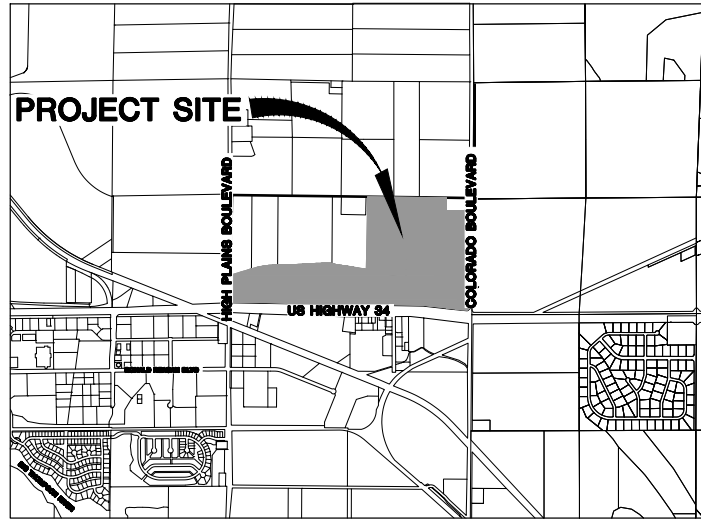


ENCORE FILING 1

LOCATED IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



TOTAL OUTLOTS 10 **TOTAL LOTS** 2 **TOTAL TRACTS** 5 **ZONING** PUD

ENGINEERING & SURVEYING:
TST, INC. CONSULTING ENGINEERS
748 WHALERS WAY, SUITE #200
FORT COLLINS, CO 80525
(970) 226-0557

OWNER:
ENCORE HOLDCO, LLC
ROY BADE
8901 E MOUNTAIN VIEW RD., SUITE #150
SCOTTSDALE, AZ 85258
(480) 295-7600

BASIS OF BEARING STATEMENT

CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE NORTH END BY THE EAST QUARTER CORNER OF SECTION 12 AND THE SOUTH END BY THE SOUTHEAST CORNER OF SECTION 12. SAID LINE IS ASSUMED TO BEAR S00°51'45"W A DISTANCE OF 2630.93 FEET AND IS MONUMENTED AS SHOWN HERON.

SURVEYOR CERTIFICATE:

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 20____.



CHAD R. WASHBURN
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NO. 37963
FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE PLANNING AND DEVELOPMENT DIRECTOR OF THE TOWN OF JOHNSTOWN AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

DEDICATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF JOHNSTOWN, OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SUCH LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, OUTLOTS, TRACTS, AND STREETS AND TO THE EXTENT APPLICABLE DO HEREBY DEDICATE TO THE TOWN OF JOHNSTOWN FOREVER ALL STREETS, IF ANY, AS INDICATED HEREON UNDER THE NAME OF ENCORE FILING 1, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. IN COMPLIANCE WITH THE TOWN OF JOHNSTOWN SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

OWNER: ENCORE HOLDCO, LLC
A COLORADO LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS
THE _____ DAY OF _____, 20____.

BY: _____ AUTHORIZED SIGNOR
NAME JENNIFER SCHRADER

NOTARIAL CERTIFICATE

STATE OF ARIZONA)
COUNTY OF MARICOPA)^{SS}
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

LENDER: CAPITAL FUND REIT, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS
THE _____ DAY OF _____, 20____.

BY: _____ PRESIDENT
NAME NOAH BROCIOS

NOTARIAL CERTIFICATE

STATE OF ARIZONA)
COUNTY OF MARICOPA)^{SS}
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS ENCORE FILING 1, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RECEPTION NUMBER _____ PASSED AND ADOPTED ON THE FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE DAY OF _____, 20____.

BY: _____ ATTEST: _____
MAYOR - GARY LEBSACK TOWN CLERK - HANNAH HILL

NOTES:

- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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. C.R.S. 13-80-105(3)(A)
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR IMPLIED.
- FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY OF RECORD, AND TERMS OR CONDITIONS AFFECTING THIS PROPERTY, TST, INC. CONSULTING ENGINEERS, AND THE SURVEYOR OF RECORD RELIED UPON TITLE COMMITMENT NO. HS0813638 AMENDMENT 1 PREPARED BY HERITAGE TITLE COMPANY EFFECTIVE APRIL 27, 2023 AT 8:00 AM. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST, INC. OR THE SURVEYOR OF RECORD.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FRM), MAP NO. 08069C1215F, HAVING A MAP REVISED DATE OF DECEMBER 19, 2006, INDICATE THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY, THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- ALL EXISTING PUBLIC EASEMENTS DEDICATED BY PREVIOUS PLATTING WITHIN THE SUBJECT PROPERTY BOUNDARY ARE HEREBY VACATED AND REDEDICATED AS SHOWN HEREON.
- PER C.R.S. 38-51-106, ALL LINEAL UNITS DEPICTED ON THIS SURVEY ARE U.S. SURVEY FEET. ONE METER EQUALS EXACTLY 39.37/12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 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.
- 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.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12
THENCE N 07°39'12" E A DISTANCE OF 251.55 FEET TO THE POINT OF BEGINNING;
THENCE S 44°04'45" E A DISTANCE OF 71.14 FEET;
THENCE S 88°43'39" E A DISTANCE OF 4342.30 FEET;
THENCE S 83°16'09" E A DISTANCE OF 597.20 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS
N 06°43'50" E, HAVING A RADIUS OF 11334.20 FEET, A CENTRAL ANGLE OF
02°04'01" AND AN ARC LENGTH OF 408.87 FEET;
THENCE N 47°45'00" E A DISTANCE OF 68.30 FEET;
THENCE N 00°51'45" E A DISTANCE OF 2498.76 FEET;
THENCE N 88°54'02" W A DISTANCE OF 30.00 FEET;
THENCE S 00°51'45" W A DISTANCE OF 221.07 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS
N 59°29'08" W, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF
14°50'50" AND AN ARC LENGTH OF 21.77 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS
N 44°38'19" W, HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF
20°25'04" AND AN ARC LENGTH OF 15.68 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS
N 24°13'15" W, HAVING A RADIUS OF 484.00 FEET, A CENTRAL ANGLE OF
25°19'13" AND AN ARC LENGTH OF 213.89 FEET;
THENCE N 88°54'02" W A DISTANCE OF 297.99 FEET;
THENCE N 00°51'44" E A DISTANCE OF 294.00 FEET;
THENCE N 88°54'02" W A DISTANCE OF 1792.05 FEET;
THENCE S 01°05'58" W A DISTANCE OF 1442.95 FEET;
THENCE S 01°05'58" W A DISTANCE OF 217.14 FEET;
THENCE N 79°36'13" W A DISTANCE OF 97.64 FEET;
THENCE N 80°36'13" W A DISTANCE OF 321.49 FEET;
THENCE N 81°58'34" W A DISTANCE OF 188.05 FEET;
THENCE N 82°02'01" W A DISTANCE OF 81.52 FEET;
THENCE N 77°14'42" W A DISTANCE OF 129.03 FEET;
THENCE N 87°33'11" W A DISTANCE OF 75.86 FEET;
THENCE S 88°38'30" W A DISTANCE OF 152.60 FEET;
THENCE S 89°30'23" W A DISTANCE OF 116.17 FEET;
THENCE S 85°40'41" W A DISTANCE OF 138.01 FEET;
THENCE S 87°40'54" W A DISTANCE OF 167.58 FEET;
THENCE S 86°51'02" W A DISTANCE OF 106.99 FEET;
THENCE S 86°57'18" W A DISTANCE OF 76.61 FEET;
THENCE S 88°39'06" W A DISTANCE OF 134.28 FEET;
THENCE S 88°43'57" W A DISTANCE OF 143.08 FEET;
THENCE S 89°33'51" W A DISTANCE OF 112.53 FEET;
THENCE S 87°49'15" W A DISTANCE OF 95.13 FEET;
THENCE S 86°07'00" W A DISTANCE OF 101.34 FEET;
THENCE S 82°18'45" W A DISTANCE OF 67.60 FEET;
THENCE S 81°10'10" W A DISTANCE OF 106.43 FEET;
THENCE S 77°35'57" W A DISTANCE OF 73.70 FEET;
THENCE S 74°41'37" W A DISTANCE OF 159.82 FEET;
THENCE S 73°25'09" W A DISTANCE OF 193.92 FEET;
THENCE S 73°24'05" W A DISTANCE OF 289.84 FEET;
THENCE S 00°8'14" W A DISTANCE OF 540.13 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 188.839 ACRES OR 8,225,812 SQUARE FEET MORE OR LESS AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS NOW IN USE OR OF RECORD.

DESCRIPTION	ZONING	SIZE (AC.)	PERCENTAGE (% TOTAL)	O & M RESPONSIBILITY
LOTS 1 - 1 BLOCK 1	PUD	44.10	23.35%	OWNER
LOTS 1 - 1 BLOCK 2	PUD	3.26	1.72%	OWNER
TRACT A - FUTURE DEVELOPMENT	PUD	14.89	7.88%	OWNER
TRACT B - FUTURE DEVELOPMENT	PUD	12.10	6.41%	OWNER
TRACT C - FUTURE DEVELOPMENT	PUD	21.74	11.51%	OWNER
TRACT D - FUTURE DEVELOPMENT	PUD	27.74	14.69%	OWNER
TRACT E - FUTURE DEVELOPMENT	PUD	7.02	3.72%	OWNER
OUTLOT A - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	1.57	0.83%	OWNER
OUTLOT B - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	4.66	2.47%	OWNER
OUTLOT C - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	1.95	1.03%	OWNER
OUTLOT D - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	5.36	2.84%	OWNER
OUTLOT E - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	4.43	2.35%	OWNER
OUTLOT F - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	2.04	1.08%	OWNER
OUTLOT G - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	6.39	3.38%	OWNER
OUTLOT H - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	3.96	2.10%	OWNER
OUTLOT I - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	4.34	2.30%	OWNER
OUTLOT J - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	1.92	1.01%	OWNER
RIGHT-OF-WAY		21.37	11.32%	TOWN OF JOHNSTOWN
TOTAL		188.84	100.00%	

