

PODTBURG VILLAGE P.U.D.

A PLANNED UNIT DEVELOPMENT OF A PORTION OF
 THE SOUTHWEST QUARTER OF SECTION 6
 TOWNSHIP 4 NORTH, RANGE 67 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT ON 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 SURVEY SHOWN HEREON.

- NR INDICATES LOT LINES THAT ARE NOT RADIAL TO THE ADJACENT RIGHT-OF-WAY
- ⊕ INDICATES CONTROL CORNER AS DESCRIBED HEREON
- ⊙ INDICATES SET #5 REBAR WITH RED PLASTIC CAP PLS 20676 AT ALL BOUNDARY CORNERS

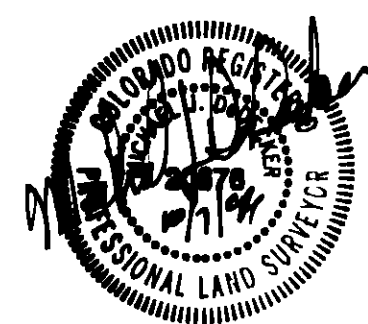
BASIS OF BEARINGS USED IN THE PREPARATION OF THIS PLAT IS NORTH 80°34'57" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 67 WEST, AS MONUMENTED BY A #6 REBAR AND A 2" ALUM. CAP AT THE SOUTHWEST CORNER AND A NUMBER 6 REBAR AND A 2" ALUM. CAP AT THE SOUTH QUARTER CORNER OF SAID SECTION 6.

