

# PAUTLER FARMS ESTATES

BEING A REPLAT OF LOT 1, BLOCK 8 AND TRACT F, STROH FARM, FILING NO. 6  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, T. 4 N., R. 67 W. OF THE 6TH P.M.  
 TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT PFI PROPERTIES I LLC, A LIMITED LIABILITY COLORADO COMPANY AND THE TOWN OF JOHNSTOWN, BEING OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1, BLOCK 8 AND TRACT F, STROH FARM, FILING NO. 6, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO.

PARCEL CONTAINS 525,219 SQUARE FEET OR 12,057 ACRES.

AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, OUTLOTS, TRACTS AND RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF **PAUTLER FARMS ESTATES** AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHT OF WAY AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

PFI PROPERTIES I LLC

BY *[Signature]*

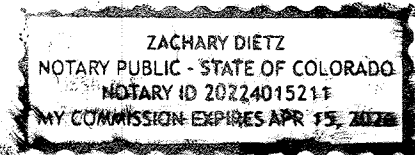
STATE OF Colorado )  
 ) S.S.  
 COUNTY OF Larimer )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF June 2022 BY Paul Pautler AS Manager/owner OF PFI PROPERTIES I, LLC

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 04/15/2026

*[Signature]*  
 NOTARY PUBLIC



TOWN OF JOHNSTOWN, A COLORADO MUNICIPAL CORPORATION

BY *[Signature]*  
 MAYOR

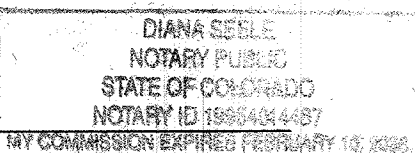
STATE OF Colorado )  
 ) S.S.  
 COUNTY OF Weld )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>th</sup> DAY OF June 2022 BY Gary Lee S. Cook AS Mayor OF TOWN OF JOHNSTOWN, A COLORADO MUNICIPAL CORPORATION.

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES:

*[Signature]*  
 NOTARY PUBLIC



**TOWN COUNCIL**

THIS PLAT, TO BE KNOWN AS **PAUTLER FARMS ESTATES**, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER 2022-02 PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE 16<sup>th</sup> DAY OF June, 2022.