ENCORE FILING 1 PLAT COVER

REVISIONS DESCRIPTION DATE BY

DRAWN JSL
CHECKED JFS
DESIGNED JSL
FILENAME 0001_Plat Cover

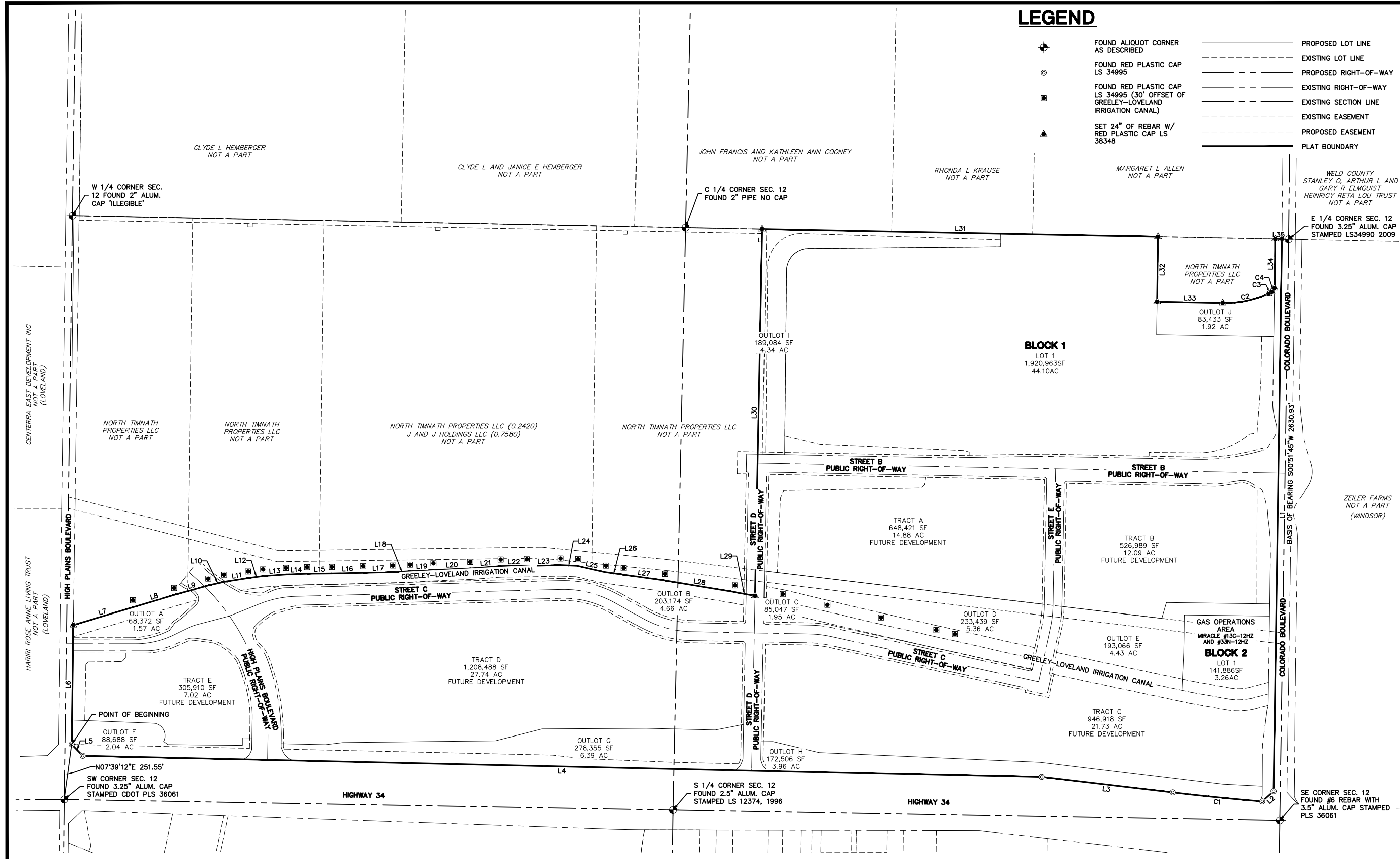
COLORADO LICENSE #37963
PENDING APPROVAL
NOT FOR CONSTRUCTION
PROFESSIONAL ENGINEER

Washburn LAND SURVEYING
TST, INC. CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1245.0008.00
SCALE N.T.S.
DATE MAY 2023
SHEET 1 of 8

LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND RED PLASTIC CAP LS 34995
- FOUND RED PLASTIC CAP LS 34995 (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL)
- SET 24" OF REBAR W/ RED PLASTIC CAP LS 38348
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PLAT BOUNDARY



REVISIONS	DESCRIPTION

BY	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat Cover



ENCORE FILING 1

PLAT OVERALL



TST
 CONSULTING ENGINEERS
 748 Whalers Way
 Suite 200 Fort Collins
 Colorado 80525
 Phone: 970.226.0557

JOB NO. 1245.0008.00

SCALE 1" = 200'

DATE MAY 2023

SHEET 2 of 8

LINE	LENGTH	DIRECTION
L1	2498.76	N0°51'45"E
L2	68.30	N47°45'00"E
L3	597.20	S83°16'09"E
L4	4342.30	S88°43'39"E
L5	71.14	S44°04'45"E
L6	540.13	S0°48'14"W

LINE	LENGTH	DIRECTION
L7	289.84	S73°24'05"W
L8	193.92	S73°25'09"W
L9	159.82	S74°41'37"W
L10	73.70	S77°35'57"W
L11	106.43	S81°10'10"W
L12	67.60	S82°18'45"W

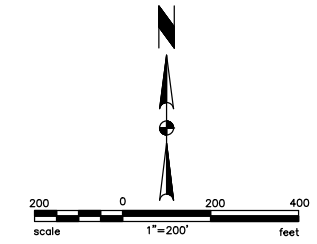
LINE	LENGTH	DIRECTION
L13	101.34	S86°07'00"W
L14	95.13	S87°49'15"W
L15	112.53	S89°33'51"W
L16	143.08	S88°43'57"W
L17	134.28	S88°39'06"W
L18	76.61	S86°57'18"W

