

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

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 INDICATED HEREON UNDER THE NAME OF ENCORE FILING 2, SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY NOW ON 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:

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. S82°19'52"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;

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



- 1) GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATED 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 MUST 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 ADJACENT OPEN SPACE AREAS ARE RESPONSIBLE FOR CONSTRUCTION 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 PLAN 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

9) SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT SHALL BE FREE FROM SHRUBS, GROUND COVER, TREES, 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 THAN 7' ABOVE ADJACENT STREET GRADE OR AS REQUIRED BY CURRENT TOWN CODE OR SPECIFICATIONS.

LAND USE SUMMARY						
ENCORE FILING 2						
OUTLOTS	AREA (SF)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	USE	% OF TOTAL
A	73,424	1.686	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND ACCESS EASEMENT	
B	50,451	1.158	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND ACCESS EASEMENT	
C	50,091	1.150	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND ACCESS EASEMENT	
D	113,447	2.604	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND ACCESS EASEMENT	
E	15,307	0.351	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND ACCESS EASEMENT	
F	20,732	0.476	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND ACCESS EASEMENT	
G	105,276	2.417	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND ACCESS EASEMENT	
H	2,300	0.053	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND ACCESS EASEMENT	
I	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	
K	59,532	1.367	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS EASEMENT	
L	15,824	0.363	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS EASEMENT	
M	170,172	3.907	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND ACCESS EASEMENT	
OUTLOTS TOTAL	1,256,858	28.853				25.09%
TRACTS						
A	533,969	12.258	METRO DISTRICT	METRO DISTRICT	FUTURE DEVELOPMENT	10.66%
STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)						
ROAD	AREA (SF)	AREA ACRES				
ROADWAY RIGHT OF WAY	1,220,271	28.014				24.36%
SINGLE FAMILY LOTS						
LOTS	AREA (SF)	AREA ACRES	NUMBER OF LOTS			
SINGLE FAMILY LOTS	1,997,557	45.858	370			39.88%
TOTAL AREA	5,008,655	114.983	TOTAL PERCENTAGE			100.00%

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

THIS PLAT, TO BE KNOWN AS **ENCORE FILING 2**, 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 _____, 2023.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

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.

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 DRAINAGEWAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OWNER OR THE LOT OWNER SHALL BE RESPONSIBLE TO MAINTAIN SAID FACILITIES. THE TOWN OF JOHNSTOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OBSERVATION AND MAINTENANCE OF THE DRAINAGEWAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS INCURRED BY THE TOWN WILL BE ASSESSED TO THE PROPERTY OWNER.

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.
5. 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.
6. 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. C.R.S. 13-80-105(3)(A).

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.

READE COLIN ROSELLES
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

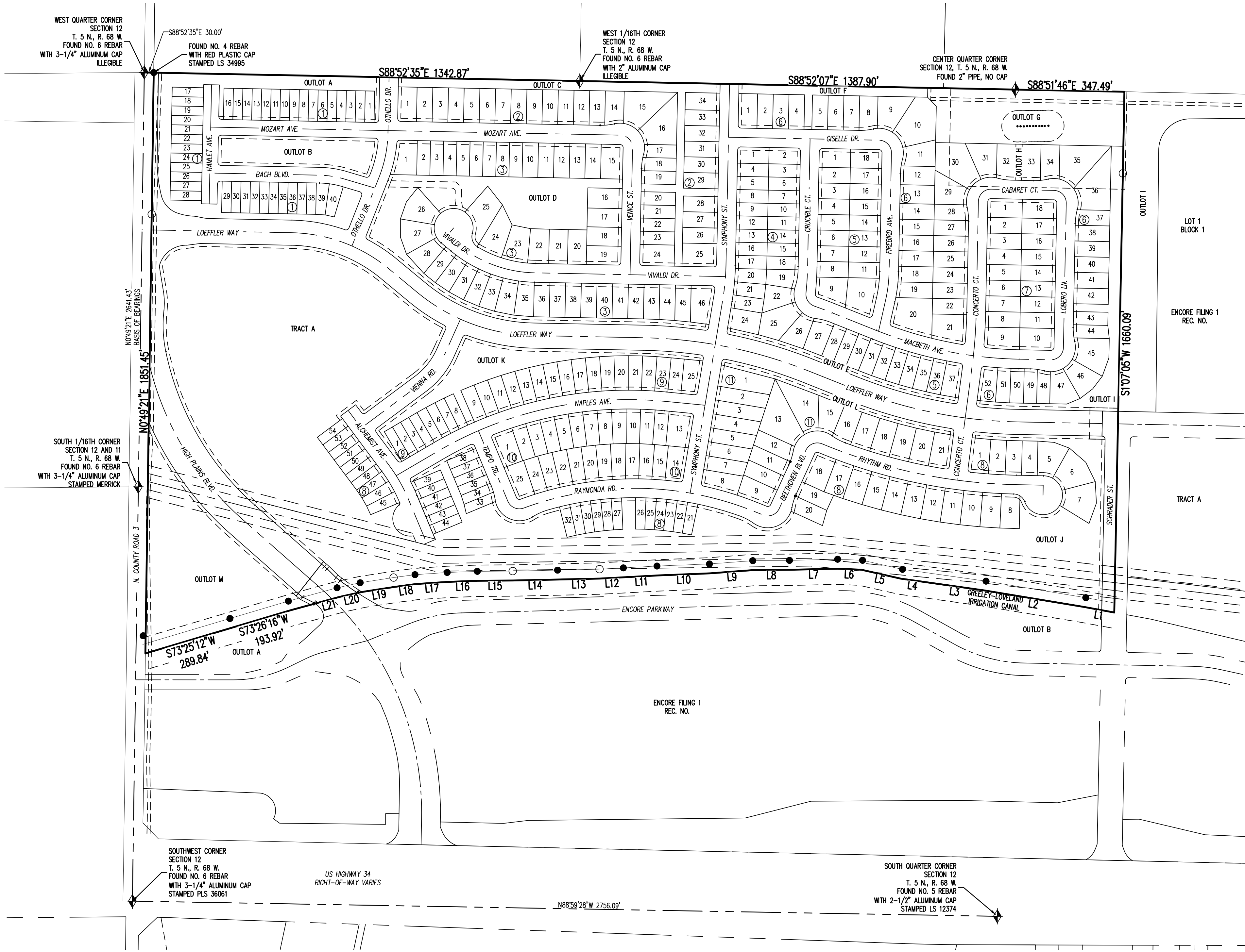
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Project No:	JJH0000020.10
Drawn By:	AN
Checked By:	RCR
Date:	3/11/2024

