

DATE: 6/23/08 TIME: 12:24:28 PM DRAWING NAME: REPLAT-9-BLUE-7-3000
SHEET: 1 OF 4 DESIGNED: AN PROJ. MGR: LA LAYOUT: CMMH
DATE: 6/23/08 TIME: 12:24:28 PM DRAWING NAME: REPLAT-9-BLUE-7-3000
SHEET: 1 OF 4 DESIGNED: AN PROJ. MGR: LA LAYOUT: CMMH

2534 FILING NO. 9

BEING A REPLAT OF LOT 3, BLOCK 1, 2534 FILING NO. 3; LOT 2, BLOCK 7, 2534 FILING NO. 8; AND BLOCK 9, 2534
LOCATED IN THE NORTHEAST QUARTER OF SECTION 14,
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO

DEDICATION STATEMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT GERRARD DEVELOPMENT CORPORATION, A COLORADO CORPORATION, THE GERRARD FAMILY LIMITED PARTNERSHIP, LLLP A COLORADO LIMITED LIABILITY PARTNERSHIP AND THOMPSON RANCH DEVELOPMENT CO., BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS OR HIGHWAYS, WHICH PROPERTY IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3, BLOCK 1, 2534 FILING NO. 3;
LOT 2, BLOCK 7, 2534 FILING NO. 8;
BLOCK 9, 2534,
COUNTY OF LARIMER, STATE OF COLORADO.

SAID PARCEL CONTAINS 65.723 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY ON RECORD OR EXISTING, AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, OUTLOTS, BLOCKS, EASEMENTS AND RIGHTS OF WAY, AS SHOWN ON THIS MAP; AND DO HEREBY DESIGNATE AND DEDICATE (1) ALL SUCH RIGHTS-OF-WAY AND EASEMENTS, OTHER THAN UTILITY EASEMENTS AND PRIVATE EASEMENTS, TO AND FOR PUBLIC USE, EXCEPT WHERE INDICATED OTHERWISE ON THIS MAP; AND (2) ALL SUCH UTILITY EASEMENTS TO AND FOR THE PUBLIC USE FOR THE INSTALLATION AND MAINTENANCE OF UTILITY, IRRIGATION AND DRAINAGE FACILITIES; AND DO HEREBY DESIGNATE THE SAME AS "2534 FILING NO. 9".

GERRARD DEVELOPMENT CORPORATION, A COLORADO CORPORATION

BY: _____
GARY GERRARD, PRESIDENT

ACKNOWLEDGMENTS:

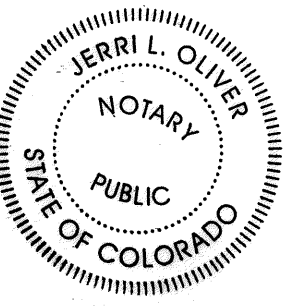
STATE OF Colorado)

COUNTY OF Larimer) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF June, 2008, BY GARY GERRARD AS PRESIDENT OF GERRARD DEVELOPMENT CORPORATION, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

BY: Jeri L. Oliver MY COMMISSION EXPIRES 11-16-10
NOTARY PUBLIC



THE GERRARD FAMILY LIMITED PARTNERSHIP, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY: _____
GARY GERRARD, GENERAL PARTNER

ACKNOWLEDGMENTS:

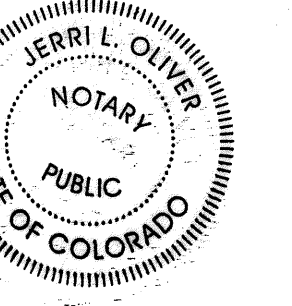
STATE OF Colorado)

COUNTY OF Larimer) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF June, 2008, BY GARY GERRARD AS GENERAL PARTNER OF THE GERRARD FAMILY LIMITED PARTNERSHIP, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

BY: Jeri L. Oliver MY COMMISSION EXPIRES 11-16-10
NOTARY PUBLIC



THOMPSON RANCH DEVELOPMENT CO.