BY *[Signature]* MAYOR

ATTEST: *[Signature]* TOWN CLERK

**OWNER AND DEVELOPER**

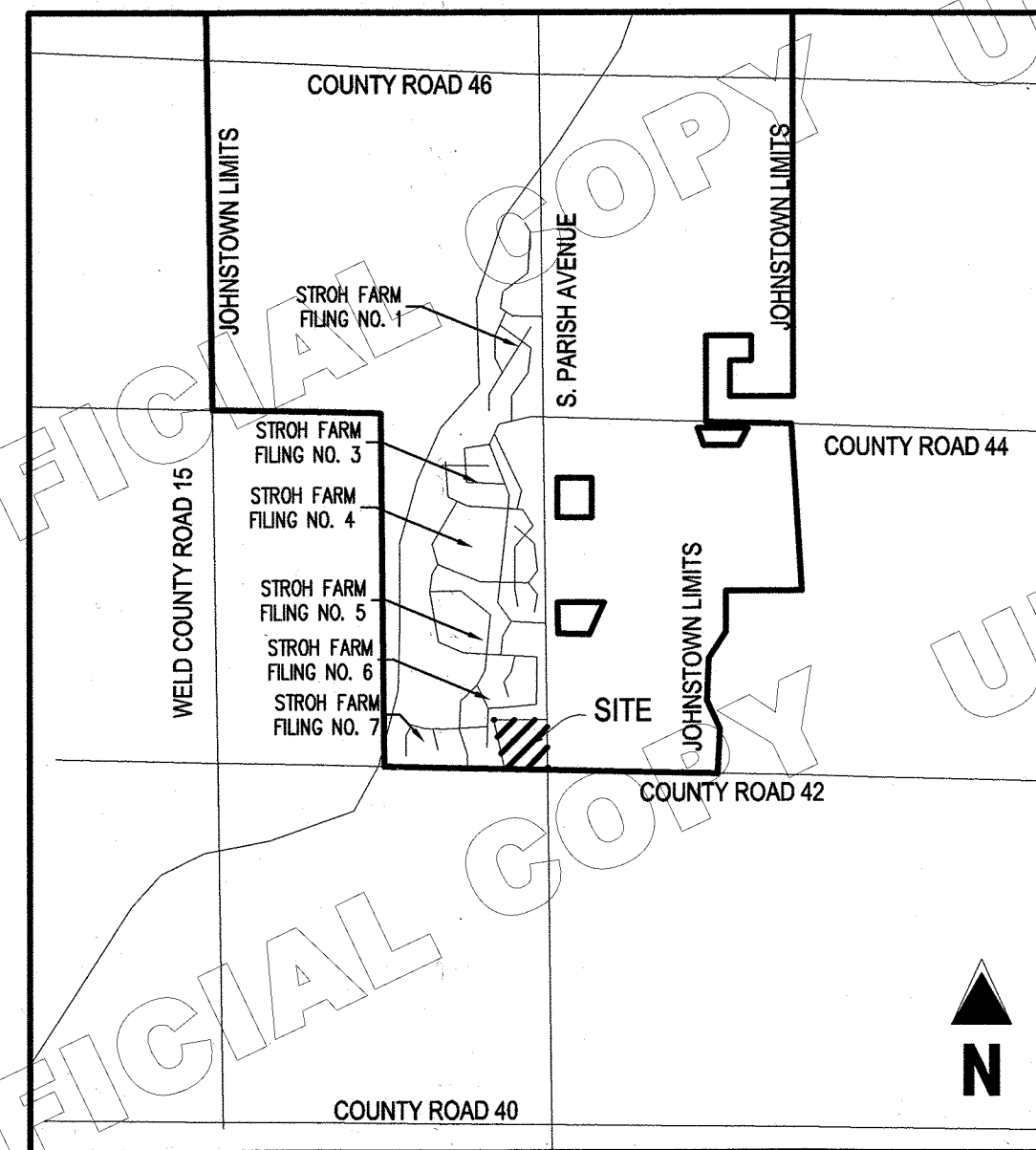
PFI PROPERTIES I, LLC  
 2402 SUNSET LANE  
 GREELEY, CO 80634

**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



**VICINITY MAP**  
 NOT TO SCALE

**GENERAL NOTES**

- 1) BASIS OF BEARINGS: ASSUMED SOUTH 00°49'15" EAST, A DISTANCE OF 664.22 FEET ALONG THE EAST LINE OF TRACT A, STROH FARMS FILING NO. 6, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., SAID LINE BEING MONUMENTED AT THE NORTH BY A NO. 4 OF UNKNOWN LENGTH WITH ORANGE PLASTIC CAP, STAMPED "LS 34990" AND AT SOUTH BY A NO. 5 REBAR OF UNKNOWN LENGTH WITH A BLUE PLASTIC CAP, STAMPED "LS 34174" AS SHOWN HEREON.
- 2) FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT 5509-3503861, DATED SEPTEMBER 30, 2020 WAS REPLIED UPON FOR INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES OF RECORD IN THE PREPARATION OF THIS PLAT. THE SAID COMMITMENT PROVIDED FOR ADDITIONAL LANDS THAN ARE SHOWN AND DESCRIBED IN THIS PLAT.
- 3) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08069C1420F, HAVING AN MAP REVISED DATE OF DECEMBER 19, 2006, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- 4) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 5) 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.
- 6) 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).

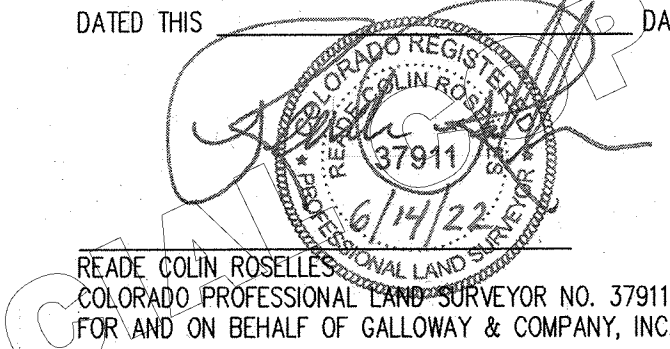
**PLAT NOTES**

- 1) GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- 2) STORM SYSTEM MAINTENANCE: THE TOWN OF JOHNSTOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDERS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- 3) STREET SIGNAGE: THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING "NO PARKING/FIRE LANE" SIGNAGE, AS REQUIRED BY THE TOWN PUBLIC WORKS/STREETS DEPARTMENT AND/OR APPLICABLE FIRE DISTRICT. THE OWNER SHALL MAINTAIN SAID SIGNAGE.
- 4) STREET MAINTENANCE: IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF JOHNSTOWN IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED BY THE TOWN ENGINEER, AND PROVIDED THAT CONSTRUCTION OF SAID ROADWAY(S) IS STARTED WITHIN ONE (1) YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE TOWN ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.
- 5) DRAINAGE LIABILITY: THE TOWN DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE TOWN REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT, OWNER OR DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE TOWN WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. TOWN APPROVAL OF FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THAT PLAT.
- 6) 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 ANY ENTITY OTHER THAN THE TOWN, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.
- 7) 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.

