

# 2534 FILING NO. 6

## BEING A REPLAT OF BLOCK 10, 2534

### LOCATED IN THE NORTHWEST 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 THOMPSON RANCH DEVELOPMENT CO., A COLORADO CORPORATION, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS OR HIGHWAYS, WHICH PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF BLOCK 10, 2534 AND A PORTION OF VACATED RIGHT OF WAY OF LARIMER PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCK 10, 2534, A SUBDIVISION IN THE TOWN OF JOHNSTOWN COUNTY OF LARIMER, STATE OF COLORADO

AND THAT PORTION OF VACATED RIGHT OF WAY OF LARIMER PARKWAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 00°48'21" EAST, ALONG THE EAST LINE OF NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 398.87 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF LARIMER PARKWAY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT AND ALSO THE POINT OF BEGINNING;

THENCE 75.93 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 64.00 FEET, A CENTRAL ANGLE OF 87°08'32" AND BEING SUB-TENDED BY A CHORD WHICH BEARS NORTH 33°10'56" WEST, 71.55 FEET; THENCE NORTH 00°48'21" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF LARIMER PARKWAY, A DISTANCE OF 28.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE 41.28 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 27°49'36" AND BEING SUB-TENDED BY A CHORD WHICH BEARS NORTH 78°54'54" EAST, 40.88 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 00°48'21" WEST, ALONG SAID EAST LINE, A DISTANCE OF 98.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 62.840 ACRES, MORE OR LESS, AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS AND EASEMENTS, AS SHOWN ON THIS MAP; AND DO HEREBY DESIGNATE AND DEDICATE (1) ALL SUCH RIGHT-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. 6".

THOMPSON RANCH DEVELOPMENT CO., A COLORADO CORPORATION

BY: Dale L. Boehner  
 DALE L. BOEHNER, PRESIDENT

**ACKNOWLEDGMENTS:**

STATE OF COLORADO  
 COUNTY OF LARIMER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19<sup>TH</sup> DAY OF SEPTEMBER, 2007, BY DALE L. BOEHNER AS PRESIDENT OF THOMPSON RANCH DEVELOPMENT CO., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

BY: Chris Stegman  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 5-12-2011

**LENDERS APPROVAL:**

HOME STATE BANK  
 BY: William Gamble  
 NAME: William Gamble  
 TITLE: V.P.

**LENDERS APPROVAL:**

THOMPSON RANCH, L.L.P.  
 BY: Dale L. Boehner  
 NAME: DALE L. BOEHNER  
 TITLE: MGR.

**PLANNING COMMISSION**

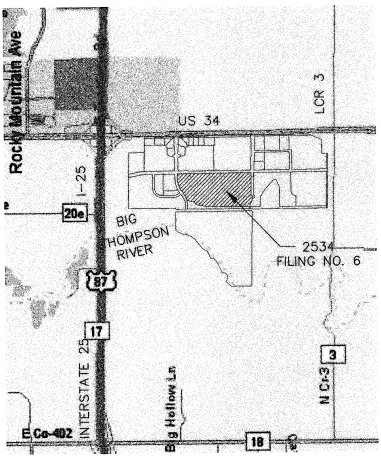
THIS PLAT, TO BE KNOWN AS 2534, FILING NO. 6, WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO AT A REGULAR MEETING HELD ON THE 24<sup>TH</sup> DAY OF NOV, 2007.

BY: Chair  
 CHAIR, PLANNING AND ZONING COMMISSION

**TOWN COUNCIL**

THIS PLAT, TO BE KNOWN AS 2534, FILING NO. 6, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER 2007-001, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE 5<sup>TH</sup> DAY OF NOV, 2007.

BY: Mayor  
 MAYOR ATTEST: Town Clerk  
 TOWN CLERK



VICINITY MAP  
 SCALE: 1" = 2000'

**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. 6 WAS MADE BY ME OR UNDER MY SUPERVISION.

DATED THIS 17<sup>TH</sup> DAY OF SEPTEMBER, 2007.