OUTLOT USAGE INFORMATION

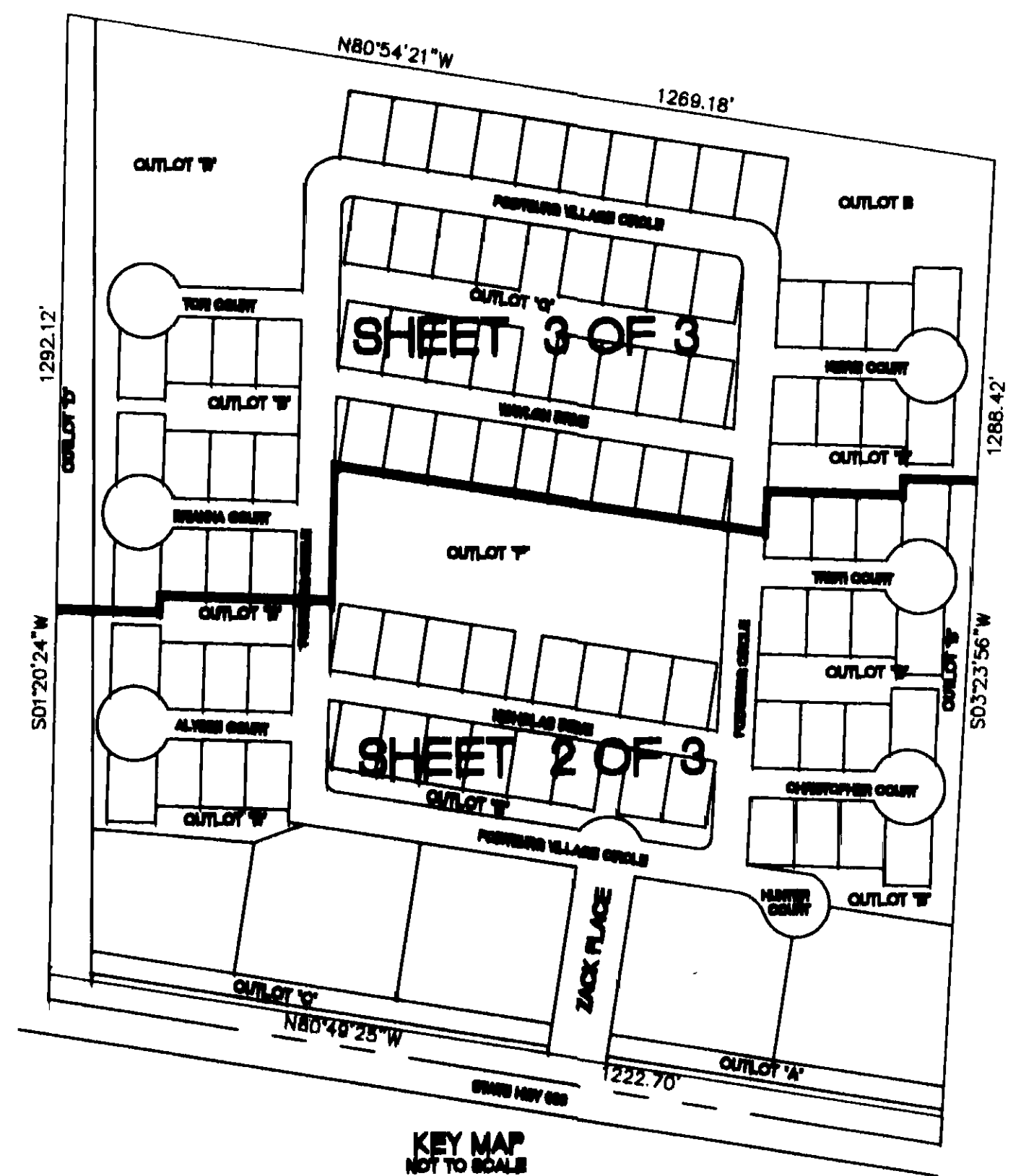
- OUTLOT A 13,737 S.F. COMMON OPEN SPACE, PEDESTRIAN ACCESS, LANDSCAPING, UTILITY AND DRAINAGE EASEMENT. ALSO RESERVED FOR FUTURE RIGHT-OF-WAY FOR HIGHWAY 60.
- OUTLOT B 293,650 S.F. COMMON OPEN SPACE, PEDESTRIAN ACCESS, LANDSCAPING, UTILITY AND DRAINAGE EASEMENT.
- OUTLOT C 18,841 S.F. COMMON OPEN SPACE, PEDESTRIAN ACCESS, LANDSCAPING, UTILITY AND DRAINAGE EASEMENT. ALSO RESERVED FOR FUTURE RIGHT-OF-WAY FOR HIGHWAY 60. TO BE CONVEYED TO ADJACENT LAND OWNER.
- OUTLOT D 61,201 S.F. COMMON OPEN SPACE, PEDESTRIAN ACCESS, LANDSCAPING, UTILITY AND DRAINAGE EASEMENT.
- OUTLOT E 18,458 S.F. COMMON OPEN SPACE, PEDESTRIAN ACCESS, LANDSCAPING, UTILITY AND DRAINAGE EASEMENT.
- OUTLOT F 109,123 S.F. COMMON OPEN SPACE, PEDESTRIAN ACCESS, LANDSCAPING, UTILITY AND DRAINAGE EASEMENT.
- OUTLOT G 89,621 S.F. COMMON OPEN SPACE, PEDESTRIAN ACCESS, LANDSCAPING, UTILITY AND DRAINAGE EASEMENT.

SURVEYOR'S STATEMENT

I, MICHAEL J. DEDECKER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY AND LEGAL DESCRIPTION SHOWN HEREON WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.



Michael J. Dedecker
 MICHAEL J. DEDECKER, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 COLORADO REGISTRATION NO. 20676
 Oct 7, 1996
 DATE



THIS PLAT, TO BE KNOWN AS PODTBURG VILLAGE P.U.D. WAS APPROVED BY ACTION OF THE PLANNING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO, AT A REGULAR MEETING HELD ON July 17, 1996.
 BY: *Frank Burgeon*
 CHAIRMAN
 THIS PLAT, TO BE KNOWN AS PODTBURG VILLAGE P.U.D. IS APPROVED AND ACCEPTED TO THE TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO, AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF JOHNSTOWN, COLORADO, HELD ON October 7, 1996.
 BY: *Thomas ...* ATTEST: *Liana ...*
 MAYOR TOWN CLERK