**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 **PAUTLER FARMS ESTATES** 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.

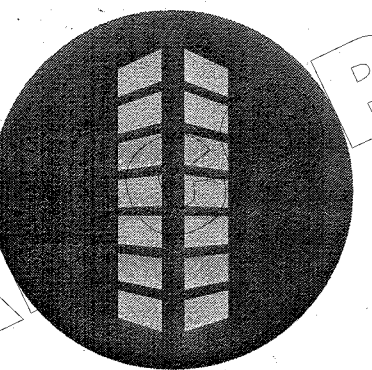
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.



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

LAND USE SUMMARY						
PAUTLER FARMS ESTATES						
OUTLOT	AREA (SQ. FT.)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	AMENITY TYPE	% OF TOTAL
A	30,467	0.699	HOME OWNER ASSOCIATION	HOME OWNER ASSOCIATION	DRAINAGE, UTILITY AND ACCESS EASEMENT	
B	22,277	0.511	HOME OWNER ASSOCIATION	HOME OWNER ASSOCIATION	UTILITY AND DRAINAGE EASEMENT	
TOTAL	52,744	1.210				10.04%
STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)						
ROAD	AREA (SQ. FT.)	AREA ACRES				
RIGHT OF WAY(WCR 42 & S. PARISH AVE.)	48,176	1.106				
INTERNAL ROADWAY RIGHT OF WAY	32,060	0.736				
TOTAL	80,236	1.842				15.28%
SINGLE FAMILY LOTS						
LOTS	AREA (SQ. FT.)	AREA ACRES	NUMBER OF LOTS			
SINGLE FAMILY LOTS	392,239	9.005	11			74.69%
TOTAL AREA	12,057		TOTAL PERCENTAGE			100.00%

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**PAUTLER FARMS ESTATES**

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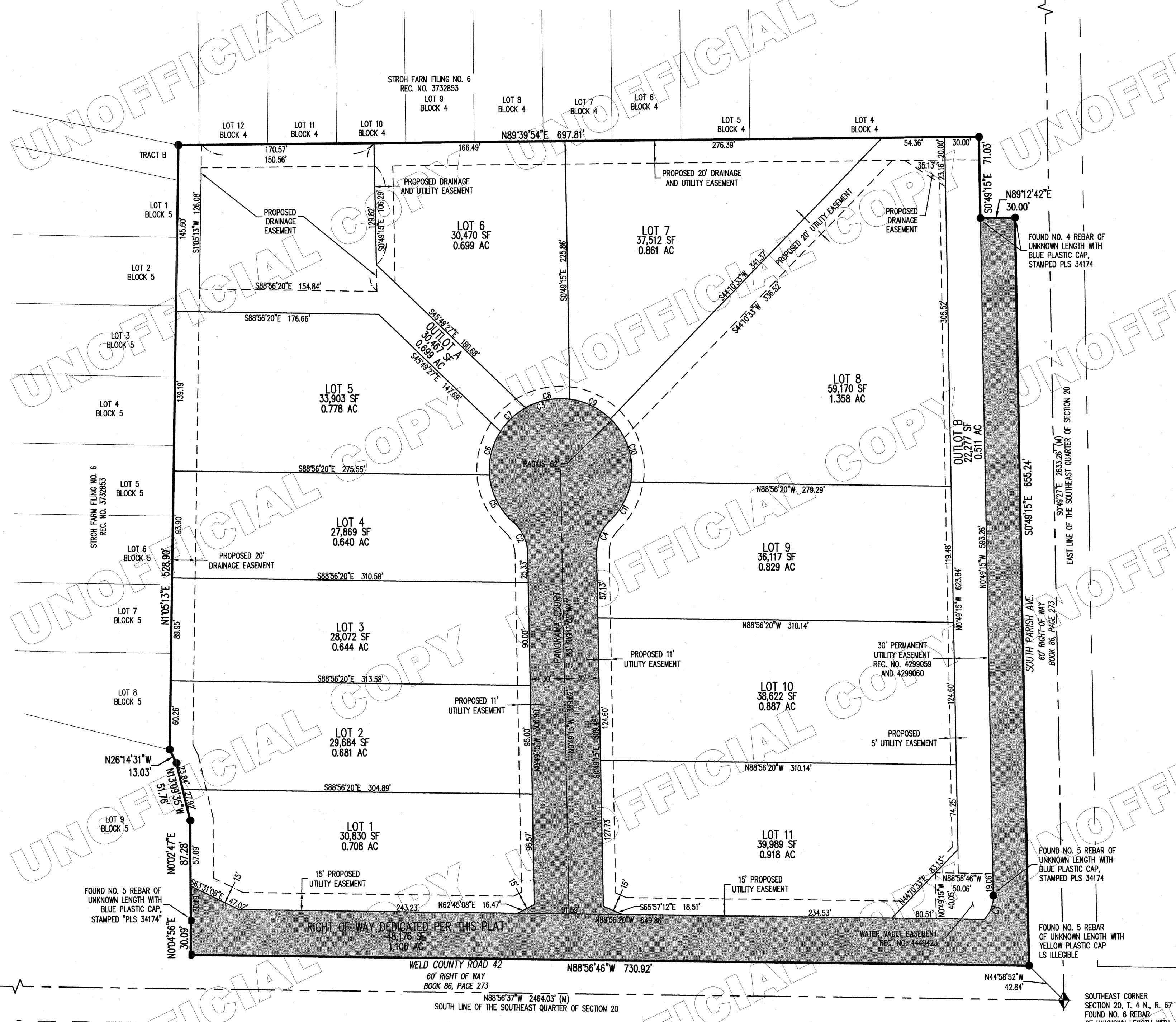
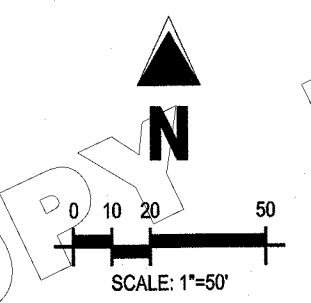
#	Date	Issue / Description	Init.
1	4/13/2021	TOWN COMMENTS	AN
2	6/20/2021	TOWN COMMENTS	RR
3	6/20/2021	TOWN COMMENTS	RR
4	1/10/2021	ADDED EASEMENTS	AN
5	6/2/2022	ADDED SIGNATURE BLOCK	AN

