

JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 - TRACTS M & N)

A REPLAT OF TRACTS M AND N, JOHNSTOWN VILLAGE FILING NO. 1 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO



LAND USE TABLE				
JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 - TRACTS M & N)				
OUTLOT	AREA (SQ. FT.)	AREA (ACRES)	OWNERSHIP / MAINTENANCE	LAND USE
A	3,866	0.089	JOHNSTOWN VILLAGE METRO DISTRICT	PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT
B	3,891	0.089	JOHNSTOWN VILLAGE METRO DISTRICT	PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT
C	39,088	0.897	JOHNSTOWN VILLAGE METRO DISTRICT	OPEN SPACE, INCLUDES NOTED UTILITY EASEMENTS
D	4,320	0.099	JOHNSTOWN VILLAGE METRO DISTRICT	PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT
E	10,931	0.251	JOHNSTOWN VILLAGE METRO DISTRICT	OPEN SPACE, INCLUDES NOTED UTILITY EASEMENTS
F	26,150	0.600	JOHNSTOWN VILLAGE METRO DISTRICT	OPEN SPACE, INCLUDES NOTED UTILITY EASEMENTS
G	4,246	0.097	JOHNSTOWN VILLAGE METRO DISTRICT	PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT
H	3,542	0.081	JOHNSTOWN VILLAGE METRO DISTRICT	OPEN SPACE, INCLUDES NOTED UTILITY EASEMENTS
I	3,724	0.085	JOHNSTOWN VILLAGE METRO DISTRICT	PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT
J	4,452	0.102	JOHNSTOWN VILLAGE METRO DISTRICT	PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT
K	3,592	0.082	JOHNSTOWN VILLAGE METRO DISTRICT	OPEN SPACE, INCLUDES NOTED UTILITY EASEMENTS
L	111,112	2.552	JOHNSTOWN VILLAGE METRO DISTRICT	OPEN SPACE, INCLUDES NOTED UTILITY EASEMENTS
M	4,921	0.113	JOHNSTOWN VILLAGE METRO DISTRICT	PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT
N	6,660	0.153	JOHNSTOWN VILLAGE METRO DISTRICT	PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT
O	1,202	0.028	JOHNSTOWN VILLAGE METRO DISTRICT	PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT
P	904	0.021	JOHNSTOWN VILLAGE METRO DISTRICT	PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT
Q	4,513	0.104	JOHNSTOWN VILLAGE METRO DISTRICT	PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT
R	5,866	0.135	JOHNSTOWN VILLAGE METRO DISTRICT	PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT
S	542	0.012	JOHNSTOWN VILLAGE METRO DISTRICT	PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT
T	1,442	0.033	JOHNSTOWN VILLAGE METRO DISTRICT	PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT
U	4,440	0.102	JOHNSTOWN VILLAGE METRO DISTRICT	PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT
TOTAL OUTLOTS	249,404	5.725		44.10%
STREET RIGHT OF WAY	AREA (SQ. FT.)	AREA (ACRES)	OWNERSHIP / MAINTENANCE	LAND USE
WARBLER WAY	36,182	0.831	TOWN OF JOHNSTOWN	PUBLIC ROADWAY
ROBIN ROAD	30,818	0.707	TOWN OF JOHNSTOWN	PUBLIC ROADWAY
CHICKADEE CIRCLE	16,130	0.370	JOHNSTOWN VILLAGE METRO DISTRICT	PRIVATE DRIVE
MAGPIE CIRCLE	14,832	0.341	JOHNSTOWN VILLAGE METRO DISTRICT	PRIVATE DRIVE
TOTAL AREA	97,962	2.249		17.32%
LOTS	AREA (SQ. FT.)	AREA (ACRES)	NUMBER OF LOTS	
MULTI-FAMILY	218,138	5.008	132	38.58%
TOTAL AREA	565,504	12.982	TOTAL PERCENTAGE	100.00%

SHEET INDEX MAP

LEGEND

- Right of Way Line
- Lot/Tract Line
- Easement Line
- Centerline

SHEET INDEX

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- SHEET 8 DETAIL SHEET
- SHEET 9 DETAIL SHEET, LINE AND CURVE TABLES

DATE: NOVEMBER 29, 2021	JOB NUMBER: 1906-004	REVISIONS	BY	DATE	SURVEYED BY: SE
					DRAWN BY: AV
					CHECKED BY: RD
SHEET 2 OF 9					

**JOHNSTOWN VILLAGE, FILING 3
(JOHNSTOWN VILLAGE FILING 1 -
TRACTS M & N)**



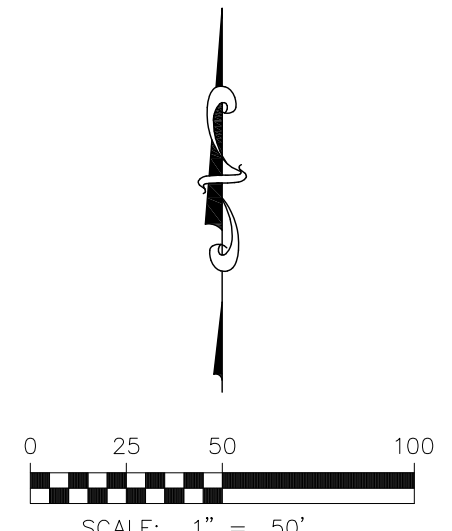
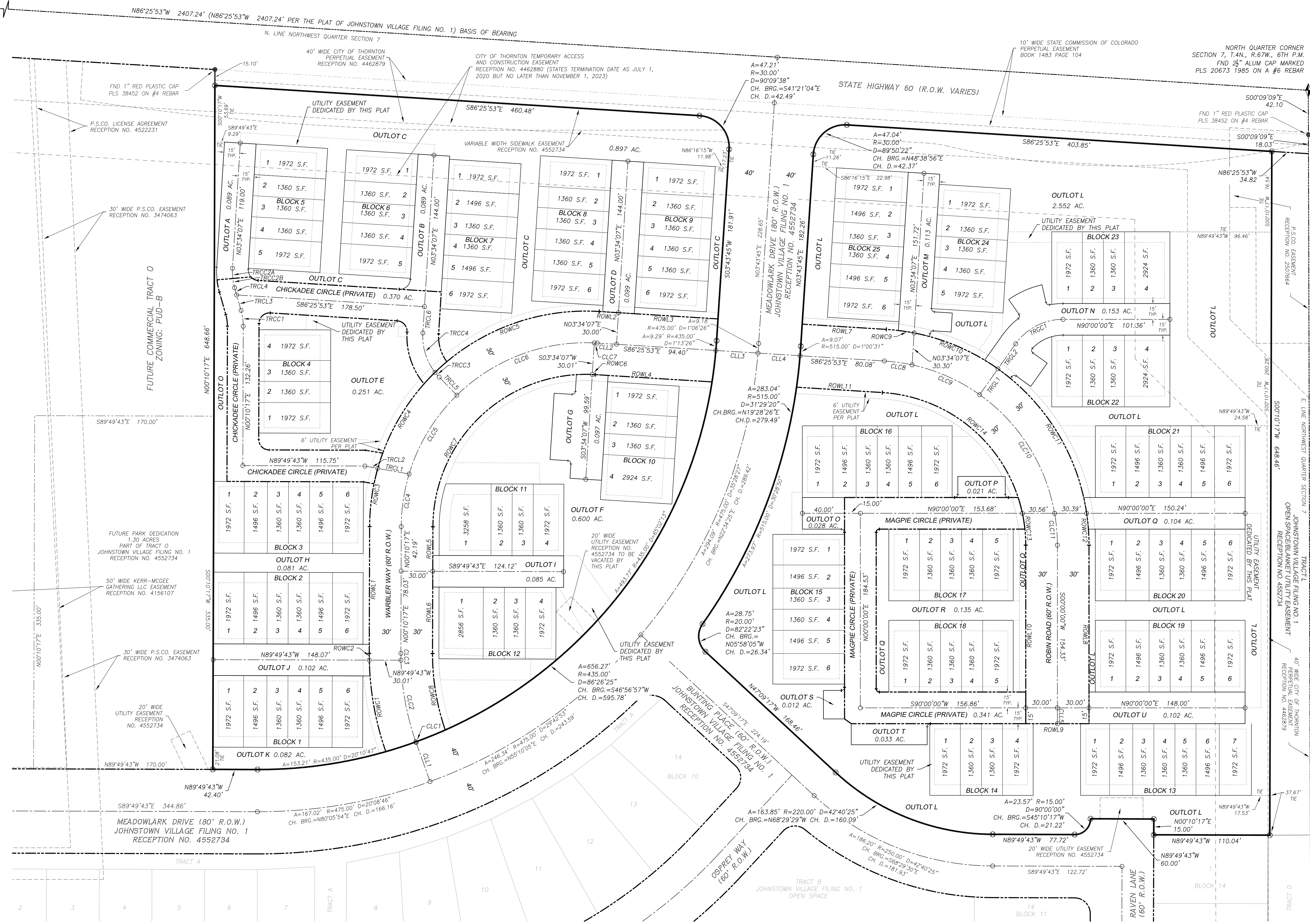
\\Survey\1906004\Drawings\VehA - Tracts M and N Plot.dwg 12/16/21 9:54 am