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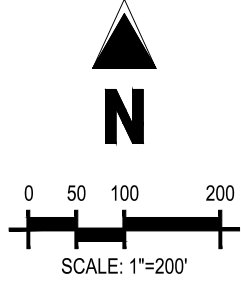
ENCORE FILING 2
PART OF THE SOUTH HALF OF SECTION 12
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO



PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	N79°35'06"W	97.84
L2	N80°35'06"W	321.49
L3	N81°57'27"W	188.05
L4	N82°00'54"W	81.52
L5	N77°33'35"W	129.03
L6	N87°32'04"W	75.88
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°56'25"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	S82°19'52"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

- 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
- REC. NO. RECEPTION NUMBER
- ① BLOCK NUMBER



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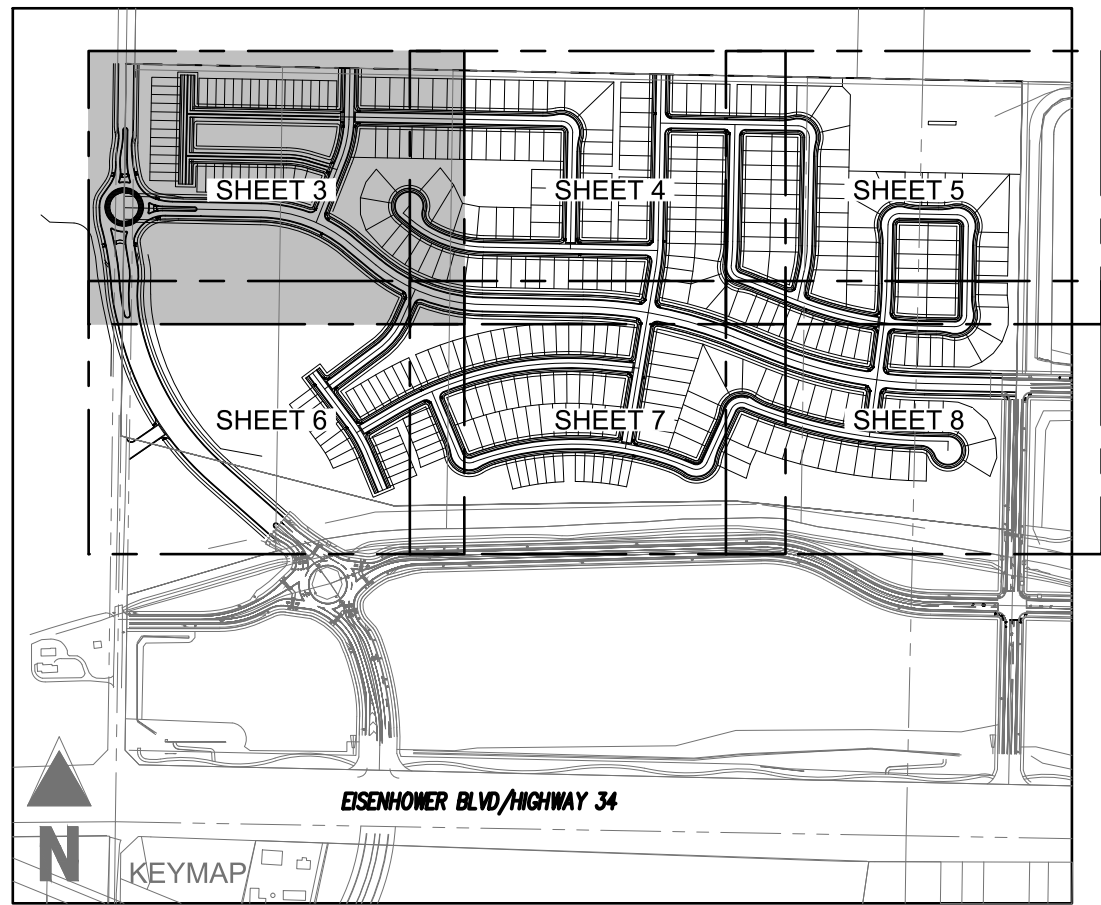
ENCORE FILING 2

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

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



Galloway

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970.800.3300
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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

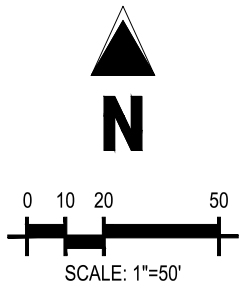
#	Date	Issue / Description	Init.
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Project No: JH00000020.10
Drawn By: AN
Checked By: RCR
Date: 3/11/2024

OWNER: CYLE AND JANICE HEMBERGER LIVING TRUST
REC. NO. 202300307069
NOT A PART

LEGEND

- ALLOT CORNER (AS DESCRIBED)
- FOUND NO. 4 REBAR WITH 1" RED PLASTIC CAP, STAMPED KSI LS 34995, (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL) UNLESS OTHERWISE NOTED
- 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. 1
- RECEPTION NUMBER BLOCK NUMBER



PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
(L1)	S80°22'39"E	10.21
(L2)	S43°52'35"E	25.73
(L3)	S1°07'25"W	39.76
(L4)	S9°07'35"E	9.85
(L5)	S9°07'35"E	12.16
(L6)	S9°07'35"E	3.52
(L7)	S9°07'35"E	11.74
(L8)	S1°07'25"W	33.27
(L9)	S43°52'35"E	9.16
(L10)	S67°22'35"E	1.58

SEE SHEET 6

SEE SHEET 4

SEE SHEET 4

WEST QUARTER CORNER
SECTION 12
T. 5 N., R. 68 W.
FOUND NO. 6 REBAR
WITH 3-1/4" ALUMINUM CAP
ILLEGIBLE

FOUND NO. 4 REBAR
WITH RED PLASTIC CAP
STAMPED LS 34995

OUTLOT B
MILLENNIUM EAST 16TH SUBDIVISION
REC. NO. 2020027098
NOT A PART

10' Poudre Valley Rural
Electric Association Easement
REC. NO. 2002016194
CENTERED ON LOCATED
UNDERGROUND ELECTRIC LINE

TRACT A
533,969 SQ. FT.
12.256 ACRES

S88°52'35"E 1342.87'

OUTLOT A
73,424 SQ. FT.
1.686 ACRES

S88°52'35"E 577.97'

OUTLOT C
50,091 SQ. FT.
1.150 ACRES

N88°52'35"W 890.00'

LOT 1
6,579 SQ. FT.
0.151 ACRES

LOT 2
5,500 SQ. FT.
0.126 ACRES

LOT 3
5,500 SQ. FT.
0.126 ACRES

LOT 4
5,500 SQ. FT.
0.126 ACRES

LOT 5
5,500 SQ. FT.
0.126 ACRES

LOT 6
5,500 SQ. FT.
0.126 ACRES

LOT 7
5,500 SQ. FT.
0.126 ACRES

LOT 8
5,500 SQ. FT.
0.126 ACRES

LOT 9
5,500 SQ. FT.
0.126 ACRES

LOT 10
5,500 SQ. FT.
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LOT 11
5,500 SQ. FT.
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LOT 54
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5,500 SQ. FT.
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5,500 SQ. FT.
0.126 ACRES

LOT 65
5,500 SQ. FT.
0.126 ACRES

LOT 66
5,500 SQ. FT.
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LOT 67
5,500 SQ. FT.
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LOT 68
5,500 SQ. FT.
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LOT 69
5,500 SQ. FT.
0.126 ACRES

LOT 70
5,500 SQ. FT.
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LOT 71
5,500 SQ. FT.
0.126 ACRES

LOT 72
5,500 SQ. FT.
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LOT 73
5,500 SQ. FT.
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LOT 74
5,500 SQ. FT.
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LOT 75
5,500 SQ. FT.
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LOT 76
5,500 SQ. FT.
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LOT 77
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LOT 80
5,500 SQ. FT.
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LOT 81
5,500 SQ. FT.
0.126 ACRES

LOT 82
5,500 SQ. FT.
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LOT 83
5,500 SQ. FT.
0.126 ACRES

LOT 84
5,500 SQ. FT.
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LOT 85
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LOT 86
5,500 SQ. FT.
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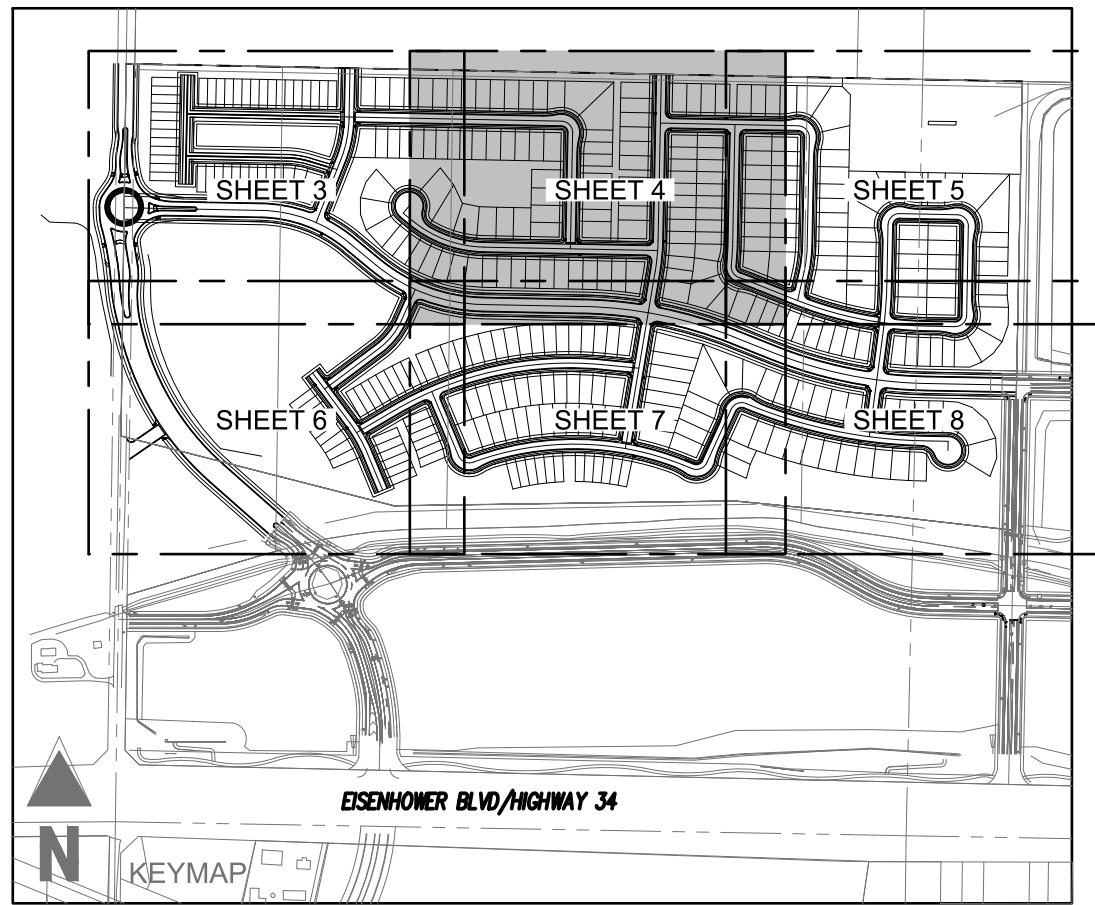
LOT 87
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LOT 88
5,500 SQ. FT.
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LOT 89
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LOT 90
5,500 SQ. FT.
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ENCORE FILING 2
PART OF THE SOUTH HALF OF SECTION 12
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO



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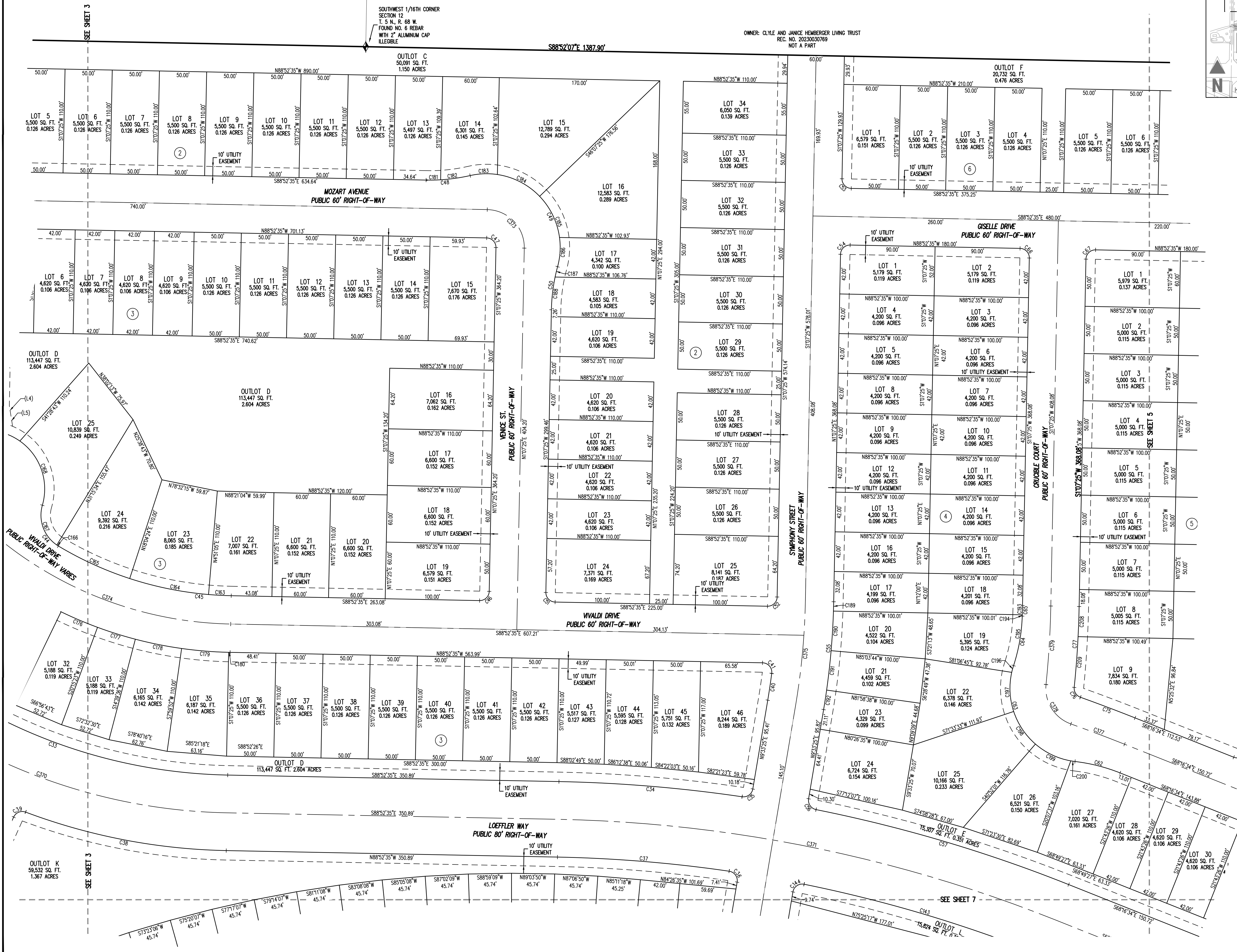