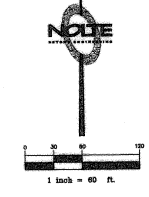
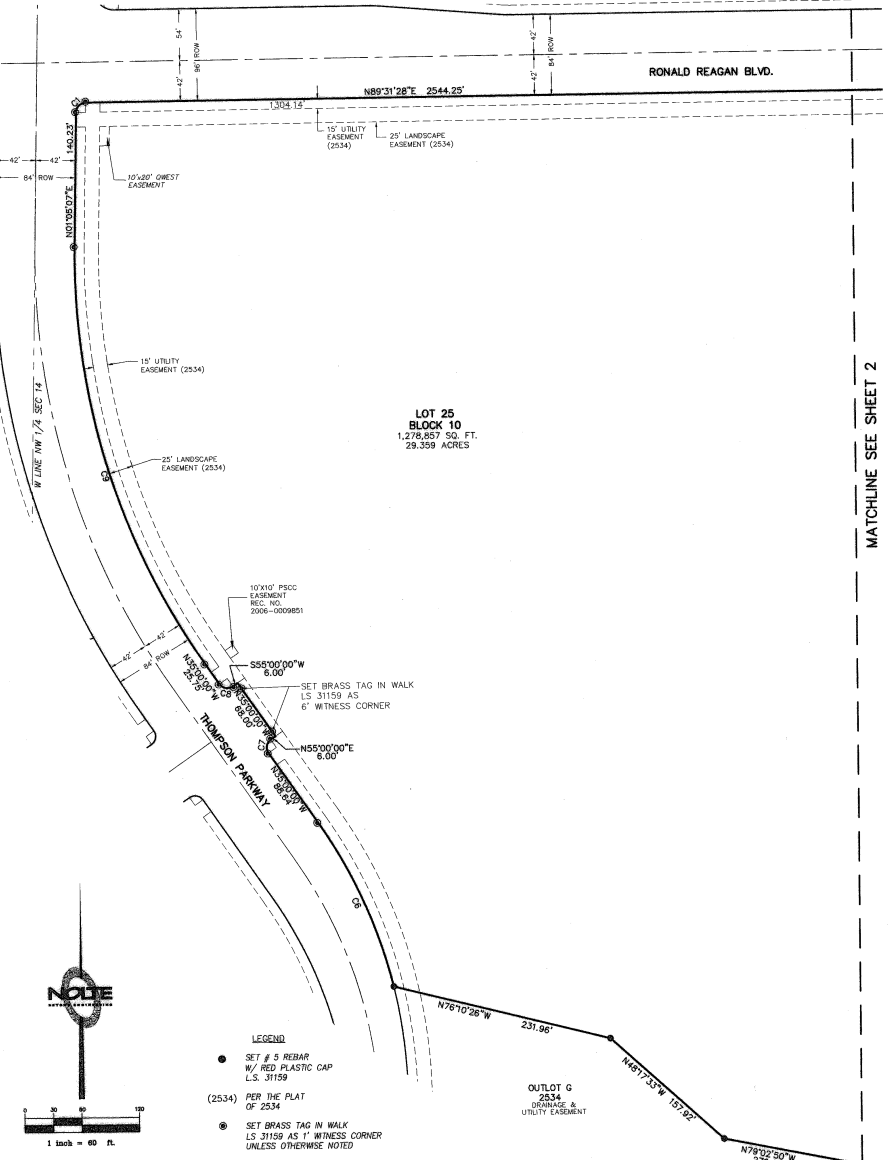
Laine A. Landau 31150  
 LAINE A. LANDAU  
 P.L.S. 31159  
 FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.

