DEDICATION AND ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT ENCORE HOLDCO, LLC, A COLORADO LIMITED LIABILITY COMPANY, 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 DEDICATED TO THE TOWN OF JOHNSTOWN FOREVER ALL STREETS AND EASEMENTS, IF ANY, AS INDICTED HEREON UNDER THE NAME OF ENCORE FILING 2, SUBJECT TO ALL EASEMENTS AND RIGHT-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. BEING THE OWNER AND LIENHOLDERS OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, LARIMER COUNTY COLORADO, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWESTERLY CORNER OF OUTLOT I, ENCORE FILING 1, RECORDED IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO.

THENCE S01°07'05"W, A DISTANCE OF 1660.09 FEET ON THE WESTERLY LINE OF SAID OUTLOT I TO THE NORTHERLY LINE OF A PARCEL LAND RECORDED IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO 20210062729;

THENCE ON THE NORTHERLY LINES OF SAID PARCEL OF LAND FOR THE FOLLOWING TWENTY-THREE (23) COURSES;
1. N79°35'06"W, A DISTANCE OF 97.64 FEET;
2. N80°35'06"W, A DISTANCE OF 321.49 FEET;
3. N81°57'27"W, A DISTANCE OF 188.05 FEET;
4. N82°00'54"W, A DISTANCE OF 81.52 FEET;
5. N77°13'35"W, A DISTANCE OF 129.03 FEET;
6. N87°32'04"W, A DISTANCE OF 75.86 FEET;
7. S88°39'37"W, A DISTANCE OF 152.60 FEET;
8. S89°31'30"W, A DISTANCE OF 116.17 FEET;
9. S85°41'48"W, A DISTANCE OF 138.01 FEET;
10. S87*42'01"W, A DISTANCE OF 167.58 FEET;
11. S86°52'09"W, A DISTANCE OF 106.99 FEET;
12. S86°58'25"W, A DISTANCE OF 76.61 FEET;
13. S88°40'13"W, A DISTANCE OF 134.28 FEET;
14. S88°45'04"W, A DISTANCE OF 143.08 FEET;
15. S89°34'58"W, A DISTANCE OF 112.53 FEET;
16. S87'50'22"W, A DISTANCE OF 95.13 FEET;
17. S86°08'07"W, A DISTANCE OF 101.34 FEET;
18. S8219'52"W, A DISTANCE OF 67.60 FEET;
19. S81'11'17"W, A DISTANCE OF 106.43 FEET;
20. S77°37′04″W, A DISTANCE OF 73.70 FEET;
21. S74°42'44"W, A DISTANCE OF 159.82 FEET;
22. S73'26'16"W, A DISTANCE OF 193.92 FEET;
23. S73°25'12"W, A DISTANCE OF 289.84 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 3;

THENCE NO0°49'21"E, A DISTANCE OF 1851.45 FEET ON SAID EASTERLY RIGHT-OF-WAY TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, MONUMENTED BY A NO. 4 REBAR OF UNKNOWN LENGTH WITH A RED PLASTIC CAP, STAMPED LS 34995;

THENCE S88°52'35"E, A DISTANCE OF 1357.87 FEET ON SAID NORTH LINE TO THE SOUTHWEST 1/16^{1H} CORNER OF SAID SECTION 12, MONUMENTED BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ILLEGIBLE 2" ALUMINUM CAP;

THENCE S88°52'07"E, A DISTANCE OF 1387.90 FEET ON SAID NORTH LINE TO THE CENTER QUARTER CORNER OF SAID SECTION 12, MONUMENTED BY A 2" PIPE WITH NO CAP;

THENCE S88*51'46"E. A DISTANCE OF 347.49 FEET ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12 TO THE POINT OF BEGINNING.

PARCEL CONTAINS 5,008,655 SQUARE FEET OR 114.983 ACRES, MORE OR LESS.

DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, OUTLOTS, RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF ENCORE FILING 2 AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHT OF WAY AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

OWNER:

ENCORE HOLDCO, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF

COUNTY OF ____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2024 BY _ OF ___

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES:

NOTARY PUBLIC

NOTARY PUBLIC

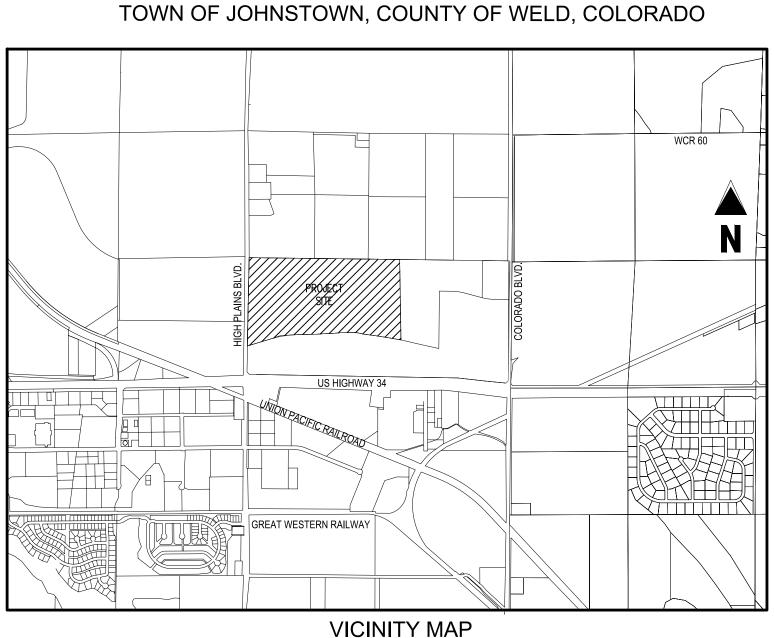
	HAVE HEREUNTO SET OUR HANDS AND SEAL THIS THE 20	DAY OF
BY:	TITLE	
NAME	TITLE	
STATE OF))SS.	
COUNTY OF		
	ENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF	
WITNESS HAND AND OFFIC	CIAL SEAL	

PLAT NOTES

- OF REQUIRED SPLIT-RAIL FENCING PER THE GRANARY DESIGN GUIDELINES.

5) STREET MAINTENANCE. IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF JOHNSTOWN IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED BY THE TOWN ENGINEER, AND PROVIDED THAT CONSTRUCTION OF

LAND USE	
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OWNER AND DEVELOPER

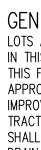
J & J HOLDINGS 308 COMMERCE DRIVE FORT COLLINS, CO 80524 TEL: (970) 493–6262 CONTACT: JOHN GUILIANO

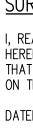
SITE ENGINEER

GALLOWAY & COMPANY JAMES PRELOG 15265 RONALD REAGAN BLVD., SUITE 210 JOHNSTOWN, CO 80534

SURVEYOR

GALLOWAY & COMPANY READE COLIN ROSELLES 15265 RONALD REAGAN BLVD., SUITE 210 JOHNSTOWN, CO 80534





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.

2) 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 SUBDIVIDER'S 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.

3) STREET SIGNAGE: THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING 'NO PARKING/FIRE LANE" SIGNAGE, AS REQUIRED BY THE TOWN PUBLIC WORKS/STREETS DEPARTMENT AND/OR APPLICABLE FIRE DISTRICT. THE OWNER SHALL MAINTAIN SAID SIGNAGE.

4) FENCING: LOTS THAT BACK TO OR OTHERWISE ABUT OPEN SPACE AREAS ARE RESPONSIBLE FOR CONSTRUCTION

SAID ROADWAY(S) IS STARTED WITHIN ONE (1) YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE TOWN ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

- 6) DRIVES. PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR OTHER ENTITY OTHER THAN THE TOWN IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.)
- DRAINAGE LIABILITY. THE TOWN DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE TOWN REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT. OWNER OR DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE TOWN WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. TOWN APPROVAL OF A FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THAT PLAT.
- 8) LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR ENTITY OTHER THAN THE TOWN IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE TOWN. AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.
- 9) SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN THIRTY-SIX (36) INCHES IN HEIGHT FROM THE STREET LEVEL AND/OR TREE CANOPIES LOWER THAT 7' ABOVE ADJACENT STREET GRADE OR AS REQUIRED BY CURRENT TOWN CODE OR SPECIFICATIONS.

SUMMARY						
FILING 2						
.ots	AREA (SF)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	USE	% OF TOTAL
N	73,424	1.686	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND ACCESS EASEMENT	
3	50,451	1.158	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND ACCESS EASEMENT	
>	50,091	1.150	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND ACCESS EASEMENT	
)	113,447	2.604	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND ACCESS EASEMENT	
	15,307	0.351	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND ACCESS EASEMENT	
-	20,732	0.476	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND ACCESS EASEMENT	
}	105,276	2.417	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND ACCESS EASEMENT	
ł	2,300	0.053	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND ACCESS EASEMENT	
	48,435	1.112	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND ACCESS EASEMENT	
J	531,866	12.210	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND ACCESS EASEMENT	
<	59,532	1.367	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS EASEMENT	
-	15,824	0.363	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS EASEMENT	
1	170,172	3.907	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND ACCESS EASEMENT	
S TOTAL	1,256,858	28.853				25.09%
CTS						
N	533,969	12.258	METRO DISTRICT	METRO DISTRICT	FUTURE DEVELOPMENT	10.66%
ALL PUBLIC ROADWAYS)						
AD	AREA (SF)	AREA ACRES				
GHT OF WAY	1,220,271	28.014				24.36%
MILY LOTS						
TS	AREA (SF)	AREA ACRES	NUMBER OF LOTS			
MILY LOTS	1,997,557	45.858	370			39.88%
AREA	5,008,655	114.983	TOTAL PERCENTAGE			100.00%

ENCORE FILING 2 PART OF THE SOUTH HALF OF SECTION 12 TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS ENCORE FILING 2, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY , PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE RESOLUTION NUMBER TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE , 2023.

MAYOR

ATTEST: ____

TOWN CLERK

MAINTENANCE NOTE:

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.

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GENERAL NOTES

1. BASIS OF BEARING: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12 IS ASSUMED TO BEAR N 00°49'21" E AND DISTANCE OF 2641.43', MONUMENTED AT THE SOUTH BY NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP, STAMPED "PLS 36061" AND AT THE NORTH BY NO. 6 REBAR OF UNKNOWN LENGTH WITH ILLEGIBLE 3-1/4" ALUMINUM CAP, WITH ALL OTHER BEARINGS RELATIVE THERETO.

2. THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON. PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.

3. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET

4. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.

CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.

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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

SURVEYOR'S CERTIFICATION:

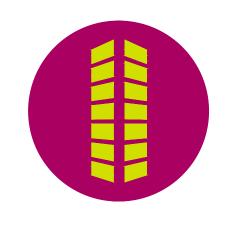
I, READE COLIN ROSELLES, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF ENCORE FILING 2 WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS ______ DAY OF _____, 2024.

