

THOMPSON RIVER RANCH FILING NO. 13

PART OF SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24,
T. 5 N., R. 68 W. OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CLAYTON PROPERTIES GROUP II INC., BEING OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND BEING PART OF THE PROPERTY DESCRIBED IN DEED RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 20080064912 BEING IN SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PM, LARIMER COUNTY COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/16 CORNER COMMON TO SECTION 24 AND 23, MONUMENTED WITH NO. 6 REBAR WITH 2" ALUMINUM CAP, STAMPED LS 12374;

THENCE S89°18'37"E, A DISTANCE OF 2731.00 FEET ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24 TO THE CENTER-NORTH 1/16 CORNER OF SAID SECTION 24, MONUMENTED WITH NO. 6 REBAR WITH 2" ALUMINUM CAP, STAMPED LS 12374;

THENCE S00°27'57"W, A DISTANCE OF 1319.09 FEET ON THE EAST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24 TO THE CENTER QUARTER CORNER OF SAID SECTION 24, MONUMENTED WITH NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED LS 16847;

THENCE N89°24'30"W, A DISTANCE OF 2647.21 FEET ON THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24 TO THE EAST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 3 RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT BOOK R PAGE 342;

THENCE ON SAID EAST RIGHT OF WAY LINE FOR THE FOLLOWING 4 COURSES:

1. THENCE N00°17'37"E, A DISTANCE OF 252.71 FEET TO A NO. 6 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067;
2. THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1015.00 FEET, A CENTRAL ANGLE OF 16°00'53", A DISTANCE OF 283.70 FEET, A CHORD BEARING OF N07°42'49"W WITH A CHORD DISTANCE OF 282.78 FEET MONUMENTED WITH NO. 6 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067;
3. THENCE N00°15'50"E, A DISTANCE OF 566.34 FEET TO A NO. 6 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067;
4. THENCE N64°22'12"W, A DISTANCE OF 44.25 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24 MONUMENTED WITH NO. 6 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067;

THENCE N00°15'50"E, A DISTANCE OF 206.19 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3,544,141 SQUARE FEET OR 81.362 ACRES

AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, OUTLOTS, RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF **THOMPSON RIVER RANCH FILING NO. 13** AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHT OF WAY AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

CLAYTON PROPERTIES GROUP II, INC.

BY: DAVID BRACHT
DIVISION PRESIDENT

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY DAVID BRACHT, AS DIVISION PRESIDENT OF CLAYTON PROPERTIES GROUP II, INC.

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

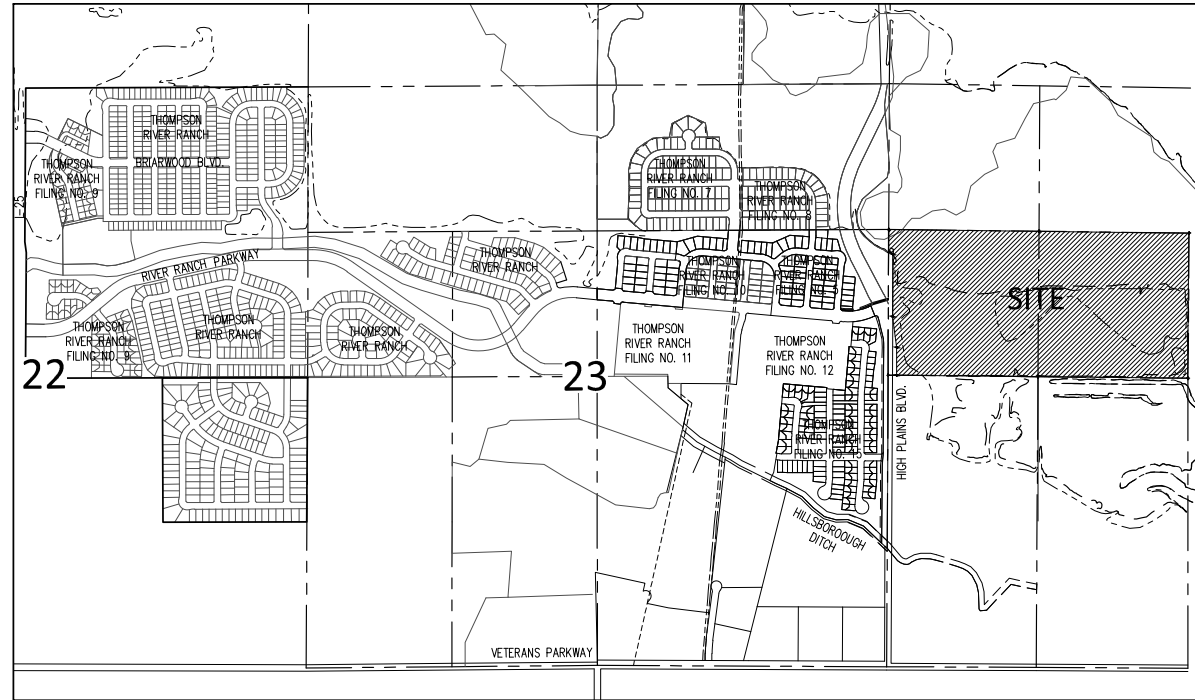
NOTARY PUBLIC

OWNER & DEVELOPER:
CLAYTON PROPERTIES GROUP II, INC.
5000 CLAYTON ROAD
MARYVILLE, TN 37804

ENGINEER:
GALLOWAY AND COMPANY, INC.
3760 E. 15TH ST., SUITE 202
LOVELAND, CO 80538

PLANNER:
LAI DESIGN GROUP
8201 SOUTHPARK LANE, SUITE 110
LITTLETON, COLORADO 80120

SURVEYOR:
GALLOWAY AND COMPANY, INC.
3760 E. 15TH ST., SUITE 202
LOVELAND, CO 80538



VICINITY MAP
SCALE: 1" = 800'