**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°37'06" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 5 NORTH, RANGE 68 WEST, SAID LINE BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 2" PIPE W/ 2" ALUMINUM CAP, LS 12374 AND AT THE CENTER QUARTER CORNER BY A # 6 REBAR W/ 2 1/2" ALUMINUM CAP, LS 12374.
2. SECURITY TITLE GUARANTY COMPANY COMMITMENT NO. 50221512, AMEND. NO. 2, DATED JUNE 5, 2007, WAS ENTIRELY RELIED UPON FOR INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES OF RECORD.
3. A PORTION OF THE LARIMER PARKWAY RIGHT OF WAY AND ASSOCIATED EASEMENTS ARE VACATED BY THIS PLAT.

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH BEARING
C1	10.00'	15.44'	88°28'21"	13.95'	N45°18'17"E
C2	10.00'	15.93'	91°16'53"	14.30'	S44°50'06"E
C3	84.00'	75.93'	67°58'32"	70.93'	S33°10'56"E
C4	178.00'	78.78'	28°47'31"	78.11'	S13°42'08"W
C5	175.00'	82.76'	27°05'47"	81.99'	S13°02'58"W
C6	505.00'	188.60'	21°23'54"	187.51'	N24°18'03"W
C7	10.00'	15.71'	90°00'00"	14.14'	N00°00'00"E
C8	10.00'	15.71'	90°00'00"	14.14'	N80°00'00"W
C9	733.00'	481.69'	36°38'27"	454.06'	N18°57'27"W
C10	85.00'	41.28'	27°49'36"	40.88'	N78°54'54"E
C11	50.90'	9.45'	10°43'09"	9.43'	N84°09'53"E



- LEGEND**
- SET # 5 REBAR W/ RED PLASTIC CAP L.S. 31159
  - (2534) PER THE PLAT OF 2534
  - SET BRASS TAG IN WALK L.S. 31159 AS 1" WITNESS CORNER UNLESS OTHERWISE NOTED
  - FOUND SECTION CORNER AS DESCRIBED

