

2534 FILING NO. 15

A REPLAT OF LOT 5, 2534 FILING NO. 12, 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:

A tract 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:

Lot 5, 2534 Filing No. 12, a subdivision of the Town of Johnstown, County of Larimer, State of Colorado

Said parcel of land contains 357,143 square feet or 8.199 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. 15 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*
 Gary M. Gerrard, General Partner

NOTARIAL CERTIFICATE

STATE OF Colorado
 COUNTY OF Weld

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 23rd day of May, 2016

Witness my hand and official seal.

My commission expires: March 17, 2017

By: *Eric R. Smith*
 Notary Public

TOWN APPROVALS:

PLANNING AND ZONING COMMISSION

This plat, to be known as 2534 Filing No. 15, was approved by action of the Planning and Zoning Commission of the Town of Johnstown, Colorado at a regular meeting held on the 15th day of April, 2016.

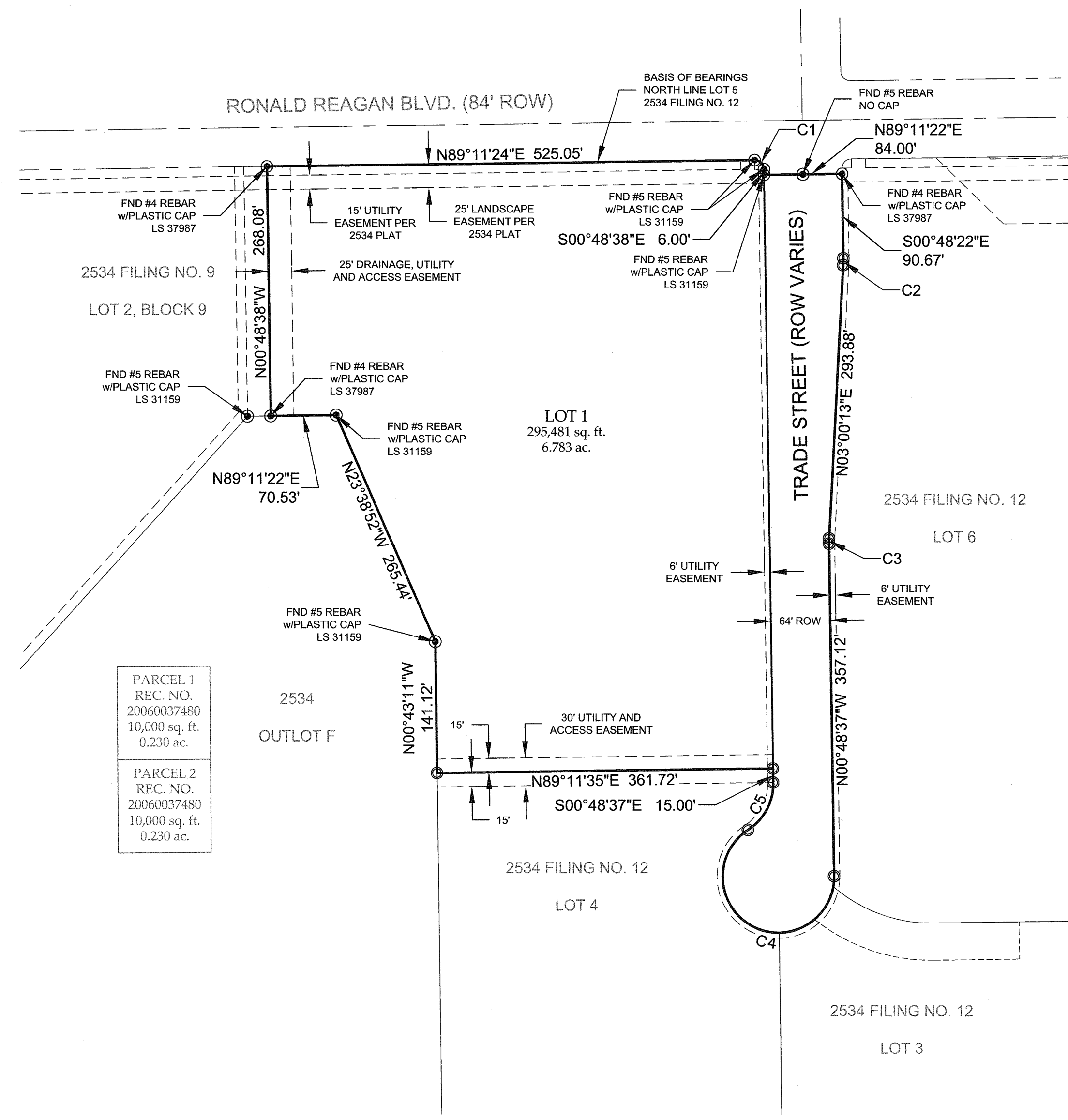
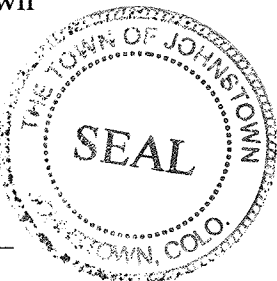
By: *Harold Darling*
 Chair, Planning and Zoning Commission

