DATE: 12/20/07 TIME: 4:24:17 PM DRAWING NAME: REPLAT-BLK7.DWG
SERVER: F250 DESIGNER: MM PROJ. MGR: MM LAYOUT: Layout2
PATH: N:\Projects\2006\06-045\DWG\PLAT\2534FIN

N 1/4 SEC 14
FOUND #6 REBAR W/
2 1/2" ALUMINUM CAP
L.S. 12374 IN MONUMENT BOX

US HIGHWAY 34

BOOK 627 PAGE
570 US 34 50'
R.O.W.

N 89°31'28" E 2637.37'
N LINE NE 1/4 SEC 14
(BASIS OF BEARING)

NE COR SEC 14
FOUND ILLEGIBLE
1 1/2" ALUMINUM CAP
IN MONUMENT BOX

OUTLOT D
2534

FOUND # 5
REBAR,
NO CAP

17.00'

OUTLOT E
2534
DRAINAGE & UTILITY
EASEMENT

N89°31'28"E 769.06'

332.68'

10' UTILITY EASEMENT
(REC. NO. 89010036)

436.38'

U.P.R.R. BOOK 276 PAGE
343 UNPLATTED

NOT INCLUDED

S67°50'40"E 400.45'

10'X20' XCEL
EASEMENT
(REC. NO.
3000222698-03)

70' ACCESS & UTILITY
EASEMENT 2534, TO BE
VACATED BY THIS PLAT

LOT 3
BLOCK 5
2534

20' UTILITY
EASEMENT

10' UTILITY
EASEMENT (REC.
NO. 89010036)

40' R.O.W. ROAD
BOOK 4 PAGE
156

FND. #4 REBAR
W/YELLOW
PLASTIC CAP,
STAMPED LS
12374

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH BEARING
C1	10.00'	15.52'	88°56'10"	14.01'	N45°03'23"E
C2	514.00'	15.88'	1°46'14"	15.88'	S88°38'21"W
C3	486.00'	15.02'	1°46'14"	15.02'	N88°38'21"E
C4	10.00'	15.71'	90°00'00"	14.14'	S45°28'32"E

N00°28'32"W 490.00'

LOT 1
BLOCK 7
165,500 SQ. FT.
3.799 ACRES

S00°28'32"E
500.00'

15' UTILITY
EASEMENT
2534

LOT 1
KNESS
MRD

NOT INCLUDED

S00°35'18"W 480.25'

15' UTILITY EASEMENT
2534 TO BE VACATED BY
THIS PLAT

15' UTILITY
EASEMENT
2534

5'

10.00'

15' UTILITY
EASEMENT

84.00'
S89°31'28"W

S89°31'28"W
248.68'

ROAD BOOK
4 PAGE
156 20'
R.O.W.

15' UTILITY
EASEMENT
2534 TO BE
VACATED BY
THIS PLAT

30'

30'

LOT 2
BLOCK 7
1,166,418 SQ. FT.
26.777 ACRES

FND. #4 REBAR W/
YELLOW PLASTIC
CAP, STAMPED LS
12374

S89°24'42"E 163.00'

FND. #4 REBAR W/
YELLOW PLASTIC
CAP, STAMPED LS 12374

E LINE NE 1/4 SEC 14
S 00°35'18" W 2662.48'

VARIABLE WIDTH
R.O.W.

42'

25' LANDSCAPE
EASEMENT 2534

25' LANDSCAPE
EASEMENT

50' FARMER'S DITCH
EASEMENT
(REC. # 2005-0043210)

LOT 3, BLOCK 1
2534, FILING NO. 3
(REC. NO.
20060037790)

N00°28'32"W 677.68'
657.68'

TRADE STREET

COUNTY ROAD 3

S00°35'18"W 527.67'

42' R.O.W.

15' UTILITY
EASEMENT 2534

15' UTILITY
EASEMENT
2534

15' UTILITY
EASEMENT
2534

25' LANDSCAPE
EASEMENT
2534

10'X20' XCEL EASEMENT
(REC. NO. 20060009849

42'

42'

15' UTILITY
EASEMENT
2534

C3

C2

C1

C4

S89°31'28"W 665.43'

RONALD REAGAN BLVD.

S87°45'14"W
81.64'

S89°31'28"W 400.82'

42'

42'

42'

42'

45'

45'

45'

E 1/4 COR
SEC 14
FOUND #6
REBAR W/
2" ALUMINUM
CAP
L.S. 11989

0 30 60 120
1 inch = 60 ft.

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
- SET BRASS TAG IN WALK LS 31159 AS 1' WITNESS CORNER UNLESS OTHERWISE NOTED
- SET # 5 REBAR W/ RED PLASTIC CAP L.S. 31159

LANDAU
XREFS: PINAL87_comp-2534_24X36N-no_IMAGES_Violin1Man-BW.dwg

NO.	BY	DATE	REVISIONS

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.

2534 FILING NO. 8
A REPLAT OF BLOCK 7, 2534 JOHNSTOWN, COLORADO

PREPARED FOR: GERRARD FAMILY LIMITED PARTNERSHIP, LLLP DATE SUBMITTED: 12/10/07

NOLTE
BEYOND ENGINEERING
FORT COLLINS, CO 80525
WWW.NOLTEC.COM
1001 SHARP POINT DRIVE, SUITE A
970.221.1400 TEL 970.221.1345 FAX

SHEET NUMBER
2
OF 2 SHEETS

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

JOB NUMBER
FCB012725