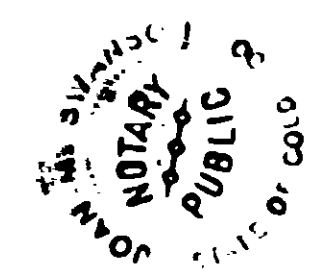
Know all men by these presents: that the undersigned being the sole owners in fee and the only holders of liens against a parcel of land lying in the Southeast Quarter of the Southwest Quarter of Section 6, Township 4 North, Range 67 West of the Sixth Principal Meridian, Town of Johnstown, Weld County, Colorado, more particularly described as follows:
 Considering the South line of the Southwest Quarter of said Section 6 as bearing North 88°34'57" West and with all bearings contained herein relative thereto;
 Commencing at the South Quarter corner of said Section 6 said corner being monumented by a number 6 rebar and a 2" aluminum cap stamped with PLS 20673 in a monument box;
 Thence North 03°23'56" East along said south line of said East line of said Southwest Quarter a distance of 38.15 feet to a point on the North right-of-way line of Colorado State Highway No. 60 said point being the Point of Beginning;
 Thence North 80°49'25" West along said North right-of-way line a distance of 1222.70 feet to a point on the West line of the Southeast Quarter of the Southwest Quarter of said Section 6;
 Thence North 01°20'24" East along said West line a distance of 1292.12 to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 6;
 Thence South 80°54'21" East along the North line of the Southeast Quarter of the Southwest Quarter of said Section 6, a distance of 1269.18 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 6;
 Thence South 03°23'56" West along the East line of said Southwest Quarter a distance of 1288.42 feet to the Point of Beginning.
 The above described parcel contains 36.642 acres more or less.
 do hereby subdivide the same into lots, outlots, as shown on the attached map and hereby set aside said portion or tract of land and designate the same as Podtburg Village P.U.D., and we hereby dedicate and set apart all of the streets as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as easements on the accompanying plat as easements for the installation and maintenance of the public utilities and drainage facilities, and the use or purposes of all Outlots shown on this map are as specified hereon, and do further certify that the width of said streets, the dimensions of the lots and blocks and the names and numbers thereof are correctly designated on said plat and that the scale thereof is correctly designated upon said plat as one inch (1") equals fifty feet (50').

IN WITNESS WHEREOF:
 PODTBURG VILLAGE LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY HATH CAUSED ITS NAME TO BE HEREWITH SUBSCRIBED THIS 11 DAY OF December, A.D., 1996.
 BY: *Ronald O. Ehrlich*
 RONALD O. EHRLICH
 MANAGER

STATE OF COLORADO }
 COUNTY OF WELD } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF December, A.D., 1996 BY PODTBURG VILLAGE LIMITED LIABILITY COMPANY.

MY NOTARIAL COMMISSION EXPIRES 12/03/2000
 NOTARY PUBLIC
Jan M. ...
 ADDRESS
Johnstown, CO, 80534
 CITY, STATE, ZIP CODE



DATE	REV.	RECORD OF ISSUE	BY	CK.	APP.	DESIGNED: MJD
10/7/96	1	RELOCATED OUTLOT D AND OUTLOT C	TRB	MJD	MJD	DRAWN: MJD CHECKED: MJD APPROVED: DATE: SEPTEMBER 9, 1996 FIELD BOOK: SCALE:

CDS Engineering Corporation
 165 SW 2ND ST
 LOVELAND, COLORADO 80537
 (970) 667-8010