LAND USE SUMMARY						
THOMPSON RIVER RANCH FILING NO. 13						
OUTLOTS	AREA (SQ. FT.)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	AMENITY TYPE	% OF TOTAL
A	1,486,869	34.134	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
B	117,486	2.697	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
C	55,189	1.267	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
D	64,035	1.470	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT, PARK SPACE	
E	25,105	0.576	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
F	7,343	0.169	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
G	2,557	0.059	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
H	2,557	0.059	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
I	5,157	0.118	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
J	5,157	0.118	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
K	2,557	0.059	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
L	2,557	0.059	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
M	5,157	0.118	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
TOTAL OUTLOTS	1,781,727	40.903				50.27%
ROAD	AREA (SQ. FT.)	AREA ACRES				
INTERNAL ROADWAY RIGHT OF WAY	507,331	11.647				14.31%
LOTS	AREA (SQ. FT.)	AREA ACRES	NUMBER OF LOTS			
SINGLE FAMILY LOTS	1,255,084	28.813	250			35.41%
TOTAL AREA		81.362	TOTAL PERCENTAGE			100.00%

NOTES:

1. BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, IN WHICH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T. 5 N., R. 68 W. BEARS N00°15'50"E, A DISTANCE OF 1323.79'. SAID LINE BEING MONUMENTED ON THE SOUTH BY THE WEST QUARTER CORNER OF SECTION 24 BY A NUMBER 6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 37065" AND ON THE NORTH BY THE NORTH 1/16 CORNER COMMON TO SECTION 23 AND 24 AS SHOWN HEREON.
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FCIF25165359, DATED MAY 8, 2019 WAS RELIED 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. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08069C1214F, EFFECTIVE DATE DECEMBER 19, 2006, AND LOMR 16-08-1159P, EFFECTIVE DATE NOVEMBER 16, 2017, PORTIONS OF THE PROJECT SITE RESIDE WITHIN REGULATORY FLOODWAY AND ZONE AE (WITH BFE OR DEPTH). A CLOSER AND SUBSEQUENT LOMR (ONCE EFFECTIVE) ARE PLANNED TO REMOVE ALL RESIDENTIAL LOTS FROM ZONE AE AND THE REGULATORY 1% PROBABILITY (100 YEAR) SPECIAL FLOOD HAZARD AREA. CONSTRUCTION OF BASEMENTS OR OTHER HABITABLE SPACE LOWER THAN 1' ABOVE THE BFE WILL NOT BE ALLOWED UNLESS LOTS ARE OFFICIALLY REMOVED FROM THE FLOODPLAIN THROUGH THE LOMR PROCESS.
4. EASEMENTS: 10' WIDE UTILITY EASEMENTS ARE DEDICATED ALONG RIGHT OF WAY AND FRONT LOT LINES, 5' WIDE UTILITY EASEMENTS ARE DEDICATED ALONG THE REAR LOT LINES AS SHOWN HEREON.
5. THE COMMON ACCESS DRIVES SHOWN IN DETAILS A-I, INCLUSIVE, ARE ACCESS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENTS TO BE MAINTAINED AS FOLLOWS:
 - A. SANITARY SEWER MAIN AND MANHOLES BY TOWN OF JOHNSTOWN
 - B. WATER MAIN, BLOW-OFF, CORPORATION STOP SERVICE PIPING UP TO AND INCLUDING THE CURB STOP AND IS MAINTAINED BY THE TOWN OF JOHNSTOWN.
 - C. SURFACE MAINTENANCE INCLUDING PAVING AND LANDSCAPE WITHIN EASEMENT SHALL BE BY THE THOMPSON CROSSING METRO DISTRICT # 4.
 - D. ANY REMOVAL OR DAMAGES TO PAVING OR LANDSCAPE RESULTING FROM TOWN OF JOHNSTOWN UTILITY (WATER OR SANITARY) SERVICE IS RESPONSIBILITY OF THOMPSON CROSSING METRO DISTRICT # 4

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) THE EMERGENCY ACCESS EASEMENT TO THE TOWN PROPERTY WILL BE DEDICATED PER SEPARATE DOCUMENT

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS **THOMPSON RIVER RANCH FILING NO. 13**, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 2022.

BY: GARY LEBSACK ATTEST: HANNAH HILL

SURVEYOR'S CERTIFICATION:

I, FRANK A. KOHL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF **THOMPSON RIVER RANCH FILING NO. 13** 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.

FRANK A. KOHL
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37067
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

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THOMPSON RIVER RANCH FILING NO. 13
FINAL PLAT

#	Date	Issue / Description	Init.
1	6/12/2022	Revisions	ACS
2	7/26/2022	TOWN COMMENTS	AN
3	10/7/2022	TOWN COMMENTS	AN
4	11/30/2022	TOWN COMMENTS	AN
5	1/3/2023	TOWN COMMENTS	AN