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A REPLAT OF TRACTS M AND N, JOHNSTOWN VILLAGE FILING NO. 1 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

NORTHWEST CORNER
SECTION 7, T.4N., R.67W., 6TH P.M.
FND 2" ALUM CAP MARKED
PLS 23500 1996 ON A #6 REBAR

NORTH QUARTER CORNER
SECTION 7, T.4N., R.67W., 6TH P.M.
FND 2" ALUM CAP MARKED
PLS 20673 1985 ON A #6 REBAR



BOUNDARY LEGEND

- FOUND MONUMENT AS NOTED
- POT, POC, DIRECTION CHANGE POINT (NOT TO BE SET)
- ⊗ 1" YELLOW PLASTIC CAP PLS 35597 ON A #4 REBAR TO BE SET
- ⚡ FOUND SECTION CORNER AS NOTED
- EASEMENT LINE
- LOT/TRACT LINE
- SECTION LINE
- CENTERLINE

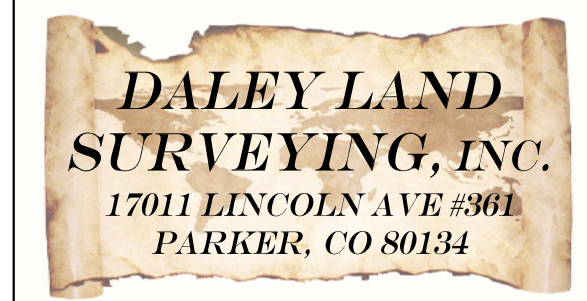
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NOTE: DIMENSIONS ALONG THE RIGHT OF WAY ON
WARBLER WAY AND ROBIN ROAD ARE TO THE CENTERLINES
OF RESPECTIVE OUTLOTS DESIGNATED AS PUBLIC ACCESS,
UTILITY AND EMERGENCY ACCESS EASEMENTS.
SEE SHEET 8 AND 9 FOR UTILITY EASEMENT DIMENSIONS.

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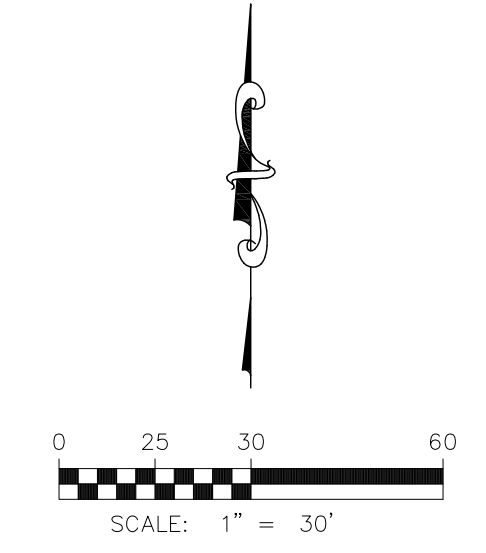
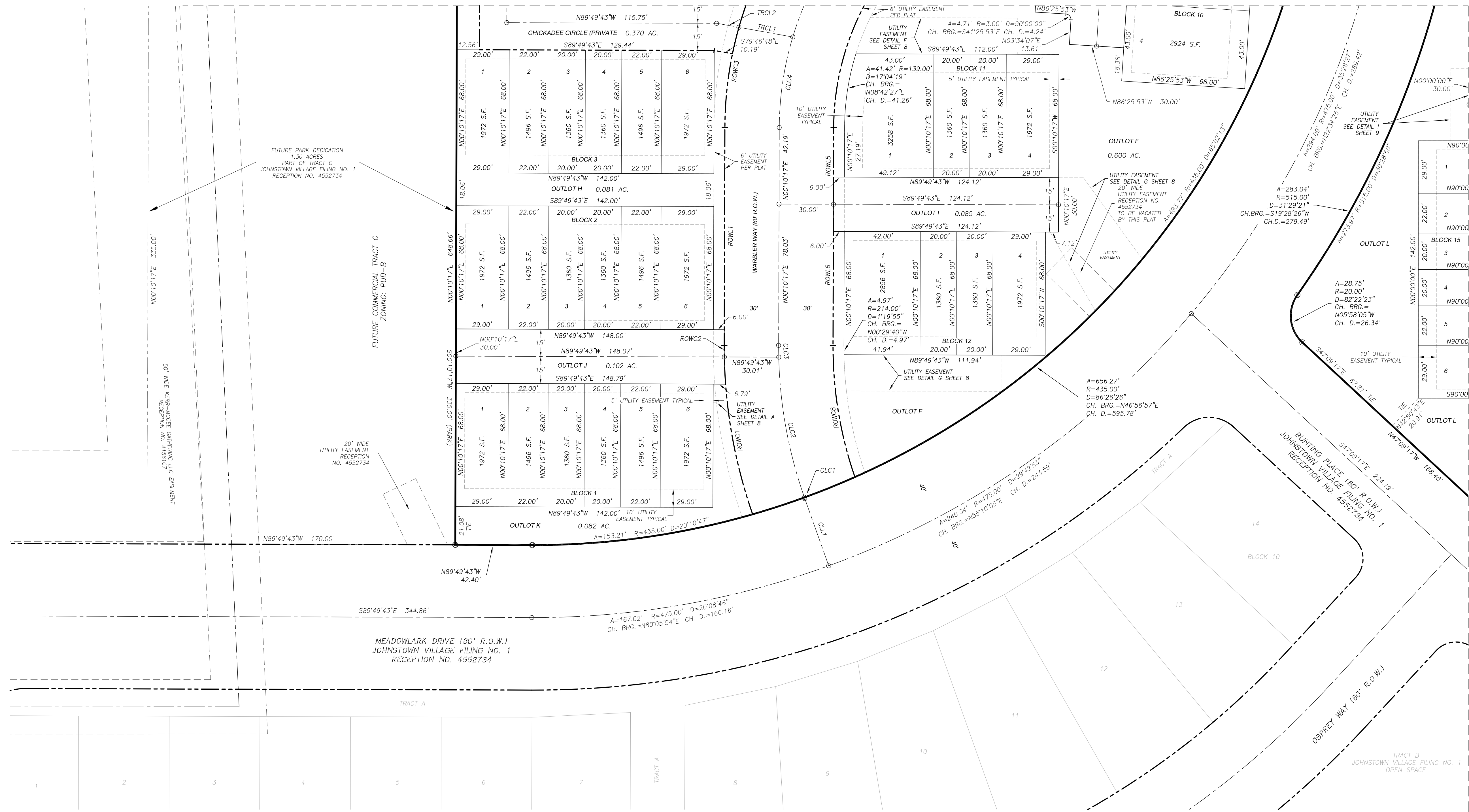
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SEE SHEET 5