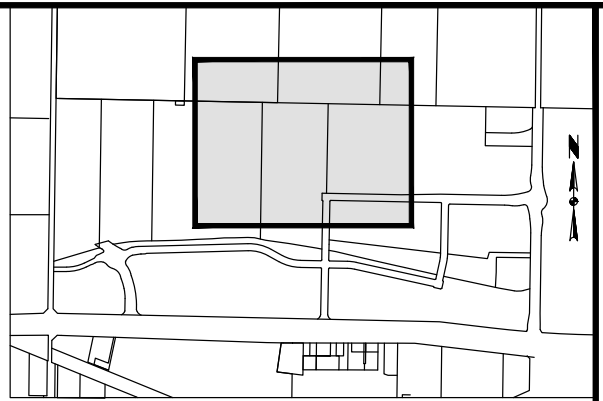
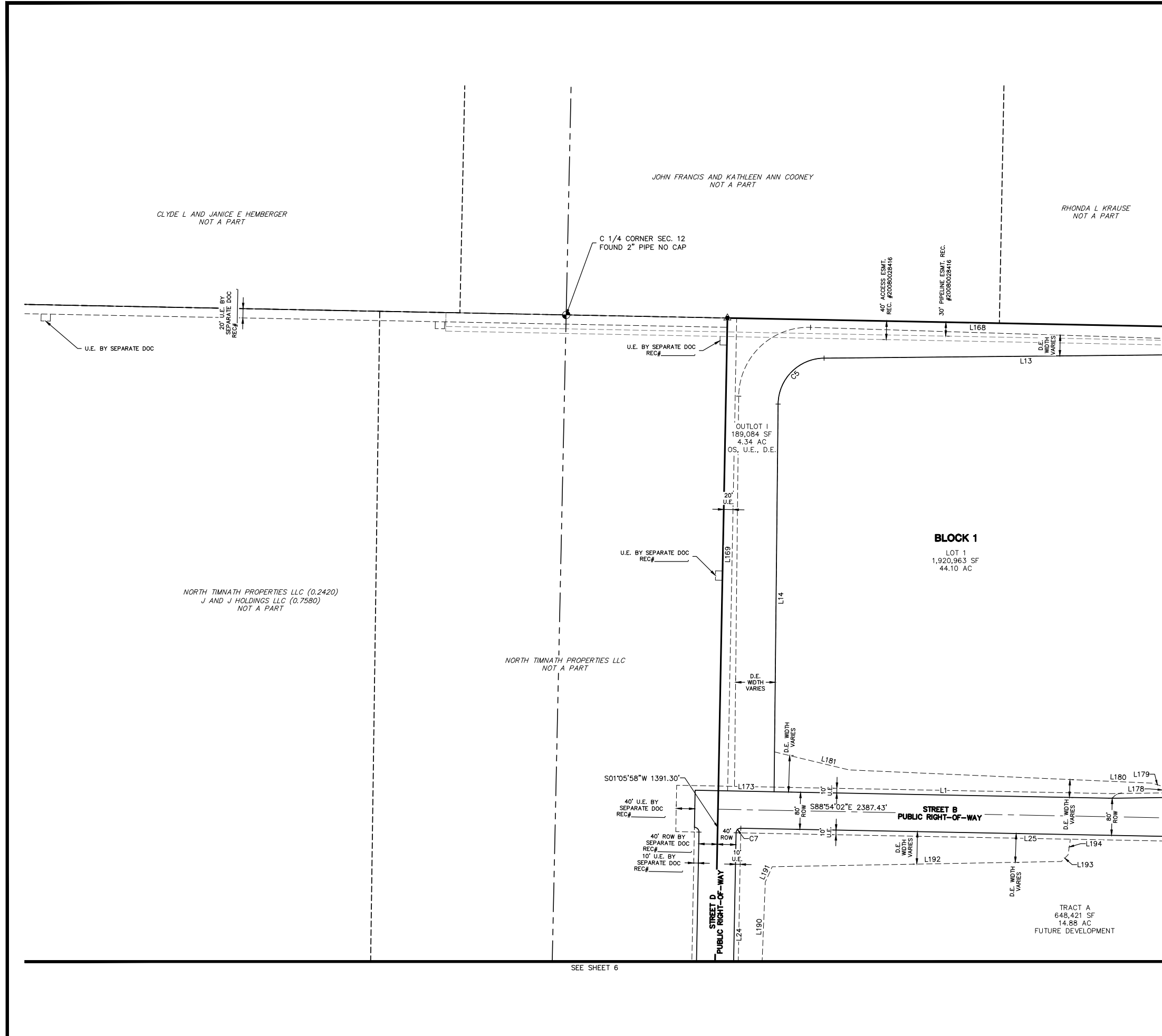
LINE	LENGTH	DIRECTION
L19	106.99	S86°51'02"W
L20	167.58	S87°40'54"W
L21	138.01	S85°40'41"W
L22	116.17	S89°30'23"W
L23	152.60	S88°38'30"W
L24	75.86	N87°33'11"W

LINE	LENGTH	DIRECTION
L25	129.03	N77°14'42"W
L26	81.52	N82°02'01"W
L27	188.05	N81°58'34"W
L28	321.49	N80°36'13"W
L29	97.84	N79°36'13"W
L30	1660.09	S1°05'58"W

LINE	LENGTH	DIRECTION
L31	1792.05	N88°54'02"W
L32	294.00	N0°51'44"E
L33	297.99	N88°54'02"W
L34	221.07	S0°51'45"W
L35	30.00	N88°54'02"W

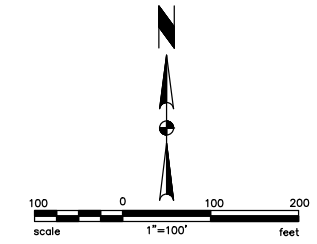
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	11334.20'	408.87'	2°04'01"	S84°18'10"E	408.85'
C2	484.00'	213.89'	25°19'13"	S78°26'21"W	212.15'
C3	44.00'	15.68'	20°25'04"	S55°34'13"W	15.60'
C4	84.00'	21.77'	14°50'50"	S37°56'16"W	21.71'





LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND RED PLASTIC CAP LS 34995
- FOUND RED PLASTIC CAP LS 34995 (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL)
- SET 24" OF REBAR W/ RED PLASTIC CAP LS 38348
- PROPOSED LOT LINE
- - - EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- - - EXISTING RIGHT-OF-WAY
- . - . EXISTING SECTION LINE
- - - EXISTING EASEMENT
- . - . PROPOSED EASEMENT
- PLAT BOUNDARY
- OS OPEN SPACE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- EX. EXISTING



REVISIONS	DESCRIPTION
DATE	
BY	
DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat Final

