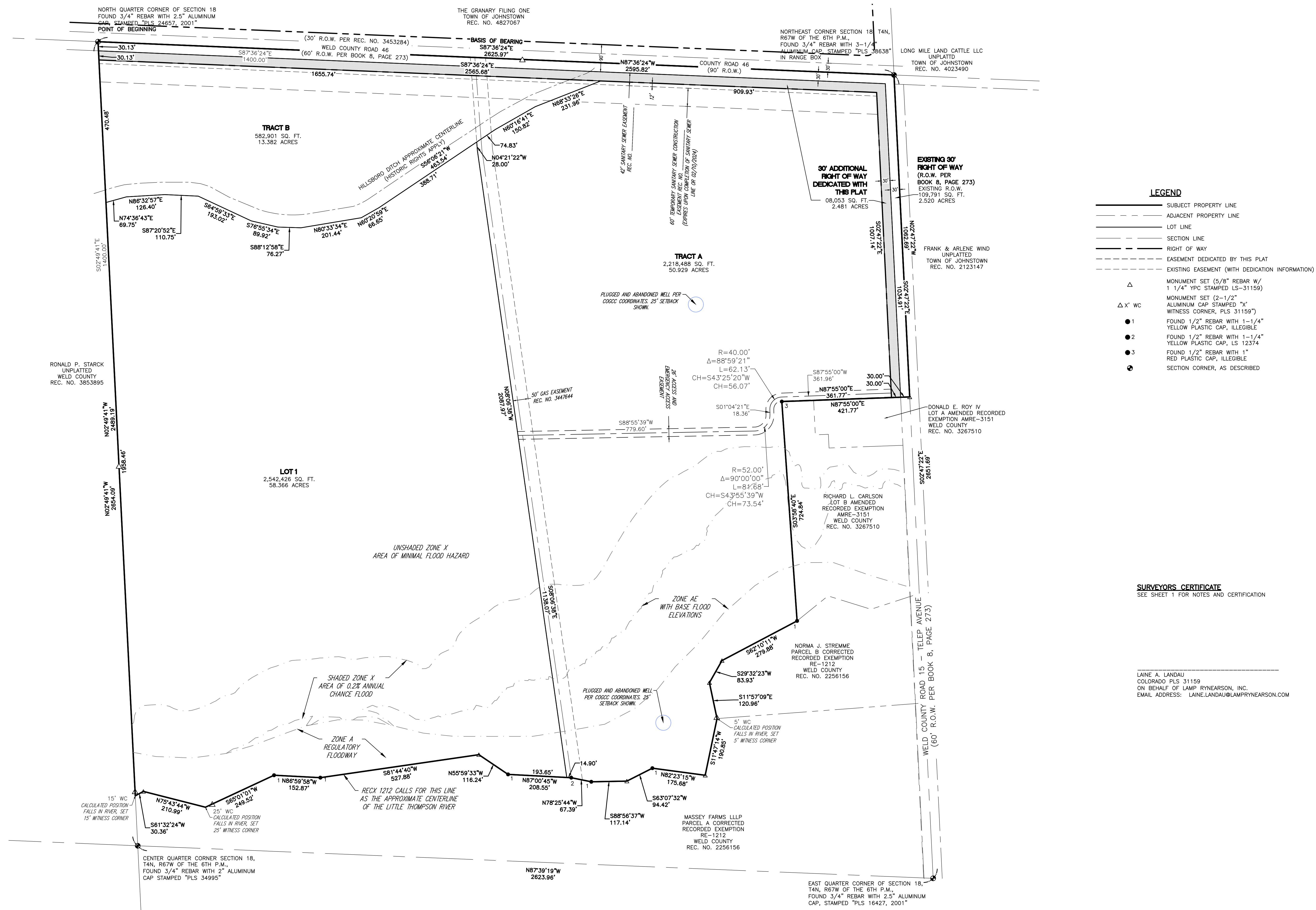


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- LEGEND**
- SUBJECT PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - LOT LINE
  - - - SECTION LINE
  - RIGHT OF WAY
  - - - EASEMENT DEDICATED BY THIS PLAT
  - - - EXISTING EASEMENT (WITH DEDICATION INFORMATION)
  - △ MONUMENT SET (5/8" REBAR W/ 1 1/4" YPC STAMPED LS-31159)
  - △ X WC MONUMENT SET (2-1/2" ALUMINUM CAP STAMPED "X" WITNESS CORNER, PLS 31159")
  - 1 FOUND 1/2" REBAR WITH 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE
  - 2 FOUND 1/2" REBAR WITH 1-1/4" YELLOW PLASTIC CAP, LS 12374
  - 3 FOUND 1/2" REBAR WITH 1" RED PLASTIC CAP, ILLEGIBLE
  - SECTION CORNER, AS DESCRIBED

**SURVEYORS CERTIFICATE**  
SEE SHEET 1 FOR NOTES AND CERTIFICATION

LAINA A. LANDAU  
COLORADO PLS 31159  
ON BEHALF OF LAMP RYNEARSON, INC.  
EMAIL ADDRESS: LAINA.LANDAU@LAMPRYNEARSON.COM

**SUNCATCHER SUBDIVISION**  
 A PORTION OF LOT A RECORDED EXEMPTION NO. 1059-18-1-RE 1008  
 NORTHEAST QUARTER OF SECTION 18, T4N, R67W OF THE 6TH P.M.  
 TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

PIVOT JOHNSTOWN  
 TOWN OF JOHNSTOWN, COLORADO

<b>811</b>	
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LAINA LANDAU/JOSH CROAK	
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6/27/2022	
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<b>BOOK AND PAGE</b>	
<b>SHEET</b>	
2 OF 2	