

2534 FILING NO. 12

A REPLAT OF BLOCK 8 AND A PORTION OF OUTLOT F, 2534, AND LOT 3, BLOCK 9, 2534 FILING NO. 9, 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

Know all persons by these presents that the Gerrard Family Limited Partnership, LLLP, a Colorado limited liability limited partnership, being the owner of the following described property:

Parcels of land 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, being more particularly described as follows:

Parcel 1:

Block 8, 2534, a subdivision of the Town of Johnstown, County of Larimer, State of Colorado

And

Lot 3, Block 9, 2534 Filing No. 9, a subdivision of the Town of Johnstown, County of Larimer, State of Colorado

Parcel 2:

A tract of land being a portion of Outlot F, 2534, located in the Northeast Quarter of Section 14, Township 5 North, Range 68 West of the 6th P.M., Town of Johnstown, County of Larimer, State of Colorado, and being more particularly described as follows:

Considering the South line of Outlot F as bearing South 89°16'47" West and with all bearings contained herein relative thereto:

BEGINNING at the Southeast corner of Outlot F; thence along the South line of said Outlot F, South 89°16'47" West, 1632.24 feet; thence departing said South line, North 00°43'13" West, 75.00 feet to the Southwest corner of Block 9, 2534, said point also being the North line of Outlot F; thence along said North line, North 89°16'47" East, 1633.51 feet to the East line of Outlot F; thence along said East line, South 00°15'12" West, 75.01 feet to the POINT OF BEGINNING.

Said parcel of land contains 2,141,455 square feet or 49.161 acres, more or less.

And do hereby subdivide the same into the lots, blocks, tracts, outlots, rights-of-way and easements under the name of 2534 Filing No. 12 as shown on this map and do hereby designate and dedicate all rights-of-ways and easements for public use, unless otherwise noted.

OWNER: The Gerrard Family Limited Partnership, LLLP, a Colorado limited liability limited partnership

By: Gary M. Gerrard, General Partner

NOTARIAL CERTIFICATE

STATE OF Colorado
COUNTY OF Larimer

The foregoing instrument was acknowledged before me by Gary M. Gerrard, as General Partner of the Gerrard Family Limited Partnership, LLLP, a Colorado limited liability limited partnership, this 1st day of Feb, 2016.

Witness my hand and official seal.

My commission expires: 04-30-18

Notary Public

OWNER: Thompson Crossing Metropolitan District No. 2

By: Gary M. Gerrard, President

NOTARIAL CERTIFICATE

STATE OF Colorado
COUNTY OF Larimer

The foregoing instrument was acknowledged before me by Gary M. Gerrard, as President of the Thompson Crossing Metropolitan District No. 2, this 1st day of Feb, 2016.

Witness my hand and official seal.

My commission expires: 04-30-18

Notary Public

TOWN APPROVALS:

TOWN PLANNER

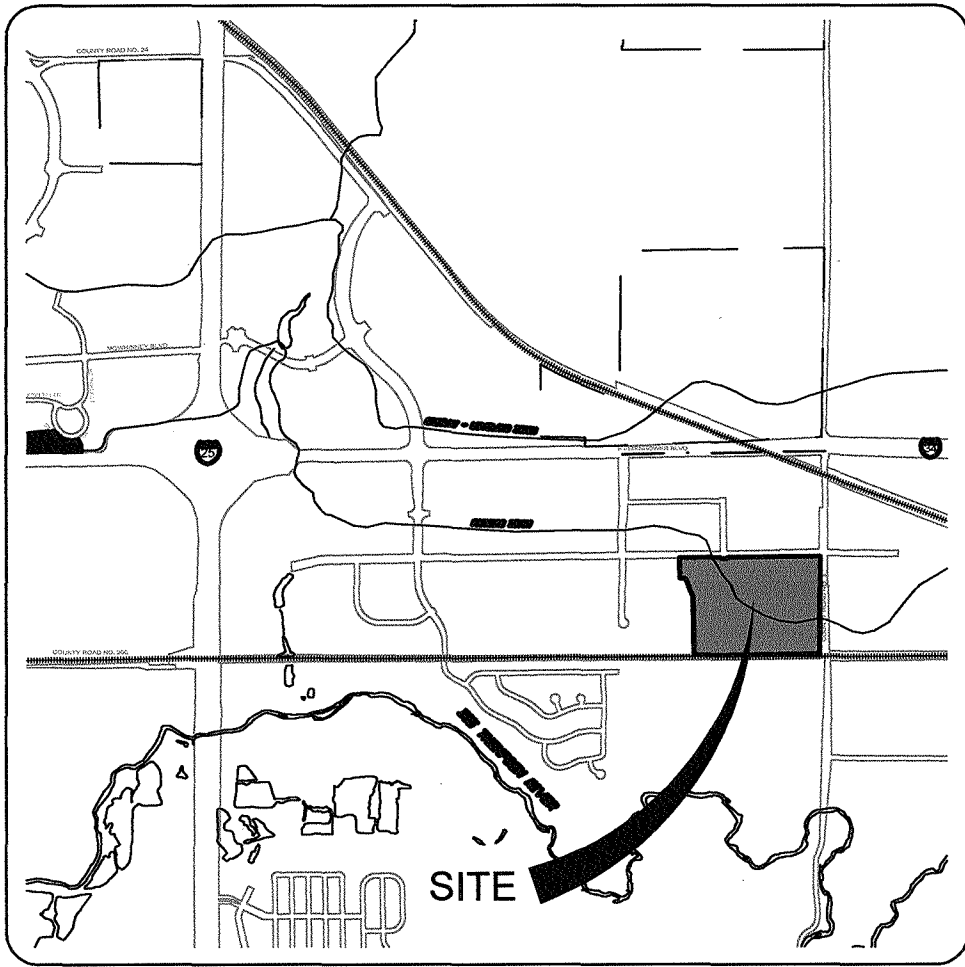
This plat, to be known as 2534 Filing No. 12, was approved as a Minor Subdivision.

By: John Frankel 3/1/16
Town Planner

MAYOR

This plat, to be known as 2534 Filing No. 12, is approved by the Town of Johnstown, as a Minor Subdivision.

By: Mayor
ATTEST: Town Clerk



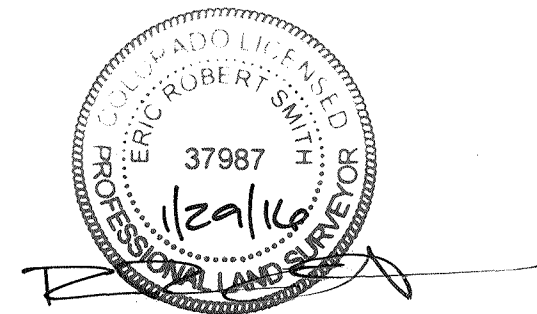
NORTH
VICINITY MAP
1"=2500'

NOTES:

1. Basis of Bearings is the South line of the Northeast Quarter of Section 14-5-68 as bearing North 89° 16' 47" East.
2. All information regarding easements, rights-of-way or title of record, Northern Engineering relied upon Commitment No. 459-H0456585-081-TMY, Amendment No. 1, effective date January 12, 2016, prepared by Heritage Title Company.
3. The lineal unit of measurement for this plat is U.S. Survey Feet.
4. All previous lot lines, rights-of-way and easements as shown and dedicated on 2534 recorded 06/14/2005 at reception number 20050048616 and 2534 FILING NO. 9 recorded 06/27/2008 at reception number 20080041531 at the Larimer County Clerk and Recorder which are located within the boundary lines of this plat are hereby vacated upon recordation of this plat and dedicated as shown hereon.
5. Owner reserves the right to install a landscape berm and parking on surface of easement.