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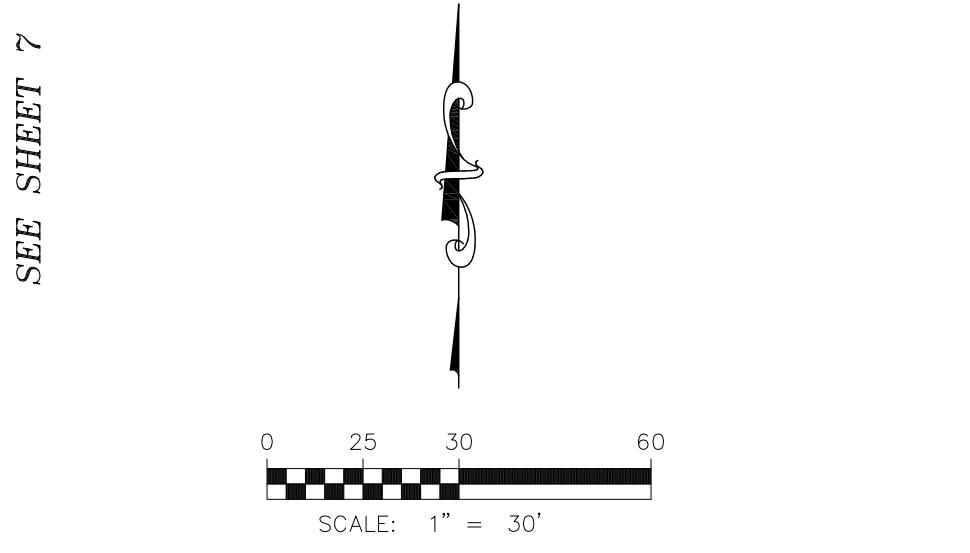
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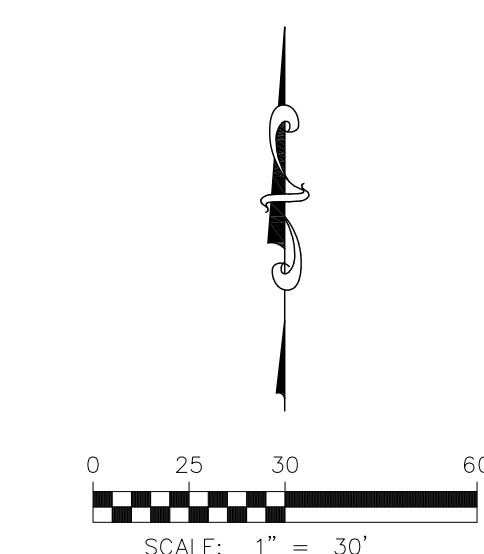
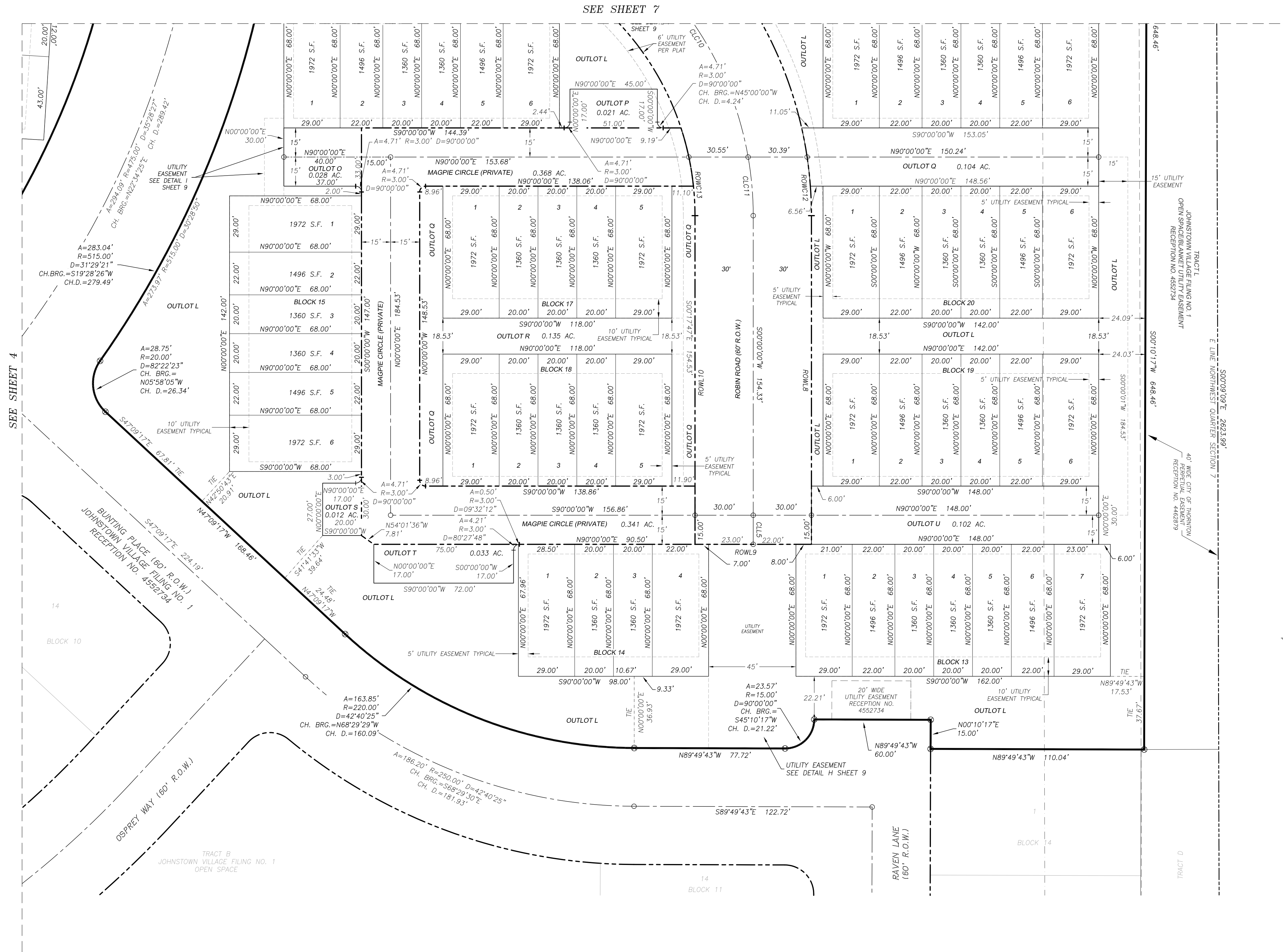
