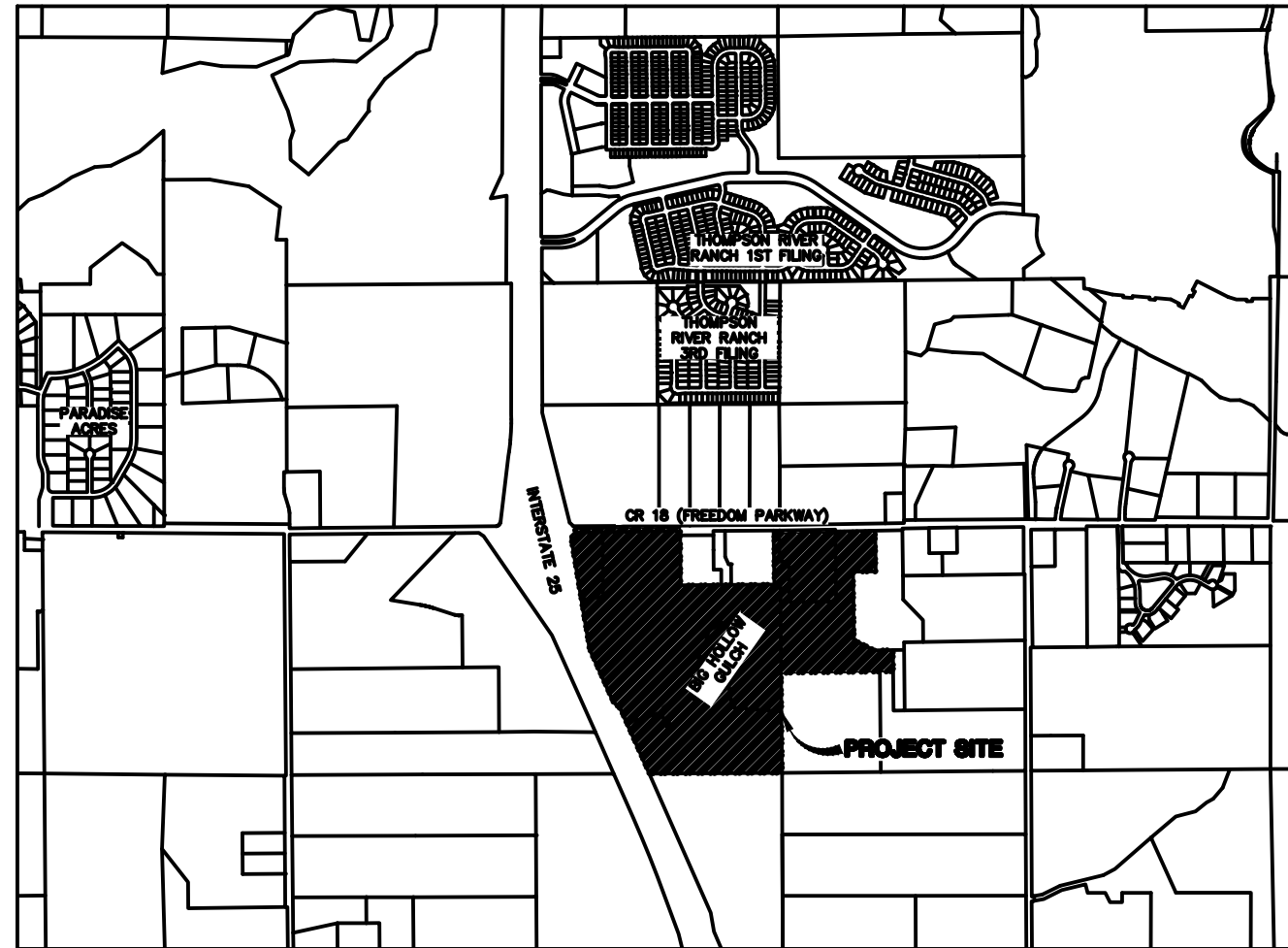


THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4

FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26 AND NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

DESCRIPTION OF LAND USE	SIZE (AC.)	PERCENTAGE (%) TOTAL	O & M RESPONSIBILITY
LOTS 1 - 1 BLOCK 1 FUTURE DEVELOPMENT	2.00	1.64%	OWNER
LOTS 1 - 1 BLOCK 2 FUTURE DEVELOPMENT	3.41	2.80%	OWNER
LOTS 1 - 1 BLOCK 3 FUTURE DEVELOPMENT	2.88	2.36%	FRONT RANGE FIRE RESCUE
LOTS 1 - 1 BLOCK 4 FUTURE DEVELOPMENT	2.46	2.02%	OWNER
LOTS 2 - 2 BLOCK 4 FUTURE DEVELOPMENT	18.29	14.98%	OWNER
TRACT A - FUTURE DEVELOPMENT	11.43	9.36%	OWNER
TRACT B - FUTURE DEVELOPMENT	5.96	4.88%	OWNER
TRACT C - FUTURE DEVELOPMENT	26.57	21.77%	OWNER
TRACT D - FUTURE DEVELOPMENT	14.57	11.94%	OWNER
TRACT E	0.25	0.21%	OWNER
TRACT F - FUTURE DEVELOPMENT	6.69	5.48%	OWNER
OUTLOT A - OPEN SPACE, A.E., U.E., D.E. & I.E.	2.00	1.64%	METRO DISTRICT
OUTLOT B - OPEN SPACE, A.E., U.E., D.E. & I.E.	0.60	0.49%	METRO DISTRICT
OUTLOT C - OPEN SPACE, A.E., U.E., D.E. & I.E.	1.35	1.10%	METRO DISTRICT
OUTLOT D - OPEN SPACE, A.E., U.E., D.E. & I.E.	1.55	1.27%	METRO DISTRICT
OUTLOT E - OPEN SPACE, A.E., U.E., D.E. & I.E.	1.09	0.89%	METRO DISTRICT
OUTLOT F - OPEN SPACE, A.E., U.E., D.E. & I.E.	11.95	9.79%	METRO DISTRICT
OUTLOT G - OPEN SPACE, A.E., U.E., D.E. & I.E.	0.98	0.81%	METRO DISTRICT
OUTLOT H - OPEN SPACE, A.E., U.E., D.E. & I.E.	0.39	0.32%	METRO DISTRICT
RIGHT-OF-WAY	7.64	6.26%	TOWN OF JOHNSTOWN
TOTAL LOTS	5	122.06	100.00%

