

LEGEND

- FOUND 1" RED PLASTIC CAP ON NO. 5 REBAR STAMPED "PLS 31159" UNLESS OTHERWISE NOTED
- (P) PLATTED INFORMATION
- (M) MEASURED INFORMATION
- PROPERTY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- - - - - EXISTING EASEMENT
- REC. NO. RECEPTION NUMBER

OWNER AND DEVELOPER

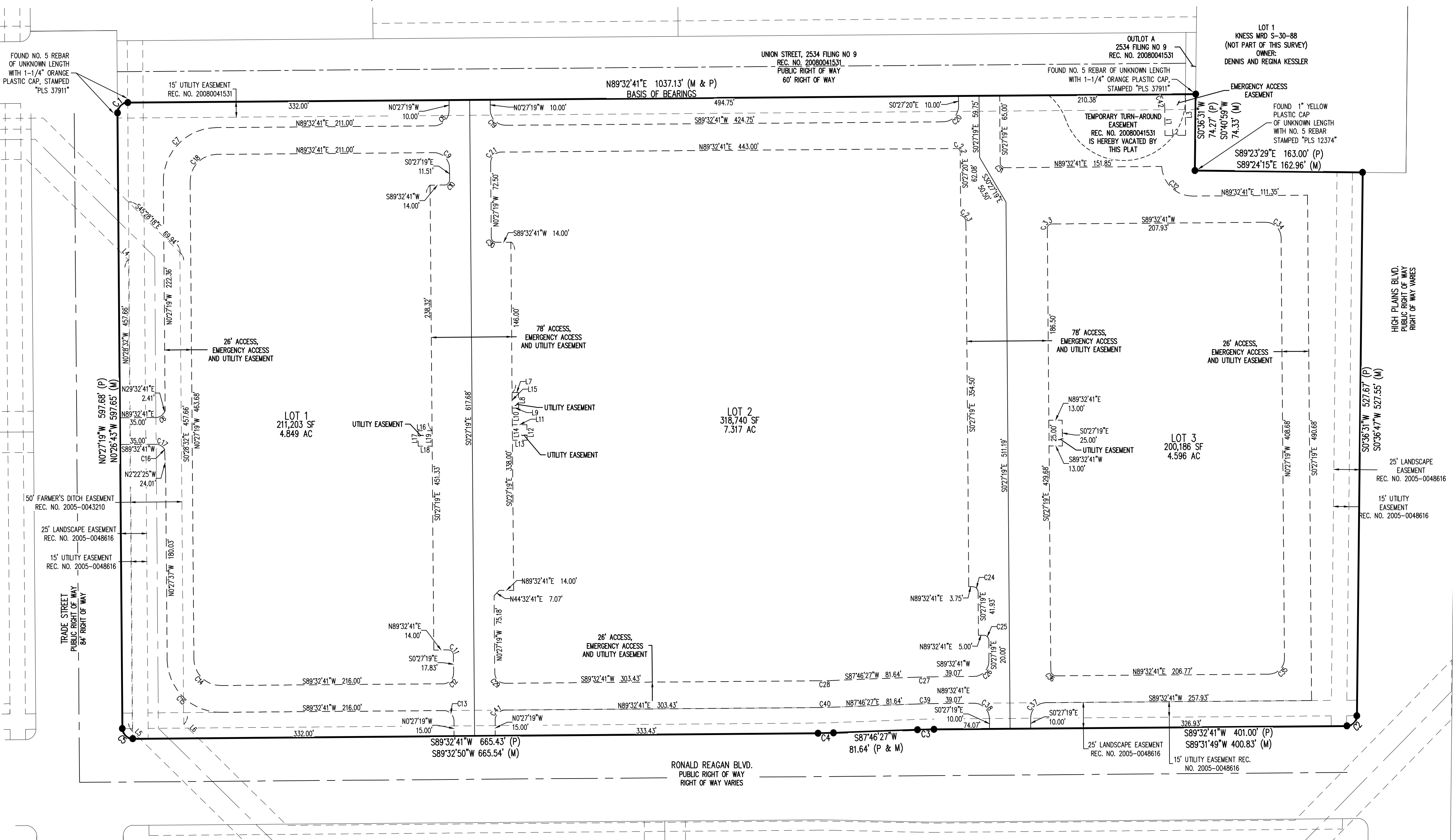
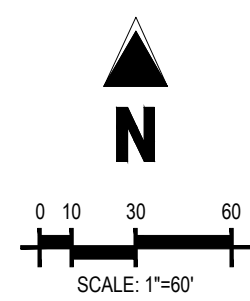
UNITED PROPERTIES
1331 17TH STREET, SUITE 604
DENVER CO, 80202