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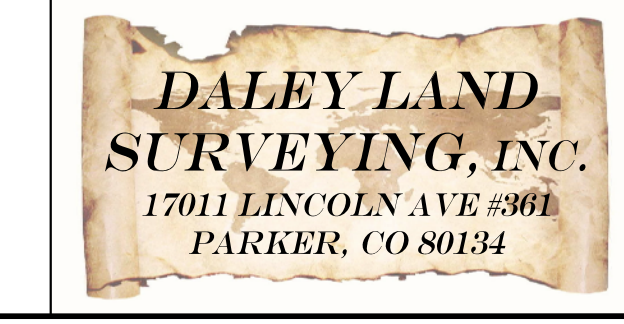
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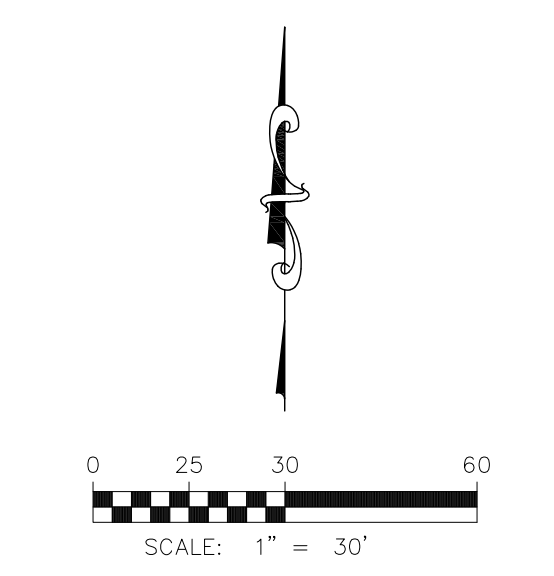
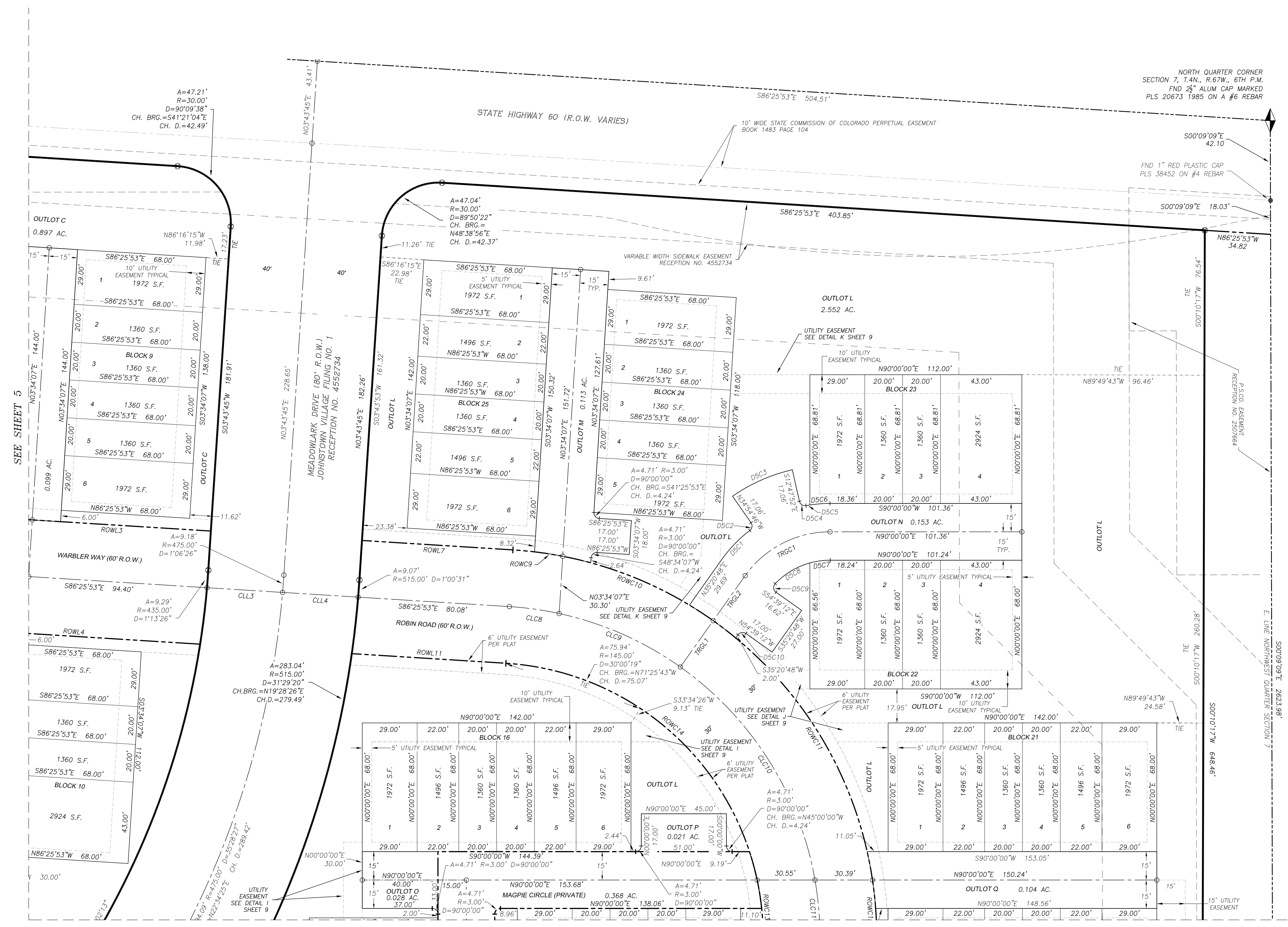
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