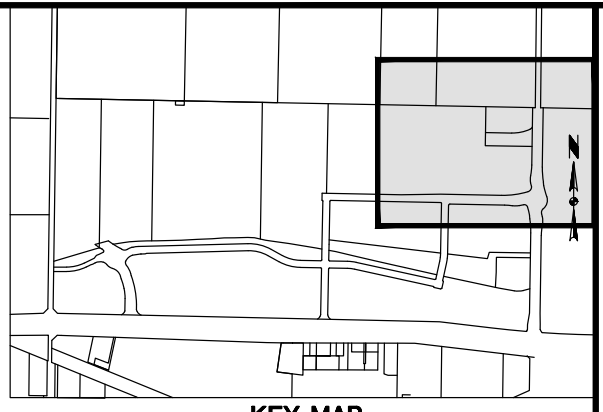
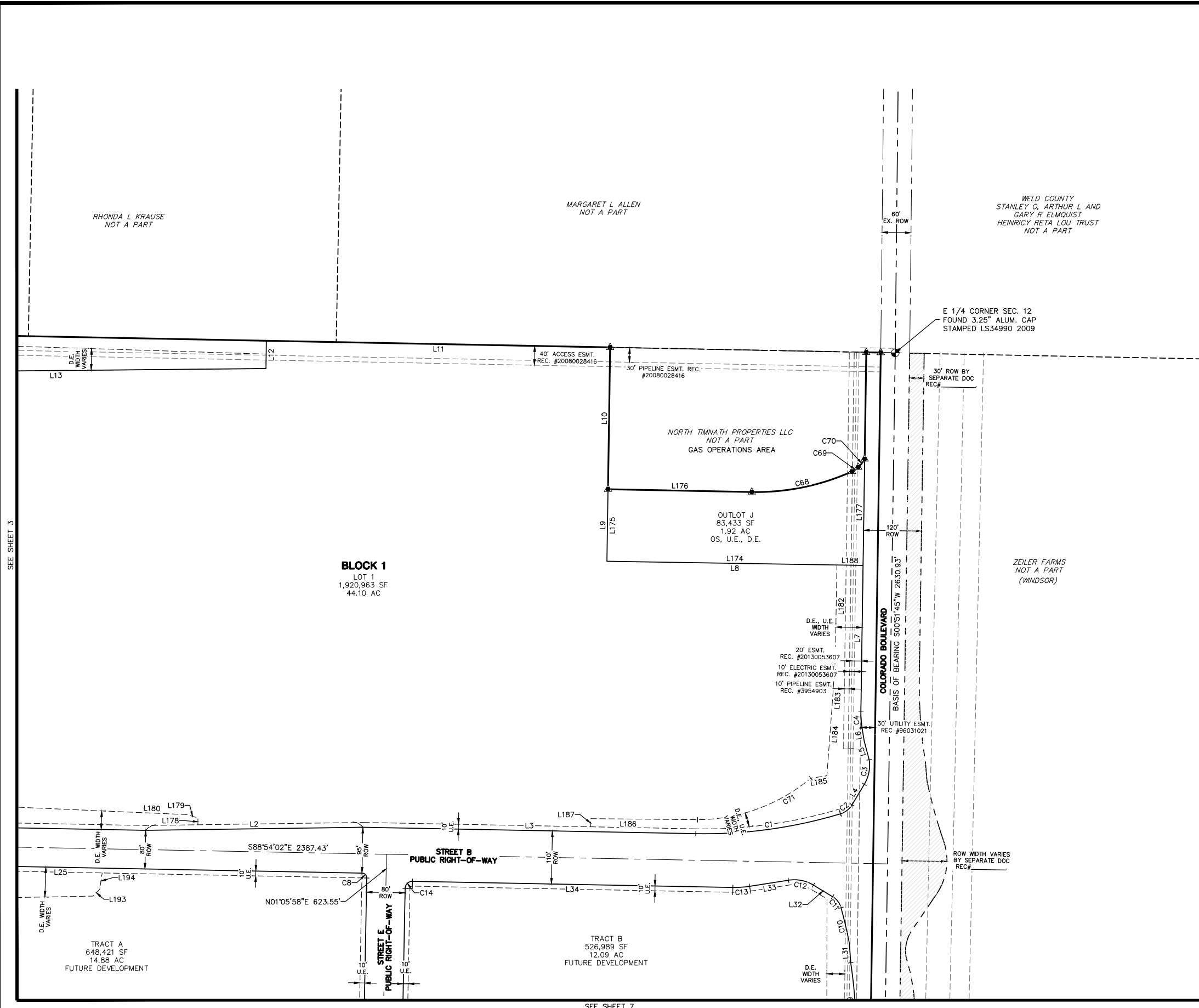


ENCORE FILING 1

PLAT

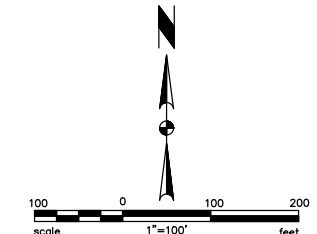
TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1245.0008.00
SCALE 1" = 100'
DATE MAY 2023
SHEET **3 of 8**



LEGEND

- ⊕ FOUND ALIQUOT CORNER AS DESCRIBED
- ⊗ FOUND RED PLASTIC CAP LS 34995
- ⊙ FOUND RED PLASTIC CAP LS 34995 (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL)
- ▲ SET 24" OF REBAR W/ RED PLASTIC CAP LS 38348
- _____ PROPOSED LOT LINE
- - - - - EXISTING LOT LINE
- ⋯ PROPOSED RIGHT-OF-WAY
- ⋯ EXISTING RIGHT-OF-WAY
- ⋯ EXISTING SECTION LINE
- - - - - EXISTING EASEMENT
- ⋯ PROPOSED EASEMENT
- _____ PLAT BOUNDARY
- OS OPEN SPACE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- EX. EXISTING



SEE SHEET 3

SEE SHEET 7

REVISIONS	DESCRIPTION

BY	DATE		
DRAWN	JSL		
CHECKED	JFS		
DESIGNED	JSL		
FILENAME	0001_Platt Final		

COLORADO LICENSE
 LAND SURVEYING
 PENDING APPROVAL
 NOT FOR CONSTRUCTION
 PROFESSIONAL ENGINEER

ENCORE FILING 1
 PLAT



TST

TST, INC.
 CONSULTING ENGINEERS
 748 Whalers Way
 Suite 200 Fort Collins
 Colorado 80525
 Phone: 970.226.0557