TOTAL LOTS 5 **TOTAL TRACTS** 6 **TOTAL OUTLOTS** 8

OWNER:
J-25 LAND HOLDINGS, LLC
8901 E MOUNTAIN VIEW RD., SUITE #150
SCOTTSDALE, AZ 85258
(480) 295-7600

ENGINEERING:
TST, INC. CONSULTING ENGINEERS
748 WHALERS WAY, SUITE #200
FORT COLLINS, CO 80525
(970) 226-0557

SURVEYING:
MAJESTIC SURVEYING, LLC
1111 DIAMOND VALLEY DR., SUITE #104
WINDSOR, CO 80550
(970) 883-5698

BASIS OF BEARING STATEMENT

CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID LINE IS ASSUMED TO BEAR N 89°28'22" W A DISTANCE OF 2645.21 FEET BETWEEN THE NORTHEAST CORNER OF SECTION 27, MONUMENTED WITH AN ILLEGIBLE 2-1/2" ALUMINUM CAP IN RANGE BOX AND THE NORTH QUARTER CORNER OF SECTION 27, MONUMENTED NO. 6 REBAR WITH AN ILLEGIBLE 2-1/2" ALUMINUM CAP IN A RANGE BOX, AND CONSIDERING ALL OTHER BEARINGS RELATIVE THERETO.

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE PLANNING AND DEVELOPMENT DIRECTOR OF THE TOWN OF JOHNSTOWN AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

SURVEYOR CERTIFICATE:

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 20__.

STEVEN PARKS
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NO. 38348

DEDICATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF JOHNSTOWN, OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SUCH LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, OUTLOTS, TRACTS, AND STREETS AND TO THE EXTENT APPLICABLE DO HEREBY DEDICATE TO THE TOWN OF JOHNSTOWN FOREVER ALL STREETS, ALLEYS, AND UTILITY EASEMENTS, IF ANY, AS INDICATED HEREON UNDER THE NAME OF THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. IN COMPLIANCE WITH THE TOWN OF JOHNSTOWN SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

OWNER: J-25 LAND HOLDINGS, LLC

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE _____ DAY OF _____, 20__.

NAME _____ TITLE _____

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

LIENHOLDER: EDGEWOOD MAC V LLC

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE _____ DAY OF _____, 20__.

NAME _____ TITLE _____

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

OWNER: FRONT RANGE FIRE RESCUE FIRE PROTECTION DISTRICT

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE _____ DAY OF _____, 20__.

NAME _____ TITLE _____

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

LEGAL DESCRIPTION

A REPLAT OF TRACTS OF LAND IN THE TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO; SITUATE IN THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS A, B, C, AND D, THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 3, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, ON THE 13TH DAY OF OCTOBER, 2023 AT RECEPTION NO. 20230044233.

SAID PARCELS CONTAIN 5,316,731.0339 SQUARE FEET OR 122.0553 ACRES AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS NOW OR IN USE OR OF RECORD.

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____ PASSED AND ADOPTED ON THE FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 20__.

BY: _____ ATTEST: _____
MAYOR - TROY D. MELLON TOWN CLERK

CERTIFICATION OF TITLE:

I/ WE HERITAGE TITLE COMPANY DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

- TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, A LIEN, NOT YET DUE AND PAYABLE
- EDGEWOOD MAC V LLC, A DELAWARE LIMITED LIABILITY COMPANY DEED OF TRUST
AMOUNT: \$16,500,000.00
PUBLIC TRUSTEE OF LARIMER COUNTY
RECORDED FEBRUARY 16, 2021
RECEPTION NO. 20210016245

COMPANY NAME _____

SIGNATURE _____ DATE _____

NAME OF AUTHORIZED OFFICIAL _____

NOTES:

- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON 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 CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A)
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR IMPLIED.
- FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY OF RECORD, AND TERMS OR CONDITIONS AFFECTING THIS PROPERTY, TST, INC. CONSULTING ENGINEERS, AND THE SURVEYOR OF RECORD RELIED UPON TITLE COMMITMENT NO. 459-HS0823310-414, AMENDMENT NO. 1 PREPARED BY HERITAGE TITLE COMPANY, INC. EFFECTIVE JANUARY 30, 2024 AT 8:00 AM. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST, INC. OR THE SURVEYOR OF RECORD.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08069C1215F, HAVING A MAP REVISED DATE OF DECEMBER 19, 2006, AND 08069C1213G, HAVING A MAP REVISED DATE OF JANUARY, 15, 2021, INDICATE 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.
- PER C.R.S. 38-51-106, ALL LINEAL UNITS DEPICTED ON THIS SURVEY ARE U.S. SURVEY FEET. ONE METER EQUALS EXACTLY 39.37/12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- OUTLOTS A, B, C, D, E, F, G, AND H ARE HEREBY DEDICATED AS A BLANKET ACCESS, UTILITY, IRRIGATION AND DRAINAGE EASEMENTS. ALL LOCATIONS OF FUTURE UTILITY INFRASTRUCTURE MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- ACCESS EASEMENTS IN OUTLOTS A, B, C, D, E, F, G, AND H ARE HEREBY DEDICATED TO THE TOWN OF JOHNSTOWN, THE VILLAGES AT JOHNSTOWN METRO DISTRICTS, AND EMERGENCY VEHICLES.
- MAINTENANCE ACCESS SHALL 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 DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF JOHNSTOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS INCURRED BY THE TOWN WILL BE ASSESSED TO THE PROPERTY OWNER.
- 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.
- UTILITY EASEMENTS TO BE VACATED BY SEPARATE DOC AFTER PROPOSED CONSTRUCTION COMPLETION AND ACCEPTANCE BY THE TOWN OF JOHNSTOWN AND THE OWNER.