SITE ENGINEER
GALLOWAY & COMPANY
JAMIE SETTER
15265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534

SURVEYOR
GALLOWAY & COMPANY
READE COLIN ROSELLES
15265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534

2534 FILING NO. 9, 1st REPLAT

BEING A REPLAT OF LOT 4, BLOCK 7, 2534 FILING NO. 9,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 14,
T. 5 N., R. 67 W. OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF LARIMER, COLORADO



DEDICATION AND OWNER'S ACKNOWLEDGEMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT UNITED PROPERTIES DEVELOPMENT LLC, BEING OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 4, BLOCK 7, 2534 FILING NO. 9, ACCORDING TO THE RECORDED PLAT RECORDED JUNE 27, 2008 AT RECEPTION NO. 20080041531, COUNTY OF LARIMER, STATE OF COLORADO.

PARCEL CONTAINS 730,129 SQUARE FEET OR 16.761 ACRES.

AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, OUTLOTS, RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF **2534 FILING NO. 9, 1st REPLAT** AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHT OF WAY AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

UNITED PROPERTIES DEVELOPMENT LLC
BY _____
STATE OF COLORADO)
COUNTY OF LARIMER) SS.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2021 BY _____ AS _____ OF UNITED PROPERTIES DEVELOPMENT LLC
WITNESS HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

GENERAL NOTES

- BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 IN WHICH THE NORTH LINE OF LOT 4, BLOCK 7, 2534, BEARS NORTH 89° 32' 41" EAST A DISTANCE OF 1037.13 FEET, MONUMENTED ON THE WEST BY A NO. 5 REBAR OF UNKNOWN LENGTH WITH A 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 37911" AND ON THE EAST BY A NO. 5 REBAR OF UNKNOWN LENGTH WITH A 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 37911"
- THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- THE FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 08069C1214F, HAVING A MAP REVISED DATE OF DECEMBER 19, 2006, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

DIRECTOR OF PLANNING & DEVELOPMENT

THIS PLAT, TO BE KNOWN AS **2534 FILING NO. 9, 1st REPLAT**, WAS APPROVED AS A MINOR RESUBDIVISION BY: _____ DIRECTOR OF PLANNING & DEVELOPMENT

MAYOR

THIS PLAT, TO BE KNOWN AS **2534 FILING NO. 9, 1st REPLAT**, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, AS A MINOR RESUBDIVISION. BY: _____ ATTEST: _____ TOWN CLERK

PLAT NOTES

DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR OTHER ENTITY OTHER THAN THE TOWN IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.)

SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN THIRTY-SIX (36) INCHES IN HEIGHT FROM THE STREET LEVEL.

LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR ENTITY OTHER THAN THE TOWN IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE CITY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