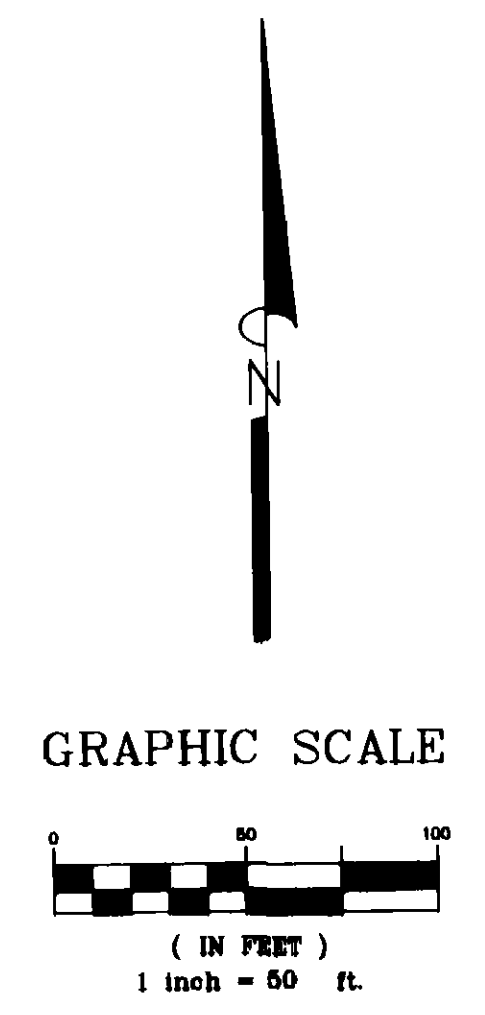
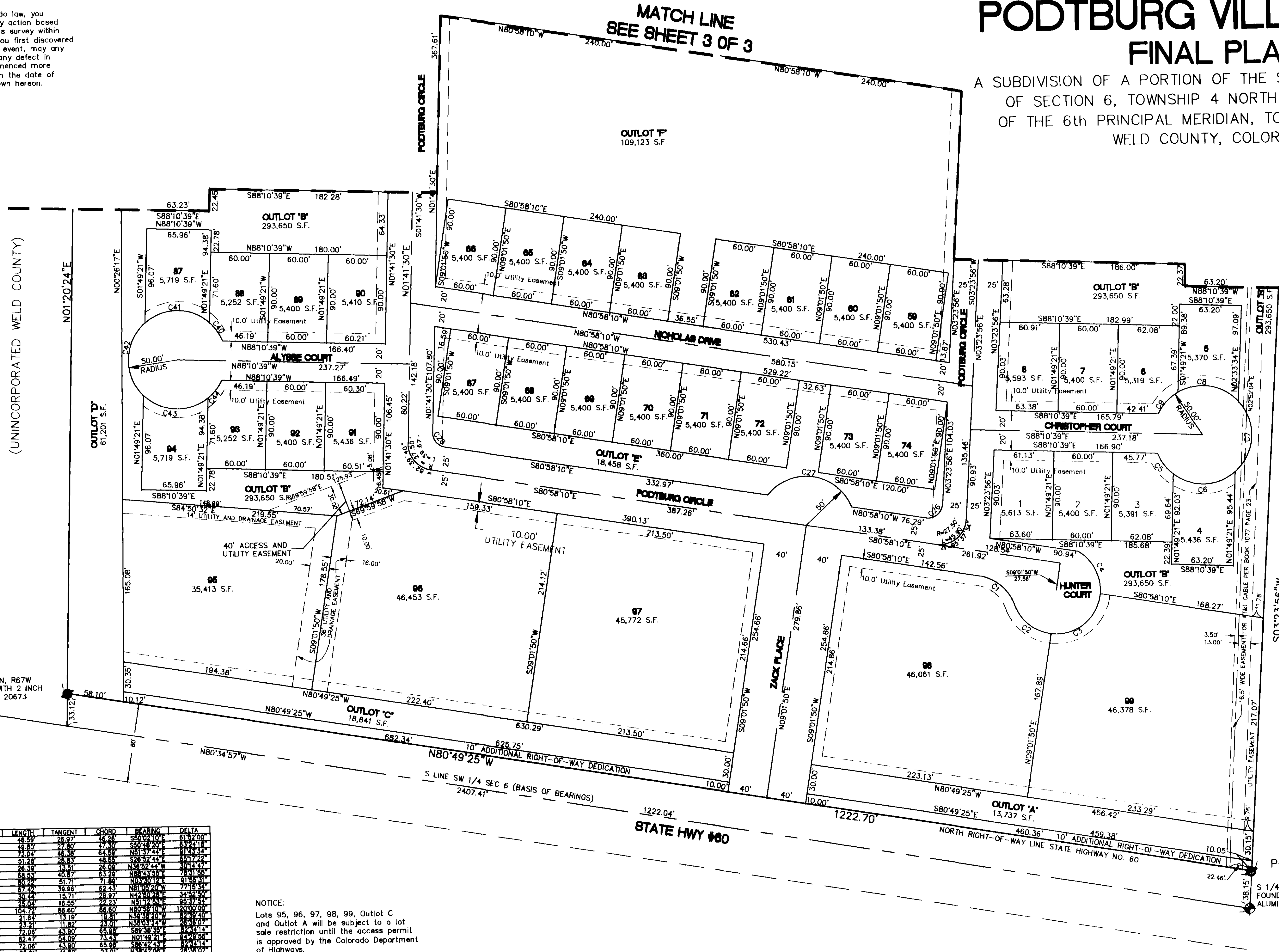
CLIENT:
PODTBURG VILLAGE L.L.C.
 CDS ENGINEERING CORPORATION
 "Consulting Engineers and Professional Construction Managers"
 CIVIL / STRUCTURAL ENGINEERING, GEOTECHNICAL AND FOUNDATION ENGINEERS,
 DAMS AND RESERVOIRS, LAND AND MUNICIPAL PLANNING, LAND AND CONSTRUCTION SURVEYS,
 SOILS / CONCRETE / ASPHALT TESTING AND FIELD INSPECTION