REVISIONS	DESCRIPTION
DATE	
BY	

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat Cover

TOWN COUNCIL	
APPROVED	
DATE	

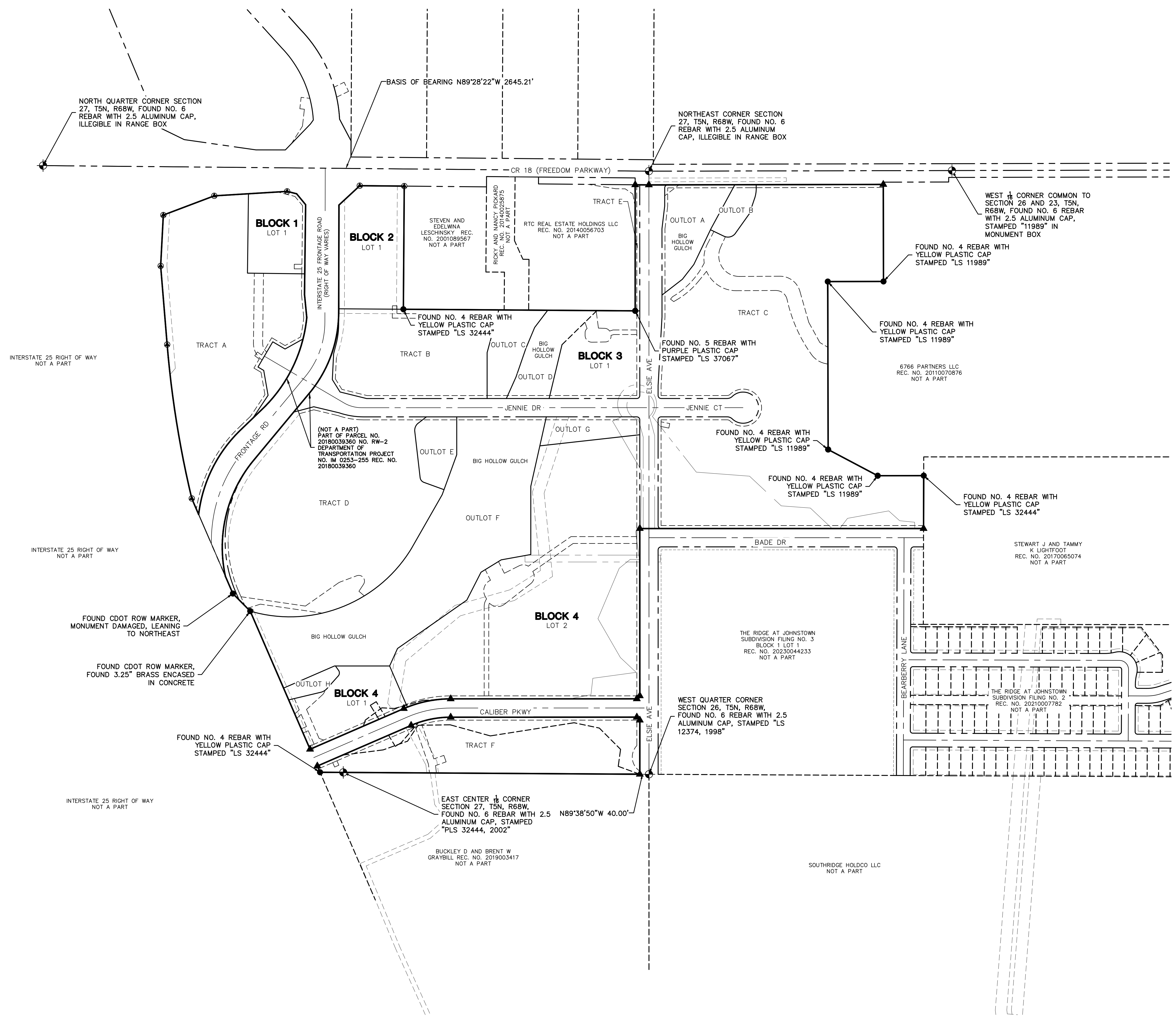
THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4 FINAL PLAT COVER

TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

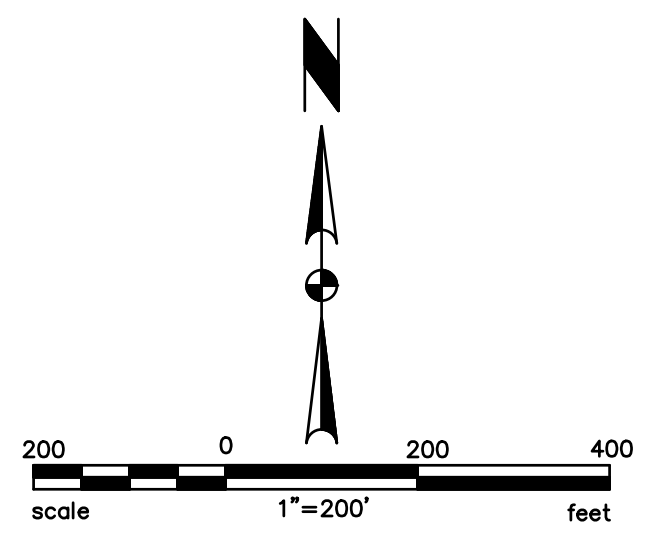
JOB NO.	1258.0001.00
SCALE	N/A
DATE	MARCH 2024
SHEET	

3/27/2024 4:25 PM

3/27/2024 4:25 PM



- LEGEND**
- RECOVERED ALIQUOT CORNER AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - FOUND 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
 - SET 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
 - A.E. ACCESS EASEMENT
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - I.E. IRRIGATION EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED EASEMENT
 - EXISTING LOT LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING SECTION LINE
 - EXISTING EASEMENT
 - EXISTING EASEMENT TO BE VACATED
 - PLAT BOUNDARY



REVISIONS	DESCRIPTION
BY	DATE
DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat Cover

THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 4
PLAT OVERALL

TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.	1258.0001.00
SCALE	1" = 200'
DATE	MARCH 2024
SHEET	2 of 11

3/27/2024 4:25 PM

INTERSTATE 25 RIGHT OF WAY
NOT A PART

N03°01'06"E 222.40'

N04°43'46"W 344.17'

N69°19'02"E 237.57'
149.66'
S86°30'13"W 318.75'
169.09'
N85°31'12"E 0.46'
N75°42'56"W 42.34'
N39°34'00"W 61.76'

BLOCK 1
LOT 1
87,195SF
2.00ACRES
FUTURE DEVELOPMENT

S00°42'56"W 346.45'
S00°43'16"W 255.48'
S00°43'16"E 391.04'
N00°00'00"W 33.37'
S00°00'00"E 20.00'
N90°00'00"E 33.12'
S89°17'04"E 250.16'
N00°42'56"E 21.62'
N90°00'00"E 33.12'
180.16'

TRACT A
497,751 SF
11.43ACRES
FUTURE DEVELOPMENT

40'
PUBLIC
ACCESS
EASEMENT

N00°42'56"E 304.65'
N00°42'56"E 304.65'

S59°35'55"E 61.99'
N30°24'05"E 87.34'
N54°26'20"W 22.47'
S35°33'40"W 20.00'
S54°26'20"E 24.27'
N30°24'05"E 46.29'
N59°35'55"W 29.11'

ADDITIONAL TOWN OF
JOHNSTOWN ROW

(NOT A PART)
PART OF PARCEL NO.
20180039360 NO. RW-2
DEPARTMENT OF
TRANSPORTATION PROJECT
NO. IM 0253-255 REC. NO.
20180039360
(CDOT ROW)

N60°56'20"E 89.86'
N59°35'55"W 403.56'
196.89'
12.28'

SEE SHEET 6

NON-EXCLUSIVE UTILITY
EASEMENT WIDTH VARIES
REC. NO. 20180039359

FRONTAGE RD
INTERSTATE 25 FRONTAGE ROAD
(RIGHT OF WAY VARIES)