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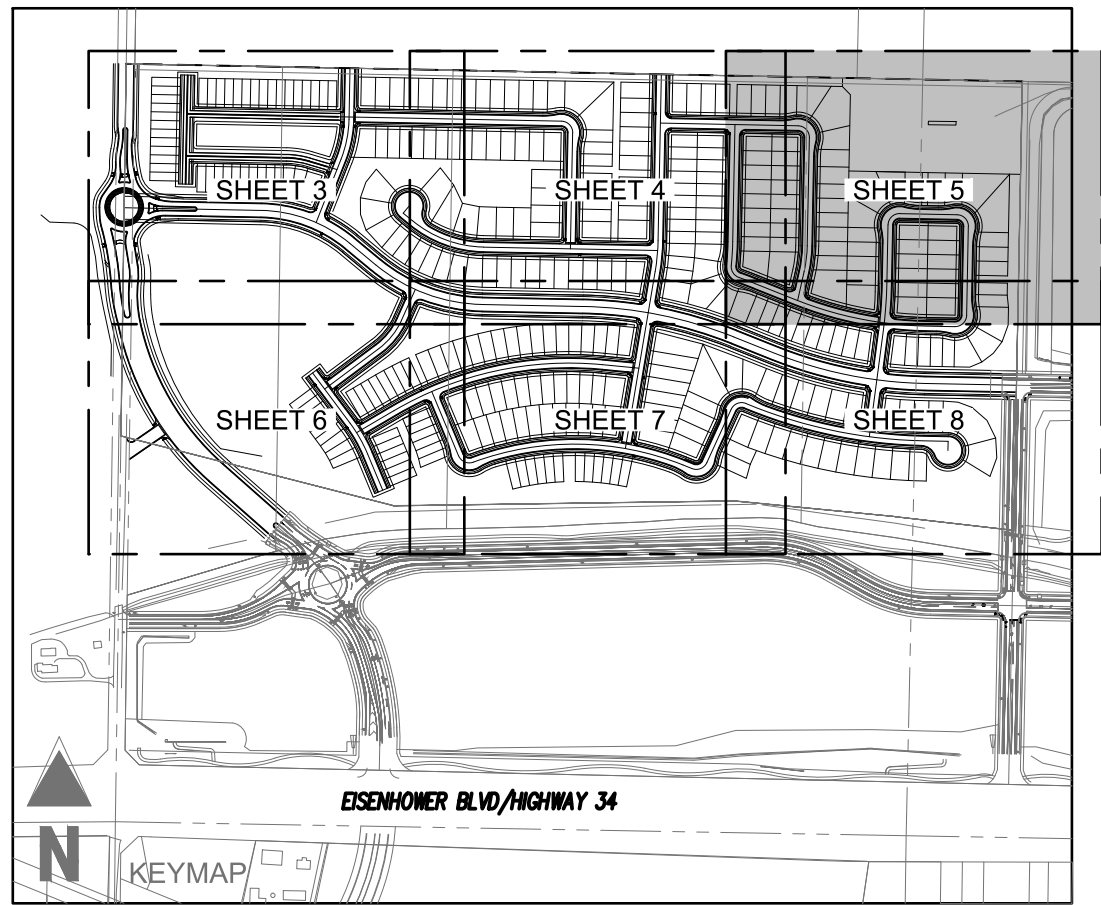
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TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO

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Date: 3/11/2024



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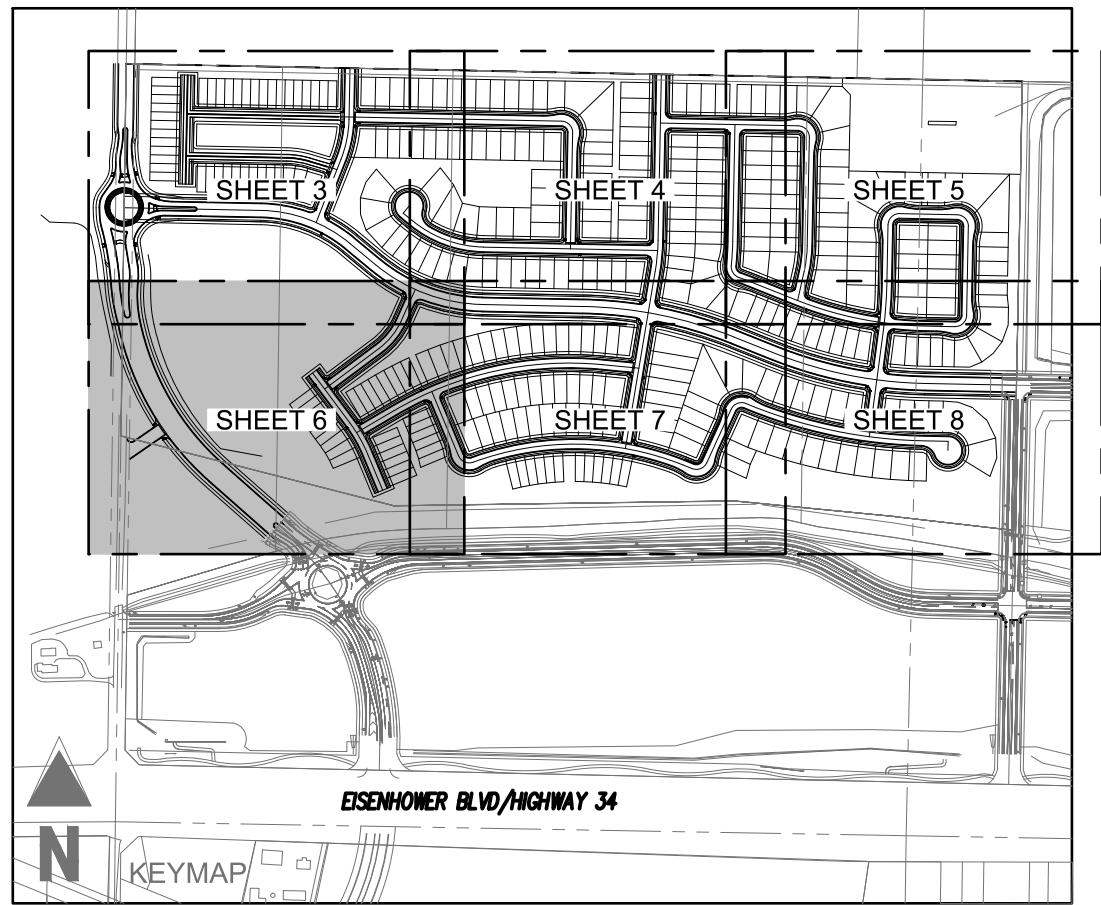
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TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO

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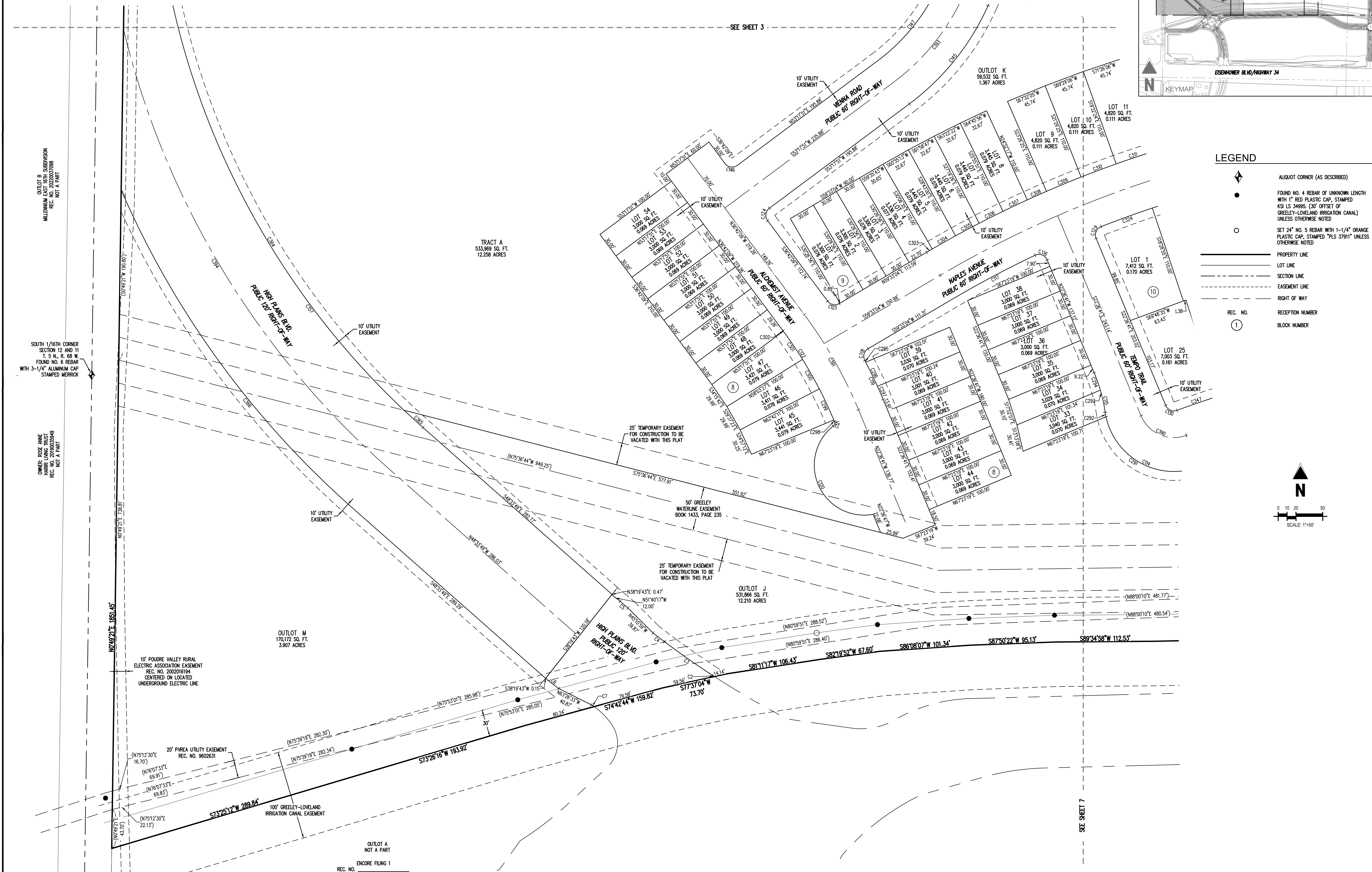


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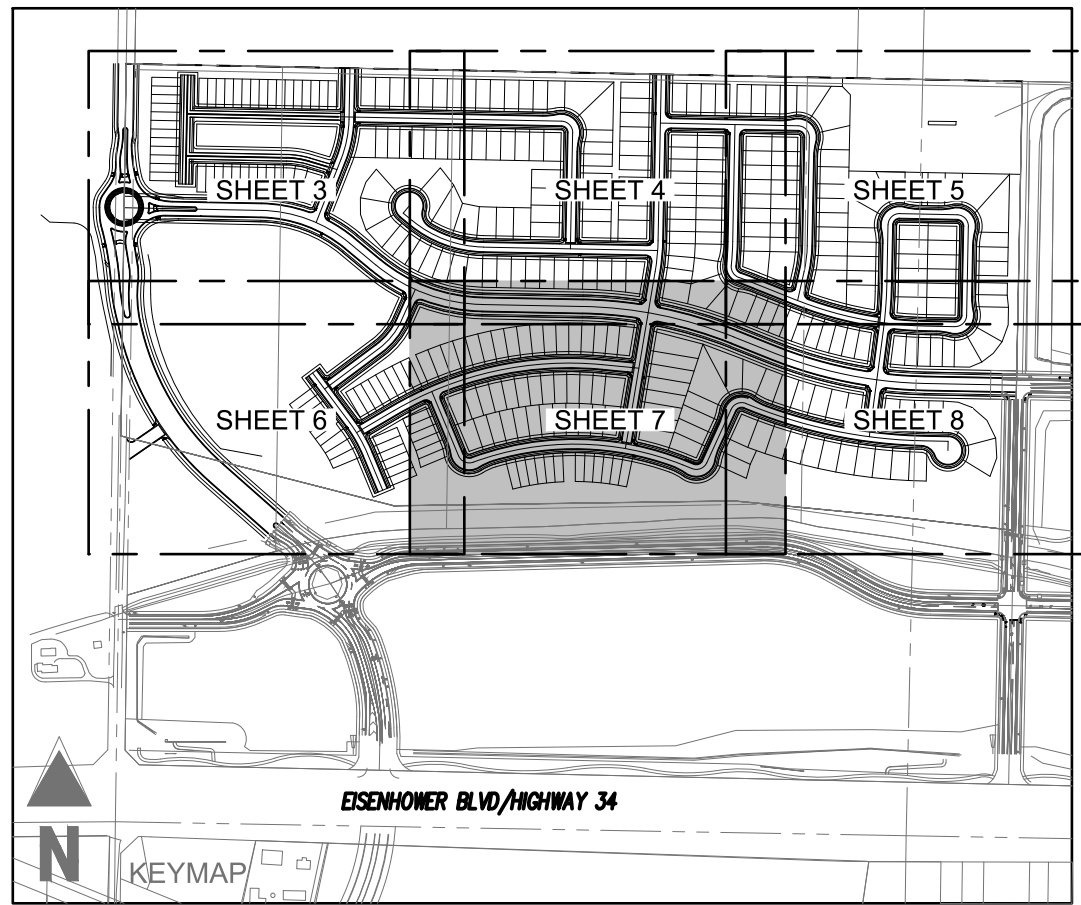
Project No: JH0000020.10
Drawn By: AN
Checked By: RCR
Date: 3/11/2024