5265 Ronald Reagan Blvd., Suite 210 Johnstown, CO 80534 970.800.3300 GallowayUS.com

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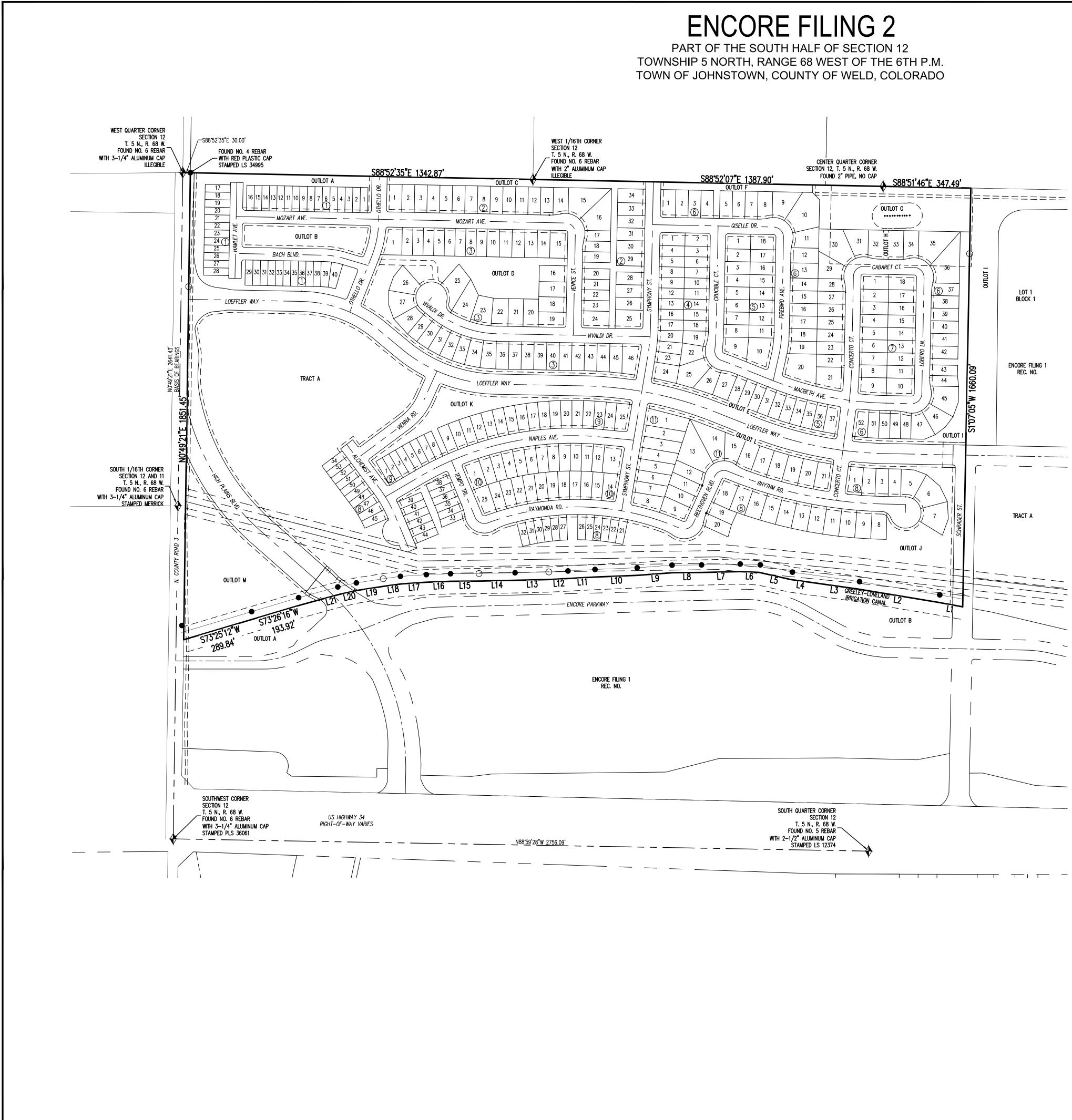


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Project No:	JJH0000020.10
Drawn By:	AN
Checked By:	RCR
Date:	3/11/2024

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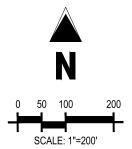
ngs\CO.Johnstown - JJH000002.20_Encore Residential0SVY1-CAD\PlatJJH02-EncoreRes-Cover-plat.dwg - Armando Nuñez, Jr. - 3

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PARCEL LINE SEGMENT TABLE			
LINE TAG #	BEARING	LENGTH (FT)	
LI	N79*35'06"W	97.64	
L2	N80°35'06"W	321.49	
L3	N81*57'27"₩	188.05	
L4	N82'00'54"W	81.52	
L5	N77"13'35 " W	129.03	
L6	N87'32'04"W	75.86	
L7	S88*39'37"W	152.60	
L8	S89°31'30"W	116.17	
L9	S85*41'48"W	138.01	
L10	S87°42'01"W	167.58	
L11	S86*52'09"W	106.99	
L12	S86*58'25"W	76.61	
L13	S88°40'13"W	134.28	
L14	S88*45'04"W	143.08	
L15	S89*34'58"W	112.53	
L16	S87*50'22"W	95.13	
L17	S86'08'07"W	101.34	
L18	S8219'52"W	67.60	
L19	S81"11'17"W	106.43	
L20	S77*37'04"W	73.70	
L21	S74*42'44 * W	159.82	

LEGEND

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\blacklozenge	
	_
	_
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REC. NO.	

FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" RED PLASTIC CAP, STAMPED KSI LS 34995. (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL) UNLESS OTHERWISE NOTED ALIQUOT CORNER (AS DESCRIBED) PROPERTY LINE LOT LINE SECTION LINE EASEMENT LINE RIGHT OF WAY RECEPTION NUMBER BLOCK NUMBER



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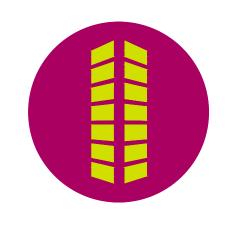
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Galloway

5265 Ronald Reagan Blvd., Suite 210

Johnstown, CO 80534

970.800.3300 GallowayUS.com

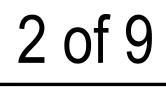


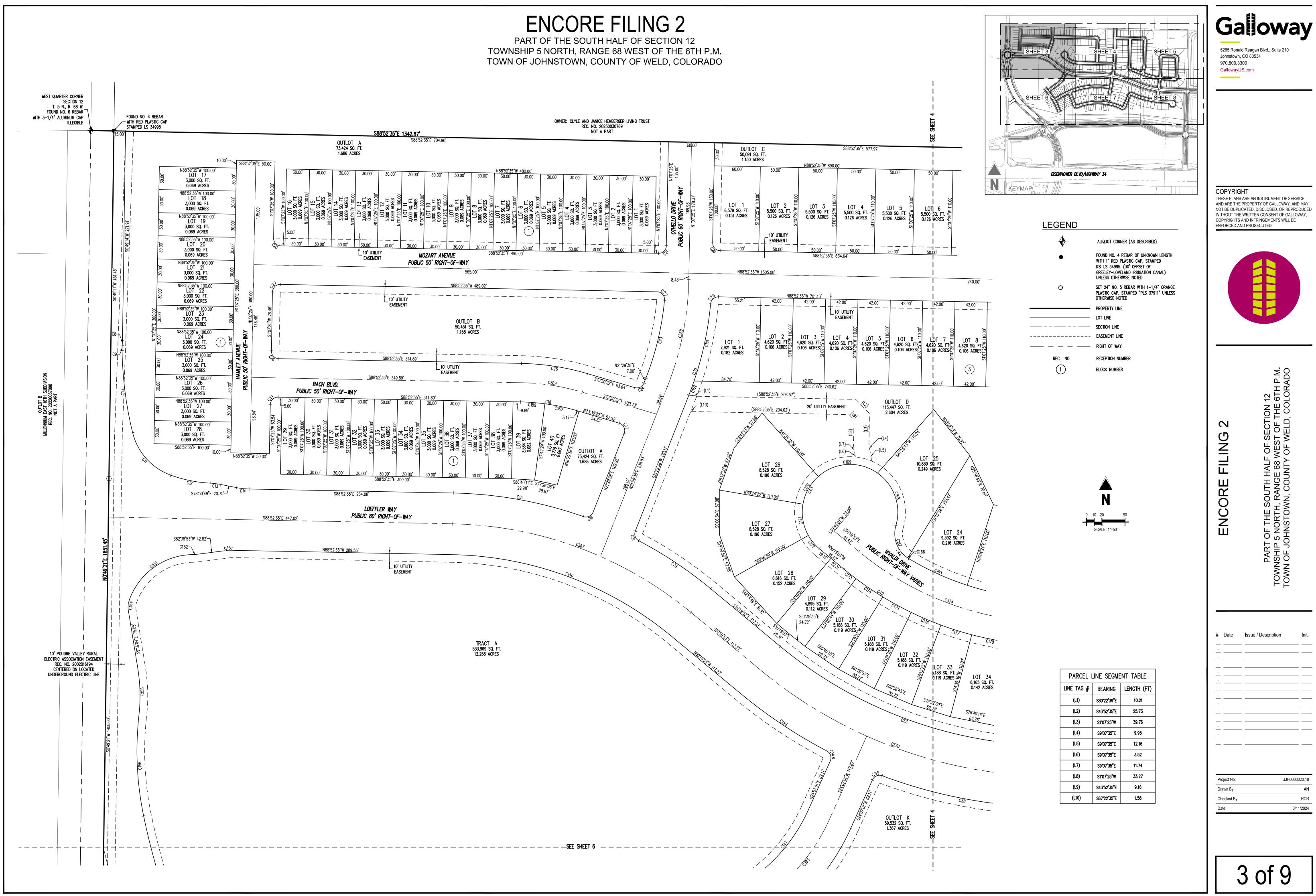
ENCORE FILING 2

PART OF THE SOUTH HALF OF SECTION 12 DWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M. JWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO