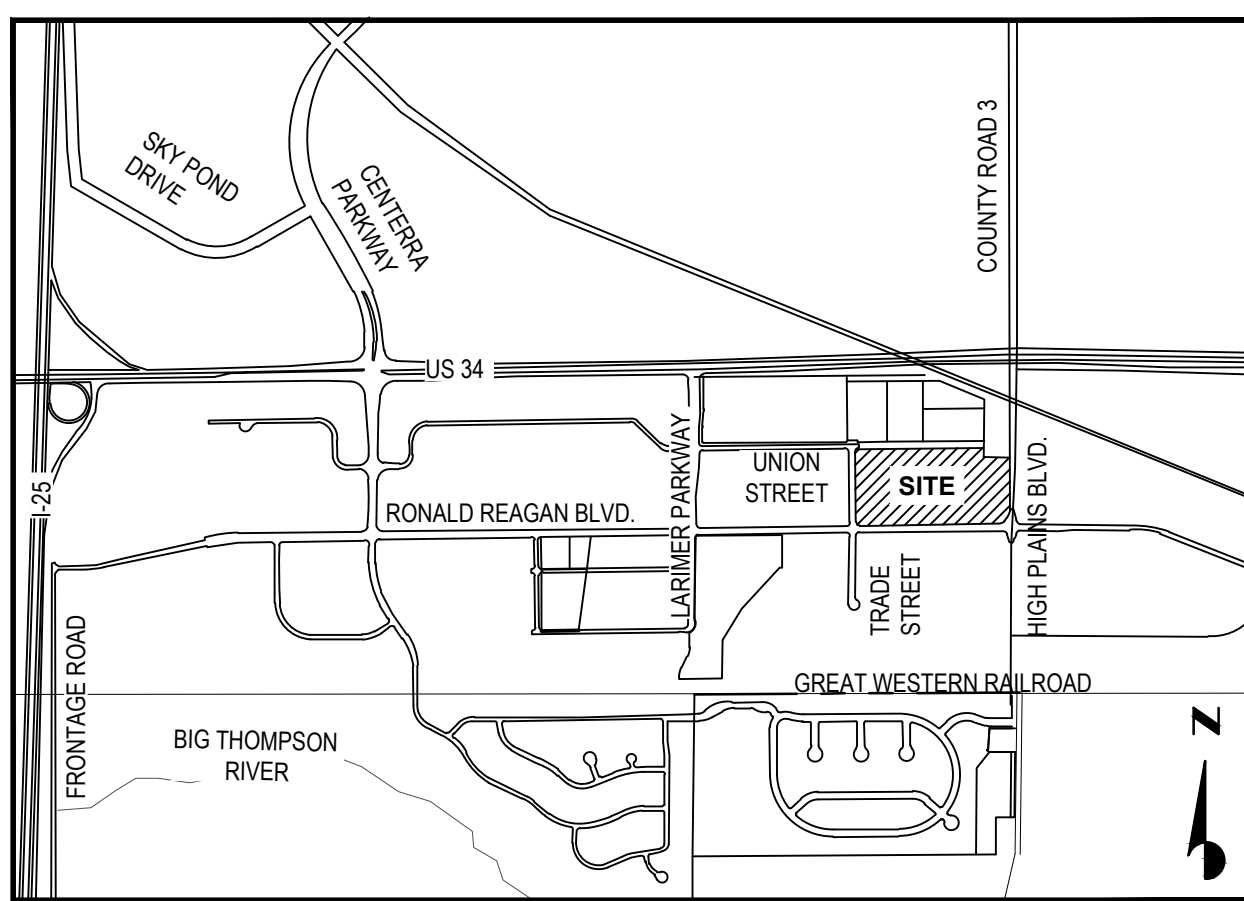
PUBLIC SAFETY ACCESS, WHETHER FOR EMERGENCY OR NONEMERGENCY PURPOSES, IS GRANTED OVER AND ACROSS ALL ACCESS WAYS FOR POLICE, FIRE AND EMERGENCY VEHICLES. IF ANY OR ALL OF THE ACCESS WAYS IN THIS SUBDIVISION ARE PRIVATE, THE HOMEOWNERS' ASSOCIATION OR METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR ENSURING THAT SUCH ACCESS WAYS ARE PASSABLE AT ALL TIMES, FOR POLICE, FIRE AND EMERGENCY VEHICLES.

SURVEYOR'S CERTIFICATION:

I, READE COLIN ROSELLES, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF **2534 FILING NO. 9, 1st REPLAT** 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.

DATED THIS _____ DAY OF _____, 2021.

READE COLIN ROSELLES
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.



PARCEL CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
|-------------|-----------|---------------|----------------|---------------|-------------------|
| C1 | 90°00'00" | 15.71 (P & M) | 10.00 (P & M) | N44°32'41"E | 14.14 |
| C2 | 88°56'10" | 15.52 (P & M) | 10.00 (P & M) | S45°04'36"W | 14.01 |
| C3 | 1°46'14" | 15.88 (P & M) | 514.00 (P & M) | S88°39'34"W | 15.88 |
| C4 | 1°46'14" | 15.02 (P & M) | 486.00 (P & M) | S88°39'34"W | 15.02 |
| C5 | 90°00'00" | 15.71 (P & M) | 10.00 (P & M) | N45°27'19"W | 14.14 |

PARCEL CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
|-------------|-----------|-------------|-------------|---------------|-------------------|
| C6 | 60°00'00" | 9.42 | 9.00 | N59°32'41"E | 9.00 |
| C7 | 90°00'00" | 81.68 | 52.00 | N44°32'41"E | 73.54 |
| C8 | 90°00'00" | 23.56 | 15.00 | N44°32'41"E | 21.21 |
| C9 | 90°00'00" | 23.56 | 15.00 | S45°27'19"E | 21.21 |
| C10 | 90°00'00" | 7.85 | 5.00 | S44°32'41"W | 7.07 |
| C11 | 89°59'58" | 7.85 | 5.00 | S45°27'20"E | 7.07 |
| C12 | 90°00'00" | 15.71 | 10.00 | S44°32'41"W | 14.14 |
| C13 | 90°00'00" | 15.71 | 10.00 | N45°27'19"W | 14.14 |
| C14 | 89°59'59" | 40.84 | 26.00 | N45°27'19"W | 36.77 |
| C15 | 88°40'32" | 80.48 | 52.00 | N46°07'03"W | 72.68 |
| C16 | 28°14'54" | 1.47 | 3.00 | N16°24'52"W | 1.46 |
| C17 | 60°00'00" | 9.42 | 9.00 | N60°27'19"W | 9.00 |
| C18 | 90°00'00" | 40.84 | 26.00 | N44°32'41"E | 36.77 |
| C19 | 90°00'00" | 23.56 | 15.00 | N45°27'19"W | 21.21 |
| C20 | 90°00'00" | 23.56 | 15.00 | S44°32'41"W | 21.21 |
| C21 | 90°00'00" | 15.71 | 10.00 | N44°32'41"E | 14.14 |
| C22 | 90°00'00" | 4.71 | 3.00 | S45°27'19"E | 4.24 |
| C23 | 80°24'18" | 8.42 | 6.00 | S40°39'28"E | 7.75 |
| C24 | 90°00'00" | 8.25 | 5.25 | S45°27'19"E | 7.42 |