LEGEND

- ALLOT CORNER (AS DESCRIBED)
- FOUND NO. 4 REBAR OF UNKNOWN LENGTH
WITH 1" RED PLASTIC CAP, STAMPED
KSI LS 34995, (30' OFFSET OF
GREELY-LOVELAND IRRIGATION CANAL)
UNLESS OTHERWISE NOTED
- 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. 1
- RECEPTION NUMBER
- BLOCK NUMBER

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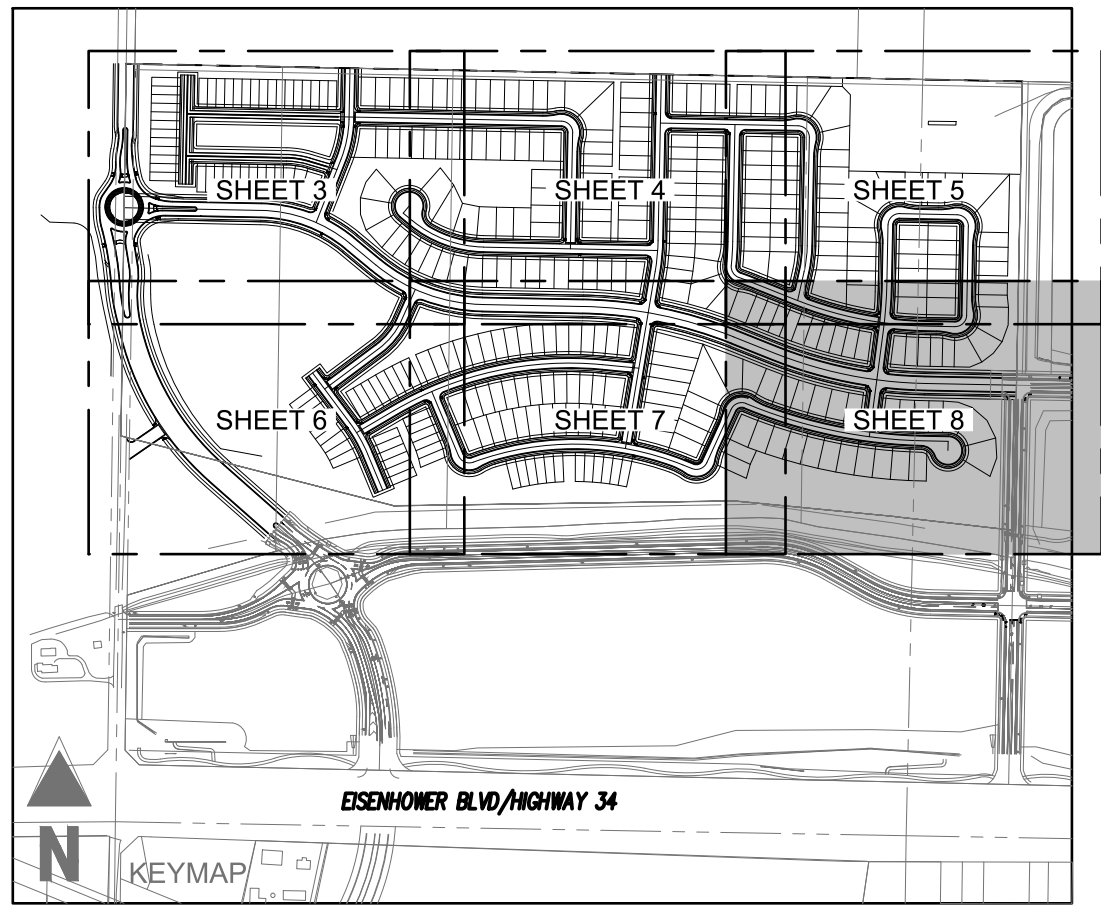
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PART OF THE SOUTH HALF OF SECTION 12
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO

PARCEL CURVE SEGMENT TABLE					
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	5°15'28"	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	5°08'54"	7.05	78.50	N1°42'07"E	7.05
C10	12°53'36"	107.68	478.50	N7°19'08"W	107.45
C11	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	100°146"	17.42	98.50	N83°51'42"W	17.40
C15	18°71'11"	172.34	540.00	N79°44'00"W	171.81
C16	8°54'58"	15.34	10.00	S85°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	S81°11'29"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°25'28"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	S81°11'29"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°33'10"	14.99	10.00	S48°10'50"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	71°44"	194.78	1540.00	S85°15'11"E	194.65
C35	88°48'48"	15.50	10.00	N53°57'48"E	13.99
C36	91°16'06"	15.93	10.00	N36°14'38"W	14.30
C37	7°09'54"	182.58	1460.00	N85°17'38"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	21°42'	28.63	720.00	N82°50'4"	28.63
C41	96°09'19"	16.78	10.00	N40°47'56"W	14.88
C42	38°32'43"	288.28	430.00	N69°36'14"W	283.85
C43	246°31'49"	266.77	62.00	N72°36'02"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	N81°02'02"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"	15.71	10.00	S43°52'35"E	14.14
C54	90°00'00"	15.71	10.00	S46°07'25"W	14.14
C55	8°26'01"	114.81	780.00	S5°20'25"W	114.71
C56	8°01'44"	15.40	10.00	S34°32'27"E	13.92
C57	10°23'46"	279.42	1540.00	S73°28'26"E	279.04
C58	12°35'54"	321.02	1460.00	S74°34'30"E	320.38
C59	91°34'51"	15.98	10.00	N53°20'08"E	14.34
C60	88°17'22"	15.41	10.00	N36°35'59"W	13.93
C61	12°22'06"	288.43	1330.00	N74°30'37"W	288.86
C62	15°02'23"	49.35	188.00	N75°47'45"W	49.21
C63	101°21'49"	137.99	78.00	N32°38'01"W	120.69
C64	16°15'55"	53.37	188.00	N9°54'56"E	53.19
C65	0°39'34"	11.28	980.00	N12°71'12"E	11.28
C66	90°00'00"	15.71	10.00	N43°52'35"W	14.14
C67	90°00'00"	15.71	10.00	S46°07'25"W	14.14
C68	90°00'00"	15.71	10.00	N43°52'35"W	14.14
C69	14°05'15"	46.22	188.00	N84°04'47"E	46.11
C70	118°10'31"	160.88	78.00	S43°52'35"E	133.84
C71	14°05'15"	46.22	188.00	S81°02'02"W	46.11
C72	11°36'02"	97.18	480.00	S6°55'26"W	97.02
C73	11°36'02"	85.04	420.00	N6°55'26"E	84.89
C74	99°00'00"	17.28	10.00	N62°13'26"E	15.21
C75	2°02'53"	61.84	1730.00	S69°18'00"E	61.83
C76	76°10'32"	13.30	10.00	S32°14'10"E	12.34
C77	4°13'42"	85.82	1040.00	S3°29'15"W	85.80
C78	82°56'31"	14.48	10.00	S28°44'49"E	13.24
C79	10°20'17"	229.15	1270.00	S75°23'17"E	228.84
C80	94°42'27"	16.53	10.00	N52°05'25"E	14.71

PARCEL CURVE SEGMENT 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	118°10'31"	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	118°10'31"	160.88	78.00	N43°52'35"W	133.84
C87	14°05'15"	46.22	188.00	N81°02'02"E	46.11
C88	14°05'15"	46.22	188.00	S5°55'13"E	46.11
C89	118°10'31"	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°29'22"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
C99	90°00'00"	15.71	10.00	N46°07'25"E	14.14
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	24°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	S86°15'46"E	611.02
C113	16°14'23"	53.29	188.00	N68°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°54'04"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	51°32'00"	48.31	530.00	N25°13'21"W	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°54'32"E	13.35
C124	90°00'00"	15.71	10.00	S81°75'17"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	88°15'35"	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	151°7'21"	50.17	188.00	S62°04'53"E	50.02
C139	11°20'54"	330.77	1670.00	S75°24'00"E	330.23
C140	91°22'51"	15.95	10.00	N53°14'07"E	14.31
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	S5°30'13"W	14.37
C145	29°10'50"	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°10'25"	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°30'21"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	S12°33'E	61.68
C156	18°03'05"	131.38	417.00	S2°40'34"E	130.83
C157	36°51'42"	575.80	895.00	S3°00'58"E	565.93
C158	70°34'55"	109.64	89.00	S55°23'21"W	102.84
C159	6°35°04"	31.60	275.00	N85°35°03"W	31.59
C160	84°7'09"	42.17	275.00	N77°53°57"W	42.13

PARCEL CURVE SEGMENT TABLE					
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	N20°13'01"E	19.17
C163	3°43'40"	24.07	370.00	N87°00'45"W	24.07
C164	13°13'20"	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	N1919'18"W	72.04
C169	76°45'03"	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	23°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	01°43'43"	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	N67°49'42"W	28.86
C184	37°39'02"	51.23	78.00	N82°41'37"W	50.32
C185	36°00'10"	49.21	78.00	S25°48'05"E	48.40
C186	22°36'14"	31.23	78.00	N34°44'32"E	31.02
C187	32°6'14"	11.28	188.00	S13°29'32"W	11.28
C188	10°39'00"	34.95	188.00	N6°28'55"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	13°23'03"	20.89	780.00	N8°47'24"E	20.88
C193	03°44'49"	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	7.46
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	S83°33'32"E	41.49
C200	31°51'51"	4.53	78.00	S81°39'00"E	4.53
C201	1°35'59"	37.13	1330.00	S60°40'33"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°38'23"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	S76°12'30"E	42.00
C206	1°48'34"	42.00	1330.00	S78°01'04"E	42.00
C207	1°48'19"	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°36'33"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	N75°12'24"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	N11°33'16"E	37.71
C216	6°40'38"	21.91	188.00	N11°52'21"W	21.90
C217	7°24'38"	24.32	188.00	N14°49'43"E	24.30
C218	35°41'47"	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	14°02'21"	14.01	480.00	N11°53'16"E	14.01
C221	5°58'52"	131.84	1270.00	N73°11'31"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	N30°03'38"E	85.98
C224	01°45'41"	6.70	1470.00	S15°15'15"W	6.70
C225	1°00'32"	3.31	188.00	S03°37'08"W	3.31
C226	13°04'43"	42.91	188.00	S6°25'29"E	42.82
C227	5°38'27"	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	S4°25'06"W	49.15
C230	36°43'41"	50.00	78.00	S84°35'47"W	49.15
C231	21°52'02"	3.06	78.00	N7°55'45"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	02°42'22"	1.33	188.00	N15°00'29"E	1.33
C238	13°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
C240	3°48'25"	12.49	188.00	N11°03'36"W	12.49