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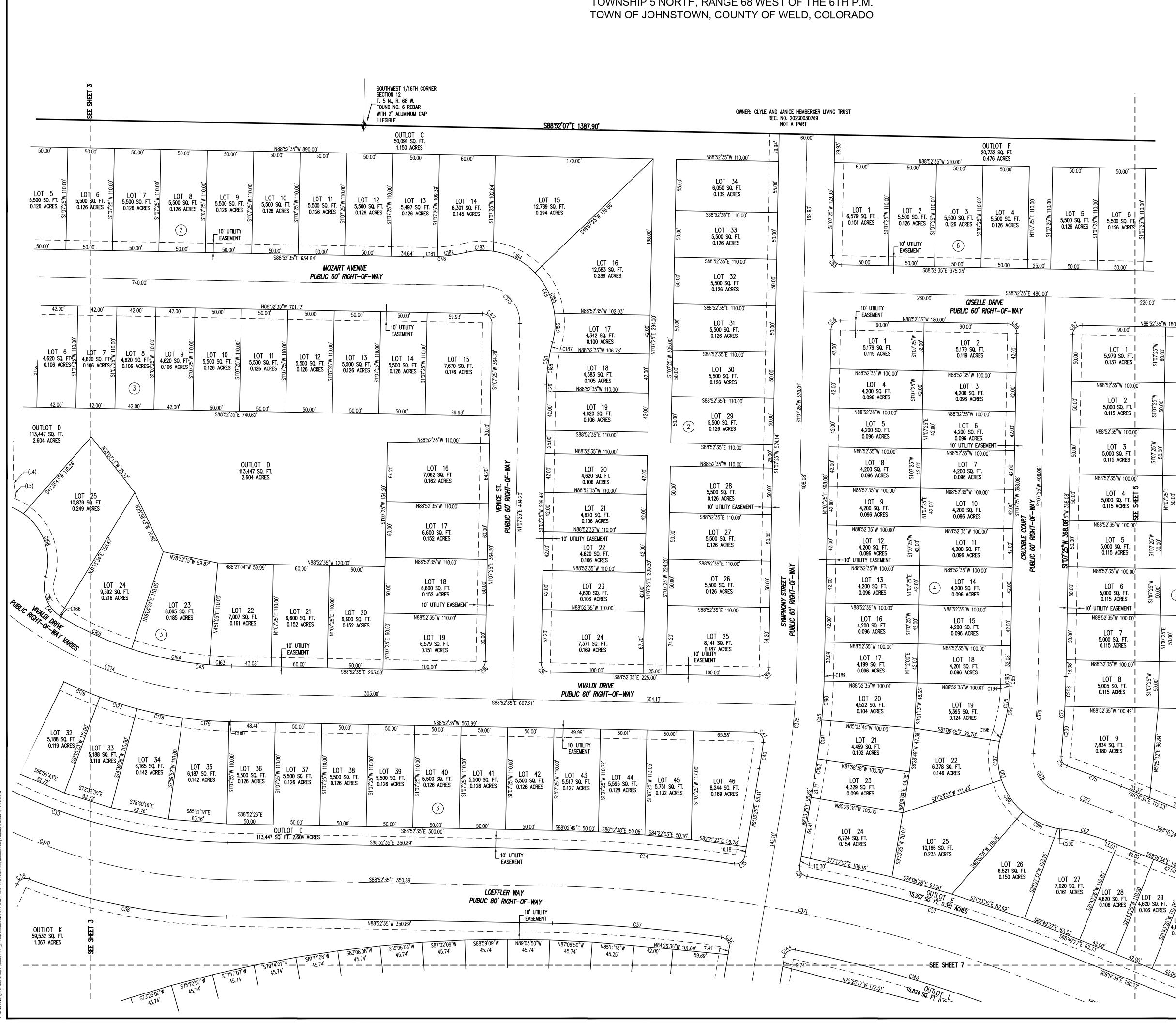
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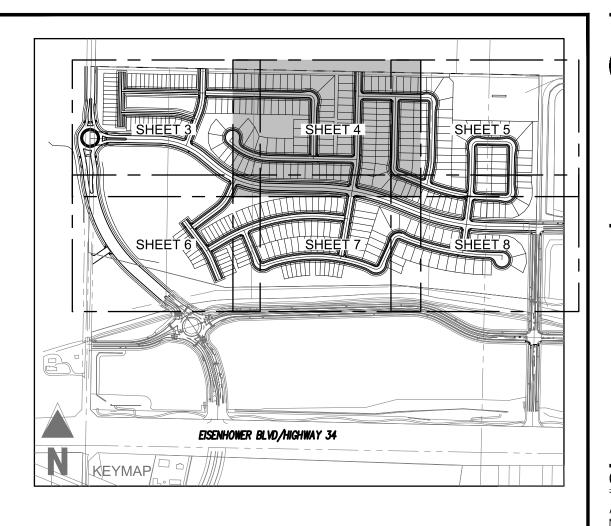
3/11/2024

3 of 9



ENCORE FILING 2

PART OF THE SOUTH HALF OF SECTION 12 TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.



LEGEND

50.00'

LOT 6 5,500 SQ. FT 0.126 ACRES

50.00'

90.00'

LOT 1

LOT 3

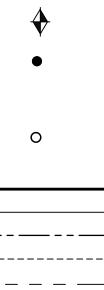
S

5

LOT 30 4,620 SQ. FT.

220.00'

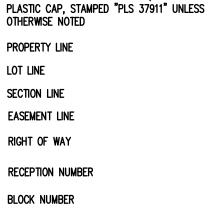
N88°52'35"W 180.00'



REC. NO.

(1)

Property line LOT LINE _____ - _ _ _ _ _ SECTION LINE ---- EASEMENT LINE RIGHT OF WAY RECEPTION NUMBER BLOCK NUMBER



ALIQUOT CORNER (AS DESCRIBED)

WITH 1" RED PLASTIC CAP, STAMPED

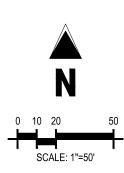
GREELEY-LOVELAND IRRIGATION CANAL)

SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE

KSI LS 34995. (30' OFFSET OF

UNLESS OTHERWISE NOTED

FOUND NO. 4 REBAR OF UNKNOWN LENGTH



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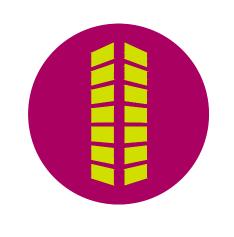
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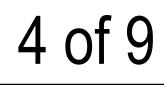
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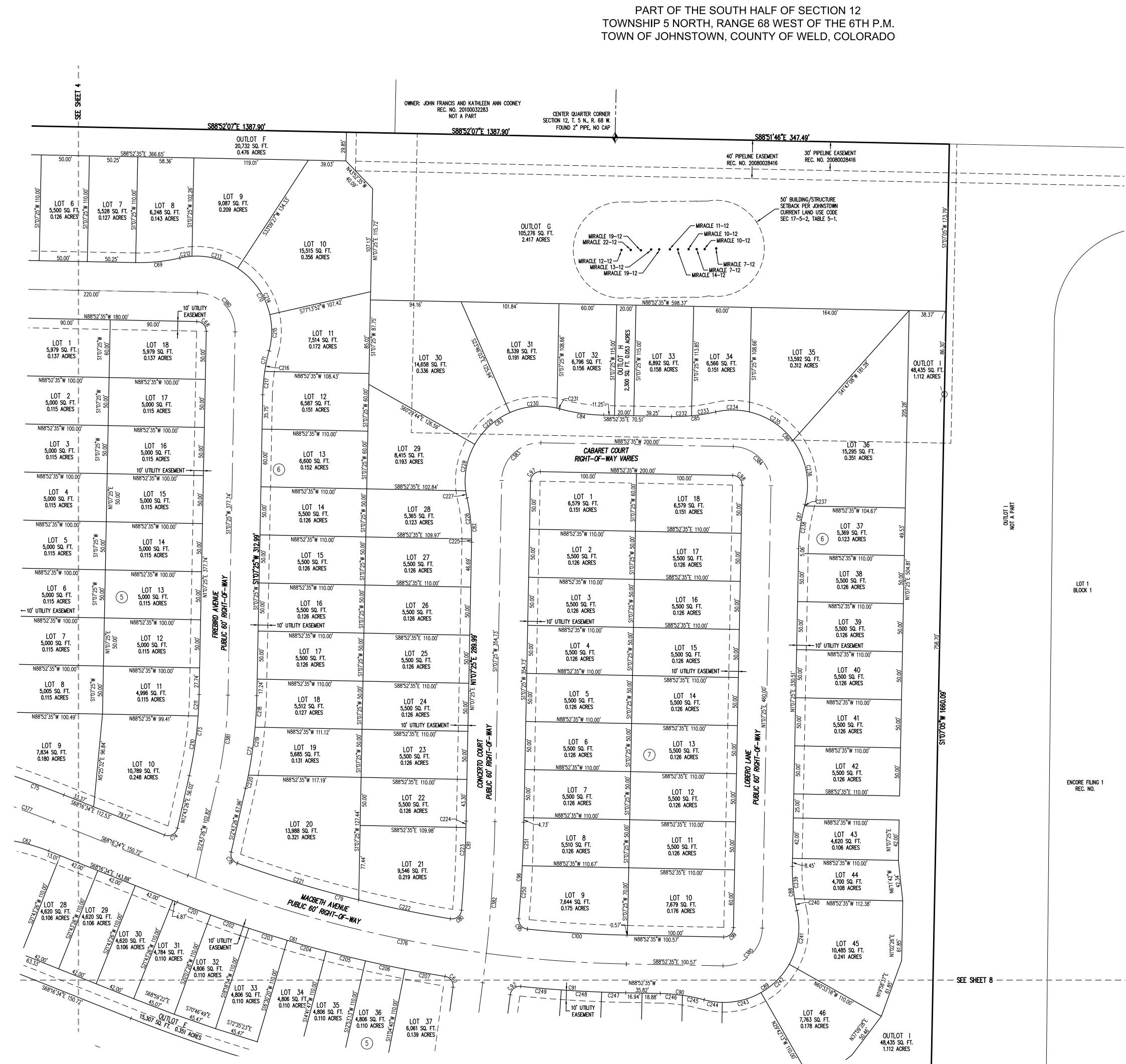


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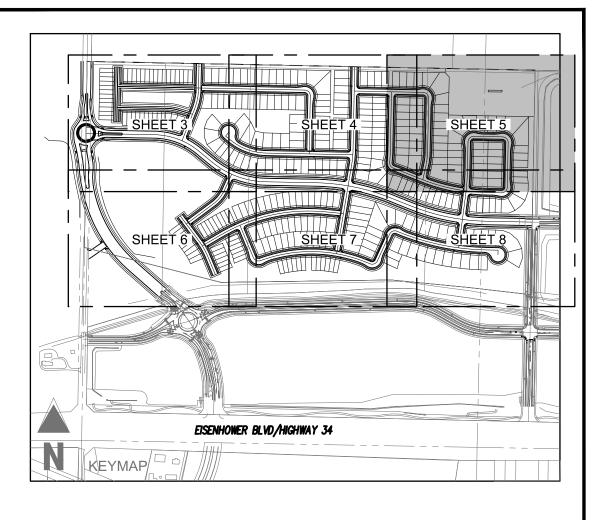
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Project No:): JJH0000020.10	
Drawn By:	AN	
Checked By:	RCR	
Date:	3/11/2024	





ENCORE FILING 2

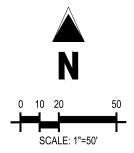


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LEGEND	
�	ALIQUOT CORNER (AS DESCRIBED)
•	FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" RED PLASTIC CAP, STAMPED KSI LS 34995. (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL) UNLESS OTHERWISE NOTED
0	SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
	PROPERTY LINE
	LOT LINE
	SECTION LINE
	EASEMENT LINE
	RIGHT OF WAY
REC. NO.	RECEPTION NUMBER
1	BLOCK NUMBER