SURVEYOR'S STATEMENT

I, Eric R. Smith, being a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of 2534 Filing No. 12 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.



For and on Behalf of Northern Engineering
Eric R. Smith
Colorado Registered Professional Land Surveyor No. 37987

2534 FILING NO. 12
TOWN OF JOHNSTOWN
LARIMER COUNTY, COLORADO

Sheet
1
Of 2 Sheets

NORTHERN
ENGINEERING
301 North Howe Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4156
www.northerneng.com

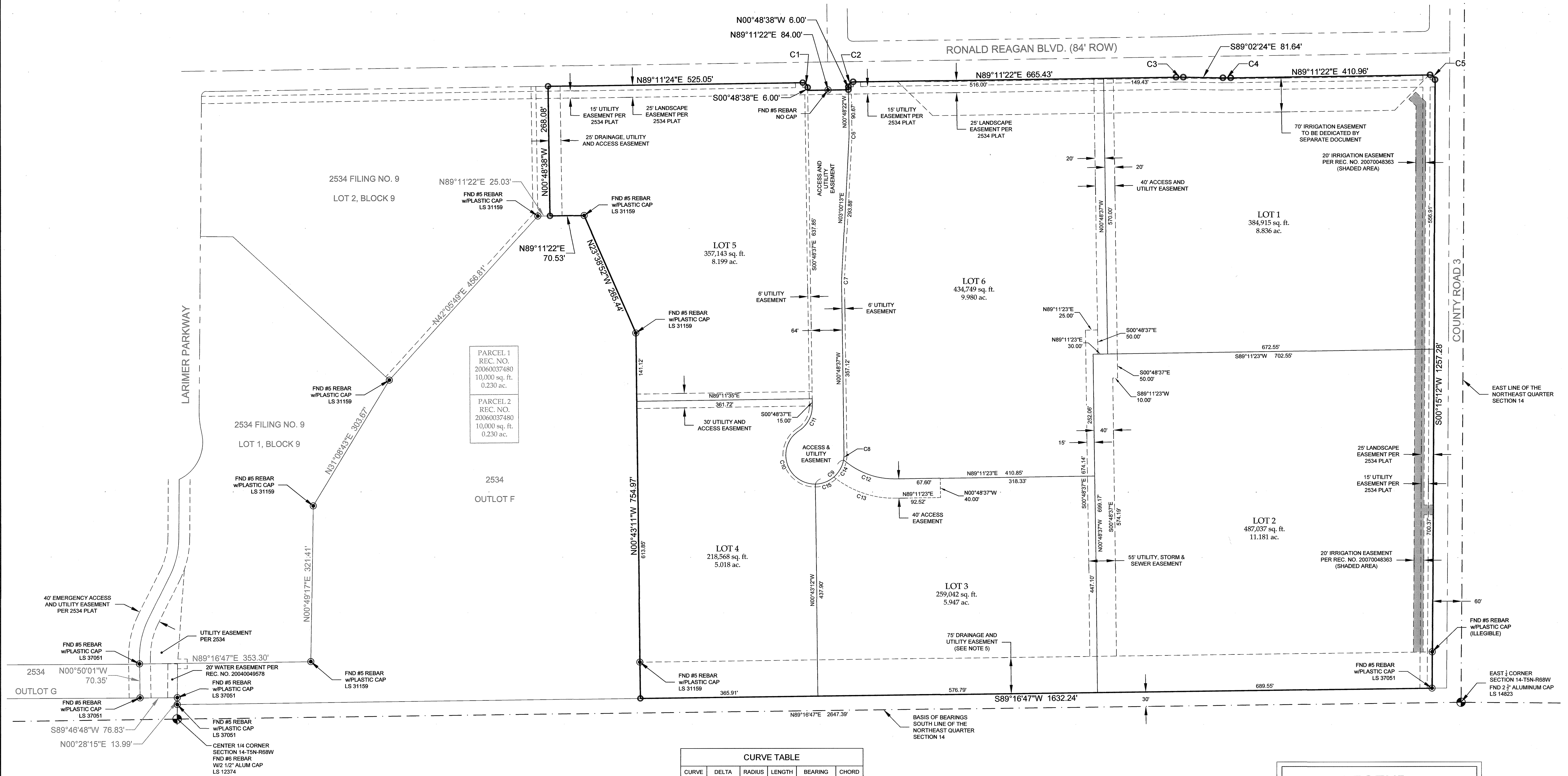
DATE: 1/26/16
SCALE: N/A
REVIEWED BY: E. Smith
DESIGNED BY: L. Smith
DRAWN BY: L. Smith