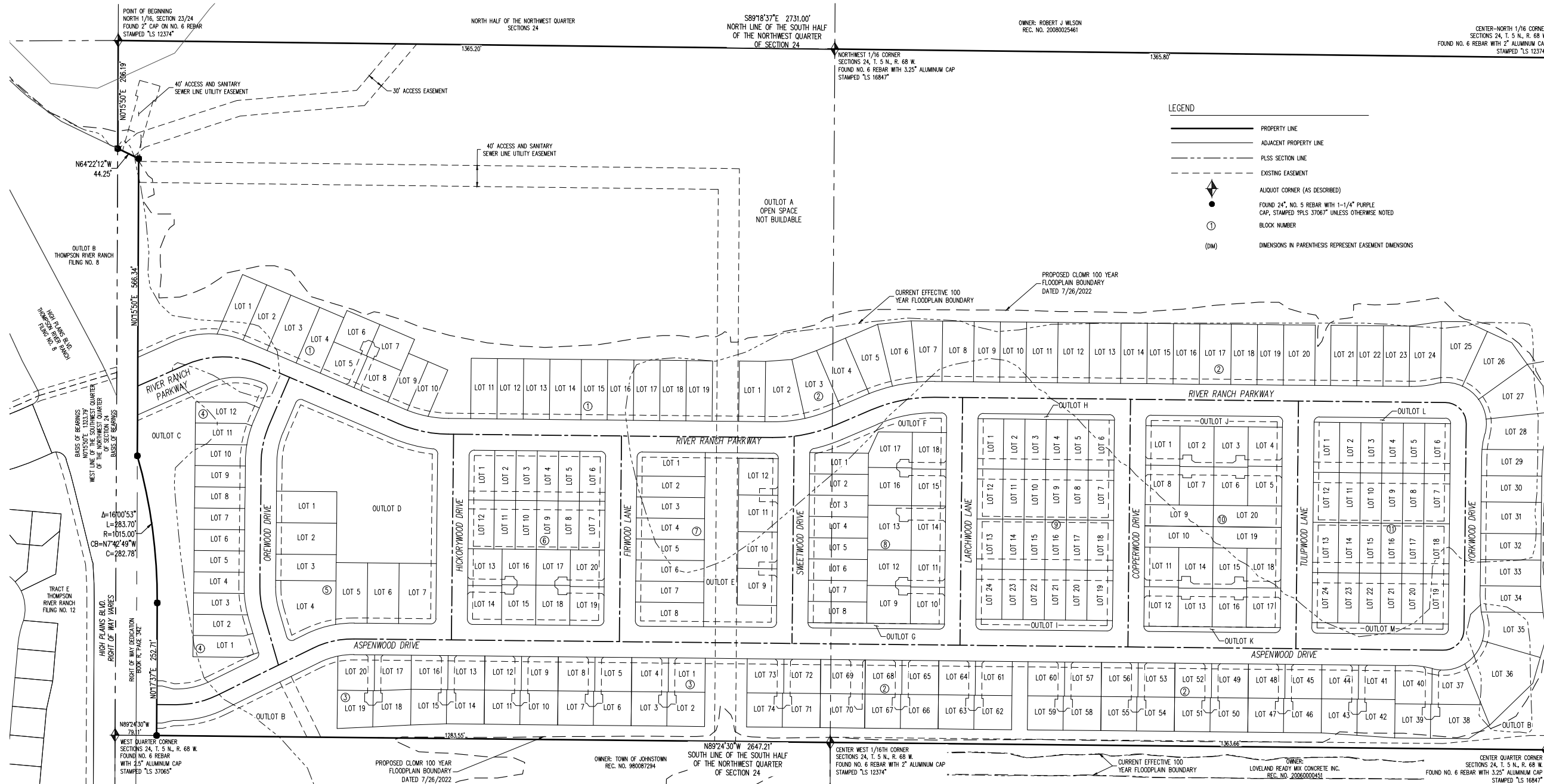
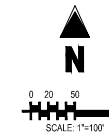
Project No: CPG00005.10
Drawn By: AN
Checked By: FAK
Date: 5/24/2022

THOMPSON RIVER RANCH FILING NO. 13

PART OF SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24,

T. 5 N., R. 68 W. OF THE 6TH P.M.

TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	47°06'09"	140.58	171.00	N89°33'12"E	136.65
C2	22°30'29"	86.42	220.00	S78°08'58"E	85.87
C3	23°42'47"	111.74	270.00	N78°44'24"E	110.95
C4	23°42'47"	136.58	330.00	N78°44'24"E	135.60
C5	14°05'15"	46.22	188.00	N83°10'10"E	46.11
C6	118°10'31"	160.88	78.00	S44°24'13"E	133.84
C7	14°05'15"	46.22	188.00	S73°25'25"W	46.11
C8	14°05'15"	46.22	188.00	S78°50'50"E	46.11
C9	118°10'31"	160.88	78.00	S45°35'47"W	133.84
C10	14°05'15"	46.22	188.00	N82°11'35"W	46.11
C11	26°48'10"	67.83	145.00	S77°11'42"W	67.21
C12	26°30'00"	94.82	205.00	S77°02'37"W	93.97
C13	26°30'00"	67.06	145.00	N77°02'37"E	66.47
C14	80°00'00"	13.96	10.00	N23°47'37"E	12.86
C15	16°48'10"	60.12	205.00	N74°49'18"W	59.90
C16	22°30'29"	80.53	205.00	N11°51'02"E	80.01
C17	90°00'00"	15.71	10.00	N21°53'44"W	14.14
C18	47°06'09"	106.87	130.00	S89°33'12"W	103.89
C19	90°00'00"	15.71	10.00	N68°06'16"E	14.14
C20	16°29'49"	80.62	280.00	S79°08'38"E	80.34
C21	83°59'20"	14.66	10.00	N41°23'53"W	13.38

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C22	90°00'00"	15.71	10.00	S45°35'47"W	14.14
C23	26°48'10"	95.90	205.00	S77°11'42"W	95.03
C24	100°00'00"	17.45	10.00	N68°12'23"W	15.32
C25	16°48'10"	42.52	145.00	N77°49'18"W	42.37
C26	22°30'29"	56.96	145.00	N15°10'22"E	56.60
C27	90°00'00"	15.71	10.00	S45°35'47"W	14.14
C28	90°00'00"	15.71	10.00	N44°24'13"W	14.14
C29	90°00'00"	15.71	10.00	N44°24'13"W	14.14
C30	90°00'00"	15.71	10.00	S44°24'13"E	14.14
C31	90°00'00"	15.71	10.00	S45°35'47"W	14.14
C32	90°00'00"	15.71	10.00	N80°24'08"E	14.14
C33	90°00'00"	15.71	10.00	N45°35'47"E	14.14
C34	90°00'00"	15.71	10.00	S44°24'13"E	14.14
C35	76°10'36"	13.30	10.00	S38°41'05"W	12.34
C36	9°53'23"	56.96	330.00	S71°49'42"W	56.89
C37	23°42'47"	111.74	270.00	S78°44'24"W	110.95
C38	90°00'00"	15.71	10.00	N44°24'13"W	14.14
C39	90°00'00"	15.71	10.00	N45°35'47"E	14.14
C40	90°00'00"	15.71	10.00	S44°24'13"E	14.14
C41	90°00'00"	15.71	10.00	S45°35'47"W	14.14
C42	90°00'00"	15.71	10.00	N44°24'13"W	14.14