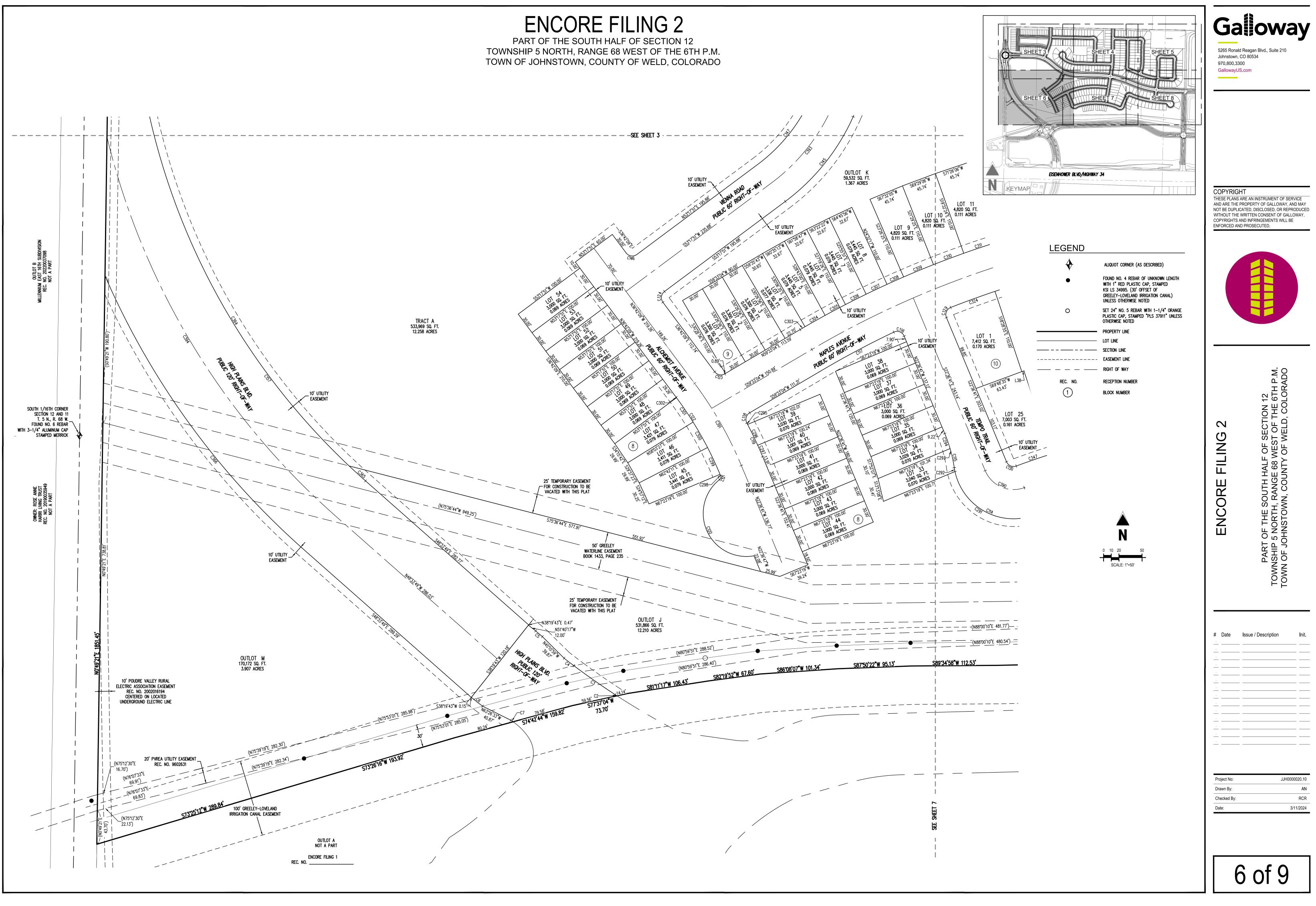
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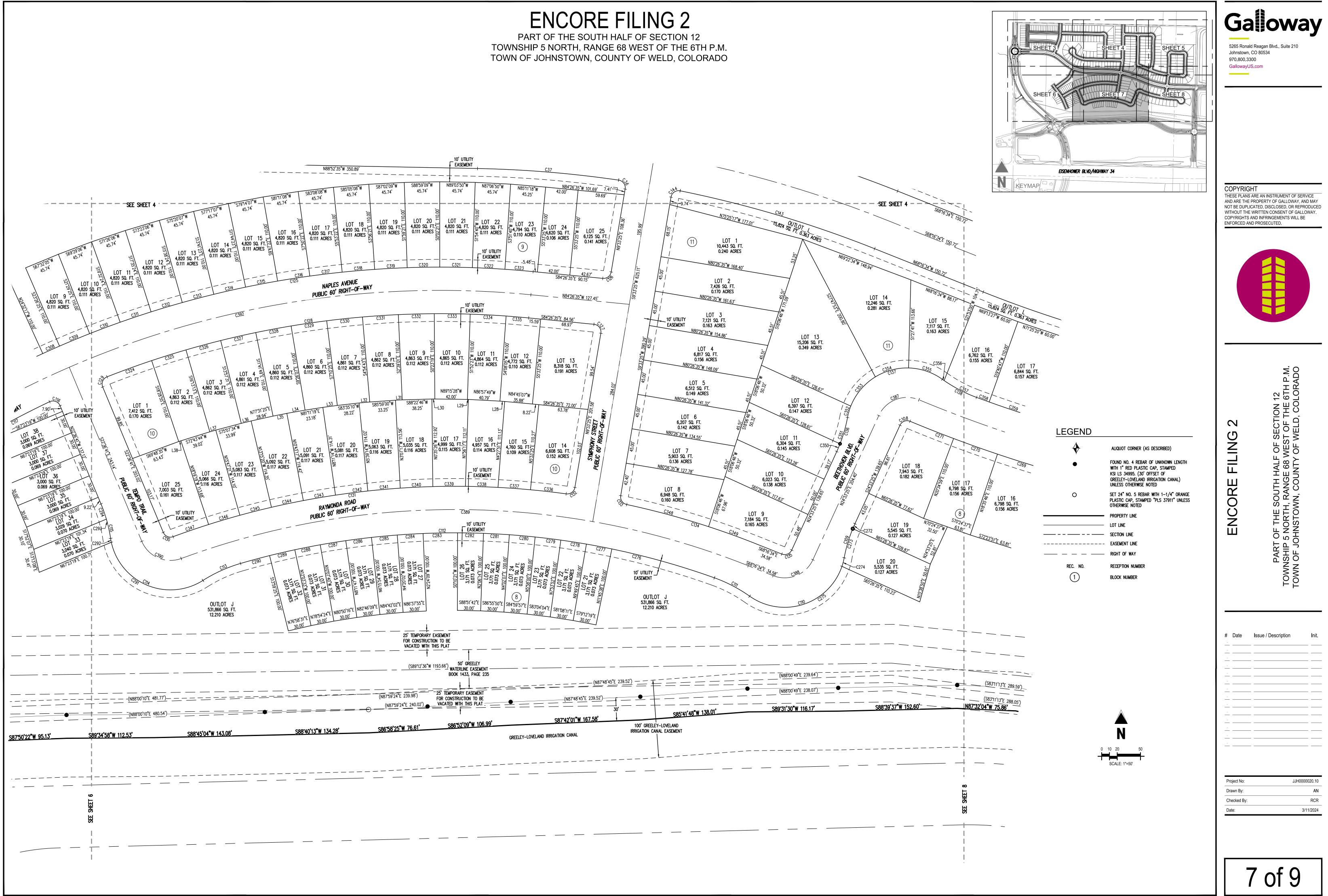
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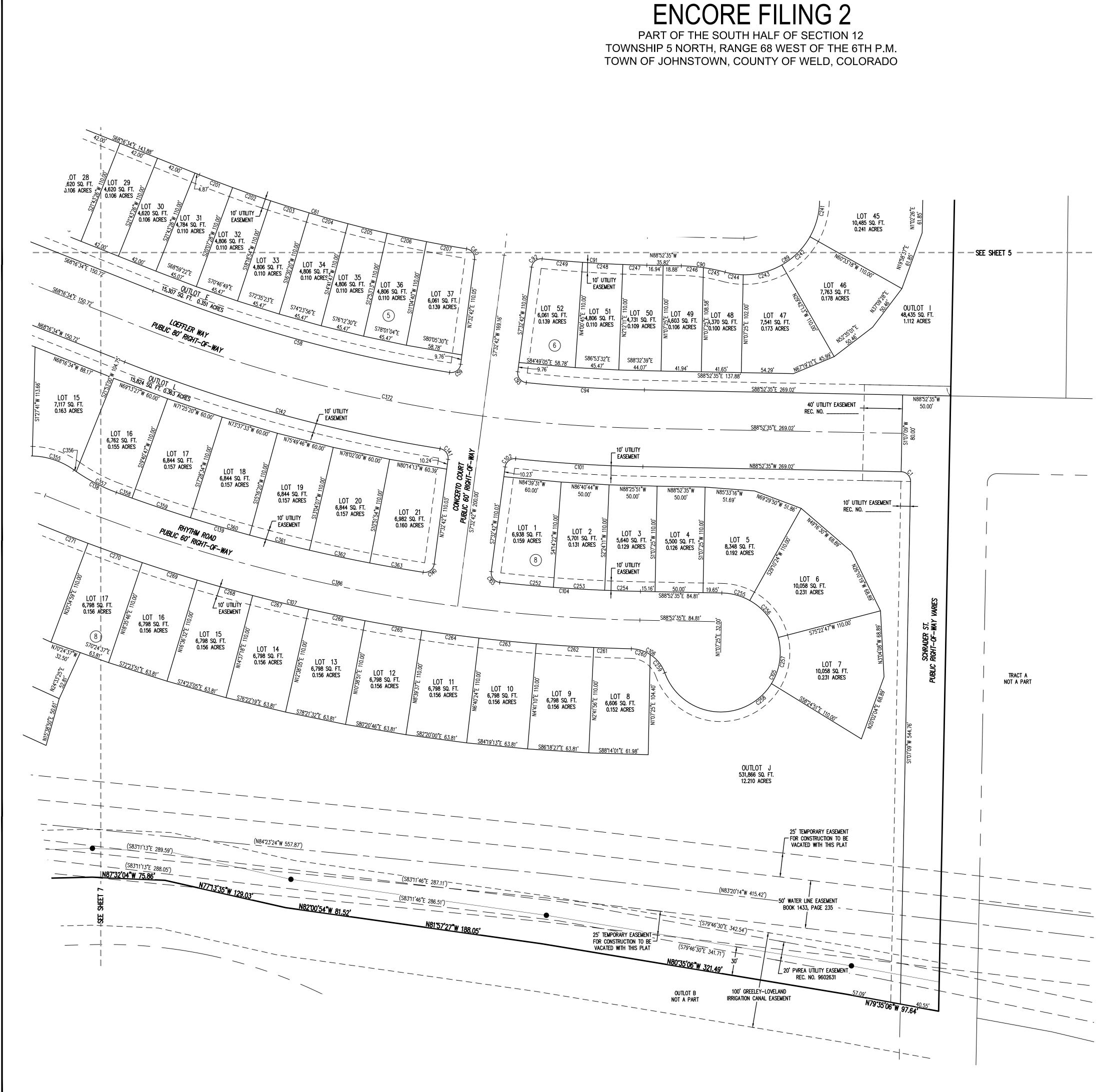
Project No:	JJH0000020.10
Drawn By:	AN
Checked By:	RCR
Date:	3/11/2024