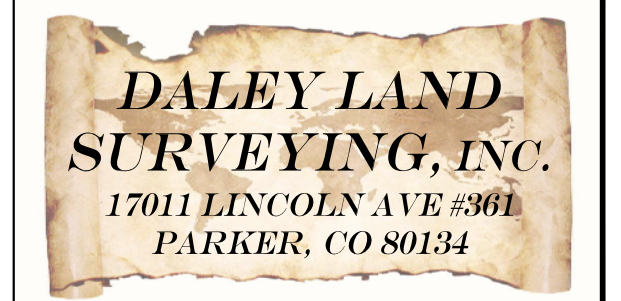
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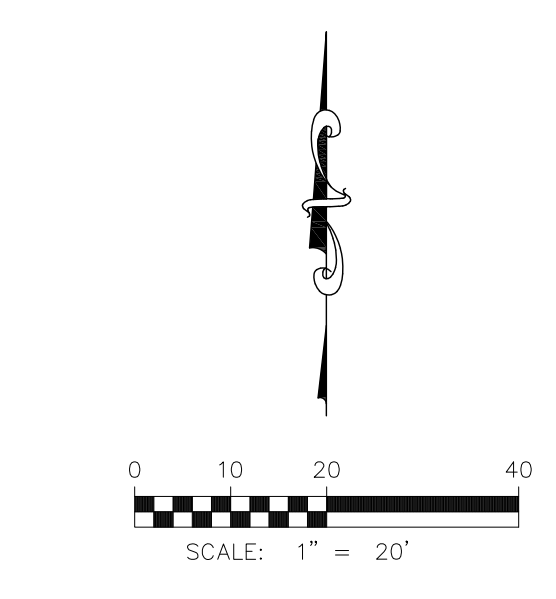
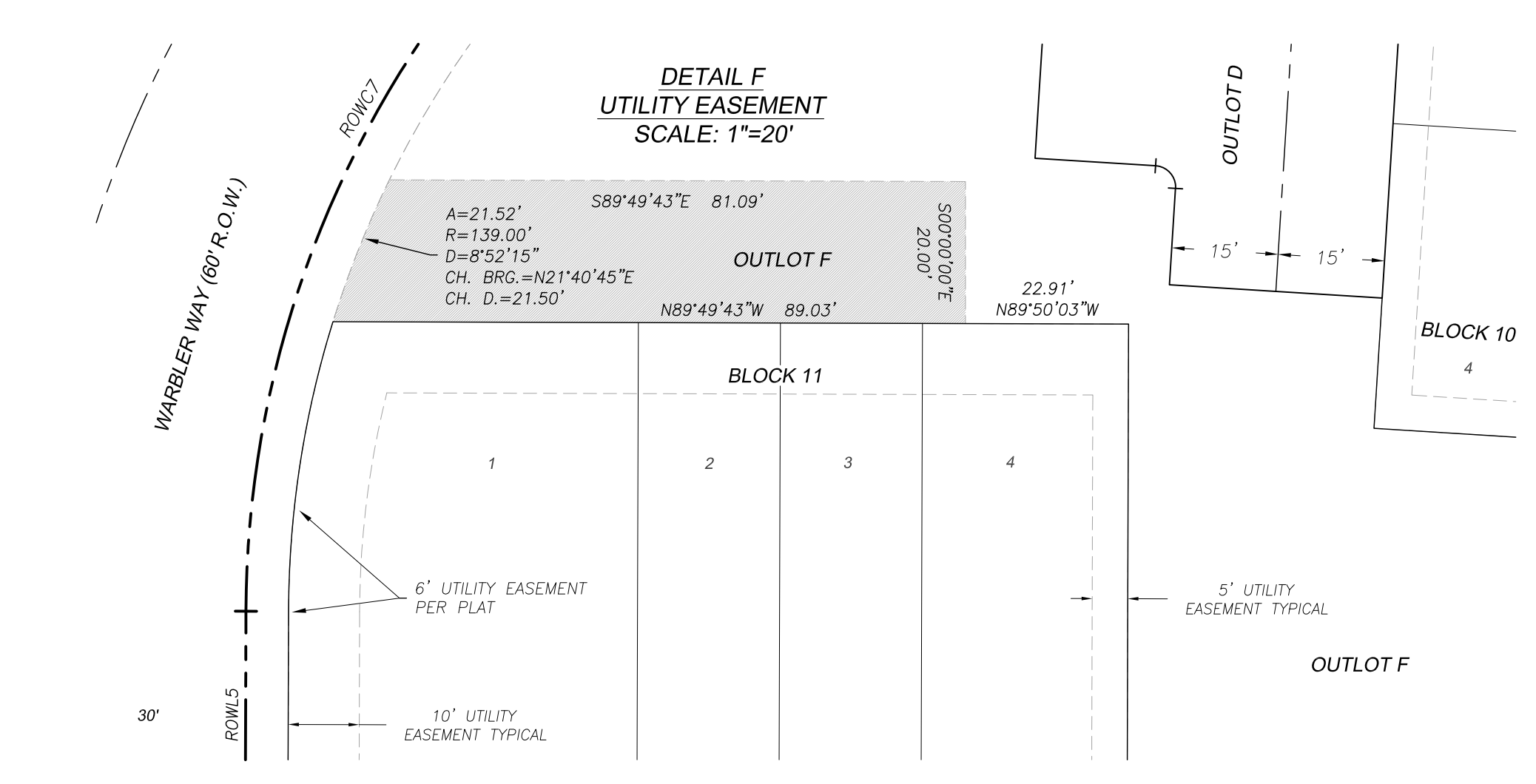
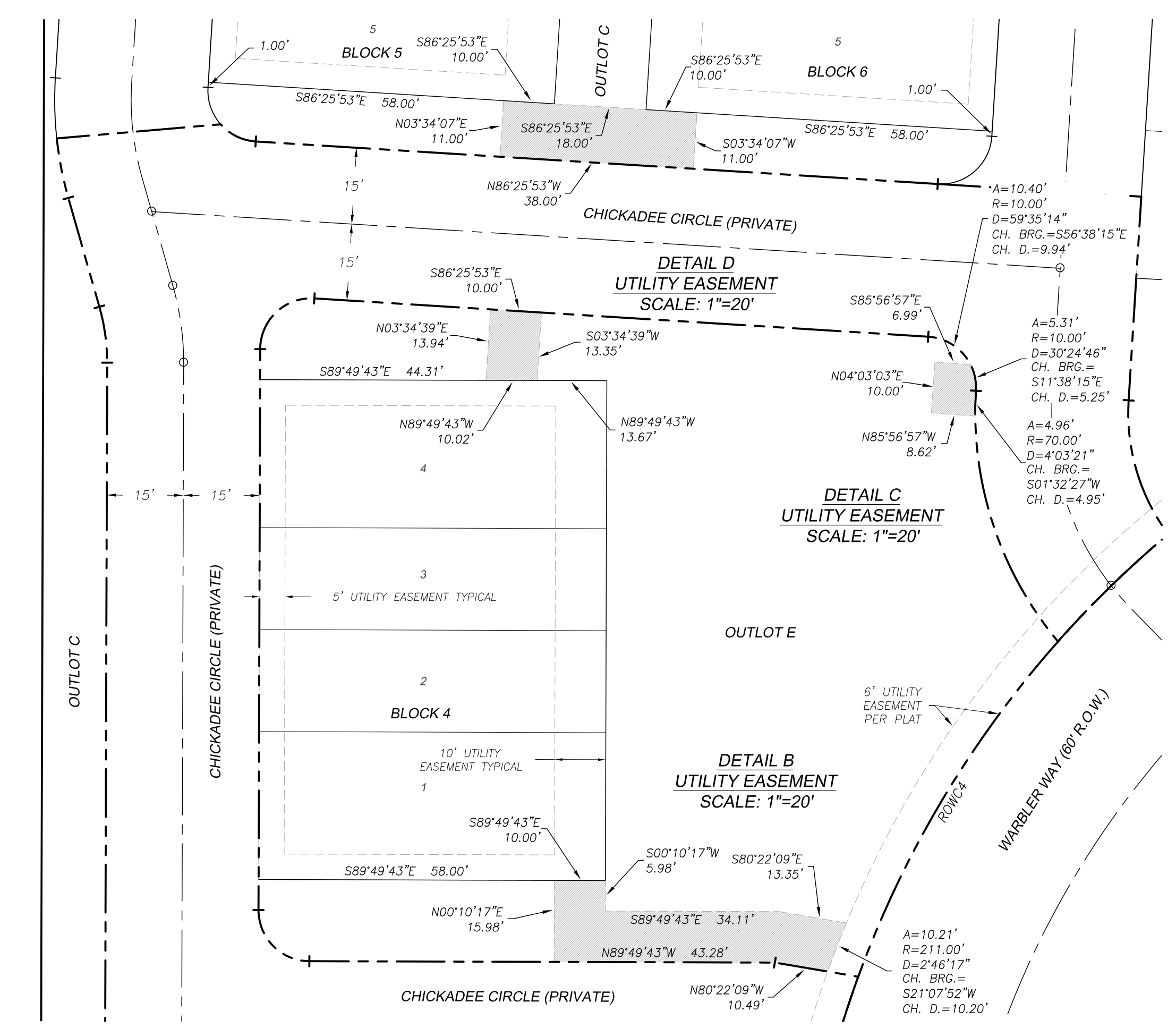
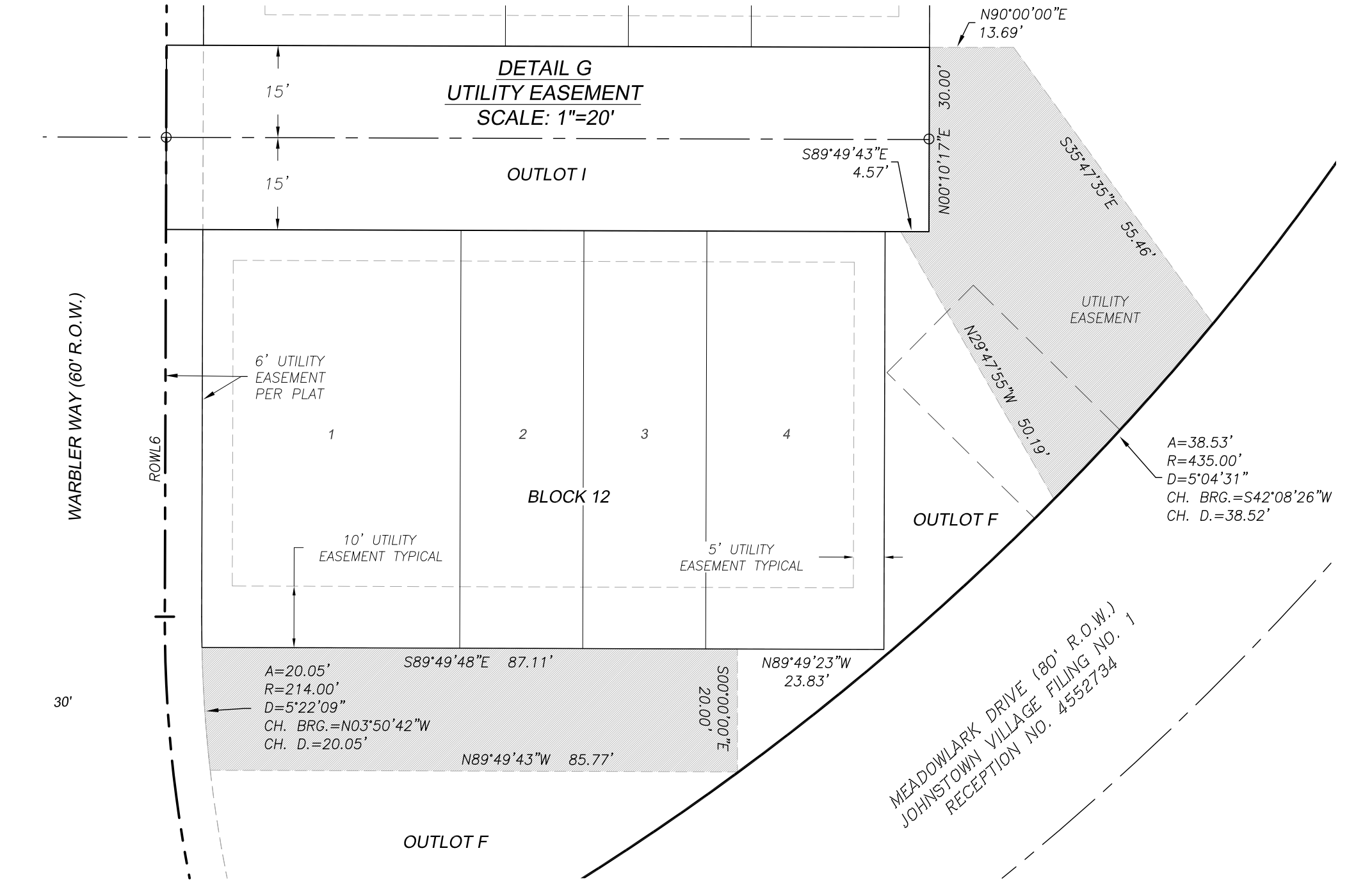