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C43	90°00'00"	15.71	10.00	N45°35'47"E	14.14
C44	90°00'00"	15.71	10.00	S44°24'13"E	14.14
C45	90°00'00"	15.71	10.00	S45°35'47"W	14.14
C46	90°00'00"	15.71	10.00	N44°24'13"W	14.14
C47	90°00'00"	15.71	10.00	N45°35'47"E	14.14
C48	90°00'00"	15.71	10.00	S44°24'13"E	14.14
C49	90°00'00"	15.71	10.00	N45°35'47"W	14.14
C50	90°00'00"	15.71	10.00	N44°24'13"W	14.14
C51	90°00'00"	15.71	10.00	N45°35'47"E	14.14
C52	90°00'00"	15.71	10.00	S44°24'13"E	14.14
C53	28°44'01"	85.76	171.00	N80°24'08"E	84.86
C54	17°03'58"	50.93	171.00	S76°43'52"E	50.75
C55	118°09'01"	3.89	171.00	N67°32'49"W	3.89
C56	10°30'20"	40.85	220.00	S73°41'05"W	40.79
C57	107°49'48"	39.66	220.00	S84°31'49"E	39.61
C58	131°11'27"	62.14	270.00	N84°00'12"E	62.00
C59	103°31'35"	49.60	270.00	N72°08'48"E	49.53
C60	17°28'30"	8.50	330.00	S67°37'15"W	8.49
C61	87°06'28"	46.70	330.00	N72°24'44"E	46.66
C62	81°13'32"	47.18	330.00	N80°33'47"E	47.14
C63	5°56'17"	34.20	330.00	N87°37'39"E	34.19

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C64	71°04'02"	9.77	78.00	N80°05'53"E	9.77
C65	30°58'27"	42.17	78.00	N80°49'32"E	41.66
C66	29°33'33"	40.24	78.00	S50°33'32"E	39.80
C67	29°33'33"	40.24	78.00	S20°59'59"E	39.80
C68	20°54'15"	28.46	78.00	S41°35'57"W	28.30
C69	91°05'24"	29.83	188.00	S10°08'21"W	29.80
C70	4°59'51"	16.40	188.00	S37°05'43"W	16.39
C71	9°31'35"	31.26	188.00	S41°00'00"E	31.22
C72	4°33'41"	14.97	188.00	S11°23'08"E	14.96
C73	29°41'06"	40.41	78.00	S12°05'25"W	39.96
C74	41°39'11"	56.70	78.00	S37°01'14"W	55.46
C75	46°50'14"	63.76	78.00	S81°55'46"E	62.00
C76	07°49'04"	1.04	188.00	S75°28'29"E	1.04
C77	13°46'12"	45.18	188.00	N82°31'07"W	45.07
C78	12°09'06"	30.75	145.00	N84°31'44"E	30.70
C79	14°39'04"	37.08	145.00	N71°07'09"E	36.98
C80	16°05'35"	283.70	1015.00	N74°28'48"E	282.78
C81	9°58'43"	35.70	205.00	N85°36'26"E	35.67
C82	16°48'27"	60.20	205.00	S72°22'11"W	59.98
C83	1°42'47"	6.13	205.00	S15°20'59"E	6.13
C84	11°29'27"	41.11	205.00	S84°43'32"E	41.04

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C85	3°55'56"	12.88	205.00	S12°11'E	12.87
C86	8°55'30"	31.93	205.00	S5°03'32"W	31.90
C87	10°28'56"	37.50	205.00	N14°45'45"E	37.45
C88	3°06'04"	11.10	205.00	N21°33'14"E	11.09
C89	12°25'53"	2.17	10.00	N6°48'44"E	2.17
C90	63°44'43"	11.13	10.00	N44°54'02"E	10.56
C91	47°06'09"	143.87	175.00	S89°33'12"W	139.85
C92	22°30'29"	98.21	250.00	N78°08'58"W	97.58
C93	7°54'01"	41.37	300.00	N86°38'47"E	41.33
C94	15°48'45"	82.79	300.00	N74°47'23"E	82.53
C95	23°42'47"	124.16	300.00	S78°44'24"W	123.28
C96	90°00'00"	62.83	40.00	N44°24'13"W	56.57
C97	90°00'00"	62.83	40.00	N45°35'47"E	56.57
C98	26°48'10"	81.86	175.00	N77°11'42"E	81.12
C99	26°30'00"	80.94	175.00	N77°02'37"E	80.22
C100	16°48'10"	51.32	175.00	S74°49'18"E	51.14
C101	22°30'29"	68.75	175.00	S11°51'02"W	68.31

Galloway
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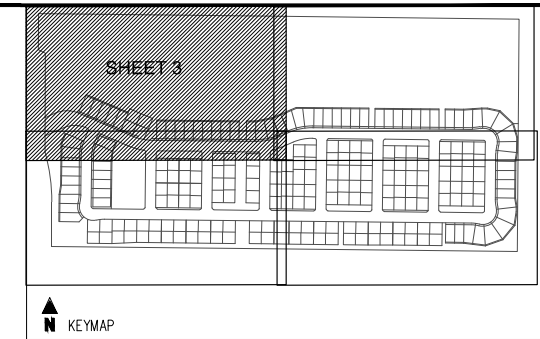
THOMPSON RIVER RANCH FILING NO. 13
FINAL PLAN

#	Date	Issue / Description	Init.
1	6/12/2022	Revisions	ACS
2	7/26/2022	TOWN COMMENTS	AN
3	10/7/2022	TOWN COMMENTS	AN
4	11/30/2022	TOWN COMMENTS	AN
5	1/3/2023	TOWN COMMENTS	AN

Project No: CPG000005.10
Drawn By: [Blank]
Checked By: FAK
Date: 5/24/2022

THOMPSON RIVER RANCH FILING NO. 13

PART OF SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24,
T. 5 N., R. 68 W. OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