TOWN COUNCIL

This plat, to be known as 2534 Filing No. 15, is approved and accepted by the Town of Johnstown, by Resolution Number NA, passed and adopted on final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado held on the 10th day of May, 2016.

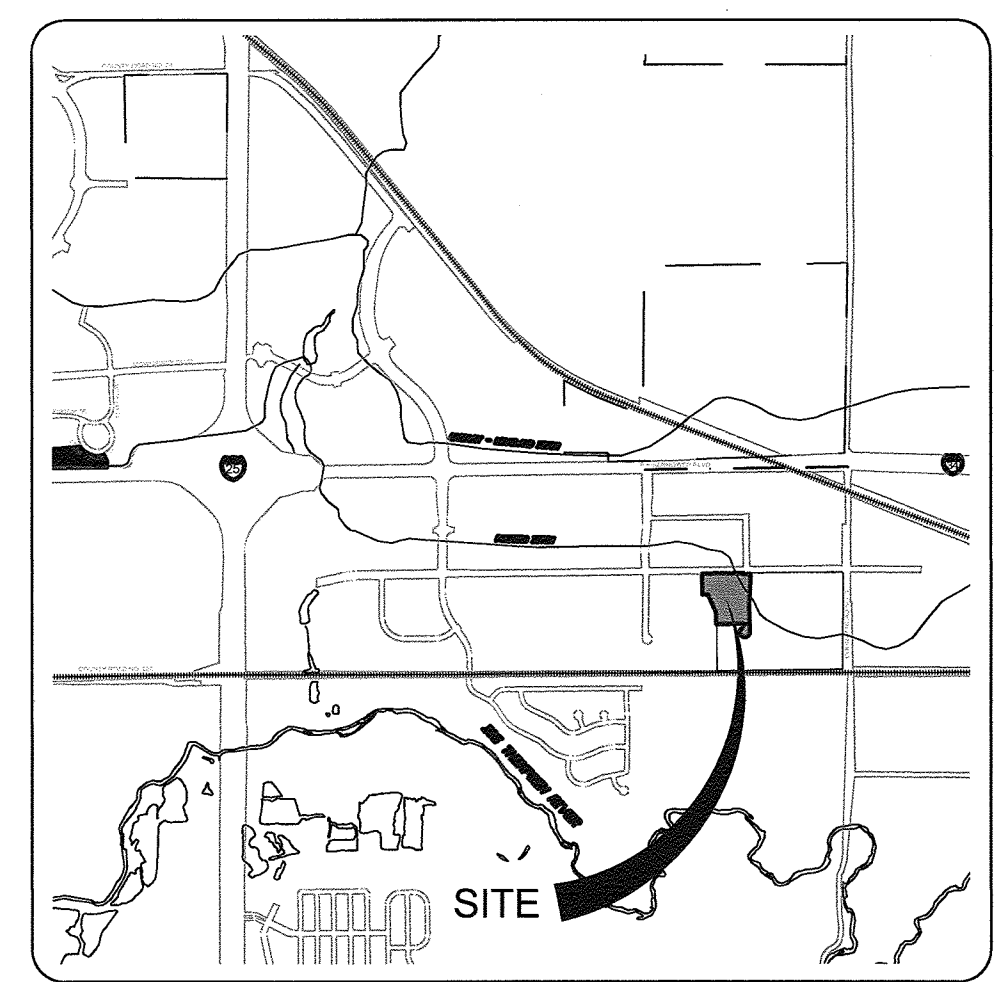
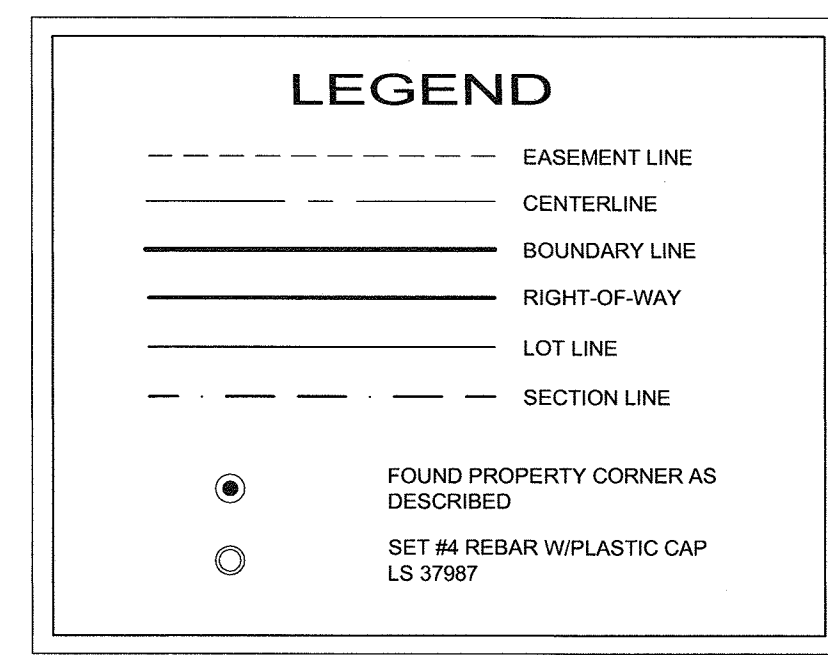
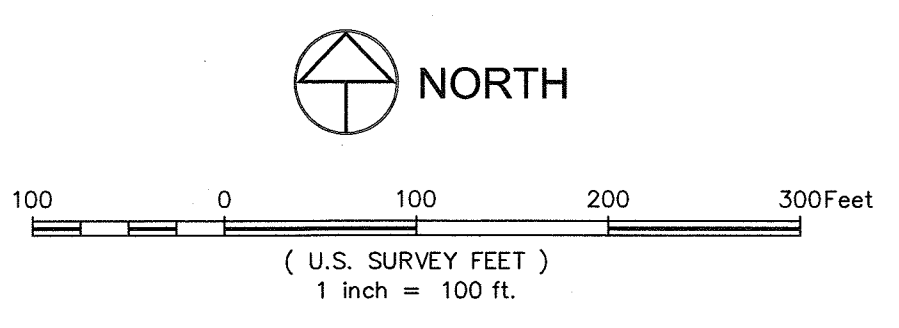
By: *[Signature]*
 Mayor