BY: Todd L. Williams
TODD L. WILLIAMS, VICE PRESIDENT

ACKNOWLEDGMENTS:

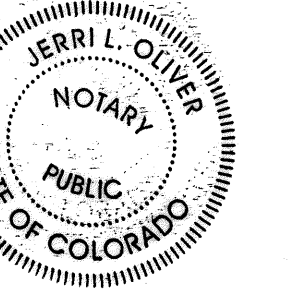
STATE OF Colorado)

COUNTY OF Larimer) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF June, 2008, BY TODD L. WILLIAMS AS VICE PRESIDENT OF THOMPSON RANCH DEVELOPMENT CO.

WITNESS MY HAND AND OFFICIAL SEAL.

BY: Jeri L. Oliver MY COMMISSION EXPIRES 11-16-10
NOTARY PUBLIC



PLANNING APPROVAL

APPROVED THIS 13 DAY OF June, 2008.

BY: John Franklin
TOWN PLANNER

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A PLAT OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY THE TOWN OF JOHNSTOWN AND THAT THE MAYOR OF THE TOWN OF JOHNSTOWN ACCEPTS ALL EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USE FOR ALL PURPOSES INDICATED HEREON.

BY: John Franklin
MAYOR

DATE: 6/23/08

ATTEST: TOWN CLERK

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIR	CHORD
C16	45.31'	186.00'	13°57'23"	S06°10'21"E	45.19'
C17	68.75'	50.50'	77°59'58"	N39°48'20"E	63.56'
C18	12.35'	50.00'	14°09'12"	S06°18'15"E	12.32'
C19	35.32'	50.00'	40°28'12"	S33°34'58"E	34.59'
C20	186.15'	64.00'	168°38'52"	N22°30'22"E	122.13'
C21	54.12'	85.00'	36°28'39"	N08°05'17"E	53.21'
C22	61.83'	85.00'	41°40'29"	N44°09'51"E	60.47'

LENDERS APPROVAL:

HOME STATE BANK

BY: William D. Polley

NAME: William D. Polley

TITLE: Vice President

LENDERS APPROVAL:

THOMPSON RANCH, LLLP

BY: Dale L. Bohner

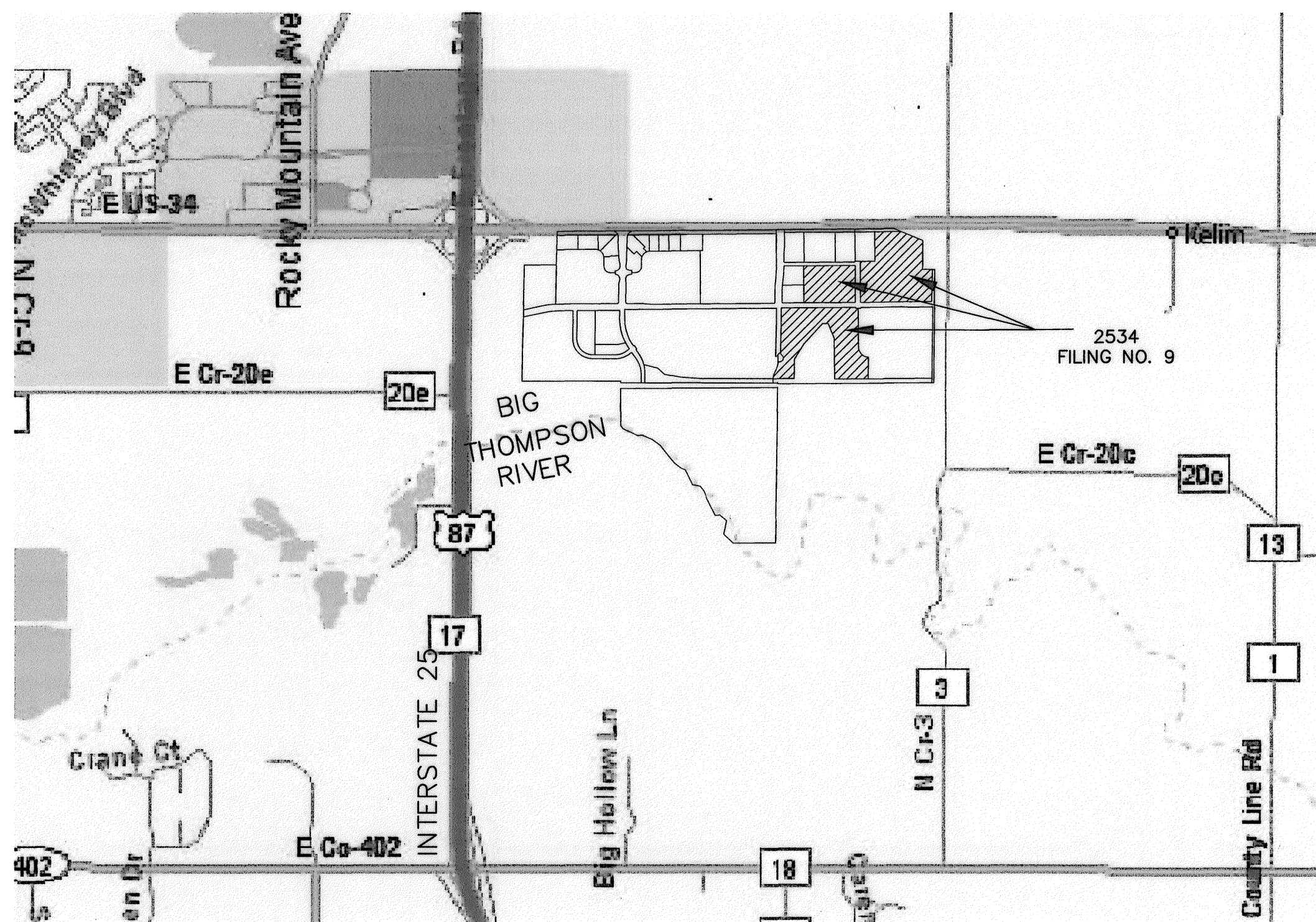
DALE L. BOHNER
GENERAL PARTNER

LENDERS APPROVAL:

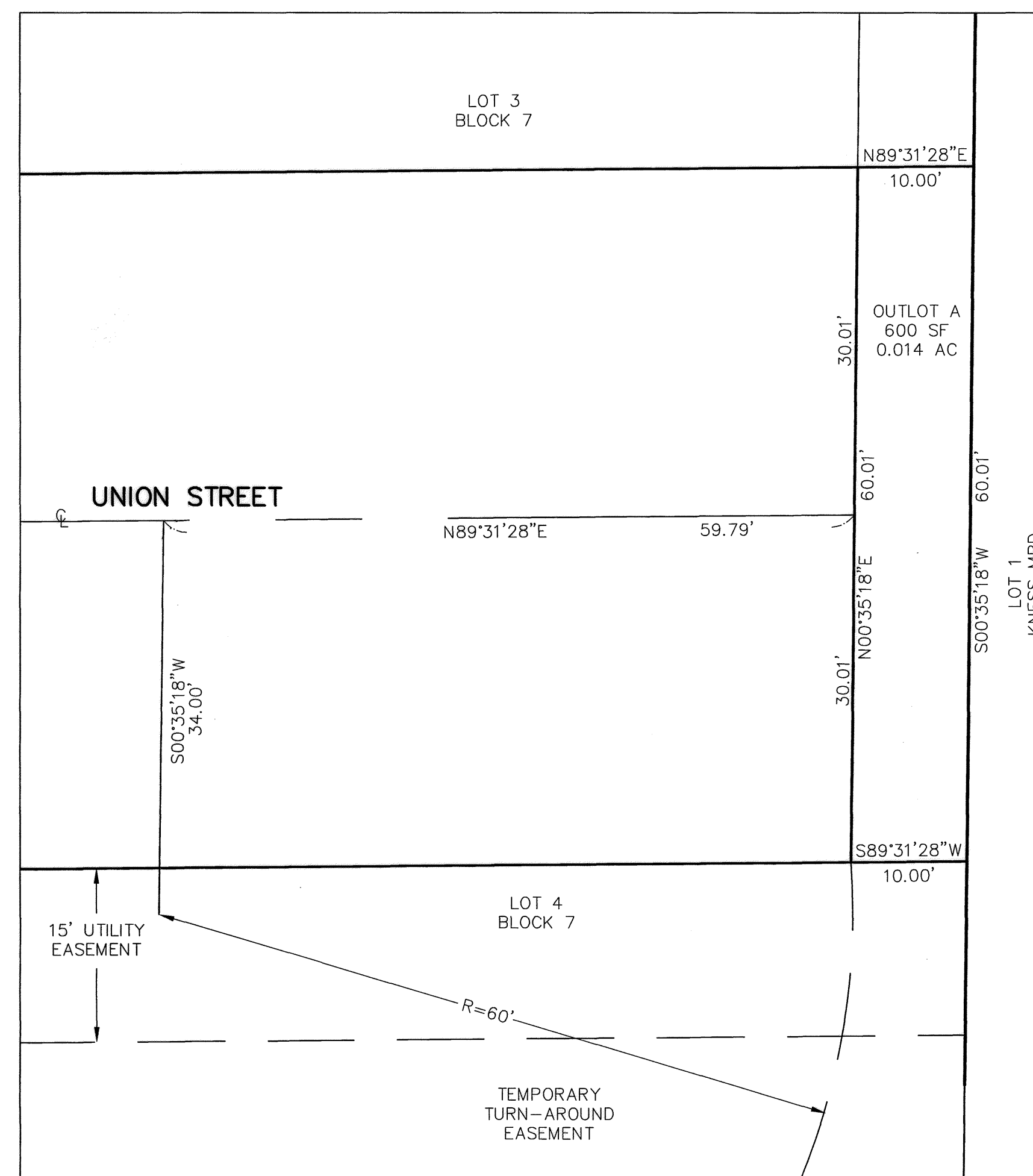
THE GERRARD FAMILY LIMITED PARTNERSHIP, LLLP

BY: Gary Gerrard

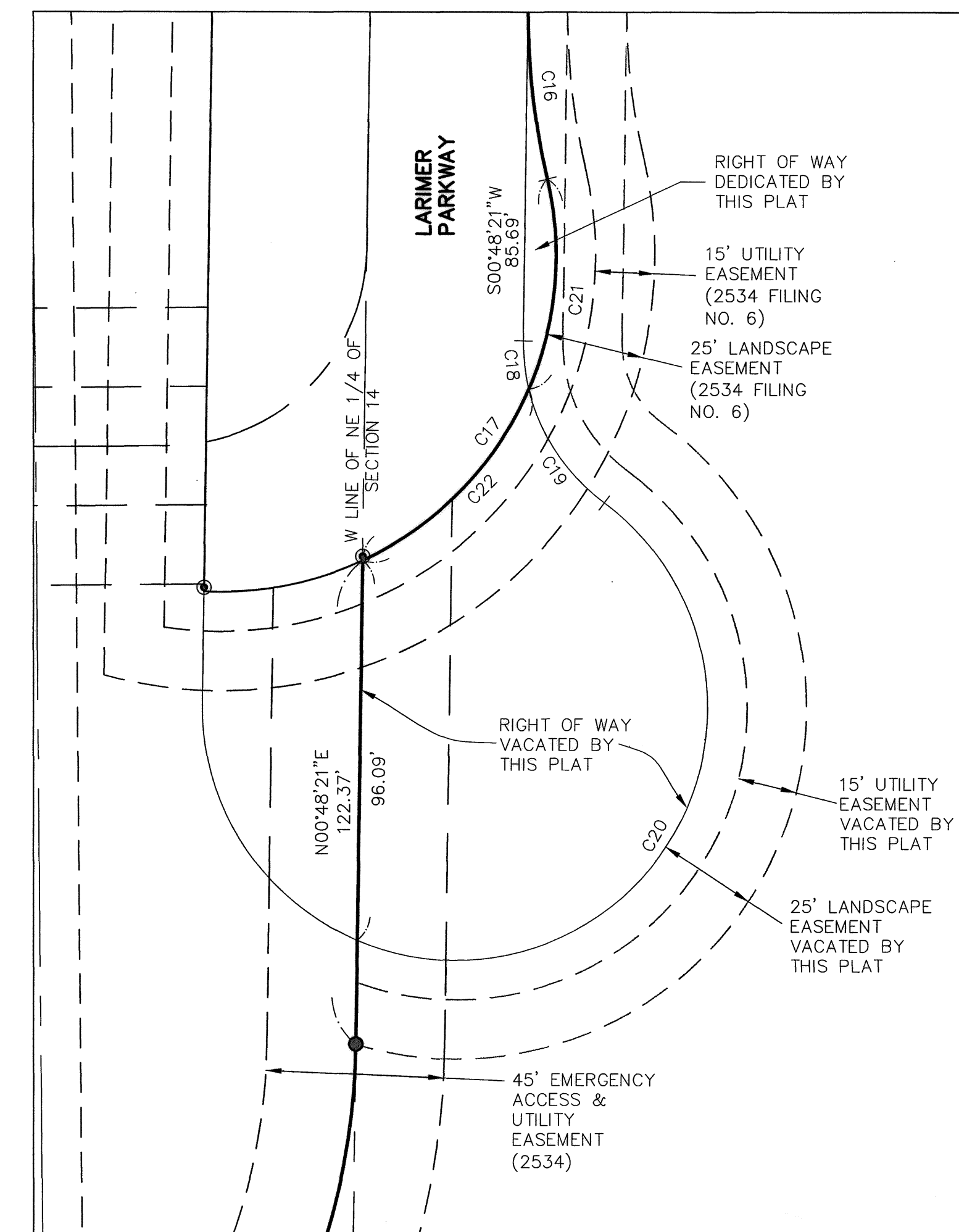
GARY GERRARD
GENERAL PARTNER



VICINITY MAP
SCALE: 1" = 2000'



DETAIL A
SCALE: 1" = 10'



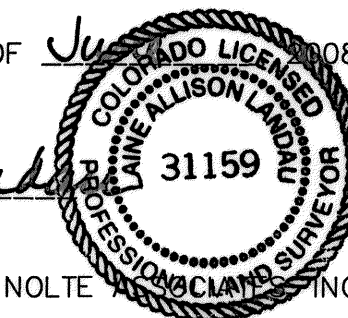
DETAIL B
SCALE: 1" = 30'

SURVEYOR'S CERTIFICATE:

I, LAINE A. LANDAU, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF 2534 FILING NO. 9 WAS MADE BY ME OR UNDER MY SUPERVISION.

DATED THIS 12th DAY OF June, 2008.

BY: Laine A. Landau
LAINE A. LANDAU
P.L.S. 31159
FOR AND ON BEHALF OF NOLTE ENGINEERING, INC.



NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SAID DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

GENERAL NOTES:

1. BASIS OF BEARINGS: ASSUMED NORTH 89°31'28" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 68 WEST, OF THE 6TH P.M., SAID LINE BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SAID SECTION 14 BY A FOUND #6 REBAR WITH A 2 1/2" ALUMINUM CAP, L.S. 12374, IN A MONUMENT BOX AND AT THE NORTHEAST CORNER BY A 1 1/2" ALUMINUM CAP, ILLEGIBLE, IN A MONUMENT BOX.
2. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 817-H0207517-810-FTO, AMENDMENT NO. 1, DATED MAY 6, 2008, WAS ENTIRELY RELIED UPON FOR INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES OF RECORD.
3. OUTLOT A IS DEDICATED TO THE TOWN OF JOHNSTOWN AS AN ACCESS CONTROL STRIP 10' WIDE.