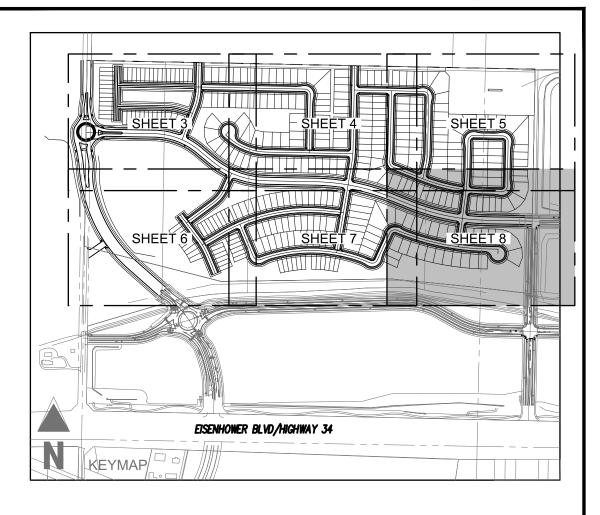


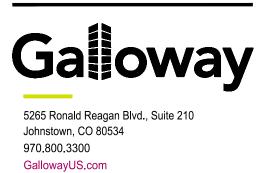


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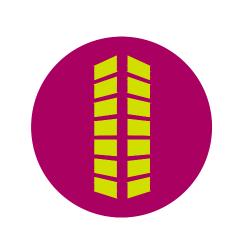




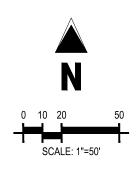


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LEGEND	
\blacklozenge	ALIQUOT CORNER (AS DESCRIBED)
•	FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" RED PLASTIC CAP, STAMPED KSI LS 34995. (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL) UNLESS OTHERWISE NOTED
0	SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
	PROPERTY LINE
	LOT LINE
	SECTION LINE
	EASEMENT LINE
	RIGHT OF WAY
REC. NO.	RECEPTION NUMBER
1	BLOCK NUMBER

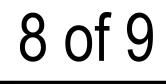


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Project No:	JJH0000020.10
Drawn By:	AN
Checked By:	RCR
Date:	3/11/2024



			JRVE SEGME		
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	90'00'00"	15.71	10.00	S43'52'51"E	14.14
C2	0'09'17"	2.64	977.00	N56*58'20"W	2.64
C3	3*51'07"	65.68	977.00	N54*58'08*W	65.67
C4	0'56'17"	15.99	977.00	N52°34'27"W	15.99
C5	0°40'26"	11.44	973.00	N49°26'13"W	11.44
C6	515'28"	18.54	202.00	S51*49'52*E	18.53
C7	2*48'34"	3.78	77.00	S56*32'37"E	3.78
C8	3°27'19"	6.06	100.50	N2'32'54"E	6.06
C9 C10	5°08'54" 12°53'36"	7.05	78.50 478.50	N1'42'07"E	7.05
C10	56°19'52"	77.18	78.50	N41°55'52"W	74.11
C12	16°46'48"	52.28	178.50	N78°29'12"W	52.09
C13	8'01'47"	14.08	100.50	N82'51'43"W	14.07
C14	10'01'46"	17.42	99.50	N83'51'42"W	17.40
C15	18'17'11"	172.34	540.00	N79*44'00"W	171.61
C16	87"54'58"	15.34	10.00	S65"27'07"W	13.88
C17	95'00'00"	16.58	10.00	S26'00'22"E	14.75
C18	15°22'13"	73.77	275.00	S8111'29"E	73.55
C19	90°00'00"	15.71	10.00	N46'07'25"E	14.14
C20	90'00'00"	15.71	10.00	N43'52'35"W	14.14
C21	90'00'00"	15.71	10.00	S46°07'25"W	14.14
C22	94"13'55"	16.45	10.00	N41*45'38"W	14.65
C23	16'08'18"	104.22	370.00	N13°25'29"E	103.87
C24	85'00'00"	14.84	10.00	N63*59'38"E	13.51
C25	15"22'13"	87.19	325.00	S8111'29"E	86.92
C26	90'00'00"	15.71	10.00	S43'52'35"E	14.14
C27	90'00'00"	15.71	10.00	S46'07'25"W	14.14
C28	90'00'00"	15.71	10.00	N43*52'35"W	14.14
C29	85*53'10"	14.99	10.00	S4810'50"W	13.63
C30	16"15'23"	122.00	430.00	S13"21'56"W	121.59
C31	83'44'14"	14.61	10.00	S20°22'29"E	13.35
C32	11'54'43"	112.27	540.00	S56°17'14"E	112.07
C33	38'32'43"	376.73	560.00	S69'36'14"E	369.67
C34	7"14'49"	194.78	1540.00	S85'15'11"E	194.65
C35	88'48'48"	15.50	10.00	N53*57'49"E	13.99
C36	91"16'06"	15.93	10.00	N36°04'38"W	14.30
C37	7'09'54"	182.58	1460.00	N8517'38"W	182.46
C38	19"27'55"	217.43	640.00	N79'08'38"W	216.39
C39	86"28'19"	15.09	10.00	S67"21'10"W	13.70
C40	2'16'42"	28.63	720.00	N8°25'04"E	28.63
C41	96°09'19"	16.78	10.00	N40*47'56"W	14.88
C42	38'32'43"	289.28	430.00	N69'36'14"W	283.85
C43	246°31'49"	266.77	62.00	N72'56'02"E	103.68
C44	75'14'15"	49.90	38.00	S21'25'11"E	46.39
C45	29'50'17"	192.69	370.00	S73'57'27"E	190.52
C46	90'00'00"	15.71	10.00	N46'07'25"E	14.14
C47	90'00'00"	15.71	10.00	N43°52'35"W	14.14
C48	13'57'22"	47.01	193.00	S84'08'44"W	46.89
C49	118'02'36"	160.70	78.00	N43°48'39"W	133.75
C50	14'05'14"	46.22	188.00	N8'10'02"E	46.11
C51	90'00'00"	15.71	10.00	N43*52'35"W	14.14
C52	90'00'00"	15.71	10.00	S46°07'25"W	14.14
C53	90'00'00"				14.14
C54	V	15.71	10.00	S43'52'35"F	19.19
UUT TUU	90'00'00"	15.71 15.71	10.00	S43°52'35"E S46°07'25"W	14.14
C54	90°00'00" 8°26'01"				
		15.71	10.00	S46°07'25"W	14.14
C55	8"26'01"	15.71 114.81	10.00 780.00	S46°07'25"W S5°20'25"W	14.14 114.71
C55 C56	8"26'01" 88"13'44"	15.71 114.81 15.40	10.00 780.00 10.00	S46'07'25"W S5'20'25"W S34'33'27"E	14.14 114.71 13.92
C55 C56 C57	8°26'01" 88°13'44" 10°23'46"	15.71 114.81 15.40 279.42	10.00 780.00 10.00 1540.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E	14.14 114.71 13.92 279.04
C55 C56 C57 C58	8'26'01" 88'13'44" 10'23'46" 12'35'54"	15.71 114.81 15.40 279.42 321.02	10.00 780.00 10.00 1540.00 1460.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E	14.14 114.71 13.92 279.04 320.38
C55 C56 C57 C58 C59	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51"	15.71 114.81 15.40 279.42 321.02 15.98	10.00 780.00 10.00 1540.00 1460.00 10.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E	14.14 114.71 13.92 279.04 320.38 14.34
C55 C56 C57 C58 C59 C60	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22"	15.71 114.81 15.40 279.42 321.02 15.98 15.41	10.00 780.00 10.00 1540.00 1460.00 10.00 10.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W	14.14 114.71 13.92 279.04 320.38 14.34 13.93
C55 C56 C57 C58 C59 C60 C61	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43	10.00 780.00 10.00 1540.00 1460.00 10.00 10.00 1330.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N75'47'45"W	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86
C55 C56 C57 C58 C59 C60 C61 C62	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23" 101°21'49"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43 49.35	10.00 780.00 10.00 1540.00 1460.00 10.00 10.00 1330.00 188.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N75'47'45"W N32'38'01"W	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86 49.21
C55 C56 C57 C58 C59 C60 C61 C62 C63	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23" 101°21'49" 16°15'55"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43 49.35 137.99	10.00 780.00 10.00 1540.00 1460.00 10.00 10.00 1330.00 188.00 78.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N75'47'45"W N32'38'01"W N9'54'56"E	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86 49.21 120.69
C55 C56 C57 C58 C59 C60 C61 C62 C62 C63 C64	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23" 101°21'49" 16°15'55" 0°39'34"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43 49.35 137.99 53.37 11.28	10.00 780.00 10.00 1540.00 1460.00 10.00 10.00 1330.00 188.00 78.00 188.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N75'47'45"W N32'38'01"W N9'54'56"E N1'27'12"E	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86 49.21 120.69 53.19 11.28
C55 C56 C57 C58 C59 C60 C61 C62 C63 C63 C64 C65	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23" 101°21'49" 16°15'55" 0°39'34" 90°00'00"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43 49.35 137.99 53.37 11.28 15.71	10.00 780.00 10.00 1540.00 1460.00 10.00 10.00 1330.00 188.00 78.00 188.00 980.00 10.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N75'47'45"W N32'38'01"W N9'54'56"E N1'27'12"E N43'52'35"W	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86 49.21 120.69 53.19 11.28 14.14
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C63 C64 C65 C66 C66 C67	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23" 101°21'49" 16°15'55" 0°39'34" 90°00'00"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43 49.35 137.99 53.37 11.28 15.71 15.71	10.00 780.00 10.00 1540.00 1460.00 10.00 10.00 1330.00 188.00 78.00 188.00 980.00 10.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N75'47'45"W N32'38'01"W N9'54'56"E N1'27'12"E N43'52'35"W S46'07'25"W	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86 49.21 120.69 53.19 11.28 14.14 14.14
C55 C56 C57 C58 C59 C60 C61 C62 C63 C63 C64 C65 C66 C65 C66 C67 C68	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23" 101°21'49" 16°15'55" 0°39'34" 90°00'00" 90°00'00"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43 49.35 137.99 53.37 11.28 15.71 15.71 15.71	10.00 780.00 10.00 1540.00 1460.00 10.00 10.00 1330.00 188.00 78.00 188.00 980.00 10.00 10.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N75'47'45"W N32'38'01"W N9'54'56"E N1'27'12"E N43'52'35"W S46'07'25"W	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86 49.21 120.69 53.19 11.28 14.14 14.14 14.14
C55 C56 C57 C58 C59 C60 C61 C62 C62 C63 C64 C65 C66 C65 C66 C67 C68 C69	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23" 101°21'49" 16°15'55" 0°39'34" 90°00'00" 90°00'00" 90°00'00" 14°05'15"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43 49.35 137.99 53.37 11.28 15.71 15.71 15.71 15.71 46.22	10.00 780.00 10.00 1540.00 1460.00 10.00 1330.00 1330.00 188.00 78.00 188.00 980.00 10.00 10.00 10.00 10.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N75'47'45"W N32'38'01"W N9'54'56"E N1'27'12"E N43'52'35"W S46'07'25"W N43'52'35"W	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86 49.21 120.69 53.19 11.28 14.14 14.14 14.14 14.14
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23" 101°21'49" 16°15'55" 0°39'34" 90°00'00" 90°00'00" 90°00'00" 14°05'15" 118°10'31"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43 49.35 137.99 53.37 11.28 15.71 15.71 15.71 15.71 46.22 160.88	10.00 780.00 10.00 1540.00 1460.00 10.00 10.00 1330.00 188.00 78.00 188.00 980.00 10.00 10.00 10.00 10.00 188.00 78.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N75'47'45"W N32'38'01"W N9'54'56"E N1'27'12"E N43'52'35"W S46'07'25"W N84'04'47"E S43'52'35"E	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86 49.21 120.69 53.19 11.28 14.14 14.14 14.14 14.14 14.14 14.14
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23" 101°21'49" 16°15'55" 0°39'34" 90°00'00" 90°00'00" 90°00'00" 14°05'15" 118°10'31" 14°05'15"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43 49.35 137.99 53.37 11.28 15.71 15.71 15.71 15.71 15.71 160.88 46.22	10.00 780.00 10.00 1540.00 1460.00 10.00 10.00 1330.00 188.00 78.00 188.00 980.00 10.00 10.00 10.00 10.00 188.00 78.00 188.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N75'47'45"W N32'38'01"W N9'54'56"E N1'27'12"E N43'52'35"W S46'07'25"W N43'52'35"W N84'04'47"E S43'52'35"E S8'10'02"W	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86 49.21 120.69 53.19 11.28 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23" 101°21'49" 16°15'55" 0°39'34" 90°00'00" 90°00'00" 90°00'00" 14°05'15" 118°10'31" 14°05'15" 11°36'02"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43 49.35 137.99 53.37 11.28 15.71 15.71 15.71 15.71 160.88 46.22 97.18	10.00 780.00 10.00 1540.00 1460.00 10.00 10.00 1330.00 188.00 78.00 188.00 980.00 10.00 10.00 10.00 10.00 188.00 78.00 188.00 188.00 480.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N75'47'45"W N32'38'01"W N9"54'56"E N1'27'12"E N43'52'35"W S46'07'25"W N84'04'47"E S43'52'35"E S8'10'02"W S6'55'26"W	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86 49.21 120.69 53.19 11.28 14.14 15.84 46.11 97.02
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23" 101°21'49" 16°15'55" 0°39'34" 90°00'00" 90°00'00" 90°00'00" 90°00'00" 14°05'15" 118°10'31" 14°05'15" 11°36'02" 11°36'02"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43 49.35 137.99 53.37 11.28 15.71 15.71 15.71 15.71 15.71 15.71 46.22 160.88 46.22 97.18 85.04	10.00 780.00 10.00 1540.00 1460.00 10.00 1330.00 1330.00 188.00 78.00 188.00 980.00 10.00 10.00 10.00 10.00 10.00 188.00 188.00 188.00 188.00 188.00 480.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N74'30'37"W N75'47'45"W N32'38'01"W N9'54'56"E N1'27'12"E N43'52'35"W S46'07'25"W N84'04'47"E S43'52'35"E S8'10'02"W S6'55'26"E N6'55'26"E	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86 49.21 120.69 53.19 11.28 14.14 133.84 46.11 97.02 84.89
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73 C74	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23" 101°21'49" 16°15'55" 0°39'34" 90°00'00" 90°00'00" 90°00'00" 90°00'00" 14°05'15" 118°10'31" 14°05'15" 11°36'02" 99°00'00"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43 49.35 137.99 53.37 11.28 15.71 15.71 15.71 15.71 15.71 15.71 46.22 97.18 85.04 17.28	10.00 780.00 10.00 1540.00 1460.00 10.00 10.00 1330.00 188.00 78.00 188.00 980.00 10.00 10.00 10.00 10.00 10.00 188.00 188.00 188.00 188.00 188.00 188.00 188.00 188.00 188.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N75'47'45"W N32'38'01"W N9'54'56"E N1'27'12"E N43'52'35"W S46'07'25"W N43'52'35"W S46'07'25"W N84'04'47"E S81'0'02"W S6'55'26"E N6'55'26"E N6'55'26"E	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86 49.21 120.69 53.19 11.28 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 14.14 15.21
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73 C74	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23" 101°21'49" 16°15'55" 0°39'34" 90°00'00" 90°00'00" 90°00'00" 14°05'15" 118°10'31" 14°05'15" 111°36'02" 99°00'00" 2°02'53"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43 49.35 137.99 53.37 11.28 15.71 15.71 15.71 15.71 15.71 15.71 46.22 97.18 85.04 17.28 61.84	10.00 780.00 10.00 1540.00 1460.00 10.00 10.00 1330.00 188.00 78.00 188.00 980.00 10.00 10.00 10.00 188.00 188.00 188.00 188.00 188.00 188.00 188.00 188.00 188.00 188.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N75'47'45"W N32'38'01"W N9'54'56"E N1'27'12"E N43'52'35"W S46'07'25"W N43'52'35"W S46'07'25"W N43'52'35"W S46'07'25"W N43'52'35"W S46'07'25"W N6'55'26"E N6'55'26"E N6'55'26"E N6'55'26"E N62'13'26"E S69'18'00"E	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86 49.21 120.69 53.19 11.28 14.14 15.21 61.83
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73 C74 C75 C76	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23" 101°21'49" 16°15'55" 0°39'34" 90°00'00" 90°00'00" 90°00'00" 14°05'15" 118°10'31" 14°05'15" 11°36'02" 99°00'00" 2°02'53" 76°10'32"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43 49.35 137.99 53.37 11.28 15.71 15.71 15.71 15.71 15.71 15.71 46.22 97.18 85.04 17.28 61.84 13.30	10.00 780.00 10.00 1540.00 1460.00 10.00 10.00 1330.00 188.00 78.00 188.00 980.00 10.00 10.00 10.00 188.00 188.00 188.00 480.00 480.00 480.00 10.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N74'30'37"W N75'47'45"W N32'38'01"W N9"54'56"E N1'27'12"E N43'52'35"W S46'07'25"W N43'52'35"W N84'04'47"E S43'52'35"E S8'10'02"W S6'55'26"E N62'13'26"E N62'13'26"E S69'18'00"E S32'14'10"E	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86 49.21 120.69 53.19 11.28 14.14 15.21 61.83 12.34
C55 C55 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73 C74 C75 C76 C77	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23" 101°21'49" 16°15'55" 0°39'34" 90°00'00" 90°00'00" 90°00'00" 14°05'15" 118°10'31" 14°05'15" 11°36'02" 99°00'00" 2°02'53" 76°10'32" 4°43'42"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43 49.35 137.99 53.37 11.28 15.71 15.71 15.71 15.71 15.71 46.22 160.88 46.22 97.18 85.04 17.28 61.84 13.30 85.82	10.00 780.00 10.00 1540.00 1460.00 10.00 1330.00 1330.00 188.00 78.00 188.00 980.00 10.00 10.00 10.00 188.00 78.00 188.00 188.00 480.00 480.00 188.00 188.00 188.00 10.00 1730.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N74'30'37"W N75'47'45"W N32'38'01"W N9'54'56"E N1'27'12"E N43'52'35"W S46'07'25"W N43'52'35"W S46'07'25"W N43'52'35"E S810'02"W S6'55'26"E N6'55'26"E N6'55'26"E N6'55'26"E S69'18'00"E S32'14'10"E S3'29'15"W	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86 49.21 120.69 53.19 11.28 14.14 15.21 61.83 12.34 85.80
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73 C74 C75 C76	8°26'01" 88°13'44" 10°23'46" 12°35'54" 91°34'51" 88°17'22" 12°28'06" 15°02'23" 101°21'49" 16°15'55" 0°39'34" 90°00'00" 90°00'00" 90°00'00" 14°05'15" 118°10'31" 14°05'15" 11°36'02" 99°00'00" 2°02'53" 76°10'32"	15.71 114.81 15.40 279.42 321.02 15.98 15.41 289.43 49.35 137.99 53.37 11.28 15.71 15.71 15.71 15.71 15.71 15.71 46.22 97.18 85.04 17.28 61.84 13.30	10.00 780.00 10.00 1540.00 1460.00 10.00 10.00 1330.00 188.00 78.00 188.00 980.00 10.00 10.00 10.00 188.00 188.00 188.00 480.00 480.00 480.00 10.00	S46'07'25"W S5'20'25"W S34'33'27"E S73'28'26"E S74'34'30"E N53'20'08"E N36'35'59"W N74'30'37"W N74'30'37"W N75'47'45"W N32'38'01"W N9"54'56"E N1'27'12"E N43'52'35"W S46'07'25"W N43'52'35"W N84'04'47"E S43'52'35"E S8'10'02"W S6'55'26"E N62'13'26"E N62'13'26"E S69'18'00"E S32'14'10"E	14.14 114.71 13.92 279.04 320.38 14.34 13.93 288.86 49.21 120.69 53.19 11.28 14.14 15.21 61.83 12.34