CR 18 (FREEDOM PARKWAY)
(RIGHT OF WAY VARIES)

25' NON-EXCLUSIVE UTILITY
EASEMENT REC. NO. 20180039359

BLOCK 2
LOT 1
148,621SF
3.41ACRES
FUTURE DEVELOPMENT

N47°09'47"E 124.01'
N47°09'47"E 34.18'
S89°28'22"E 194.24'
194.06'

EX. 125' ROW (75'
FROM SECTION LINE
TO SOUTH ROW)

STEVEN AND EDELWINA LESCHINSKY
REC. NO. 2001089567
NOT A PART

30.0' LITTLE THOMPSON WATER
GRANT OF EASEMENT REC. NO.
20190028402 AND 20190028404

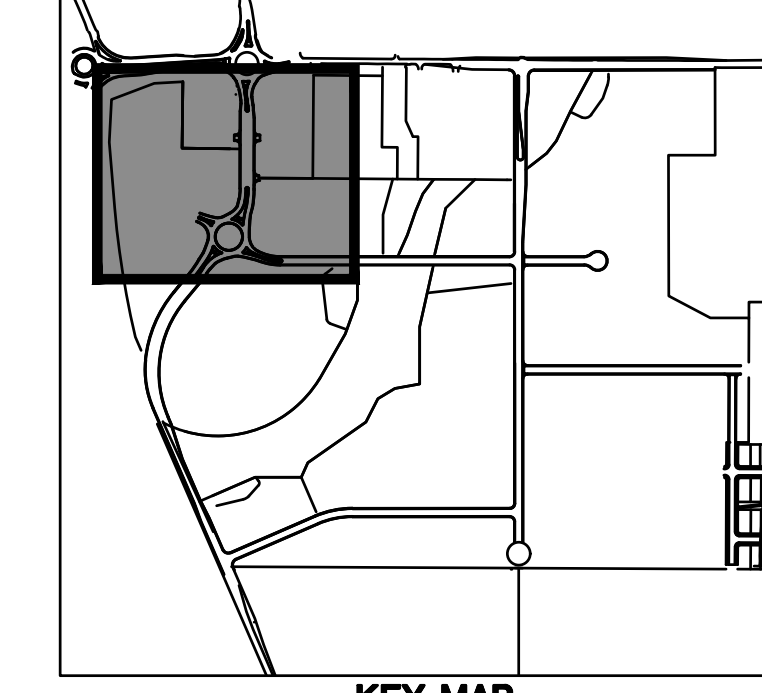
FOUND NO. 4 REBAR WITH
YELLOW PLASTIC CAP
STAMPED "LS 32444"
N89°36'10"W 467.14'

20.0' LITTLE THOMPSON
WATER GRANT OF EASEMENT
REC. NO. 20190028402 AND
20190028404

TRACT B
259,675 SF
5.96ACRES
FUTURE DEVELOPMENT

113.02'
S02°52'06"W
S31°57'48"E
63.72'
206.67'
S76°10'30"E
119.54'
N89°59'36"E 526.11'

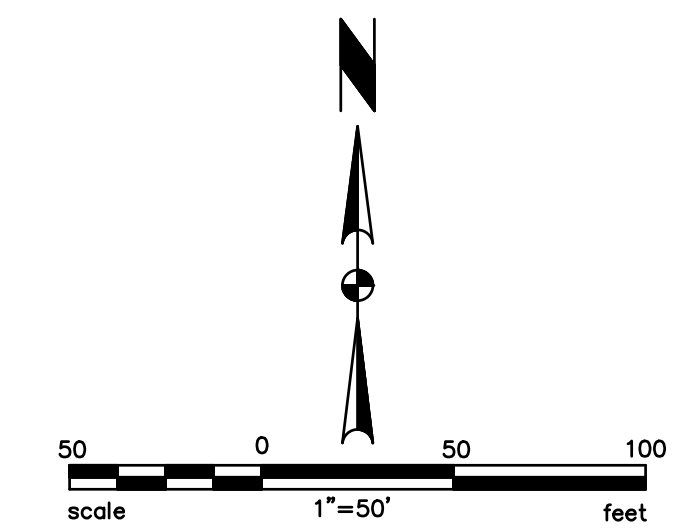
JENNIE DR



LEGEND

- RECOVERED ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
- SET 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
- A.E. ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- I.E. IRRIGATION EASEMENT
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- EXISTING EASEMENT TO BE VACATED
- PLAT BOUNDARY