Galloway

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

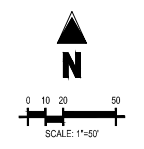
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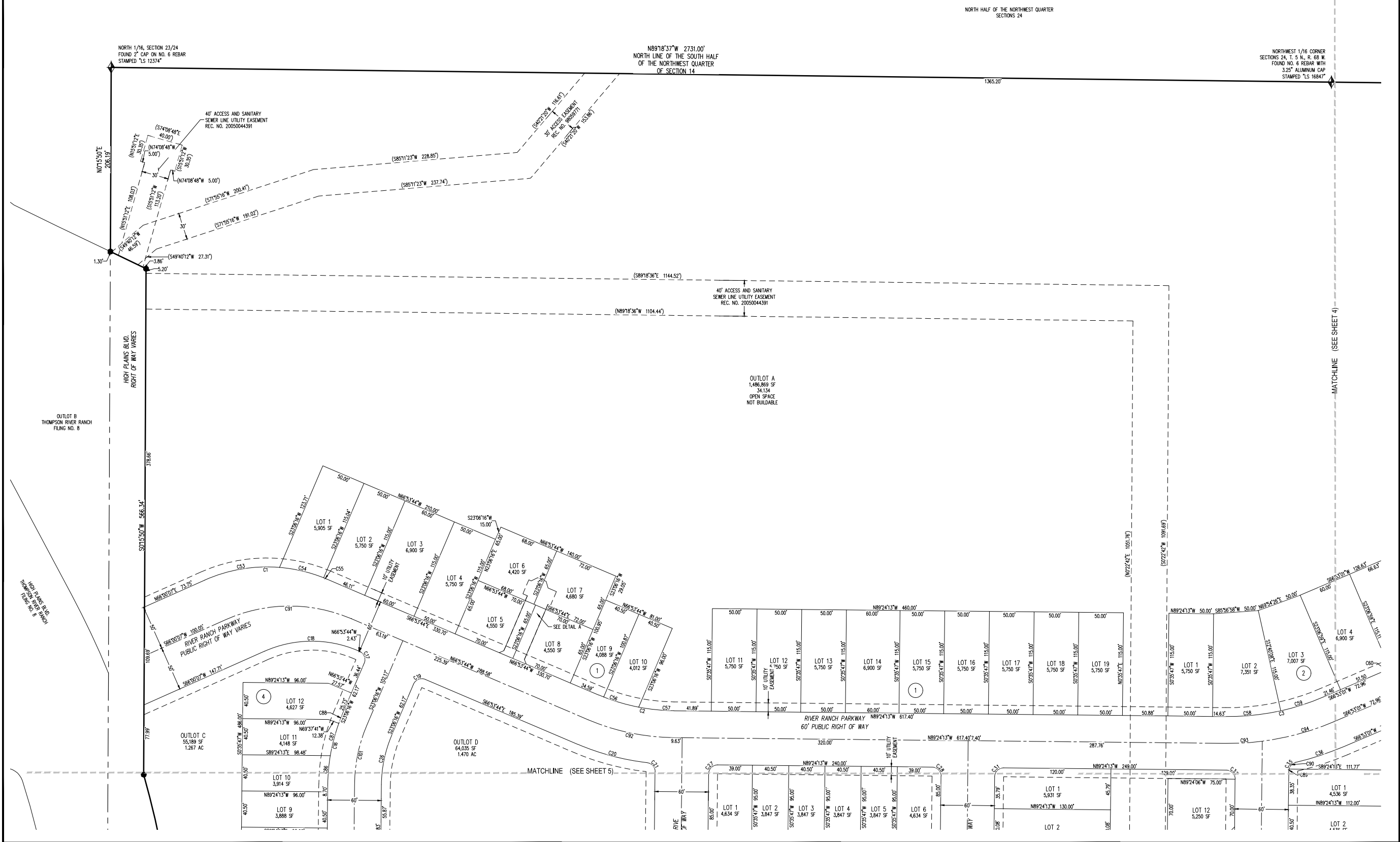
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Project No: CPG000005.10
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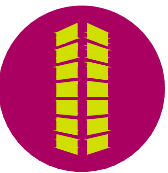


- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - - - - - PLSS SECTION LINE
 - - - - - EXISTING EASEMENT
 - ◆ ALIQUOT CORNER (AS DESCRIBED)
 - FOUND 2", NO. 5 REBAR WITH 1-1/4" PURPLE CAP, STAMPED PLS 37067 UNLESS OTHERWISE NOTED
 - ① BLOCK NUMBER
 - (DIM) DIMENSIONS IN PARENTHESIS REPRESENT EASEMENT DIMENSIONS
 - # NUMBER OF TIMES THE DETAIL IS USED



C:\Users\jgalloway\OneDrive\Documents\THOMPSON RIVER RANCH FILING NO. 13\THOMPSON RIVER RANCH FILING NO. 13.dwg
 5/24/2022 10:00:00 AM
 GALLOWAY ARCHITECTS AND ENGINEERS, P.C.
 5265 RONALD REAGAN BLVD., SUITE 210
 JOHNSTOWN, CO 80534
 970.800.3300
 GALLOWAYUS.COM

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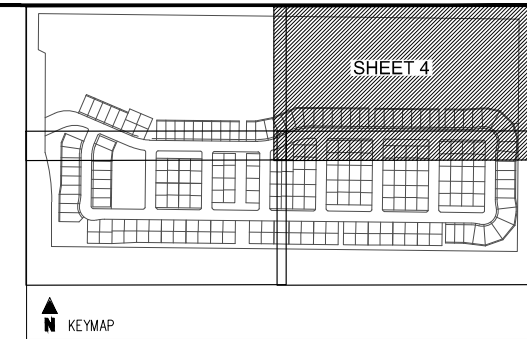
FINAL PLAN

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5	1/3/2023	TOWN COMMENTS	AN

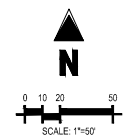
Project No:	CPG000005.10
Drawn By:	AN
Checked By:	FAK
Date:	5/24/2022

THOMPSON RIVER RANCH FILING NO. 13

PART OF SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24,
T. 5 N., R. 68 W. OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - - - PLS SECTION LINE
 - - - EXISTING EASEMENT
 - ◆ ALIQUOT CORNER (AS DESCRIBED)
 - FOUND 24" NO. 5 REBAR WITH 1-1/4" PURPLE CAP, STAMPED PLS 37067 UNLESS OTHERWISE NOTED
 - ① BLOCK NUMBER
 - (DIM) DIMENSIONS IN PARENTHESIS REPRESENT EASEMENT DIMENSIONS
 - # NUMBER OF TIMES THE DETAIL IS USED