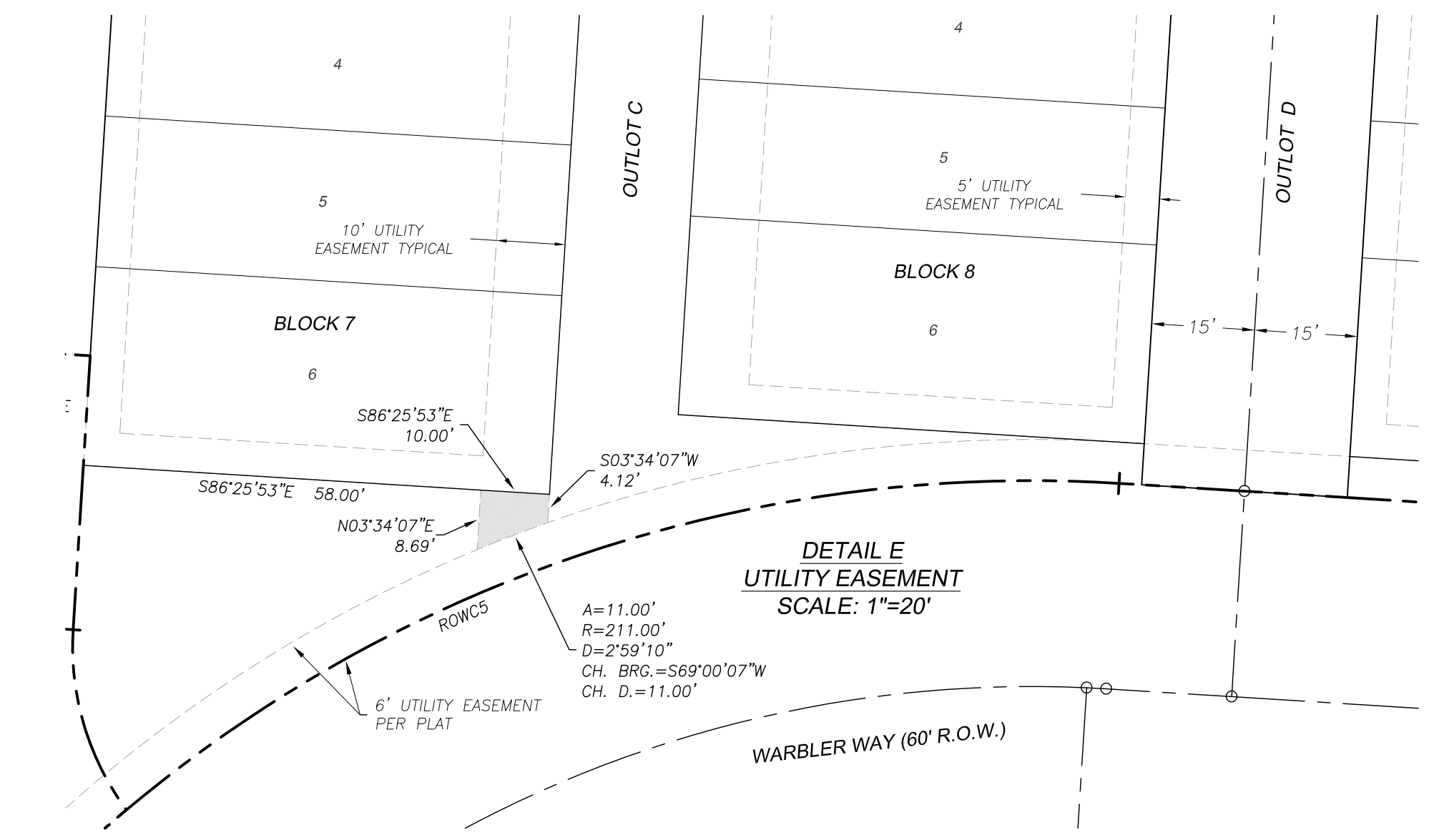
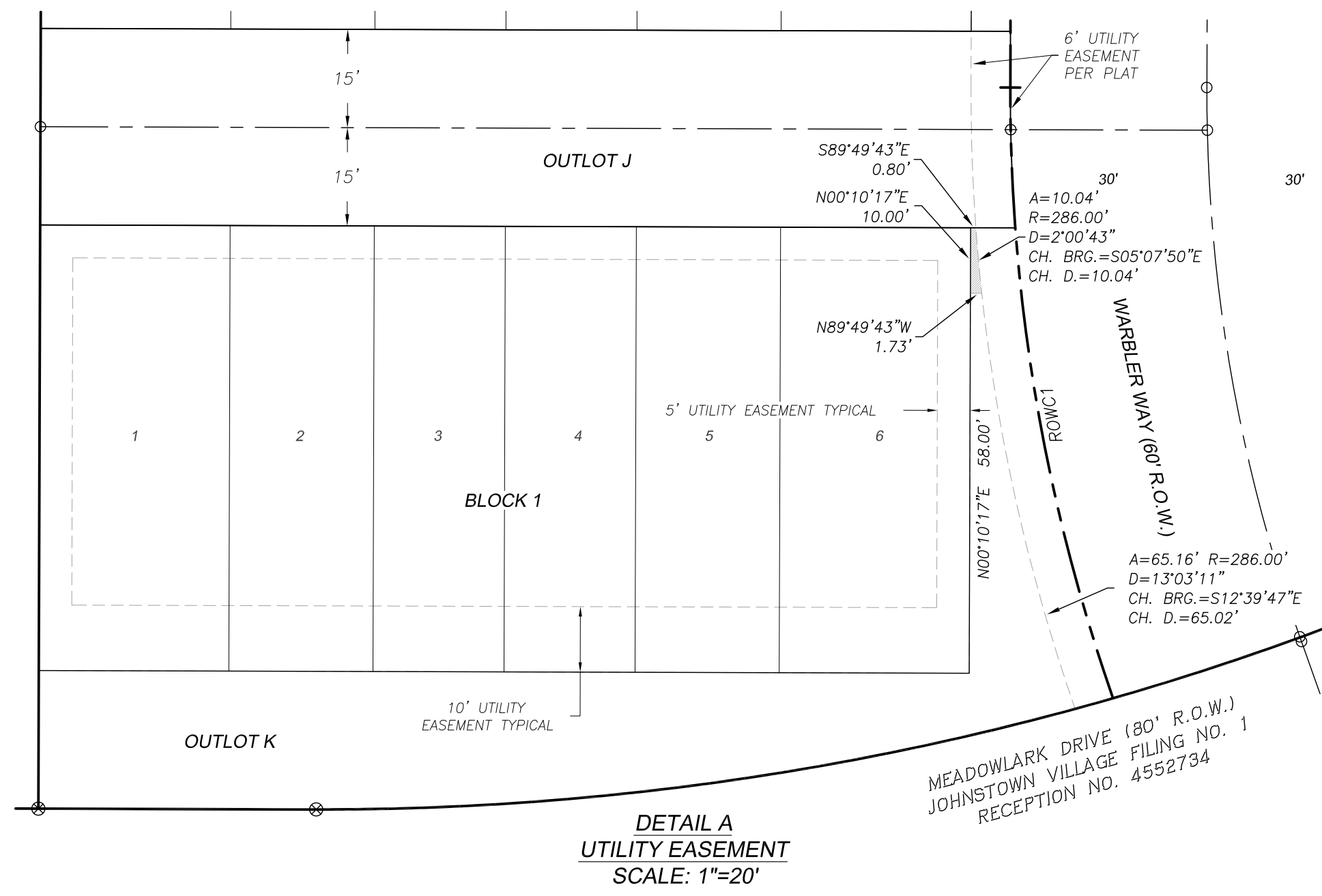
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SHEET 7 OF 9				
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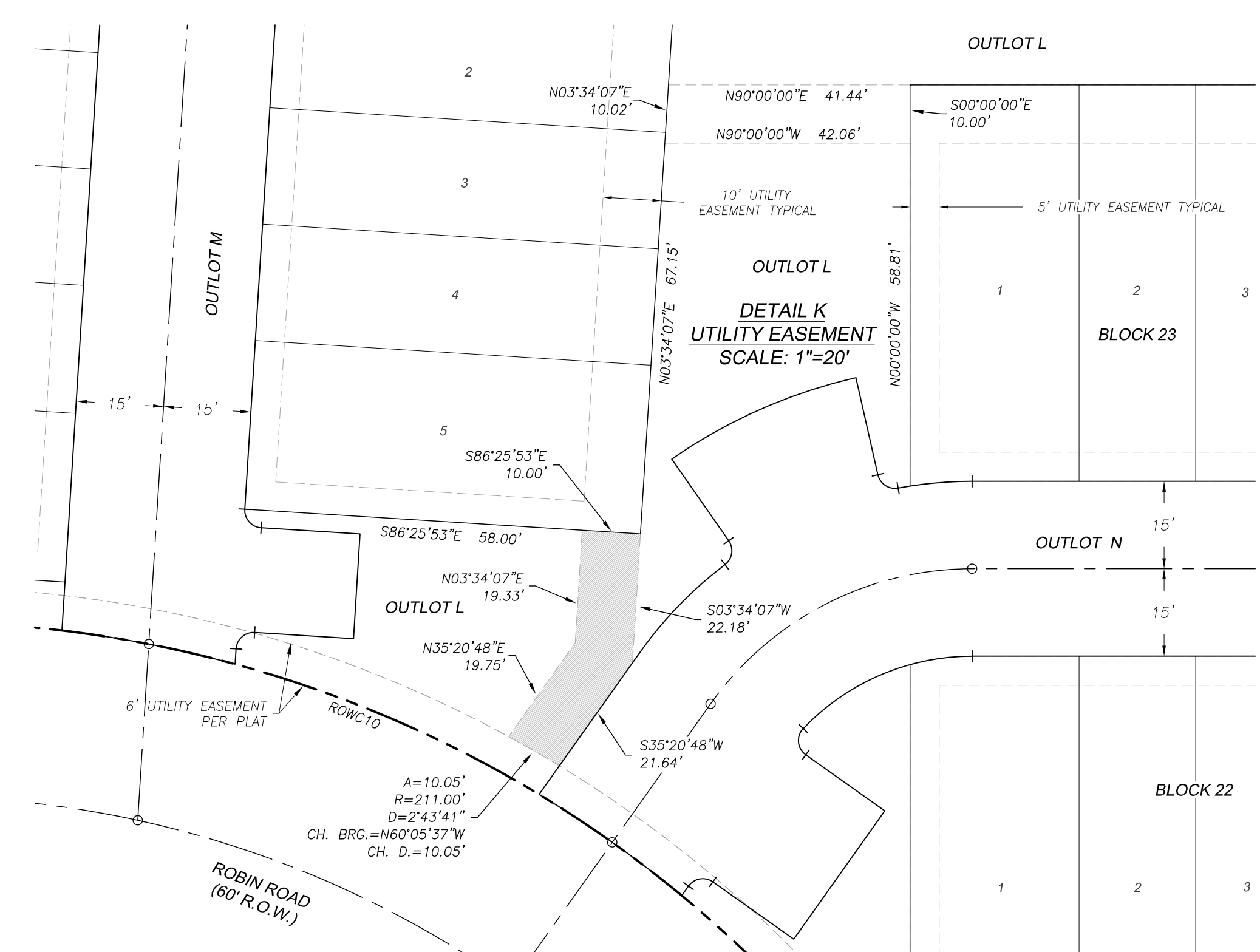