2534 FILING NO. 9
A REPLAT OF A PORTION OF 2534, AND
2534 FILING 3 AND 8, JOHNSTOWN, COLORADO

PREPARED FOR: GERRARD FAMILY LIMITED PARTNERSHIP, LLLP DATE SUBMITTED: 06/11/08

NOLTE
BEYOND ENGINEERING

901 SHARP POINT DRIVE, SUITE A
FORT COLLINS, CO 80525
970.2212400 TEL 970.2212416 FAX
WWW.NOLTECO.COM

SHEET NUMBER

1
OF 4 SHEETS

SCALE

VERTICAL: 1" = NA

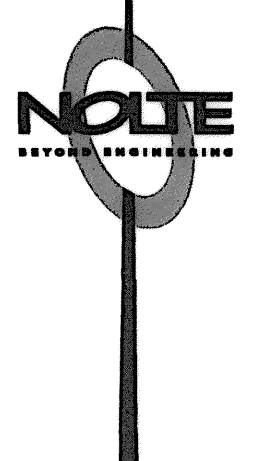
HORIZONTAL: 1" = NA

JOB NUMBER

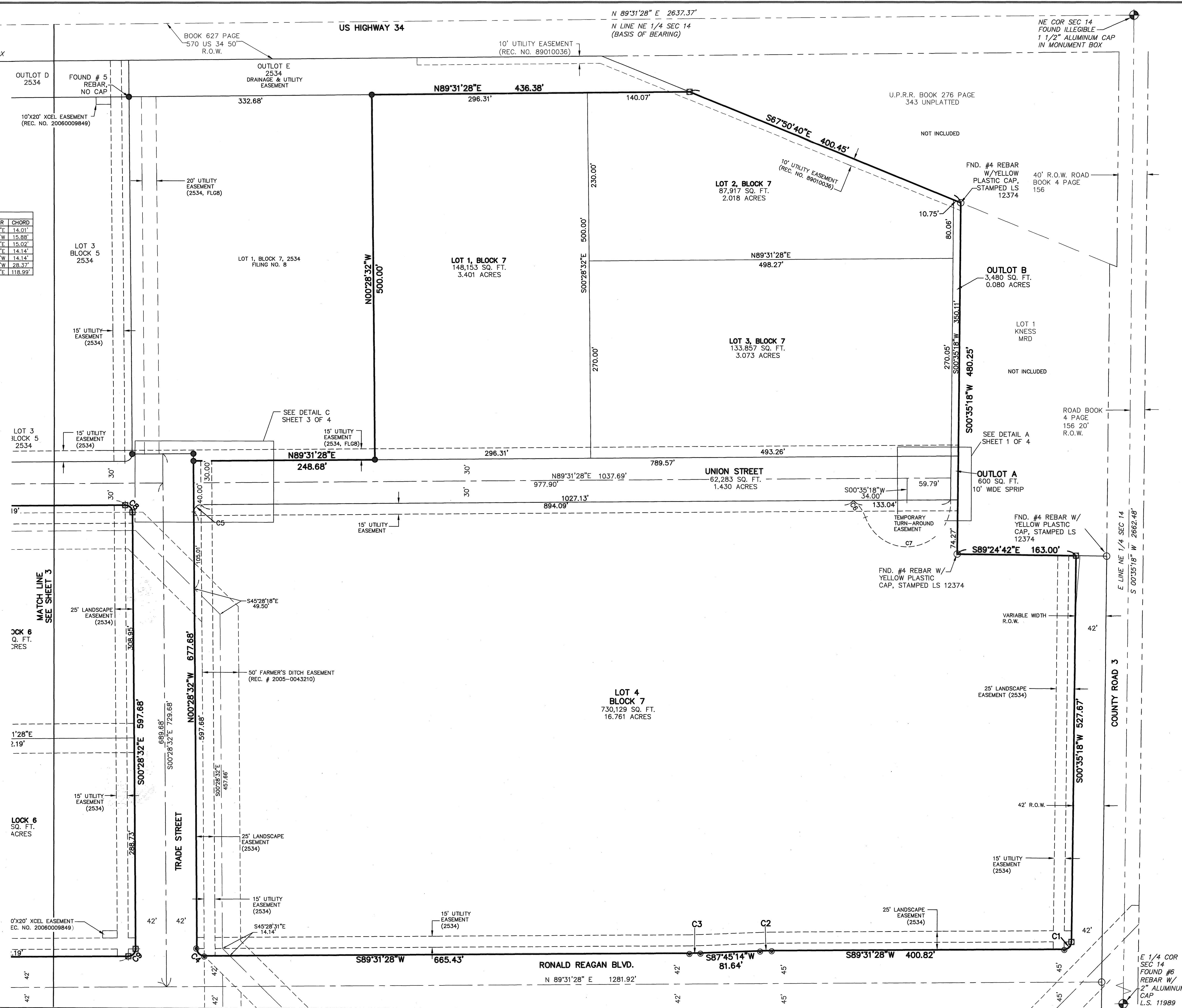
FC8012725

DATE: 6/1/08 TIME: 11:22:17 AM DRAWING NAME: REBAR-2534-2-3006
SERVER: FSI DESIGNED: JMM PROJ. MGR: JMM LAYOUT: JMM
PATH: N:\V0807700\GARDEN\2534\2534.DWG