ATTEST: *Diana Sauer*
 Town Clerk



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	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	10.00'	15.71'	S45°48'38"E	14.14'
C2	3°48'35"	114.00'	7.58'	N01°05'56"E	7.58'
C3	3°48'51"	86.50'	5.76'	N01°05'48"E	5.76'
C4	237°46'09"	60.00'	248.99'	S61°53'33"E	105.07'
C5	57°46'09"	60.00'	60.50'	S28°04'27"W	57.97'



NOTES:

1. Basis of Bearings is the North line of Lot 5, 2534 Filing No. 12 as bearing North 89° 11' 24" 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 and the plat of 2534 Filing No. 12 recorded February 8, 2016 at Reception No. 20160007572.
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 Filing No. 12 recorded February 8, 2016 at Reception No. 20160007572 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.

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. 15 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

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 hereon.

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

NORTHERN ENGINEERING
 301 North Howe Street, Suite 100
 Fort Collins, Colorado 80521
 PHONE: 970.221.4158
 www.northernengineering.com

PROJECT: 162-017
 DATE: 5/18/16
 DESIGNED BY: N/A
 SCALE: N/A
 DRAWN BY: L. Smith
 REVIEWED BY: E. Smith

2534 FILING NO. 15
 TOWN OF JOHNSTOWN
 LARIMER COUNTY, COLORADO

Sheet
1
 Of 1 Sheet