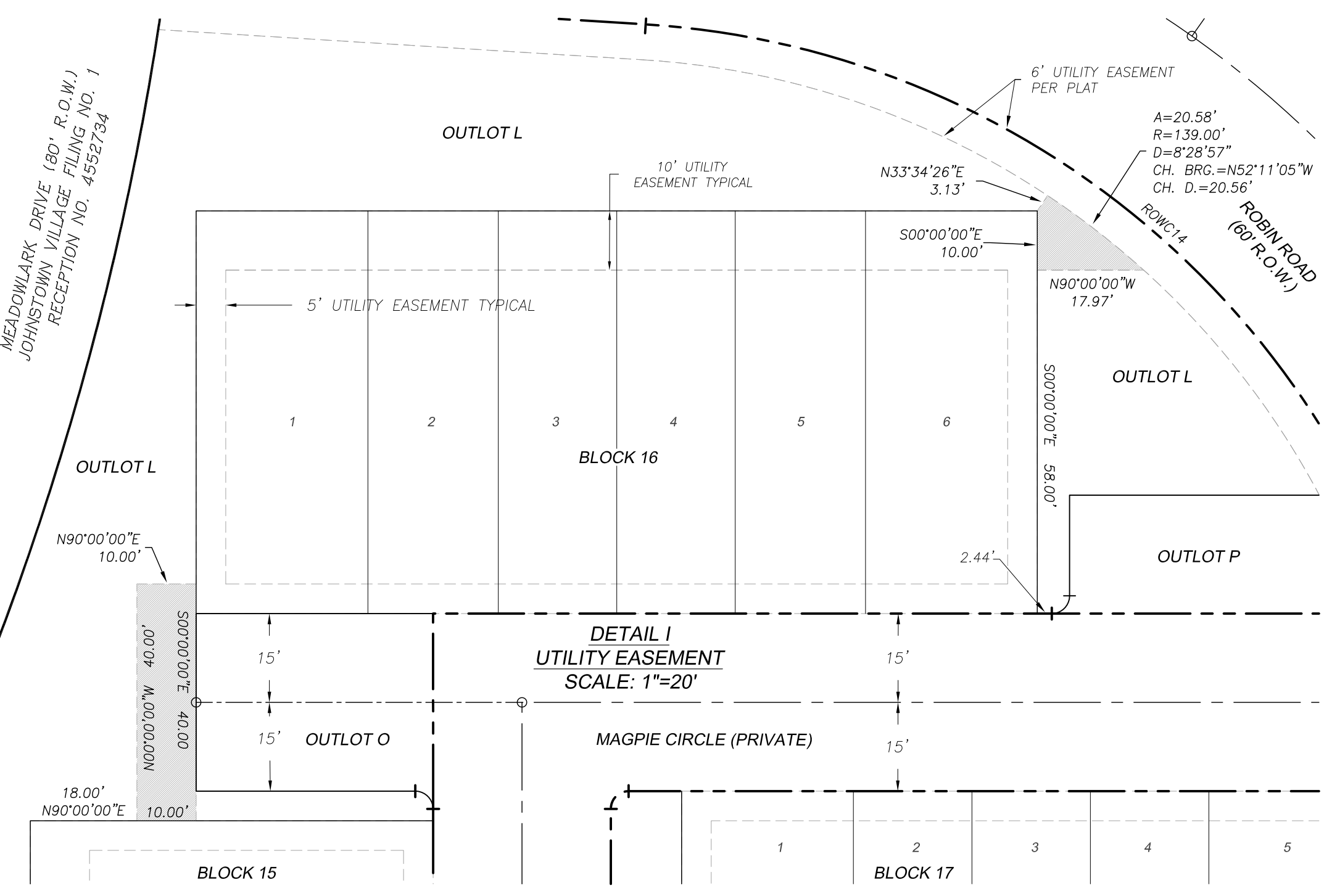
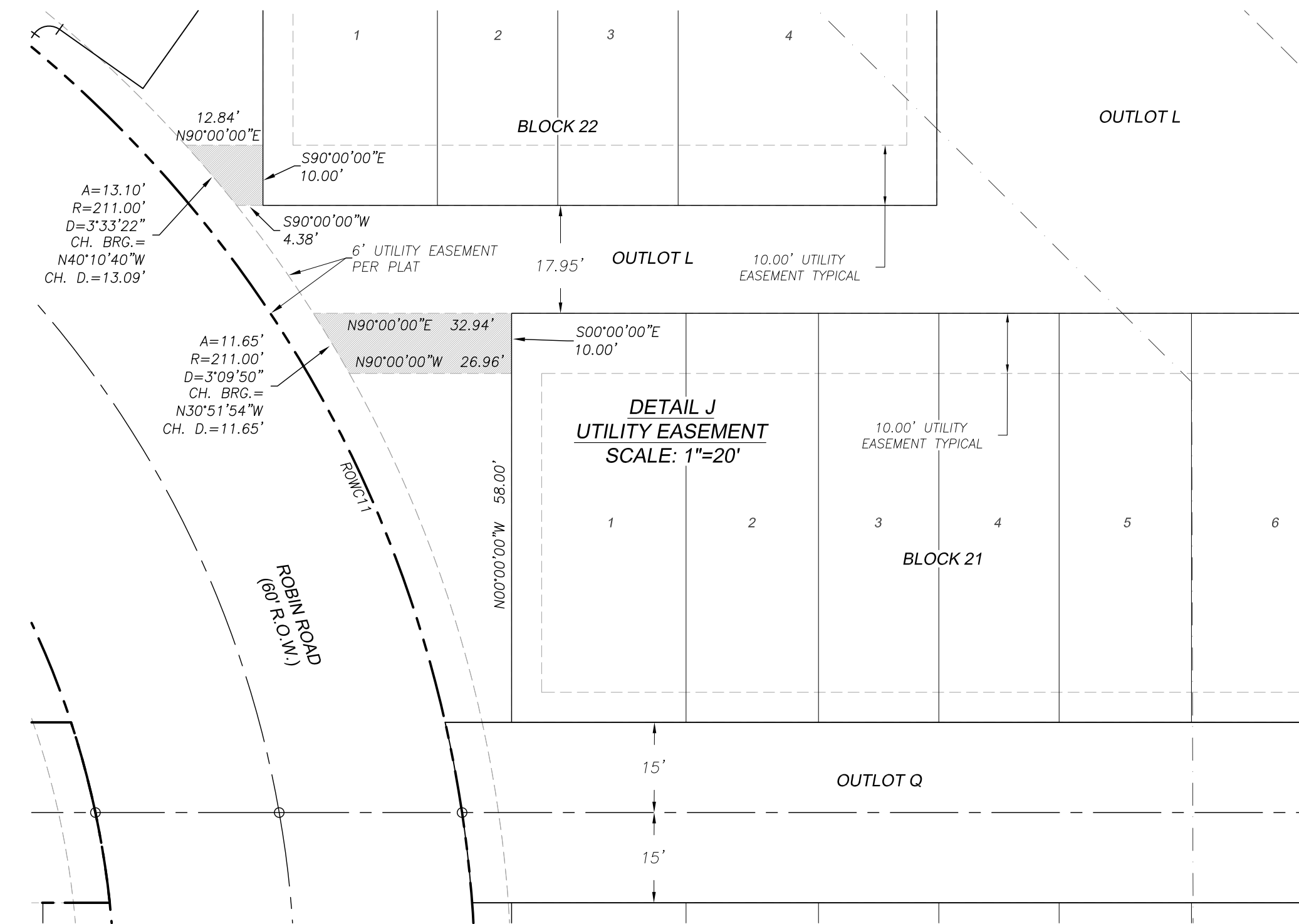
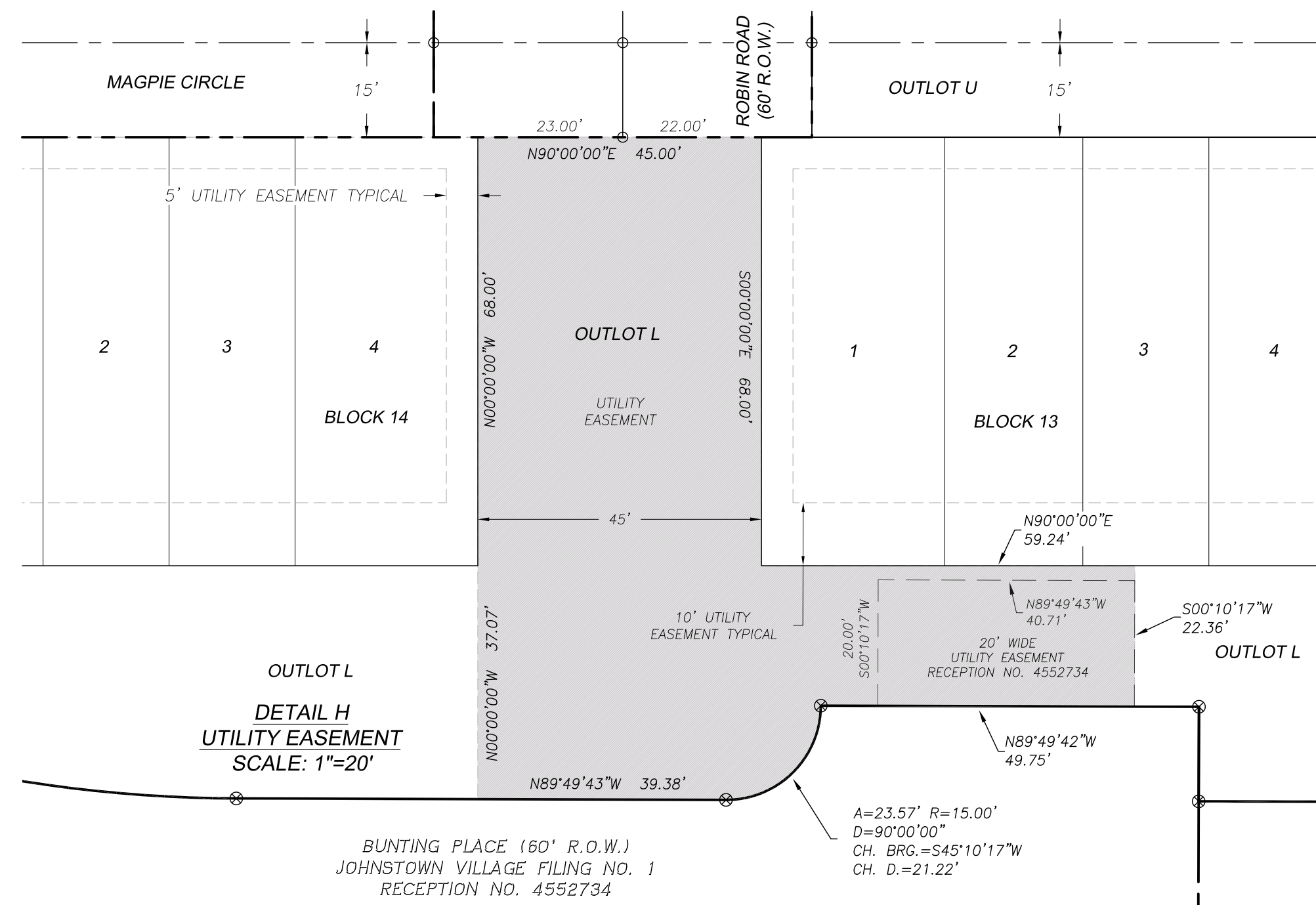
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DALEY LAND SURVEYING, INC.
 17011 LINCOLN AVE, #361
 PARKER, CO 80134