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD
C1	15.52'	10.00'	88°56'10"	N45°03'23"E 14.01'
C2	15.88'	514.00'	1°46'14"	S88°38'21"W 15.88'
C3	15.02'	456.00'	1°46'14"	N88°38'21"E 15.02'
C4	15.71'	10.00'	90°00'00"	S45°28'32"E 14.14'
C5	15.71'	10.00'	90°00'00"	S44°31'28"W 14.14'
C6	28.77'	50.00'	32°57'53"	N35°37'19"W 28.37'
C7	172.95'	60.00'	165°09'29"	N78°16'55"E 118.99'



- LEGEND**
- FOUND SECTION CORNER AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - FOUND # 5 REBAR W/ RED PLASTIC CAP L.S. 31159
 - (2534) PER THE PLAT OF 2534
 - (2534, FLG8) PER THE PLAT OF 2534 FILING NO. 8
 - SET BRASS TAG IN WALK L.S. 31159 AS 1" WITNESS CORNER UNLESS OTHERWISE NOTED
 - SET # 5 REBAR W/ RED PLASTIC CAP L.S. 31159



2534 FILING NO. 9

A REPLAT OF A PORTION OF 2534, AND
2534 FILING 3 AND 8, JOHNSTOWN, COLORADO

PREPARED FOR: GERRARD FAMILY LIMITED PARTNERSHIP, LLLP DATE SUBMITTED: 06/11/08

NOTE

BEYOND ENGINEERING

901 SHARP POINT DRIVE, SUITE A
FORT COLLINS, CO 80525
970.221.2400 TEL 970.221.2445 FAX
WWW.BEENGINEERING.COM

SHEET NUMBER

2

OF 4 SHEETS

SCALE

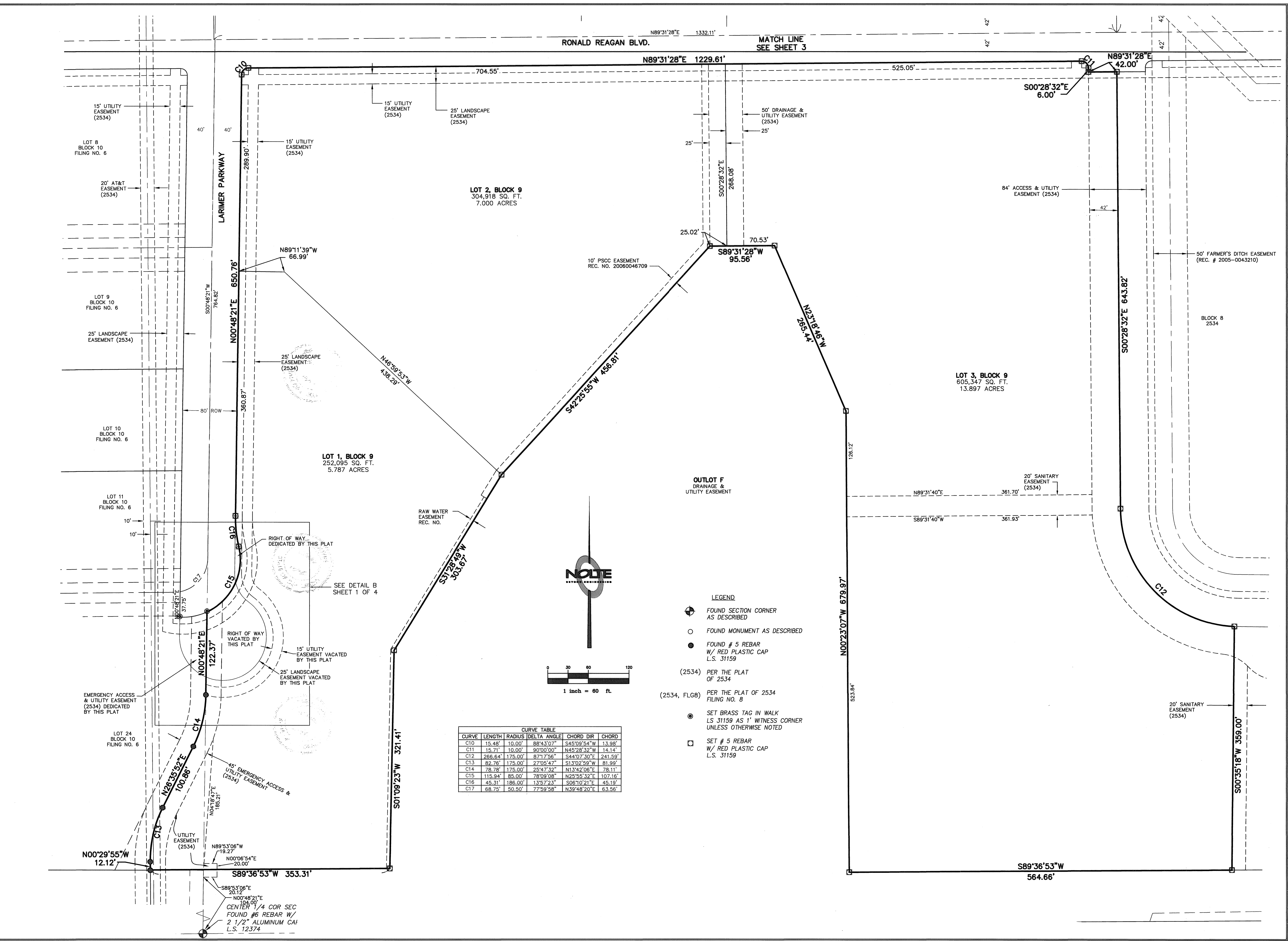
VERTICAL: 1"=NA
HORIZONTAL: 1"=60

JOB NUMBER

FCB012725

CAUTION: The engineer preparing these plans will not be responsible for or liable for unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

DATE: 6/11/08 TIME: 11:56:57 AM DRAWING NAME: REPT-2534-2-BUILDING LAYOUT: LAYOUT: 1
SERVER: FSI DESIGNED: MM PROJ. NO: 2534