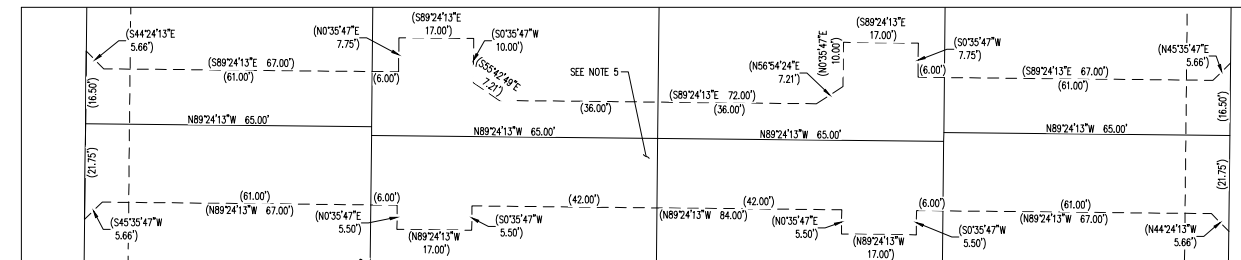


OWNER: ROBERT J WILSON
REC. NO. 20080025461

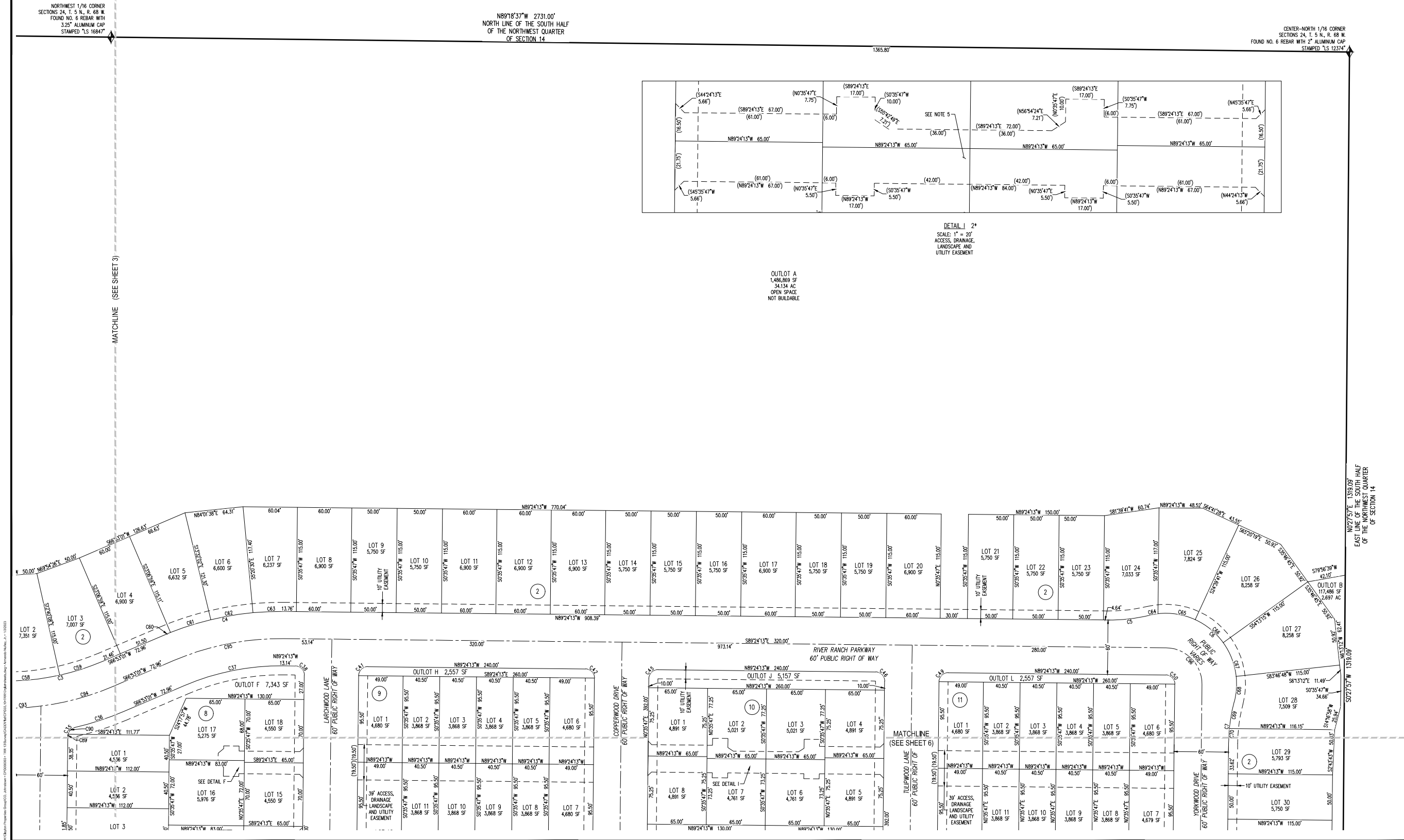
NORTHWEST 1/16 CORNER
SECTIONS 24, T. 5 N., R. 68 W.
FOUND NO. 6 REBAR WITH
3/25" ALUMINUM CAP
STAMPED "LS 16847"

N89°18'37"W 2731.00'
NORTH LINE OF THE SOUTH HALF
OF THE NORTHWEST QUARTER
OF SECTION 14

CENTER-NORTH 1/16 CORNER
SECTIONS 24, T. 5 N., R. 68 W.
FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP
STAMPED "LS 12334"



OUTLOT A
1,486,869 SF
34.134 AC
OPEN SPACE
NOT BUILDABLE



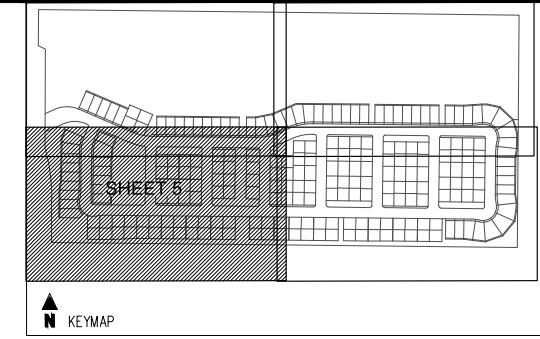
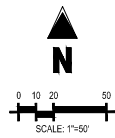
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 5/24/2022 10:00 AM
 J.WILSON
 13

THOMPSON RIVER RANCH FILING NO. 13

PART OF SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24,
T. 5 N., R. 68 W. OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO

LEGEND

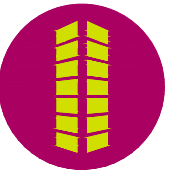
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PLSS SECTION LINE
- EXISTING EASEMENT
- ADJUDICATED CORNER (AS DESCRIBED)
- FOUND 24", NO. 5 REBAR WITH 1-1/4" PURPLE CAP, STAMPED "PLS 37067" UNLESS OTHERWISE NOTED
- BLOCK NUMBER
- DIMENSIONS IN PARENTHESES REPRESENT EASEMENT DIMENSIONS
- NUMBER OF TIMES THE DETAIL IS USED



Galloway

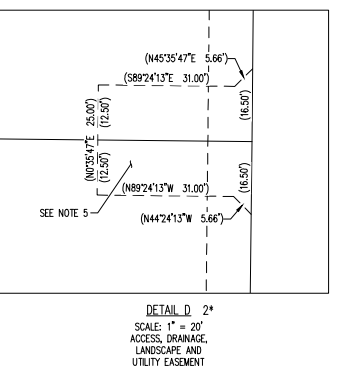
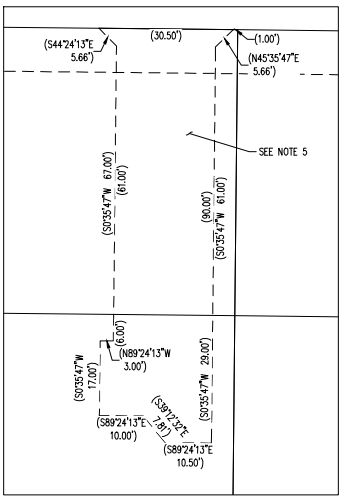
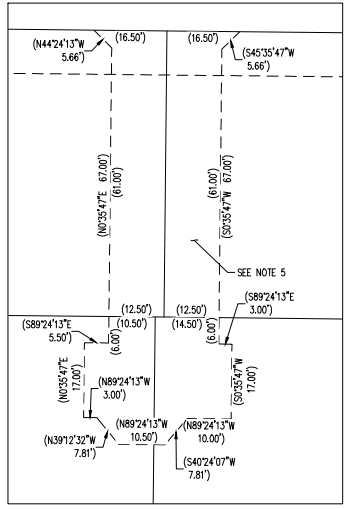
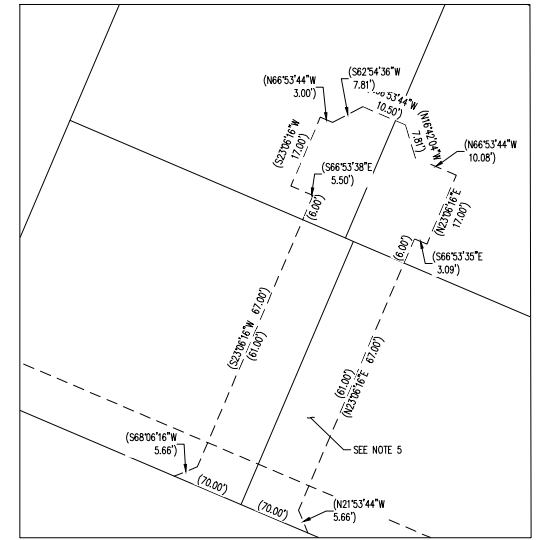
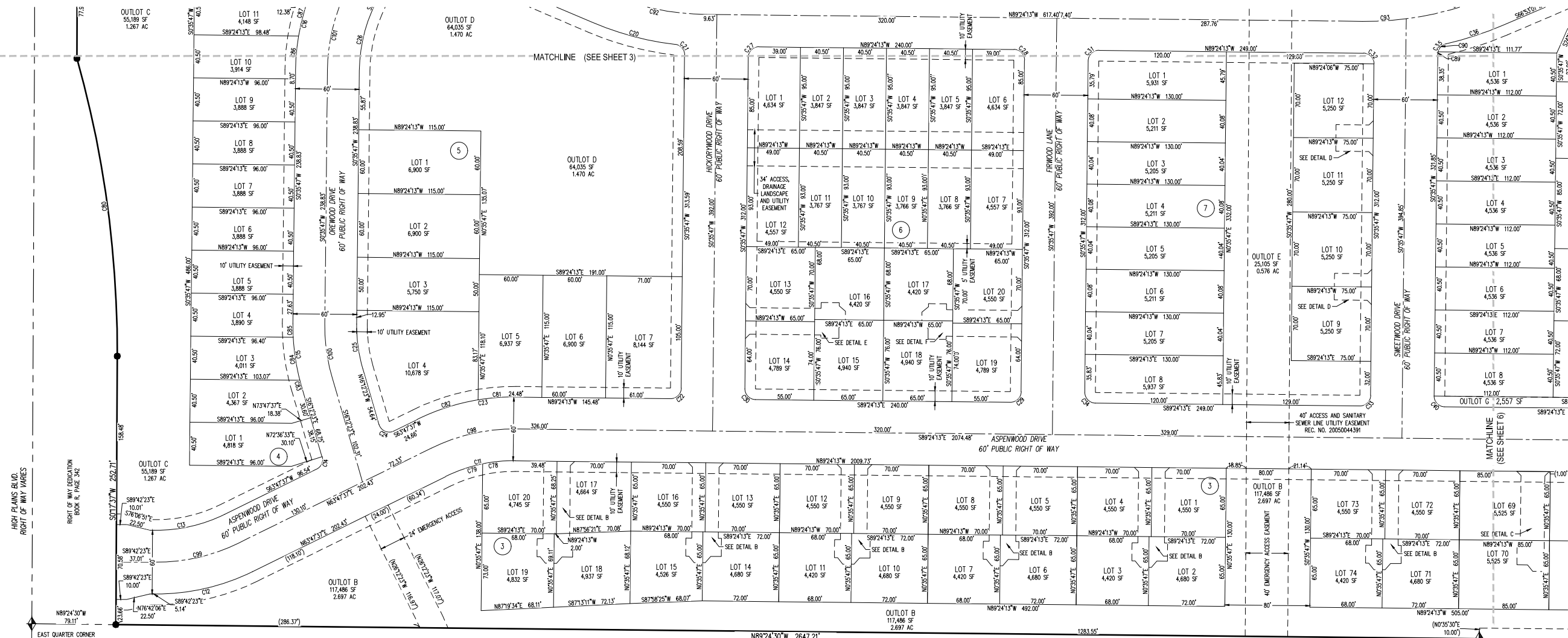
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THOMPSON RIVER RANCH FILING NO. 13