SEE SHEET 4



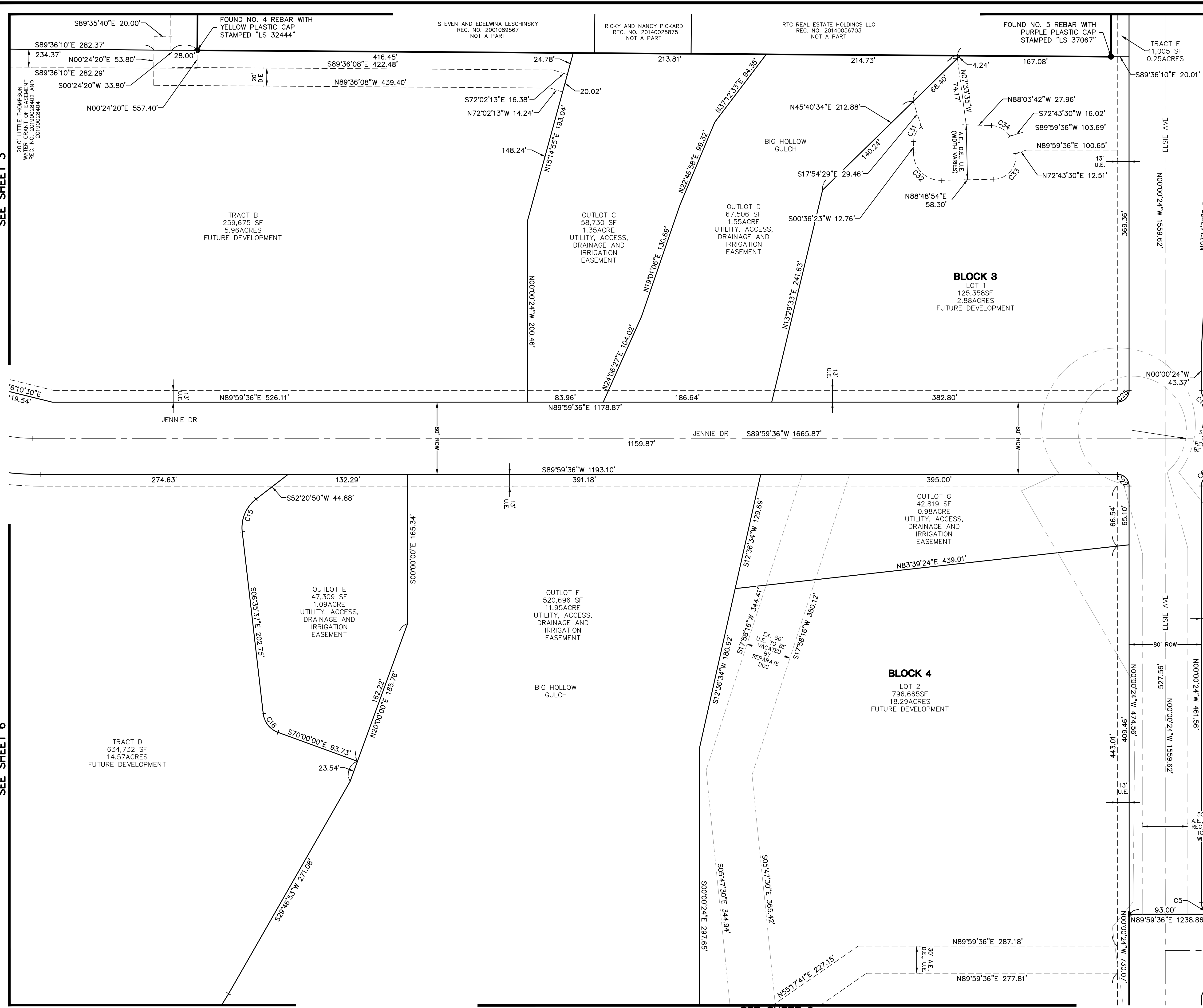
REVISIONS	DATE	DESCRIPTION

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 4
FINAL PLAT

TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

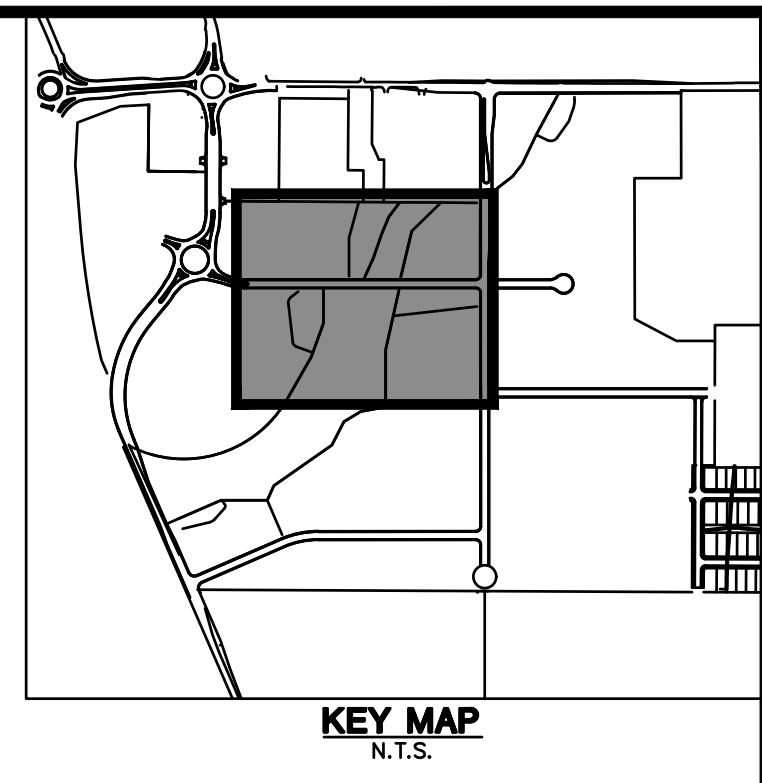
JOB NO. 1258.0001.00
SCALE 1" = 50'
DATE MARCH 2024
SHEET 3 of 11



LEGEND

- RECOVERED ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
- ▲ SET 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
- A.E. ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- I.E. IRRIGATION EASEMENT
- PROPOSED LOT LINE
- - - PROPOSED EASEMENT
- - - EXISTING LOT LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING SECTION LINE
- - - EXISTING EASEMENT
- - - EXISTING EASEMENT TO BE VACATED
- PLAT BOUNDARY

50 0 50 100
scale 1"=50' feet



REVISIONS	DESCRIPTION

DATE	
BY	
DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 4

FINAL PLAT

TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.	1258.0001.00
SCALE	1" = 50'
DATE	MARCH 2024
SHEET	4 of 11

SEE SHEET 5

SEE SHEET 7

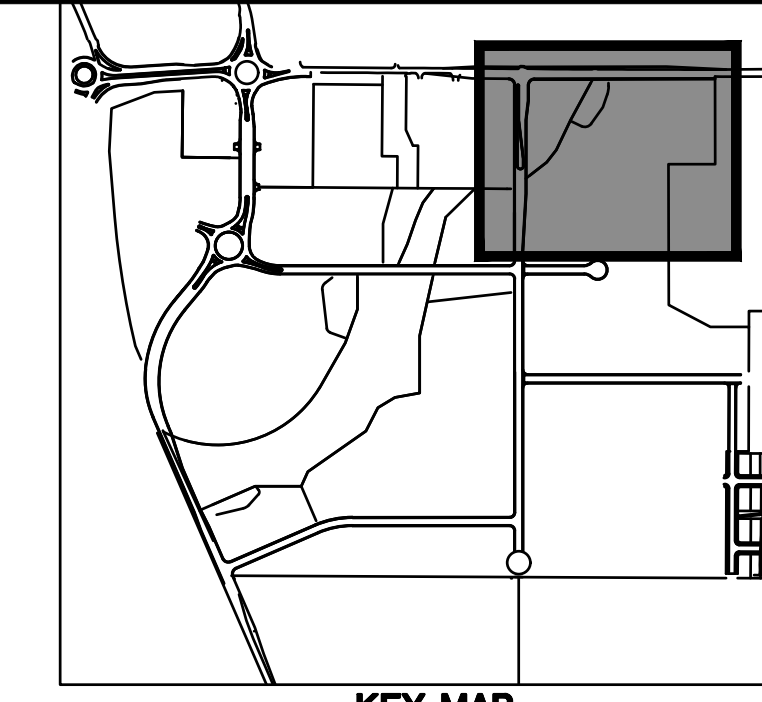
SEE SHEET 9

NORTHEAST CORNER SECTION 27, T5N, R68W, FOUND NO. 6 REBAR WITH 2.5 ALUMINUM CAP, ILLEGIBLE IN RANGE BOX

EX. 80' ROW
BASIS OF BEARING N89°28'22"W 2645.21'

PERMANENT 16.5' TELECOMMUNICATIONS EASEMENT TO US WEST COMMUNICATIONS AND PUBLIC SERVICE COMPANY UNDER GRANT OF EASEMENT REC. NO. 20120042542

CR 18 (FREEDOM PARKWAY)
(RIGHT OF WAY VARIES)



KEY MAP
N.T.S.