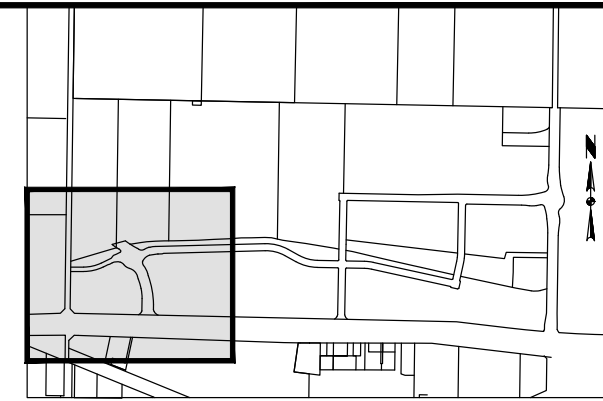
JOB NO. 1245.0008.00
 SCALE 1" = 100'
 DATE MAY 2023
 SHEET 4 of 8

CENTERRA EAST DEVELOPMENT INC
NOT A PART
(LOVELAND)

NORTH TIMNATH PROPERTIES LLC
NOT A PART

NORTH TIMNATH PROPERTIES LLC
NOT A PART

NORTH TIMNATH PROPERTIES LLC (0.2420)
J AND J HOLDINGS LLC (0.7580)
NOT A PART



KEY MAP
N.T.S.

LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND RED PLASTIC CAP LS 34995
- FOUND RED PLASTIC CAP LS 34995 (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL)
- SET 24" OF REBAR W/ RED PLASTIC CAP LS 38348
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PLAT BOUNDARY
- OS OPEN SPACE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- EX. EXISTING