		PARCEL C	URVE SEGME	NT TABLE	
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT
C81	3°36'47"	92.70	1470.00	N2°55'48"E	92.68
C82	14°05'15"	46.22	188.00	S5'55'13"E	46.11
C83	11810'31"	160.88	78.00	S46°07'25"W	133.84
C84	14°05'15"	46.22	188.00	N81*49'58 " W	46.11
C85	14'05'15"	46.22	188.00	S84°04'47"W	46.11
C86	11810'31"	160.88	78.00	N43°52'35"W	133.84
C87	14'05'15"	46.22	188.00	N810'02"E	46.11
C88	14°05'15"	46.22	188.00	S5'55'13"E	46.11
C89	11810'31"	160.88	78.00	S46'07'25"W	133.84
C90	14'05'15"	46.22	188.00	N81°49'58"W	46.11
C91	4°42'39"	109.35	1330.00	N86"31'16"W	109.32
C92	88"17'22"	15.41	10.00	N51°41'23"E	13.93
C93	91*34'51"	15.98	10.00	N38'14'43"W	14.34
C94	4°50'27"	123.35	1460.00	N86"27'22"W	123.31
C95	89'05'07"	15.55	10.00	S39'39'22"E	14.03
C96	3'45'47"	100.49	1530.00	S3'00'18"W	100.47
C97	90'00'00"	15.71	10.00	S46'07'25"W	14.14
C98	90'00'00"	15.71	10.00	N43'52'35"W	14.14
C98 C99		15.71	10.00		14.14
	90'00'00"			N46°07'25"E	
C100	4*40'40"	103.68	1270.00	S86*32'15"E	103.66
C101	4°56'34"	132.85	1540.00	S86"24'18"E	132.81
C102	88°31'16"	15.45	10.00	N51°48'20"E	13.96
C103	91°22'51"	15.95	10.00	N38'08'43"W	14.31
C104	5'02'27"	146.92	1670.00	S86"21'22"E	146.88
C105	248°54'44"	269.35	62.00	N35°34'47"E	102.25
C106	68 ° 38'13"	45.52	38.00	S54"16'58"E	42.85
C107	21"11'09"	639.69	1730.00	S78°00'30"E	636.05
C108	88°01'39"	15.36	10.00	N68'34'15"E	13.90
C109	14'05'15"	46.22	188.00	N17'30'48"E	46.11
C110	114*53'52"	156.42	78.00	N67*55'06*E	131.49
C111	15 ° 39'19 "	51.37	188.00	N62°27'38"W	51.21
C112	35*56'56"	621.15	990.00	S8815'46"E	611.02
C113	16"14'23"	53.29	188.00	N65"38'35"E	53.11
C114	113'57'11"	155.13	78.00	S65"30'01"E	130.80
C115	14'05'15"	46.22	188.00	S15'34'04"E	46.11
C116	92°47'41"	16.20	10.00	S69'00'32"E	14.48
C117	5'02'33"	103.32	1174.00	S62'04'21"W	103.29
C118	87°23'06"	15.25	10.00	N15'51'32"E	13.82
C119	5°13'20"	48.31	530.00	N251322	48.29
C120	151°47'45"	148.36	56.00	N24°20'22"W	108.62
C121	73*57'02"	5.81	4.50	N14°35'00"E	5.41
C122	14"18'37"	117.39	470.00	N29'32'50"W	117.08
C123	83°44'47"	14.62	10.00	S78*34'32"E	13.35
C124	90'00'00"	15.71	10.00	S817'51"W	14.14
C125	36'00'21"	775.47	1234.00	N77"33'15"E	762.77
C126	86'00'00"	15.01	10.00	N52"33'25"E	13.64
C127	94'00'00"	16.41	10.00	N37°26'35"W	14.63
C128	27°01'27"	553.73	1174.00	S82'02'42"W	548.61
C129	91°08'39"	15.91	10.00	S22°57'38"W	14.28
C130	87°39'00"	15.30	10.00	S66*26'11"E	13.85
C131	28'04'59"	514.65	1050.00	N83°46'49"E	509.51
C132	8815'53"	15.41	10.00	N53°41'22"E	13.93
C133	87"24'35"	15.26	10.00	S34'08'53"E	13.82
C134	9 ' 34'37"	175.50	1050.00	S73'03'52"E	175.30
C135	87"10'01"	15.21	10.00	N68'08'26"E	13.79
C136	14'05'15"	46.22	188.00	N17"30'48"E	46.11
C137	115'05'38"	156.68	78.00	N68'00'59"E	131.64
C138	15"17'21"	50.17	188.00	S62'04'53"E	50.02
C138	151721 11°20'54"	330.77	1670.00	S75"24'00"E	330.23
C139 C140	91°22'51"	15.95	10.00		14.31
				N53"14'07"E	
C141	88°31'16"	15.45	10.00	N36°42'56"W	13.96
C142	12°42'01"	341.36	1540.00	N74°37'34"W	340.66
C143	10"16'26"	261.80	1460.00	N73°24'46"W	261.44
C144	91°53'36"	16.04	10.00	S55°30'13"W	14.37
C145	2910'50"	142.60	280.00	S38*42'26"W	141.07
C146	90'00'00"	15.71	10.00	S81'42'09"E	14.14
C147	29"10'50"	112.05	220.00	N38*42'26"E	110.84
C148	86"28'19"	15.09	10.00	N19°07'08"W	13.70
C149	12°01'25"	134.30	640.00	N56°20'35"W	134.06
C150	38°32'43"	309.46	460.00	N69"36'14"W	303.66
C151	8"28'32"	1.48	10.00	S86°53'09"W	1.48
C152	8"01'56"	0.70	5.00	S86°39'51"W	0.70
C153	70'34'55"	109.64	89.00	N55°23'21"E	102.84
C154	29"21'57"	14.86	29.00	S5"24'55"W	14.70
C155	15'37'02"	61.87	227.00	S1"27'33"E	61.68
C156	18'03'02	131.38	417.00	S1 27 33 E S2'40'34"E	130.83
C158	36°51'42"	575.80	895.00	S2 40 54 E	565.93
C157	70°34'55"	109.64	89.00	S55"23'21"W	102.84
	/0 [°] 34 55 6°35'04"	31.60	275.00	N85'35'03"W	31.59
C150			. 7/3.00	່ ຫວະວາບວາW	JI.08
C159 C160	8°47'09"	42.17	275.00	N77'53'57"W	42.13