DATE: 6/11/08 TIME: 11:56:57 AM DRAWING NAME: REPT-2534-2-BUILDING LAYOUT: LAYOUT: 1
SERVER: FSI DESIGNED: MM PROJ. NO: 2534



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIR
C10	15.48'	10.00'	88°43'07"	S43°02'54"W 13.98'
C11	15.71'	10.00'	90°00'00"	N45°28'32"W 14.14'
C12	266.64'	175.00'	87°17'56"	S44°07'30"E 241.59'
C13	82.76'	175.00'	27°05'47"	S13°02'59"W 81.99'
C14	78.78'	175.00'	25°47'32"	N13°42'06"E 78.11'
C15	115.94'	85.00'	78°09'08"	N25°58'32"E 107.16'
C16	45.31'	188.00'	133°7'23"	S06°10'21"E 45.19'
C17	88.75'	50.50'	77°59'58"	N39°48'20"E 63.56'

- LEGEND
- FOUND SECTION CORNER AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - FOUND # 5 REBAR W/ RED PLASTIC CAP L.S. 31159
 - (2534) PER THE PLAT OF 2534
 - (2534, FLGB) PER THE PLAT OF 2534 FILING NO. 8
 - SET BRASS TAG IN WALK L.S. 31159 AS 1" WITNESS CORNER UNLESS OTHERWISE NOTED
 - SET # 5 REBAR W/ RED PLASTIC CAP L.S. 31159

2534 FILING NO. 9
A REPLAT OF A PORTION OF 2534, AND
2534 FILING 3 AND 8, JOHNSTOWN, COLORADO
PREPARED FOR: GERRARD FAMILY LIMITED PARTNERSHIP, LLLP DATE SUBMITTED: 06/11/08

NOLTE

BEYOND ENGINEERING
FORT COLLINS, CO 80525
WWW.NOLTECON

1801 SHARP POINT DRIVE, SUITE A
970.2212400 TEL. 970.2212415 FAX

SHEET NUMBER
4
OF 4 SHEETS

SCALE
VERTICAL: 1"= NA
HORIZONTAL: 1"= 60

JOB NUMBER
FCB012725

The engineer preparing these plans will not be responsible for the accuracy of the data furnished to him for these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

NO. BY DATE