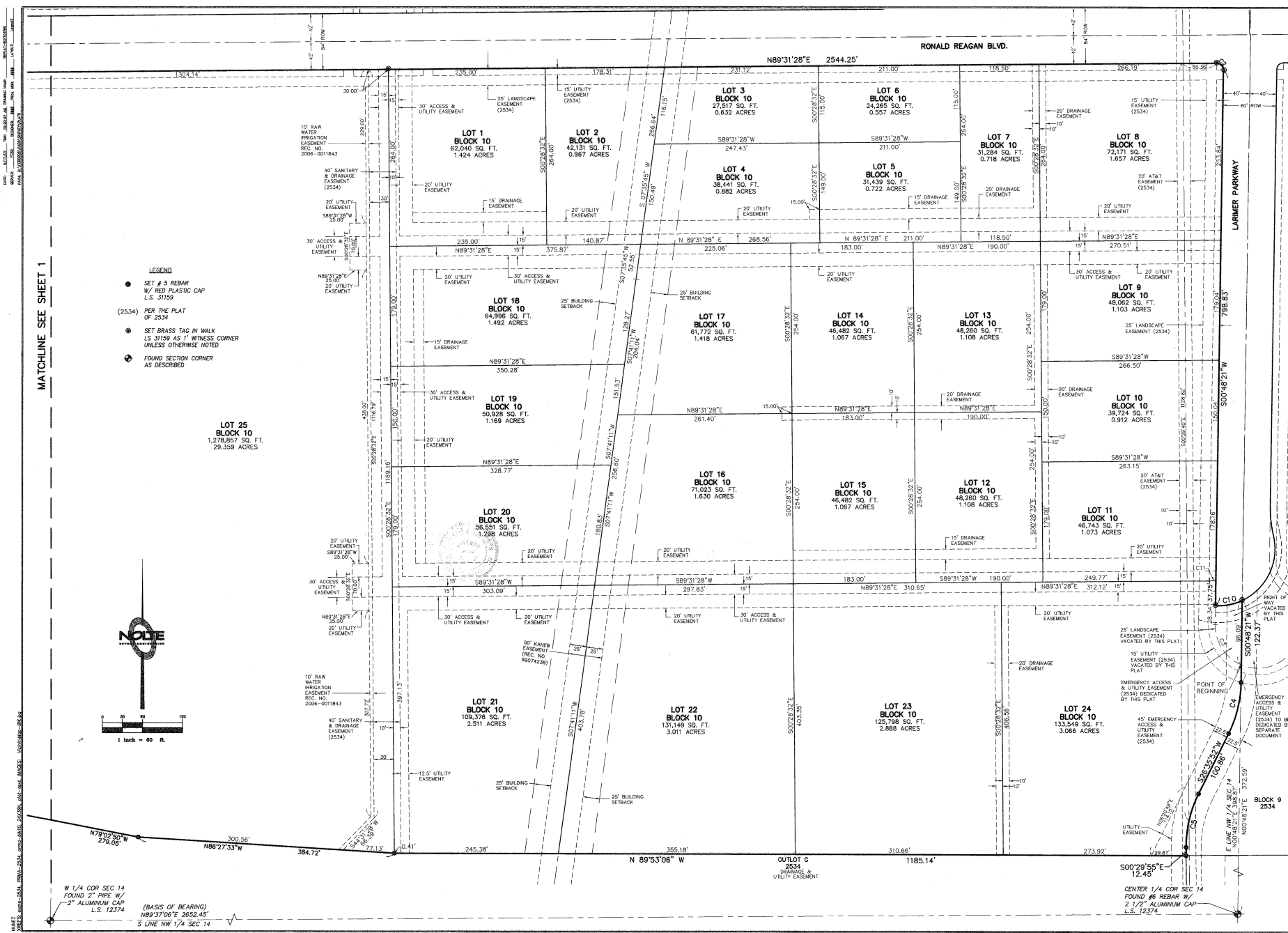
MATCHLINE SEE SHEET 2

**2534 FILING NO. 6**  
 A REPLAT OF BLOCK 10, 2534  
 JOHNSTOWN, COLORADO

**NOLTE**  
 BEYOND ENGINEERING  
 FORT COLLINS, CO 80501  
 WWW.NOLTE.COM  
 970.226.8888  
 970.226.8888 FAX

SHEET NUMBER  
**1**  
 OF 2 SHEETS  
 SCALE  
 VERTICAL: 1" = 60'  
 HORIZONTAL: 1" = 60'  
 PREPARED FOR: THOMPSON RANCH DEVELOPMENT CO.  
 DATE SUBMITTED: 07/24/07  
 PREPARED BY: FCB0226

The engineer certifying these plans will not be responsible for the accuracy of the information shown hereon unless it is shown to be incorrect on the face of these plans. All drawings are the property of the engineer and will not be returned without the express approval of the engineer.



- LEGEND**
- SET # 5 REBAR W/ RED PLASTIC CAP I.S. 31159
  - (2534) PED THE PLAT OF 2534
  - SET BRASS TAG IN WALK I.S. 31159 AS 1" WITNESS CORNER UNLESS OTHERWISE NOTED
  - ⊕ FOUND SECTION CORNER AS DESCRIBED



1 inch = 60 ft.

**2534 FILING NO. 6**  
**A REPLAT OF BLOCK 10, 2534**  
**JOHNSTOWN, COLORADO**  
 PREPARED FOR: THOMPSON RANCH DEVELOPMENT CO. DATE SUBMITTED: 07/24/07

**NOTICE**  
 BEYOND ENGINEERING  
 800 SHAW PARK DRIVE, SUITE A  
 FORT COLLINS, CO 80526  
 970.223.0000 TEL. 970.223.0000 FAX

SHEET NUMBER  
**2**  
 OF  
**2** SHEETS  
 SCALE  
 VERTICAL: 1"=40'  
 HORIZONTAL: 1"=60'  
 JOB NUMBER  
**FCB0226**

The enclosed plat(s) have been filed and are not subject to recording. The plat(s) are subject to the provisions of the plat(s) and the plat(s) shall be deemed to be the plat(s) of the plat(s) as shown on the plat(s).