SECTION: 14
TOWNSHIP: 5N
RANGE: 68 W of the 6th PM

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

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PARCEL 1 REC. NO. 20060037480 10,000 sq. ft. 0.230 ac.
PARCEL 2 REC. NO. 20060037480 10,000 sq. ft. 0.230 ac.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	10.00'	15.71'	S45°48'38"E	14.14'
C2	90°00'00"	10.00'	15.71'	N44°11'22"E	14.14'
C3	1°46'14"	486.00'	15.02'	S89°55'31"E	15.02'
C4	1°46'14"	514.00'	15.88'	S89°55'31"E	15.88'
C5	91°03'50"	10.00'	15.89'	S45°16'43"E	14.27'
C6	3°48'35"	114.00'	7.58'	N01°05'56"E	7.58'
C7	3°48'51"	86.50'	5.76'	N01°05'48"E	5.76'
C8	10°45'39"	60.00'	11.27'	N04°34'12"E	11.25'
C9	79°19'47"	60.00'	83.07'	N49°36'55"E	76.60'
C10	147°40'43"	60.00'	154.65'	S16°52'50"E	115.26'
C11	57°46'09"	60.00'	60.50'	S28°04'27"W	57.97'
C12	41°44'52"	159.50'	116.22'	S69°56'11"E	113.86'
C13	39°28'51"	199.50'	137.47'	S71°04'12"E	134.77'
C14	39°34'08"	60.00'	41.44'	N29°44'05"E	40.62'
C15	39°45'39"	60.00'	41.64'	N69°23'59"E	40.81'

LEGEND

--- EASEMENT LINE

--- CENTERLINE

--- BOUNDARY LINE

--- RIGHT-OF-WAY

--- LOT LINE

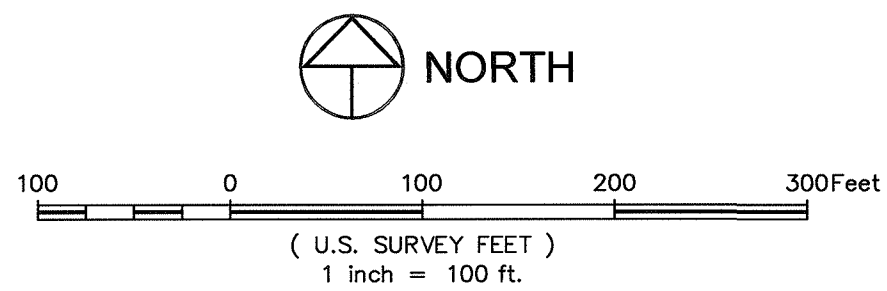
--- SECTION LINE

● FOUND PROPERTY CORNER AS DESCRIBED

○ SET #4 REBAR W/PLASTIC CAP LS 37987

⊕ FOUND SECTION CORNER AS DESCRIBED

UE UTILITY EASEMENT



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SECTION: 14
TOWNSHIP: 5N
RANGE: 68 W of the 6th PM

NORTHERN
ENGINEERING

301 North Hous Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.223.4188
www.northernengineering.com

DATE: 1/26/16
SCALE: N.A.
DESIGNED BY: E. Smith
DRAWN BY: L. Smith
REVIEWED BY: E. Smith

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LARIMER COUNTY, COLORADO