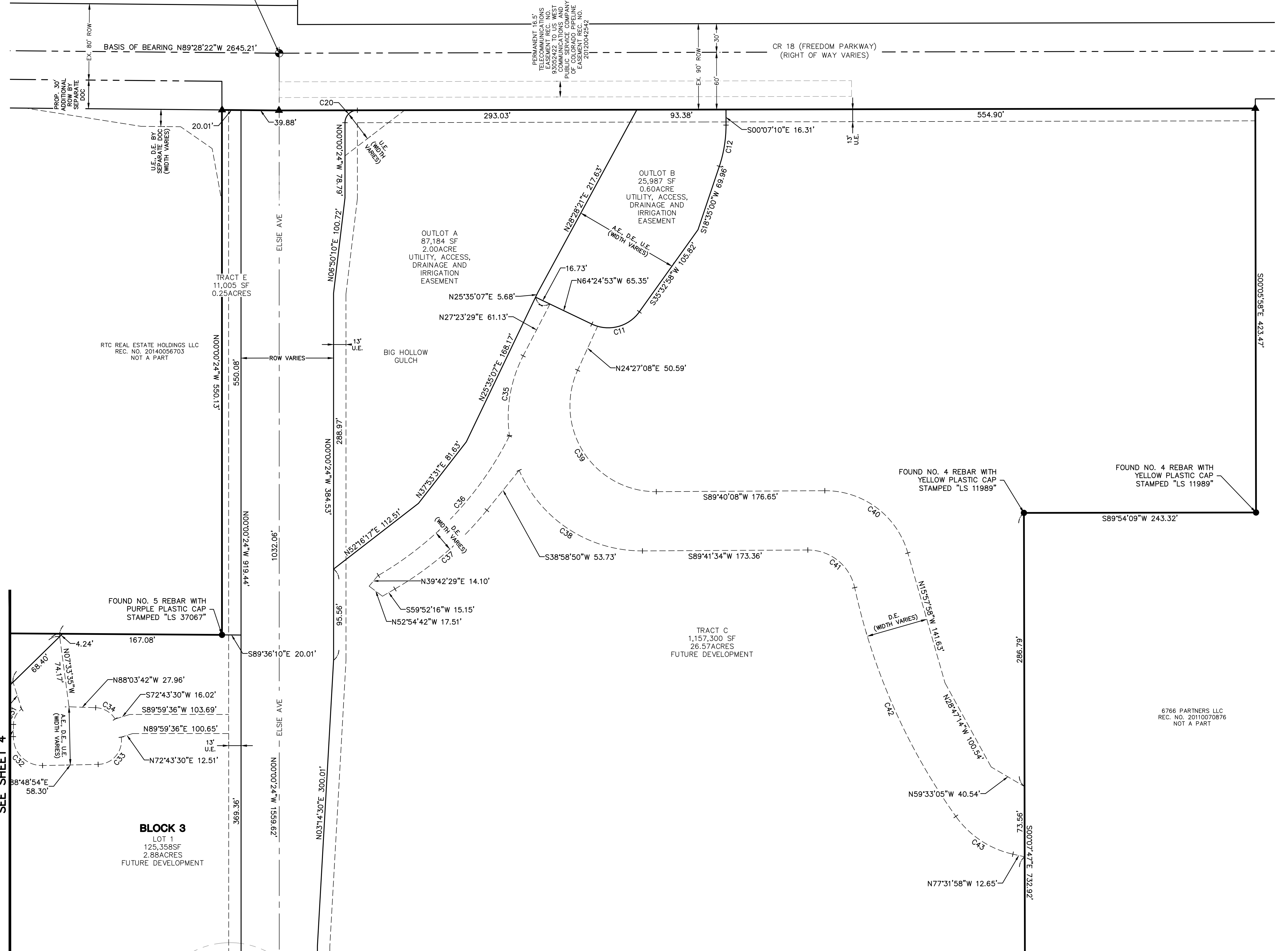
REVISIONS	
DATE	DESCRIPTION

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 4
FINAL PLAT

LEGEND

- RECOVERED ALIQUOT CORNER AS DESCRIBED
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- FOUND 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
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- A.E. ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- I.E. IRRIGATION EASEMENT
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- EXISTING EASEMENT TO BE VACATED
- PLAT BOUNDARY



RTC REAL ESTATE HOLDINGS LLC
REC. NO. 20140056703
NOT A PART

TRACT E
11,005 SF
0.25ACRES

OUTLOT A
87,184 SF
2.00ACRE
UTILITY, ACCESS,
DRAINAGE AND
IRRIGATION
EASEMENT

OUTLOT B
25,987 SF
0.60ACRE
UTILITY, ACCESS,
DRAINAGE AND
IRRIGATION
EASEMENT

TRACT C
1,157,300 SF
26.57ACRES
FUTURE DEVELOPMENT

FOUND NO. 5 REBAR WITH
PURPLE PLASTIC CAP
STAMPED "LS 37067"

FOUND NO. 4 REBAR WITH
YELLOW PLASTIC CAP
STAMPED "LS 11989"

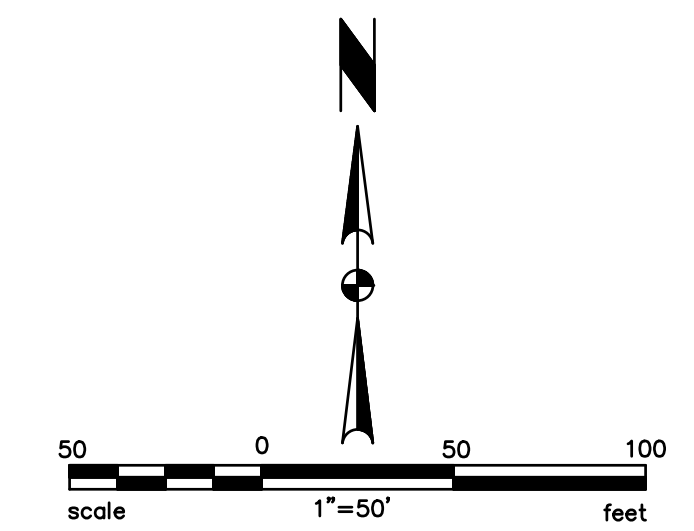
FOUND NO. 4 REBAR WITH
YELLOW PLASTIC CAP
STAMPED "LS 11989"