oldings/CO,Johnstown - JJH000002.20_Encore Residential/JSVY1-CAD/Plat/JJH02-EncoreRes-plat-sheets.dwg - Armando Nuñez, Jr. - 3/13/2024

ENCORE FILING 2 PART OF THE SOUTH HALF OF SECTION 12 TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO

ALIE:			URVE SEGME		·
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C161	13*42'09"	102.84	430.00	N12'05'19"E	102.59
C162	2'33'14"	19.17	430.00	N2073'01"E	19.17
C163	3.43'40"	24.07	370.00	N87'00'45"W	24.07
C164	1313'20"	85.38	370.00	S78'32'15"E	85.20
C165	12'53'17"	83.23	370.00	N65°28'57"W	83.05
C166	2*54'06"	1.92	38.00	N57'35'15"W	1.92
C167	72°20'09"	47.97	38.00	S19'58'08"E	44.85
C168	71°02'28"	76.87	62.00	N1979'18"W	72.04
C169	76 °4 5'03"	83.05	62.00	S86'46'57"W	76.98
C170	38*48'48"	42.00	62.00	N29'00'02"E	41.20
C171	38*48'48"	42.00	62.00	S9*48'46"E	41.20
C172	21'06'43"	22.85	62.00	N39°46'31"W	22.72
C173	2°37'24"	19.69	430.00	S51*38'35"E	19.69
C174	5'35'47"	42.00	430.00	S55'45'10"E	41.98
C175	5°35'47"	42.00	430.00	N61*20'57*W	41.98
C176	5 ° 35'47"	42.00	430.00	S66*56'43"E	41.98
C177	5 ° 35'47 "	42.00	430.00	S72*32'30"E	41.98
C178	6 ' 39'44"	50.00	430.00	S78°40'16"E	49.97
C179	6 ' 39'44 "	50.00	430.00	S85'20'00"E	49.97
C180	0"12'43"	1.59	430.00	S88*46'14"E	1.59
C181	4*33'52"	15.38	193.00	S88"50'29"W	15.37
C182	9°23'30"	31.64	193.00	N81*51'48"E	31.60
C183	21"19'19"	29.03	78.00	S87°49'42"W	28.86
C184	37*38'02*	51.23	78.00	N62°41'37"W	50.32
C185	36°09'01"	49.21	78.00	S25*48'05"E	48.40
C186	22*56'14"	31.23	78.00	N3'44'32"E	31.02
C187	3°26'14"	11.28	188.00	S13°29'32"W	11.28
C188	10'39'00"	34.95	188.00	N6°26'55"E	34.89
C189	0'43'45 "	9.92	780.00	N1°29'17"E	9.92
C190	3'05'06"	42.00	780.00	N3°23'42"E	41.99
C191	3°05'07"	42.00	780.00	N6"28'49"E	42.00
C192	1'32'03"	20.89	780.00	N8°47'24"E	20.88
C193	0°34'49"	9.92	980.00	S1"24'49"W	9.92
C194	0°04'45"	1.35	980.00	S1°44'36"W	1.35
C195	16"15'55"	53.37	188.00	S9'54'56"W	53.19
C196	5"28'41"	7.46	78.00	S15'18'33"W	7.45
C197	30'51'06"	42.00	78.00	S2"51'21"E	41.49
C198	30°51'06"	42.00	78.00	S33°42'26"E	41.49
C199	30°51'06"	42.00	78.00	S64"33'32"E	41.49
C200		4.53	78.00		4.53
	3°19'51"			S81°39'00"E	
C201	1°35'59"	37.13	1330.00	S69°04'33"E	37.13
C202	1'48'34"	42.00	1330.00	S70°46'49"E	42.00
C203	1°48'34"	42.00	1330.00	S72"35'23"E	42.00
C204	1°48'34"	42.00	1330.00	S74°23'56"E	42.00
C205	1°48'34"	42.00	1330.00	S7612'30"E	42.00
C206	1*48'34"	42.00	1330.00	S78'01'04"E	42.00
C207	1*49'19"	42.30	1330.00	S79*50'00*E	42.29
C208	1'45'33"	31.93	1040.00	N2'00'11"E	31.93
C209	2*58'09"	53.89	1040.00	N4*22'02"E	53.89
C210	8'33'45"	62.77	420.00	N8"26'34"E	62.71
C211	3°02'17"	22.27	420.00	S2"38'33"W	22.27
C212	9"23'36"	12.79	78.00	S81°43'57"W	12.77
C213	36°43'41"	50.00	78.00	N7512'24"W	49.15
C214	44'04'25"	60.00	78.00	S34*48'21"E	58.53
C215	27*58'48"	38.09	78.00	N1'13'16"E	37.71
C216	6 °40'38 "	21.91	188.00	S11"52'21"W	21.90
C217	7*24'38"	24.32	188.00	N4'49'43"E	24.30
C218	3*54'47"	32.78	480.00	N3'04'48"E	32.78
C219	6°00'54"	50.39	480.00	S8'02'39"W	50.37
C220	1*40'21"	14.01	480.00	N11*53'16"E	14.01
C221	5 ° 56'52 "	131.84	1270.00	N7371'31 " W	131.78
C222	4°23'24 "	97.31	1270.00	N78°21'39"W	97.28
C223	3°21'06"	85.99	1470.00	N3'03'38"E	85.98
C224	0"15'41"	6.70	1470.00	S175'15"W	6.70
C225	1'00'32"	3.31	188.00	S0'37'08"W	3.31
C226	13'04'43"	42.91	188.00	S6"25'29"E	42.82
C227	5 ° 39'27 "	7.70	78.00	S10'08'07"E	7.70
C228	36 ° 48'40"	50.11	78.00	S11'05'56"W	49.26
C229	36°43'41"	50.00	78.00	S47'52'06"W	49.15
C230	36'43'41"	50.00	78.00	S84'35'47"W	49.15
C230	2"15'02"	3.06	78.00	N75'54'51"W	3.06
C232	6°20'08"	20.79	188.00	S87'57'21"W	20.78
C233	7'45'08"	25.44	188.00	S80'54'43"W	25.42
C234	25*55'28*	35.29	78.00	S89'59'54"W	34.99
C235	40°39'34"	55.35	78.00	N56*42'35"W	54.20
C236	51'35'28"	70.23	78.00	N10'35'04"W	67.89
C237	0"24'22"	1.33	188.00	N15'00'29"E	1.33
C238	1 3°40'53"	44.89	188.00	N7°57'51"E	44.79
C239	10"16'50"	33.73	188.00	N4'01'00"W	33.69

JRVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	СН
C241	42"24'32"	57.73	78.00	N874'26"E	
C242	30*51'06"	42.00	78.00	N44*52'15*E	
C243	30*51'06"	42.00	78.00	N75*43'20"E	
C244	14°03'47"	19.14	78.00	S81*49'14"E	
C245	7'02'29"	23.10	188.00	S78"18'35"E	
C246 C247	7°02'46" 1°04'46"	23.12 25.06	188.00 1330.00	S85°21'12"E	
C247	1'48'34"	42.00	1330.00	S86'53'32"E	
C249	1°49'19"	42.30	1330.00	S85'04'36"E	
C250	2'04'03"	55.21	1530.00	N3°51'10"E	
C251	1'41'44"	45.27	1530.00	N1*58'16"E	
C252	1°55'29"	56.10	1670.00	N84*47*53"W	
C253	1°50'11"	53.53	1670.00	N86°40'44"W	
C254	176'46"	37.29	1670.00	N88"14'12"W	
C255	28'02'59"	30.35	62.00	S74*51'06*E	
C256	4612'23"	50.00	62.00	S37*43'25"E	
C257	4612'23"	50.00	62.00	S8"28'58"W	
C258 C259	128°27'00" 37°21'50"	139.00 24.78	62.00 38.00	N84"11'21"W	
C260	3176'24"	24.76	38.00	S72*57'52*E	
C261	1"18'01"	39.26	1730.00	N87'57'04"W	
C262	1'59'14"	60.00	1730.00	N8618'27"W	
C263	1°59'14"	60.00	1730.00	N8419'13"W	
C264	1°59'14"	60.00	1730.00	N82°20'00"W	
C265	1*59'14"	60.00	1730.00	N80°20'46"W	
C266	1*59'14"	60.00	1730.00	N78°21'32"W	
C267	1°59'14"	60.00	1730.00	N76°22'19"W	
C268	1*59'14"	60.00	1730.00	N74°23'05"W	
C269	1°59'14"	60.00	1730.00	N72°23'51"W	
C270 C271	1°59'14" 2°00'05"	60.00 60.43	1730.00 1730.00	N70°24'37"W	
C271	2°07'10"	6.95	1750.00	S23*29'50"W	
C273	11'58'05"	39.27	188.00	S16°27'12"W	
C274	8°21'14"	11.37	78.00	S14"38'47"W	
C275	106"32'38"	145.04	78.00	S72°05'42"W	
C276	7"57'05"	137.39	990.00	N7415'50"W	
C277	1°55'53"	33.37	990.00	N7972'19 " W	
C278	1*55'53"	33.37	990.00	N81°08'11"W	
C279	1*55'53"	33.37	990.00	N83°04'04"W	
C280	1*55'53"	33.37	990.00	N84'59'57"W	
C281	1'55'53"	33.37	990.00	N86°55'50"W	
C282	1°55'53"	33.37	990.00	N88'51'42"W	
C283 C284	2'34'30" 1'55'53"	44.49 33.37	990.00 990.00	S88*53'06"W	
C285	1°55'53"	33.37	990.00	S86*37'55"W	
C286	1'55'53"	33.37	990.00	S82*46'09"W	
C287	1'55'53"	33.37	990.00	S80°50'16"W	
C288	1"55'53"	33.37	990.00	S78°54'24"W	
C289	1*55'53"	33.37	990.00	S76*58'31"W	
C290	2"14'48"	38.82	990.00	S74°53'10"W	
C291	11010'43"	149.99	78.00	N67°23'15"W	
C292	3 *46'28 "	5.14	78.00	S10°24'40"E	
C293	7*44'28"	25.40	188.00	S12"23'40"E	
C294	6°20'47"	20.82	188.00	N19*26'18*W	
C295 C296	0"14'00" 3"14'57"	2.16 30.06	530.00 530.00	S27'43'01"E	
C290	1'44'23"	16.09	530.00	S23'38'53"E	
C298	0"13'10"	1.80	470.00	N22'30'06"W	
C299	4°41'08"	38.44	470.00	S24*57'15"E	
C300	4°38'44"	38.11	470.00	S29'37'11"E	
C301	4'40'12 "	38.31	470.00	S34"16'39"E	
C302	0°05'24"	0.74	470.00	S36*39'27"E	
C303	0°20'21"	7.30	1234.00	S59*43'15"W	
C304	1"23'35"	30.00	1234.00	S60°35'13"W	
C305	1"23'35"	30.00	1234.00	S61*58'47"W	
C306	1°23'35"	30.00	1234.00	S63°22'22"W	
C307 C308	1°23'35" 1°05'52"	30.00 23.64	1234.00 1234.00	S64*45'56"W	
C308 C309	1°05'52" 1°57'00"	42.00	1234.00	S66°00'39"W	
C310	1°57'00"	42.00	1234.00	S69*29'06"W	
C311	1°57'00"	42.00	1234.00	S71°26'06"W	
C312	1°57'00"	42.00	1234.00	S73°23'06"W	
C313	1°57'00"	42.00	1234.00	S75*20'07*W	
C314	1'57'00"	42.00	1234.00	S77"17'07"W	
C315	1 ° 57'00"	42.00	1234.00	S7914'07"W	
C316	1'57'00"	42.00	1234.00	S81"11'08"W	
C317	1 ° 57'00 "	42.00	1234.00	S83*08'08"W	
C318	1'57'00"	42.00	1234.00	S85*05'08"W	
C319	1'57'00"	42.00	1234.00	S87'02'09"W	
C320	1 ° 57'00"	42.00	1234.00	S88*59'09"W	ı –



ORD LENGTH (FT) 56.42 41.49 41.49 19.10 23.09 23.11 25.06 42.00 42.29 55.21 45.27 56.10 53.52 37.29 30.05 48.66 48.66 111.66 24.34 20.48 39.26 60.00 60.00 60.00 60.00 60.00 60.00 60.00 60.00 60.00 60.43 6.95 39.20 11.36 125.03 137.28 33.37

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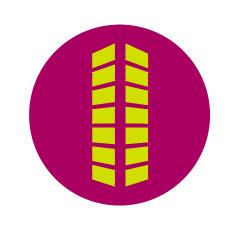
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CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (
C321	1*57'00"	42.00	1234.00	N89°03'50"W	42.00
C322	1*57'00"	42.00	1234.00	N87°06'50"W	42.00
C323	1'41'45"	36.52	1234.00	N8517'27"W	36.52
C324	2°59'07"	61.17	1174.00	N70°01'31"E	61.16
C325	215'42"	46.34	1174.00	N72"38'56"E	46.34
C326	215'42"	46.34	1174.00	N74°54'38"E	46.34
C327	215'42"	46.34	1174.00	N7710'20"E	46.34
C328	215'42"	46.34	1174.00	N79°26'02"E	46.34
C329	215'42"	46.34	1174.00	N81°41'44"E	46.34
C330	215'42"	46.34	1174.00	N83°57'26"E	46.34
C331	215'42"	46.34	1174.00	N8613'08"E	46.34
C332	215'42"	46.34	1174.00	N88*28'50*E	46.34
C333	215'42"	46.34	1174.00	S8915'28"E	46.34
C334	215'42"	46.34	1174.00	S86°59'46"E	46.34
C335	1*25'20"	29.14	1174.00	S85'09'15"E	29.14
C336	2 ° 31'35 "	46.30	1050.00	N83°26'29"W	46.30
C337	2"17'31"	42.00	1050.00	N85°51'02"W	42.00
C338	2"17'31"	42.00	1050.00	N88'08'33"W	42.00
C339	2"17'31"	42.00	1050.00	S89*33'57 * W	42.00
C340	2"17'31"	42.00	1050.00	S87"16'26"W	42.00
C341	2"17'31"	42.00	1050.00	S84*58'56"W	42.00
C342	2"17'31"	42.00	1050.00	S82*41'25"W	42.00
C343	2"17'31"	42.00	1050.00	S80°23'54"W	42.00
C344	2"17'31"	42.00	1050.00	S78'06'24"W	42.00
C345	217'31"	42.00	1050.00	S75 *48 *53 * W	42.00
C346	217'31"	42.00	1050.00	S73°31'23"W	42.00
C347	2°38'18"	48.35	1050.00	S71°03'28"W	48.35
C348	5°57'56"	109.32	1050.00	N74 * 52'12 * W	109.27
C349	3*36'41"	66.18	1050.00	N70°04'54"W	66.17
C350	3"18'07"	10.83	188.00	S22°54'22"W	10.83
C351	10*47'08"	35.39	188.00	N15°51'44"E	35.34
C352	1172'32"	15.26	78.00	S16°04'26"W	15.23
C353	36°43'41"	50.00	78.00	S40°02'32"W	49.15
C354	33°03'19"	45.00	78.00	N74*56'02*E	44.38
C355	34°06'06"	46.42	78.00	N71"29'15"W	45.74
C356	0°53'27"	2.92	188.00	N54*52'56"W	2.92
C357	1 4°23'53"	47.24	188.00	S62"31'36"E	47.12
C358	0'35'40"	17.33	1670.00	N70°01'23"W	17.33
C359	2¶2'13"	64.23	1670.00	N71"25'20"W	64.23
C360	2°12'13"	64.23	1670.00	S73°37'33"E	64.23
C361	2¶2'13"	64.23	1670.00	N75*49'46"W	64.23
C362	2°12'13"	64.23	1670.00	N78°02'00"W	64.23
C363	1*56'21"	56.52	1670.00	N80°06'17"W	56.52
C364	35°01'00"	546.98	895.00	S2912'37"E	538.51
C365	1*50'42"	28.82	895.00	S47"38'28"E	28.82
C366	1518'00"	271.04	1015.00	N40'54'49"W	270.23

		PARCEL C	URVE SEGME	INT TABLE	
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C367	38°32'43"	336.37	500.00	S69*36'14"E	330.06
C368	20°22'13"	142.21	400.00	N1178'31"E	141.46
C369	15*22'13"	80.48	300.00	S81"11'29"E	80.24
C370	38*32'43*	403.64	600.00	S69*36'14"E	396.08
C371	20°36'02"	539.32	1500.00	S78*34'34"E	536.42
C372	20"36'02"	539.32	1500.00	S78*34'34"E	536.42
C373	90°00'00"	62.83	40.00	N43*52'35"W	56.57
C374	38*32'43*	269.10	400.00	S69*36'14"E	264.05
C375	8"26'01"	110.39	750.00	S5°20'25"W	110.29
C376	20"36'02"	467.41	1300.00	S78*34'34"E	464.90
C377	2°02'53"	60.76	1700.00	S6918'00"E	60.76
C378	76"10'32"	53.18	40.00	S32"14'10"E	49.35
C379	4 * 43'42 "	83.35	1010.00	S3°29'15"W	83.32
C380	90'00'00"	62.83	40.00	S43*52'35*E	56.57
C381	11"36'02"	91.11	450.00	S6*55'26"W	90.95
C382	6 ° 25'17 "	168.11	1500.00	S4°20'03"W	168.03
C383	90'00'00"	62.83	40.00	S46°07'25"W	56.57
C384	90'00'00"	62.83	40.00	N43°52'35"₩	56.57
C385	90'00'00"	62.83	40.00	N46°07'25"E	56.57
C386	21"27'40"	636.76	1700.00	S78'08'46"E	633.04
C387	88°01'39"	61.45	40.00	N68°34'15"E	55.59
C388	87"10'01"	60.85	40.00	N68°08'26"E	55.15
C389	41*59'07"	747.44	1020.00	S8916'07"E	730.83
C390	87 * 39'00 *	61.19	40.00	S66°26'11"E	55.40
C391	14'05'27"	122.97	500.00	N29°39'25"W	122.66
C392	36°00'21"	756.62	1204.00	S77°33'15"W	744.23
C393	2910'50"	127.32	250.00	S38°42'26"W	125.95
C394	34*59'32*	583.25	955.00	N31°04'03"W	574.22

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ENCORE FILING 2

PART OF THE SOUTH HALF OF SECTION 12 TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO

#	Date	Issue / Description	Init.
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Project No:	JJH0000020.10	
Drawn By:	AN	
Checked By:	RCR	
Date:	3/11/2024	