PROJECT TITLE:
PODTBURG VILLAGE P.U.D.
 SHEET TITLE:
FINAL PLAT
 PROJECT NO.
 95-8548
 DRAWING NO.
 8548PLT1
 REVISION NO.
 1 OF 3

NOTICE:
According to Colorado law, you MUST commence any action based on any defect in this survey within THREE years after you first discovered 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.

PODTBURG VILLAGE P.U.D. FINAL PLAT

A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO



SW COR SEC. 6, T4N, R67W
FOUND #6 REBAR WITH 2 INCH ALUMINUM CAP PLS 20673

POINT OF BEGINNING
S 1/4, SEC. 6, T4N, R67W
FOUND #6 REBAR WITH 2 INCH ALUMINUM CAP PLS 20673

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	43.00	48.59	28.97	46.28	S50°02'10"E	81°32'00"
C2	48.00	48.80	27.80	47.30	S50°48'20"E	83°24'18"
C3	48.00	72.04	46.38	84.58	N51°37'24"E	91°13'22"
C4	48.00	91.28	28.83	88.54	S52°32'44"W	90°14'47"
C5	50.00	23.71	13.91	26.09	N56°32'44"W	90°14'47"
C6	50.00	68.53	40.87	63.28	N88°43'55"E	78°31'55"
C7	50.00	80.29	51.71	71.88	N09°30'12"E	91°58'31"
C8	50.00	67.42	39.98	62.53	N11°18'10"E	71°16'41"
C9	50.00	30.44	15.71	28.93	N12°50'21"E	41°32'50"
C10	18.00	30.04	16.55	27.23	N51°12'34"E	85°37'24"
C11	50.00	104.72	86.60	88.60	N80°58'10"W	120°00'00"
C12	15.00	21.84	13.19	19.81	N31°58'20"W	82°30'40"
C13	50.00	23.71	11.82	23.01	N53°31'50"E	82°30'40"
C14	50.00	72.04	43.90	65.98	S88°35'31"E	87°32'14"
C15	50.00	82.47	54.08	73.43	N01°18'21"E	87°29'55"
C16	50.00	72.08	43.90	65.98	S88°34'43"E	87°32'14"
C17	50.00	23.71	11.82	23.01	N54°12'06"E	87°30'07"

NOTICE:
Lots 95, 96, 97, 98, 99, Outlot C and Outlot A will be subject to a lot sale restriction until the access permit is approved by the Colorado Department of Highways.

DATE	REV.	RECORD OF ISSUE	BY	CK.	APP.	DESIGNED	MJD
10/7/96	1	RELOCATED OUTLOT D, AND OUTLOT C, AND ADDED NOTE	TRB	MJD	MJD	DRAWN	MJD
						CHECKED:	
						APPROVED:	
						DATE:	SEPTEMBER 10, 1996
						FIELD BOOK:	
						SCALE:	1"=50'

CDS Engineering Corporation
165 SECOND STREET S.W.
LOVELAND, COLORADO 80537
(970) 667-8010

CLIENT: **PODTBURG VILLAGE L.L.C.**
CDS ENGINEERING CORPORATION
Consulting Engineers and Professional Construction Managers
CIVIL / STRUCTURAL ENGINEERING, GEOTECHNICAL AND FOUNDATION ENGINEERS,
DAMS AND RESERVOIRS, LAND AND MUNICIPAL PLANNING, LAND AND CONSTRUCTION SURVEYS
SEALS / CONCRETE / ASPHALT TESTING AND FIELD INSPECTION

PROJECT TITLE: **PODTBURG VILLAGE PUD**
SHEET TITLE: **FINAL PLAT**
SHEET: **2 of 3**