PARCEL CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
|-------------|-----------|-------------|-------------|---------------|-------------------|
| C25 | 90°00'00" | 7.85 | 5.00 | S45°27'19"E | 7.07 |
| C26 | 90°00'00" | 23.56 | 15.00 | S44°32'41"W | 21.21 |
| C27 | 1°46'14" | 17.46 | 564.85 | S88°39'34"W | 17.46 |
| C28 | 1°46'14" | 13.44 | 435.00 | S88°39'34"W | 13.44 |
| C29 | 90°00'00" | 15.71 | 10.00 | N45°27'19"W | 14.14 |
| C30 | 90°00'00" | 7.85 | 5.00 | N45°27'19"W | 7.07 |
| C31 | 90°00'00" | 7.85 | 5.00 | S45°27'19"E | 7.07 |
| C32 | 88°05'23" | 46.12 | 30.00 | S46°24'38"E | 41.71 |
| C33 | 90°00'00" | 6.28 | 4.00 | S44°32'41"W | 5.66 |
| C34 | 90°00'00" | 23.56 | 15.00 | N45°27'19"W | 21.21 |
| C35 | 90°00'00" | 23.56 | 15.00 | N44°32'41"E | 21.21 |
| C36 | 91°40'51" | 8.01 | 5.01 | S46°19'53"E | 7.18 |
| C37 | 90°00'00" | 23.56 | 15.00 | S44°32'41"W | 21.21 |
| C38 | 90°00'00" | 23.56 | 15.00 | S45°27'19"E | 21.21 |
| C39 | 1°46'14" | 16.66 | 538.85 | N88°39'34"E | 16.66 |
| C40 | 1°46'14" | 14.25 | 461.00 | N88°39'34"E | 14.25 |
| C41 | 90°00'00" | 15.71 | 10.00 | N44°32'41"E | 14.14 |
| C42 | 31°13'14" | 13.62 | 25.00 | S16°03'56"E | 13.45 |

PARCEL LINE SEGMENT TABLE

| LINE TAG # | BEARING | LENGTH (FT) |
|------------|-------------|-------------|
| L1 | S02°27'19"E | 27.04 |
| L2 | N89°32'41"E | 20.00 |
| L3 | N02°29'18"W | 40.00 |
| L4 | S45°28'18"E | 13.39 |
| L5 | S45°28'31"E | 10.43 |
| L6 | S45°28'31"E | 19.75 |
| L7 | N89°32'41"E | 6.19 |
| L8 | S02°27'19"E | 15.00 |
| L9 | S89°32'41"W | 6.19 |
| L10 | S02°27'19"E | 16.34 |

PARCEL LINE SEGMENT TABLE

| LINE TAG # | BEARING | LENGTH (FT) |
|------------|-------------|-------------|
| L11 | N89°32'41"E | 14.19 |
| L12 | S02°27'19"E | 15.00 |
| L13 | S89°32'41"W | 14.19 |
| L14 | S02°27'19"E | 15.00 |
| L15 | S02°27'19"E | 15.00 |
| L16 | S89°32'41"W | 13.61 |
| L17 | S02°27'19"E | 15.00 |
| L18 | N89°32'41"E | 13.61 |
| L19 | S02°27'19"E | 15.00 |

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
gallowayUS.com

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2534 FILING NO. 9, 1st REPLAT

BEING A REPLAT OF LOT 4, BLOCK 7, 2534 FILING NO. 9,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 14,
T. 5 N., R. 67 W. OF THE 6TH P.M., TOWN OF
JOHNSTOWN, COUNTY OF LARIMER, COLORADO

| # | Date | Issue / Description | Init. |
|---|-----------|---------------------|-------|
| 1 | 1/11/2021 | TOWN COMMENTS | AN |
| 2 | 2/24/2021 | TOWN COMMENTS | AN |
| 3 | 3/3/2021 | PLANNING COMMENTS | RR |
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Project No: UPR000010-10
Drawn By: _____
Checked By: RCR
Date: 11/6/2020

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