Project No: PFI00001.10  
 Drawn By: ACS  
 Checked By: RCR  
 Date: 10/28/2020



# PAUTLER FARMS ESTATES

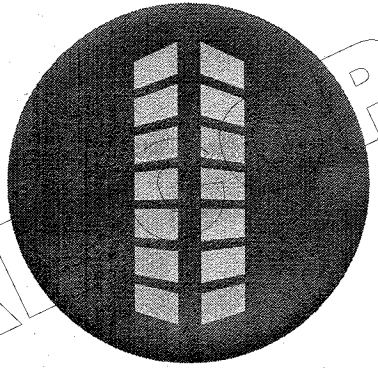
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 TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - PLSS ALIQUOT LINE
  - EXISTING EASEMENT
  - ALIQUOT CORNER (AS DESCRIBED)
  - FOUND NO. 5 REBAR OF UNKNOWN LENGTH WITH ORANGE PLASTIC CAP, STAMPED 34990 UNLESS OTHERWISE NOTED
  - FOUND NO. 6 REBAR OF UNKNOWN LENGTH WITH BLUE PLASTIC CAP, STAMPED PLS 34174
  - REC. NO. RECEPTION NUMBER
  - DEDICATED RIGHT OF WAY PER THIS PLAT

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	43°41'32"	22.88	30.00	N21°01'31"E	22.33
C2	47°09'23"	31.28	38.00	N24°23'56"W	30.40
C3	274°18'46"	296.83	62.00	S89°10'45"W	84.32
C4	47°09'23"	31.28	38.00	S22°45'27"W	30.40
C5	43°46'44"	47.37	62.00	N26°05'15"W	46.23
C6	36°57'00"	39.98	62.00	N14°16'37"E	39.29
C7	28°01'51"	30.33	62.00	N46°46'02"E	30.03
C8	36°57'34"	39.99	62.00	N79°15'44"E	39.30
C9	36°58'12"	40.01	62.00	S63°46'20"E	39.32
C10	55°36'43"	60.18	62.00	S172°8'51"E	57.84
C11	36°00'38"	38.97	62.00	S28°19'49"W	38.33

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#	Date	Issue / Description	Init.
1	4/13/2021	TOWN COMMENTS	AN
2	6/3/2021	TOWN COMMENTS	RR
3	6/30/2021	TOWN COMMENTS	RR
4	11/3/2021	ADDED EASEMENTS	AN
5	6/9/2022	ADDED SIGNATURE BLOCK	AN

**SPECIAL PROVISIONS:**

1) PER THE WATER AND SEWER SERVICE AGREEMENT, DATED \_\_\_\_\_, 2022, RECORDED AT RECEPTION # \_\_\_\_\_, EACH LOT MUST MEET STRICT ADHERENCE TO TOWN-APPROVED LANDSCAPE AND IRRIGATION GUIDELINES. ADDITIONAL IRRIGATION NEEDS WILL RESULT IN THE REQUIREMENT FOR ADDITIONAL DEDICATION OF RAW WATER SHARES.

Project No:	PF000001.10
Drawn By:	ACS
Checked By:	RCR
Date:	10/29/2022