FINAL PLAN



OWNER: TOWN OF JOHNSTOWN
REC. NO. 980087234

N89°24'30"W 2647.21'
SOUTH LINE OF THE SOUTH HALF
OF THE NORTHWEST QUARTER
OF SECTION 14

CENTER WEST 1/16 CORNER
SECTIONS 24, T. 5 N., R. 68 W.
FOUND NO. 6 REBAR WITH 2"
ALUMINUM CAP
STAMPED "LS 12374"

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Project No: CPG000005.10
Drawn By: AN
Checked By: FAK
Date: 5/24/2022

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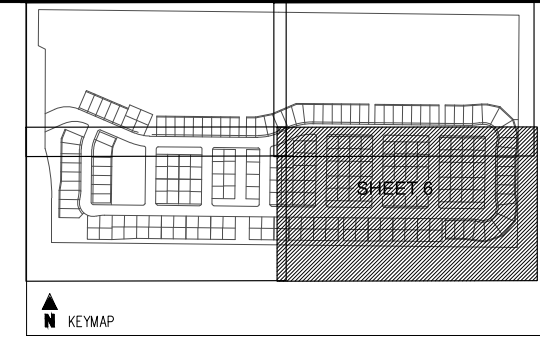
PART OF SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24,

T. 5 N., R. 68 W. OF THE 6TH P.M.

TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO

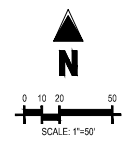
Galloway

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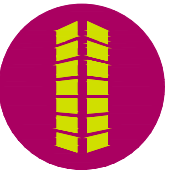


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PLSS SECTION LINE
- EXISTING EASEMENT
- ALIQUOT CORNER (AS DESCRIBED)
- FOUND 24", NO. 5 REBAR WITH 1-1/4" PURPLE CAP, STAMPED TPLS 37067 UNLESS OTHERWISE NOTED
- BLOCK NUMBER
- DIMENSIONS IN PARENTHESIS REPRESENT EASEMENT DIMENSIONS
- NUMBER OF TIMES THE DETAIL IS USED



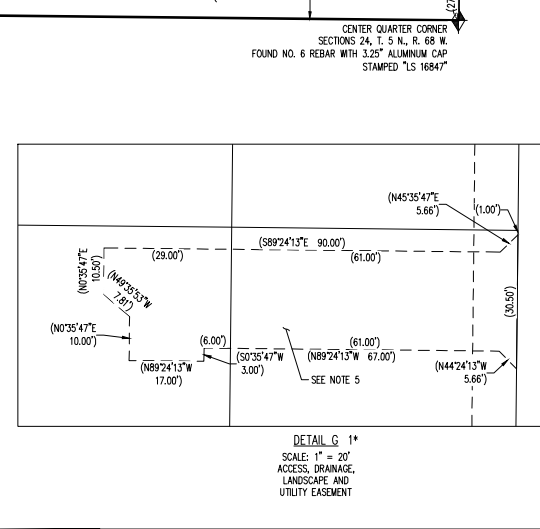
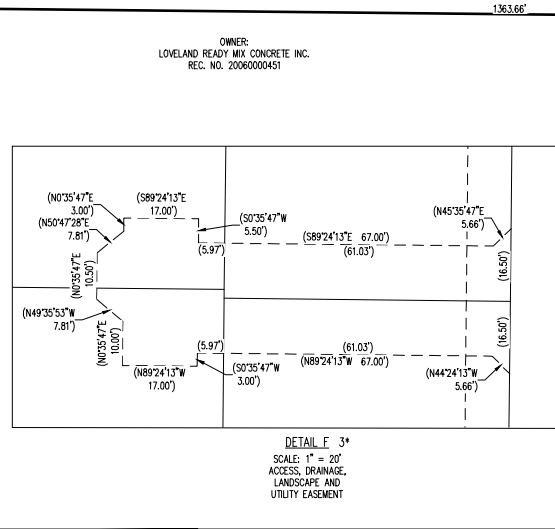
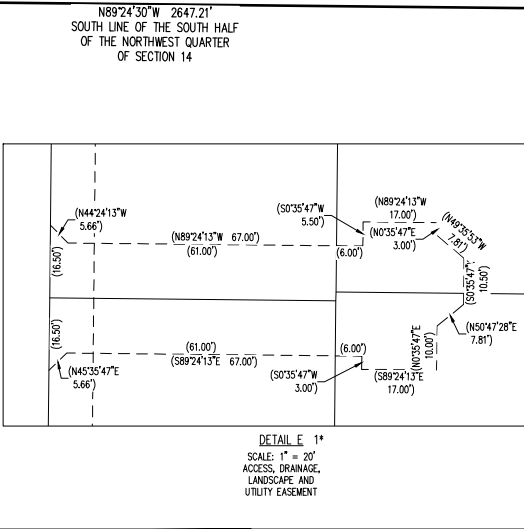
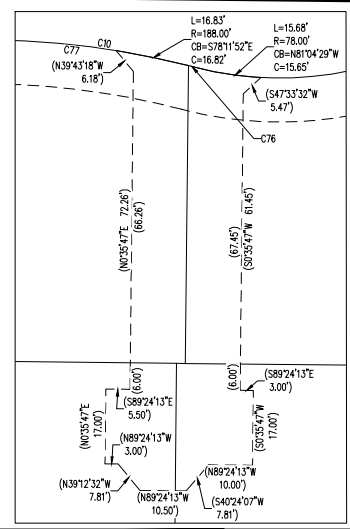
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5	1/3/2023	TOWN COMMENTS	AN

Project No: CPG000005.10
Drawn By: AN
Checked By: FAK
Date: 5/24/2022



CENTER WEST 1/16 CORNER SECTIONS 24, T. 5 N., R. 68 W. FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 12314"

SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14

OWNER: LOVELAND READY MIX CONCRETE INC. REC. NO. 2006000451

CENTER QUARTER CORNER SECTIONS 24, T. 5 N., R. 68 W. FOUND NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED "LS 16847"