\\Survey\1906004\Drawings\VHA - Tracts M and N Plg1.dwg 11/29/21 3:15 pm

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WARBLER WAY AND ROBIN ROAD CENTERLINE AND CURVE TABLES

LINE	BEARING	DISTANCE
CLL1	N19°35'13"W	39.24'
CLL2	S86°25'53"E	18.30'
CLL3	S86°25'53"E	40.01'
CLL4	S86°25'53"E	40.01'
CLL5	S00°00'00"E	15.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CLC1	0.76'	250.00'	0°10'26"	N19°30'00"W	0.76'
CLC2	79.03'	250.00'	18°06'44"	N10°21'25"W	78.70'
CLC3	6.42'	250.00'	1°28'20"	N00°33'53"W	6.42'
CLC4	50.68'	175.00'	16°35'38"	N08°28'06"E	50.51'
CLC5	88.34'	175.00'	28°55'21"	N31°13'35"E	87.40'
CLC6	143.40'	175.00'	46°56'55"	N69°09'43"E	139.42'
CLC7	2.85'	175.00'	0°55'57"	S86°53'51"E	2.85'
CLC8	26.59'	175.00'	8°42'18"	S82°04'44"E	26.56'
CLC9	70.47'	175.00'	23°04'24"	S66°11'23"E	70.00'
CLC10	136.57'	175.00'	44°42'50"	S32°17'46"E	133.13'
CLC11	30.36'	175.00'	9°56'21"	S04°58'10"E	30.32'

WARBLER WAY AND ROBIN ROAD RIGHT OF WAY LINE AND CURVE TABLES

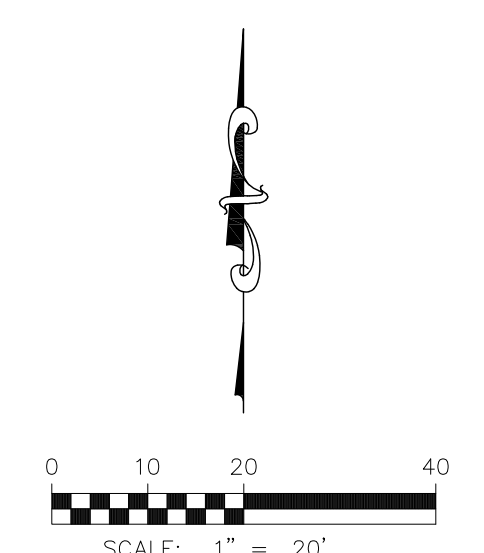
LINE	BEARING	DISTANCE
ROWL1	N00°10'17"E	120.22'
ROWL2	S86°25'53"E	18.31'
ROWL3	S86°25'53"E	94.58'
ROWL4	N86°25'53"W	110.94'
ROWL5	S00°10'17"W	42.19'
ROWL6	S00°10'17"W	78.03'
ROWL7	S86°25'53"E	79.92'
ROWL8	S00°00'00"E	154.33'
ROWL9	N90°00'00"W	60.00'
ROWL10	N00°00'00"W	154.33'
ROWL11	N86°25'53"W	81.57'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
ROWC1	88.56'	280.00'	18°07'20"	N10°12'15"W	88.19'
ROWC2	6.42'	280.00'	1°18'52"	N00°29'09"W	6.42'
ROWC3	55.93'	205.00'	15°37'58"	N07°59'16"E	55.76'
ROWC4	107.26'	205.00'	29°58'38"	N30°47'34"E	106.04'
ROWC5	170.98'	205.00'	47°47'14"	N69°40'30"E	166.07'
ROWC6	2.85'	205.00'	1°07'32"	N86°59'38"W	2.85'
ROWC7	233.51'	145.00'	92°16'19"	S46°18'26"W	209.09'
ROWC8	73.85'	220.00'	19°13'59"	S09°26'42"E	73.50'
ROWC9	26.56'	205.00'	7°25'24"	S82°43'11"E	26.54'
ROWC10	87.14'	205.00'	24°21'18"	S66°49'50"E	86.49'
ROWC11	165.23'	205.00'	46°10'48"	S31°33'47"E	160.79'
ROWC12	30.43'	205.00'	8°28'23"	S04°14'11"E	30.29'
ROWC13	30.43'	145.00'	12°01'25"	N06°00'42"W	30.37'
ROWC14	188.31'	145.00'	74°24'28"	N49°13'39"W	175.35'

LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
TRCL1	N79°46'48"W	30.17'
TRCL2	N79°46'48"W	12.46'
TRCL3	N15°54'27"W	15.14'
TRCL4	N15°54'27"W	7.07'
TRCL5	N44°18'16"W	23.97'
TRCL6	N03°34'07"E	25.00'
TRGL1	N35°20'48"E	30.00'
TRGL2	N35°20'48"E	29.14'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
TRCC1	15.27'	55.00'	15°54'27"	N07°57'14"W	15.22'
TRCC2A	9.67'	55.00'	10°04'36"	N01°28'11"W	9.66'
TRCC2B	9.02'	55.00'	9°24'00"	N11°12'28"W	9.01'
TRCC3	6.04'	55.00'	6°17'26"	N41°09'33"W	6.04'
TRCC4	39.92'	55.00'	41°34'58"	N17°13'22"W	39.05'
TRCC5	52.46'	55.00'	54°39'12"	N62°40'24"E	50.50'
DSC1	21.24'	70.00'	17°23'07"	N44°02'22"E	21.16'
DSC2	4.59'	3.00'	87°38'41"	N08°54'34"E	4.15'
DSC3	34.74'	90.00'	22°06'54"	N66°08'41"E	34.52'
DSC4	4.59'	3.00'	87°38'41"	S56°37'12"E	4.15'
DSC5	2.07'	70.00'	1°41'44"	N80°24'19"E	2.07'
DSC6	10.69'	70.00'	8°44'48"	N85°37'36"E	10.68'
DSC7	10.89'	40.00'	15°35'49"	S82°21'54"W	10.86'
DSC8	21.61'	40.00'	30°57'40"	S59°05'10"W	21.35'
DSC9	5.14'	3.00'	98°15'32"	S05°31'26"E	4.54'
DSC10	4.71'	3.00'	90°00'00"	S80°20'48"W	4.24'



BOUNDARY LEGEND

- FOUND MONUMENT AS NOTED
 - POT, POC, DIRECTION CHANGE POINT (NOT TO BE SET)
 - ⊗ 1" YELLOW PLASTIC CAP PLS 35597 ON A #4 REBAR TO BE SET
 - ⚡ FOUND SECTION CORNER AS NOTED
- - - - - EASEMENT LINE
 - - - - - LOT/TRACT LINE
 - - - - - SECTION LINE
 - - - - - CENTERLINE

SHEET INDEX

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SHEET 9	DETAIL SHEET, LINE AND CURVE TABLES

DATE: NOVEMBER 29, 2021	JOB NUMBER: 1906-004	REVISIONS	BY	DATE	SURVEYED BY: SE
					DRAWN BY: AV
					CHECKED BY: RD
SHEET 9 OF 9					

**JOHNSTOWN VILLAGE, FILING 3
(JOHNSTOWN VILLAGE FILING 1 - TRACTS M & N)**