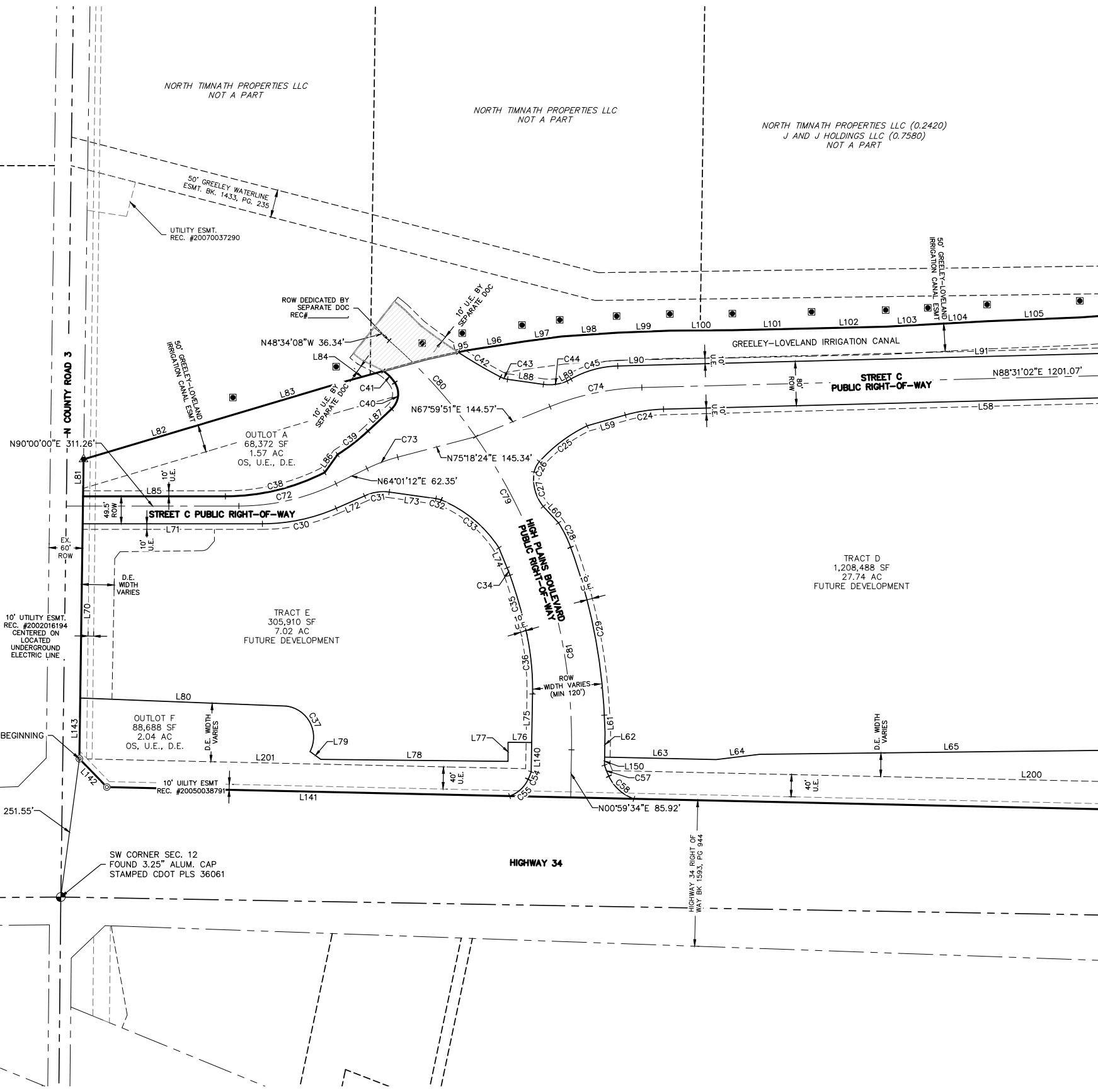
PENDING APPROVAL
NOT FOR CONSTRUCTION

ENCORE FILING 1
PLAT

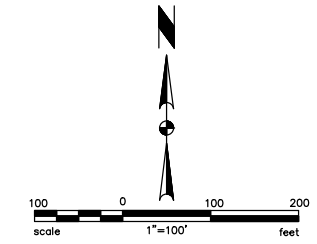


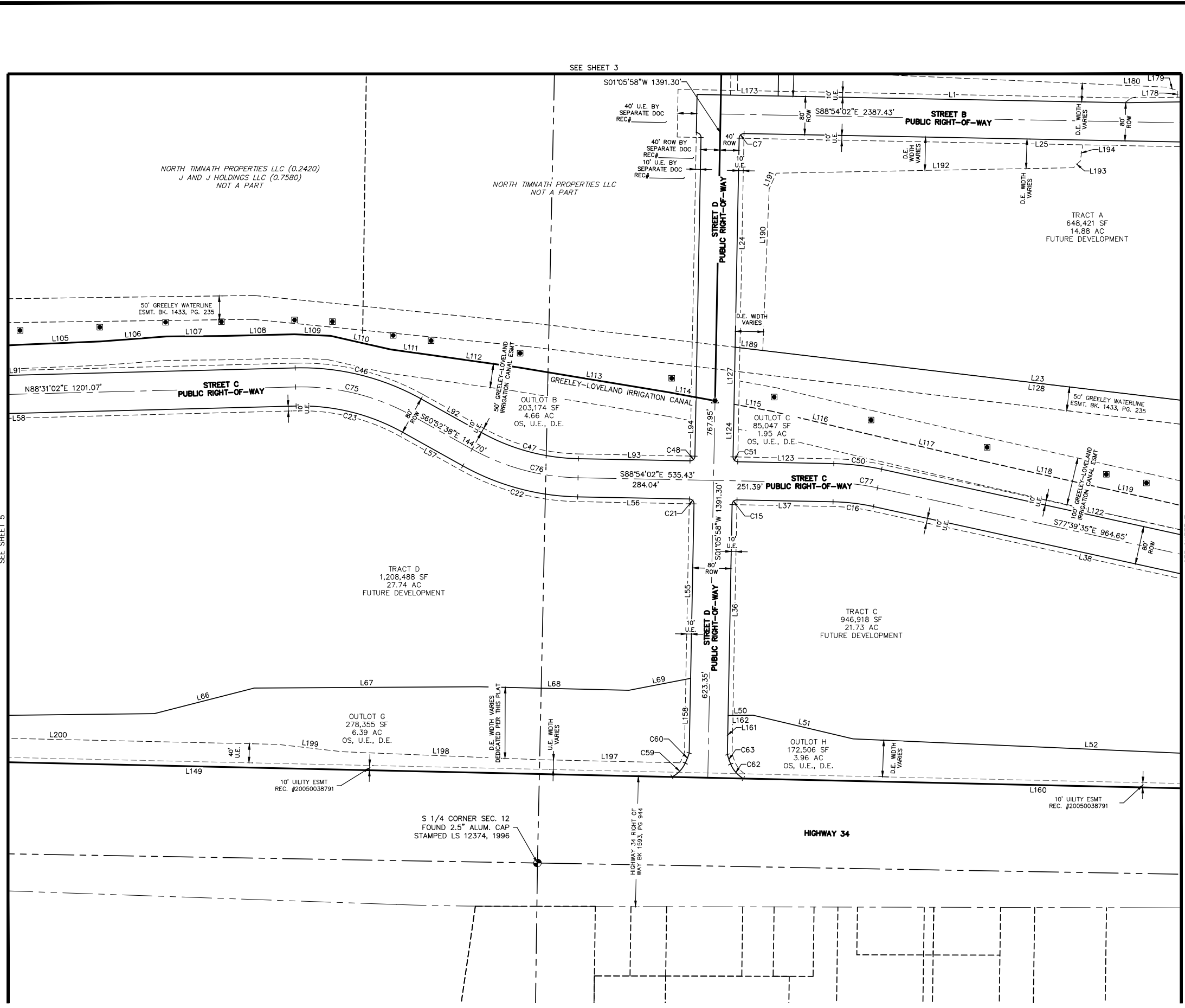
TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1245.0008.00
SCALE 1" = 100'
DATE MAY 2023
SHEET 5 of 8



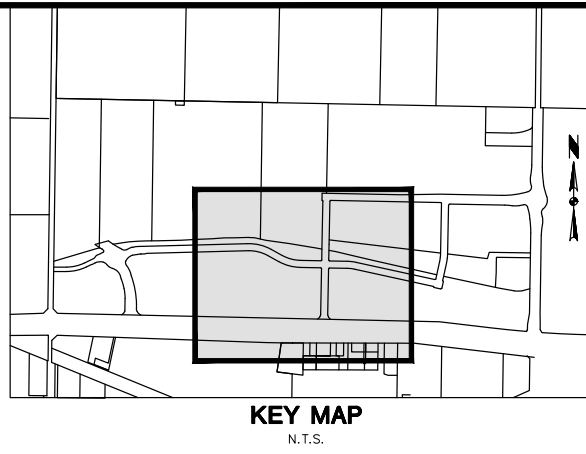
SEE SHEET 6





SEE SHEET 5

SEE SHEET 7



LEGEND

- ◆ FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND RED PLASTIC CAP LS 34995
- FOUND RED PLASTIC CAP LS 34995 (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL)
- ▲ SET 24" OF REBAR W/ RED PLASTIC CAP LS 38348
- - - PROPOSED LOT LINE
- - - EXISTING LOT LINE
- - - PROPOSED RIGHT-OF-WAY
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING SECTION LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - PLAT BOUNDARY
- OS OPEN SPACE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- EX. EXISTING