6766 PARTNERS LLC
REC. NO. 20110070876
NOT A PART

BLOCK 3
LOT 1
125,358SF
2.88ACRES
FUTURE DEVELOPMENT

SEE SHEET 4

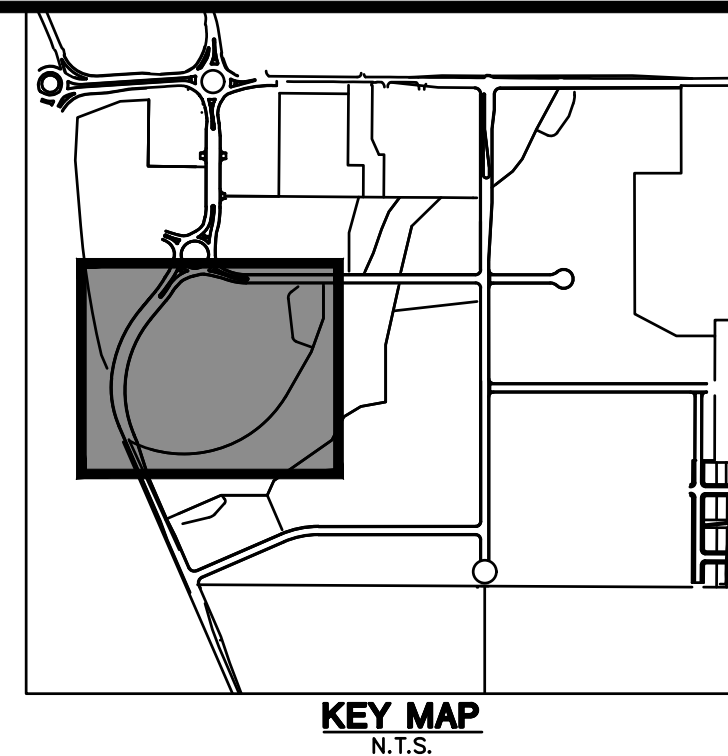
SEE SHEET 7



TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1258.0001.00
SCALE 1" = 50'
DATE MARCH 2024
SHEET 5 of 11

SEE SHEET 3



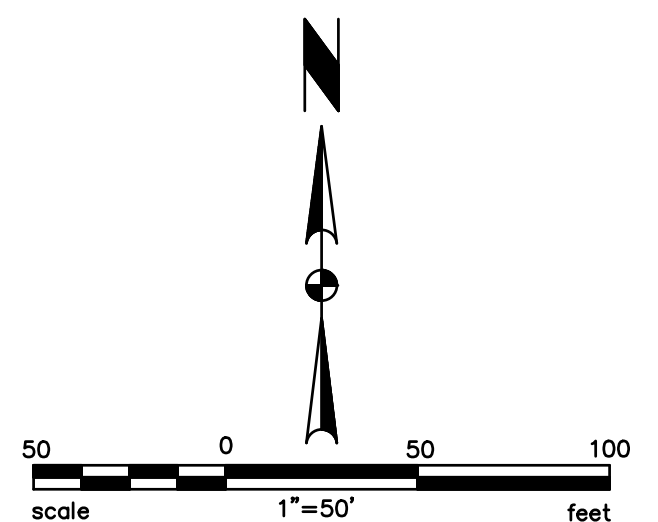
REVISIONS	
DATE	DESCRIPTION

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

THE RIDGE AT JOHNSTOWN SUBDIVISION
 FILING NO. 4
 FINAL PLAT

LEGEND

- RECOVERED ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
- SET 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
- A.E. ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- I.E. IRRIGATION EASEMENT
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- EXISTING EASEMENT TO BE VACATED
- PLAT BOUNDARY



TRACT A
497,751 SF
11.43ACRES
FUTURE DEVELOPMENT

TRACT D
634,732 SF
14.57ACRES
FUTURE DEVELOPMENT

OUTLOT E
47,309 SF
1.09ACRE
UTILITY, ACCESS,
DRAINAGE AND
IRRIGATION
EASEMENT

OUTLOT F
520,696 SF
11.95ACRE
UTILITY, ACCESS,
DRAINAGE AND
IRRIGATION
EASEMENT

BLOCK 4
LOT 2
796,665SF
18.29ACRES
FUTURE DEVELOPMENT

SEE SHEET 8

SEE SHEET 4

SEE SHEET 9

3/27/2024 4:25 PM



TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1258.0001.00

SCALE 1" = 50'