REVISIONS	DESCRIPTION

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat Final

ENCORE FILING 1

COLORADO LICENSE #11434

PENDING APPROVAL

NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER

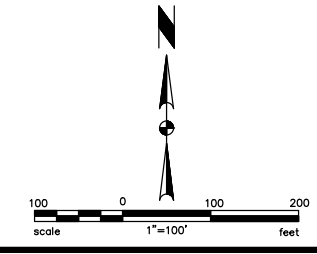
PLAT



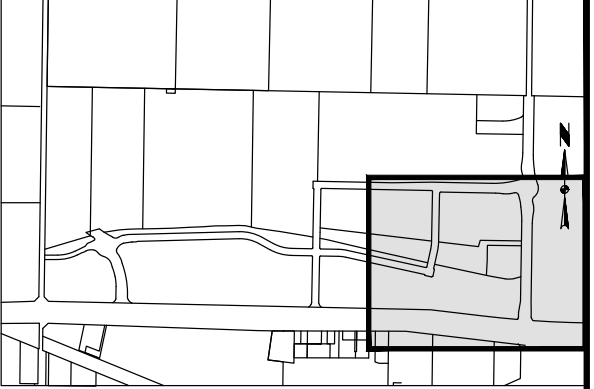
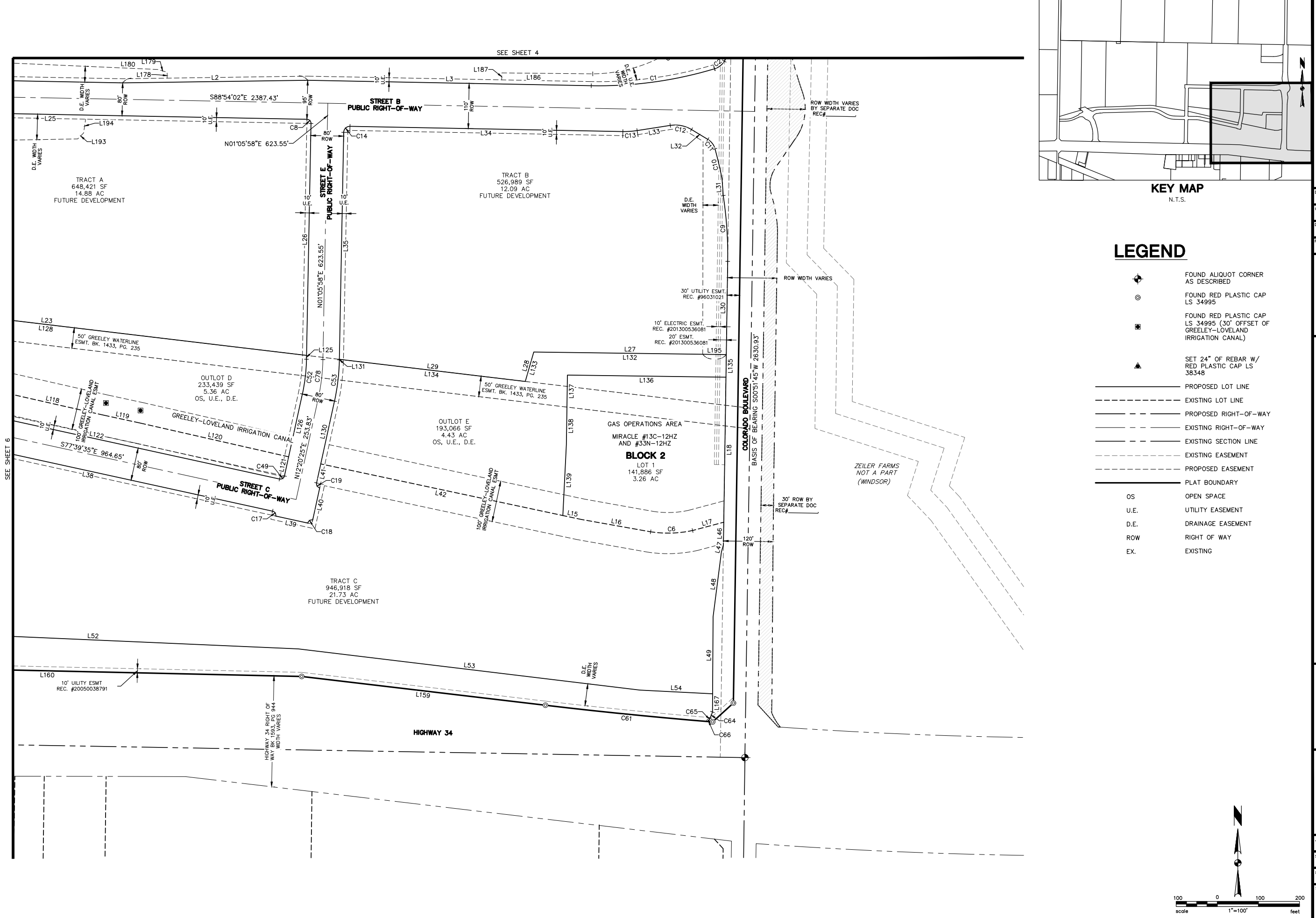
TST

TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.	1245.0008.00
SCALE	1" = 100'
DATE	MAY 2023
SHEET	6 of 8



SEE SHEET 4



KEY MAP
N.T.S.

LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND RED PLASTIC CAP LS 34995
- FOUND RED PLASTIC CAP LS 34995 (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL)
- SET 24" OF REBAR W/ RED PLASTIC CAP LS 38348
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PLAT BOUNDARY
- OS OPEN SPACE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- EX. EXISTING

REVISIONS	DESCRIPTION

DATE	
BY	
DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat Final



ENCORE FILING 1

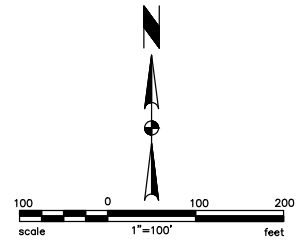
PLAT



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SHEET **7 of 8**



LINE TABLE with columns: LINE, LENGTH, DIRECTION. Rows L1 to L20.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Rows L21 to L40.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Rows L41 to L60.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Rows L64 to L83.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Rows L84 to L103.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Rows L104 to L123.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Rows L124 to L149.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Rows L150 to L183.

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Rows L184 to L201.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD. Rows C1 to C21.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD. Rows C22 to C41.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD. Rows C42 to C62.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD. Rows C63 to C81.

ENCORE FILING 1 PLAT. Includes revision table, drawing metadata (DRAWN: JSL, CHECKED: JFS, DESIGNED: JSL), a professional engineer seal for Colorado License #18174, and contact information for TST, INC. CONSULTING ENGINEERS.