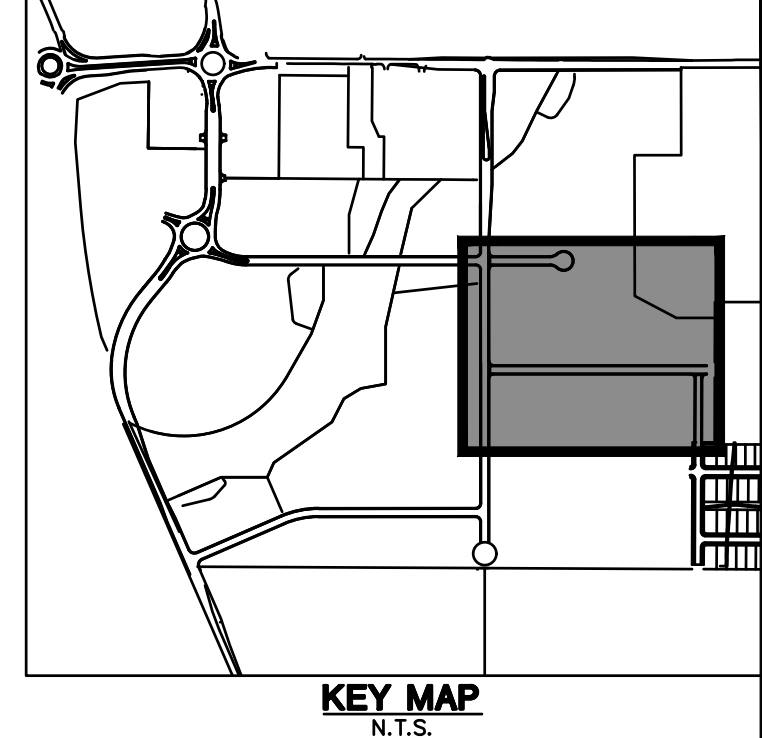
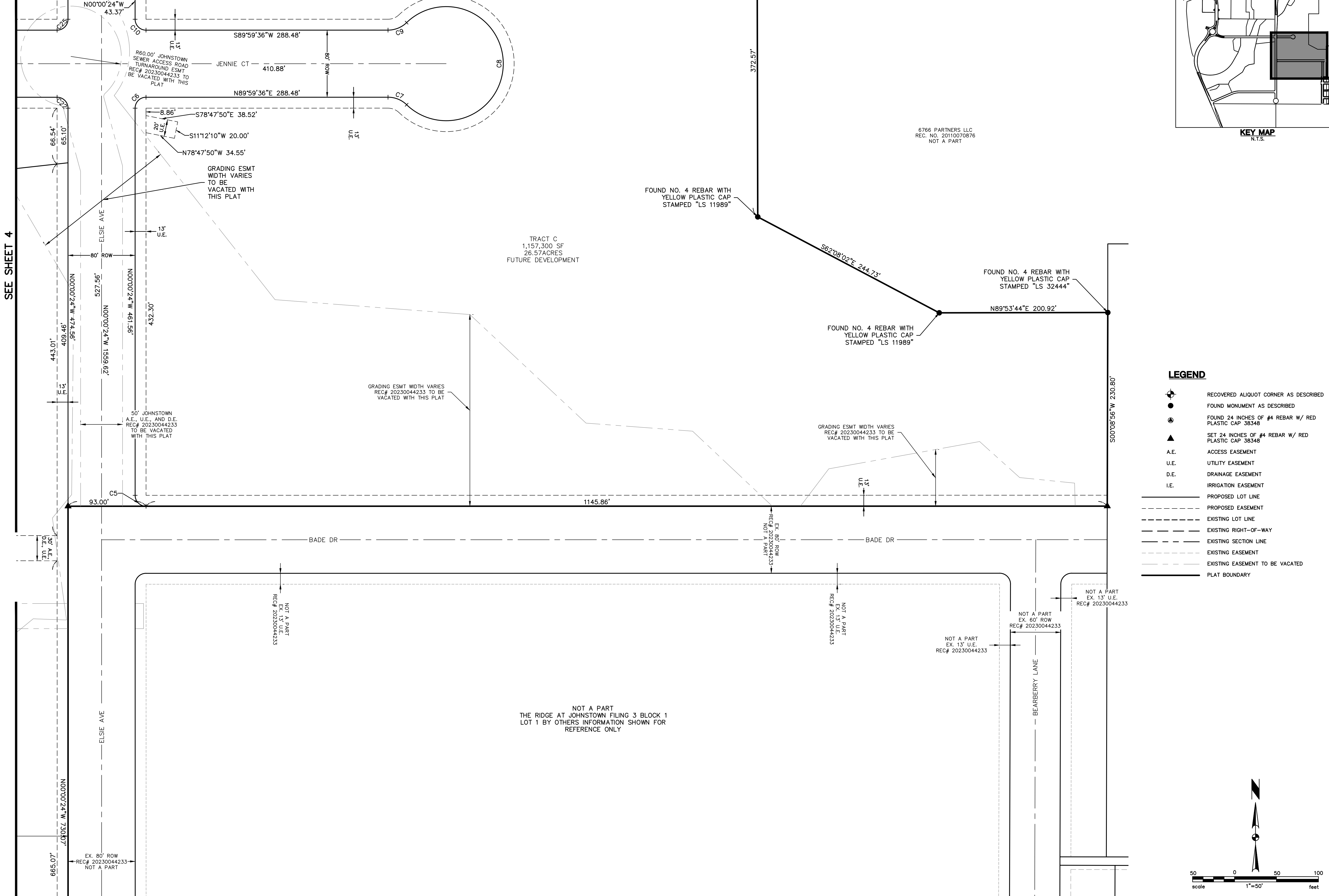
DATE MARCH 2024

SHEET

6 of 11

SEE SHEET 5

SEE SHEET 4



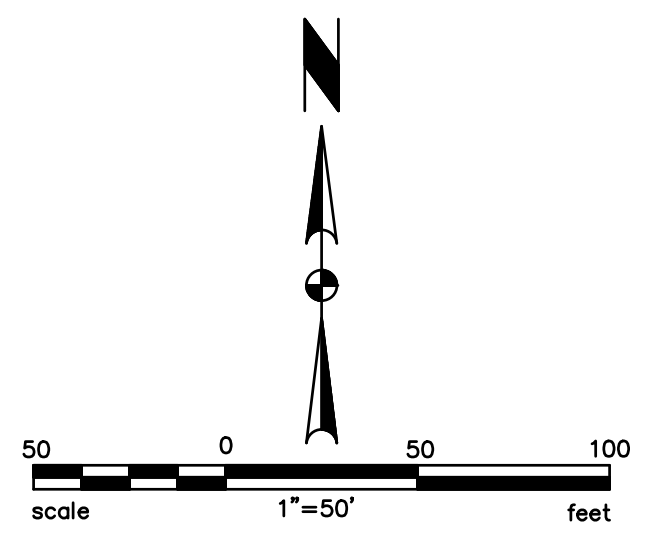
REVISIONS	DATE	DESCRIPTION

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SEE SHEET 9

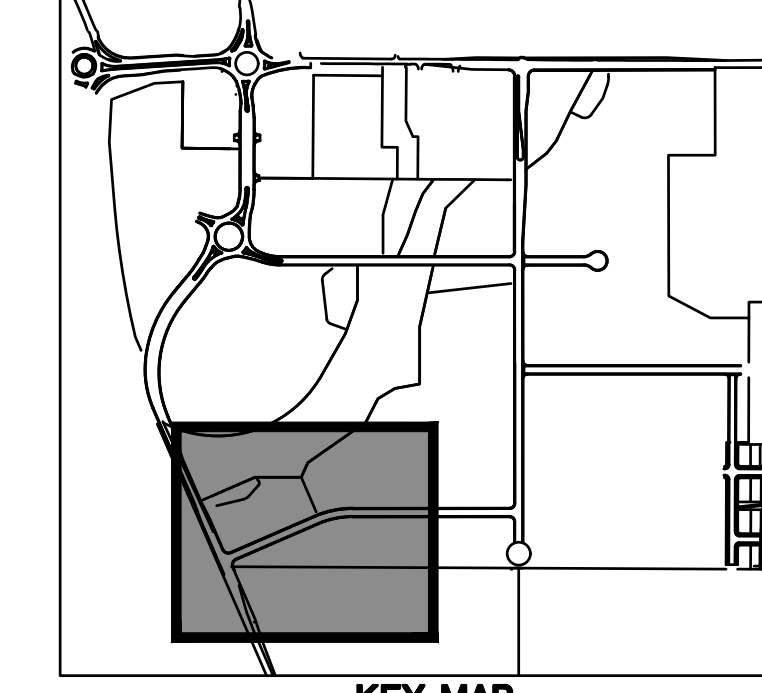
SEE SHEET 10



JOB NO.	1258.0001.00
SCALE	1" = 50'
DATE	MARCH 2024
SHEET	7 of 11

SEE SHEET 6

SEE SHEET 9

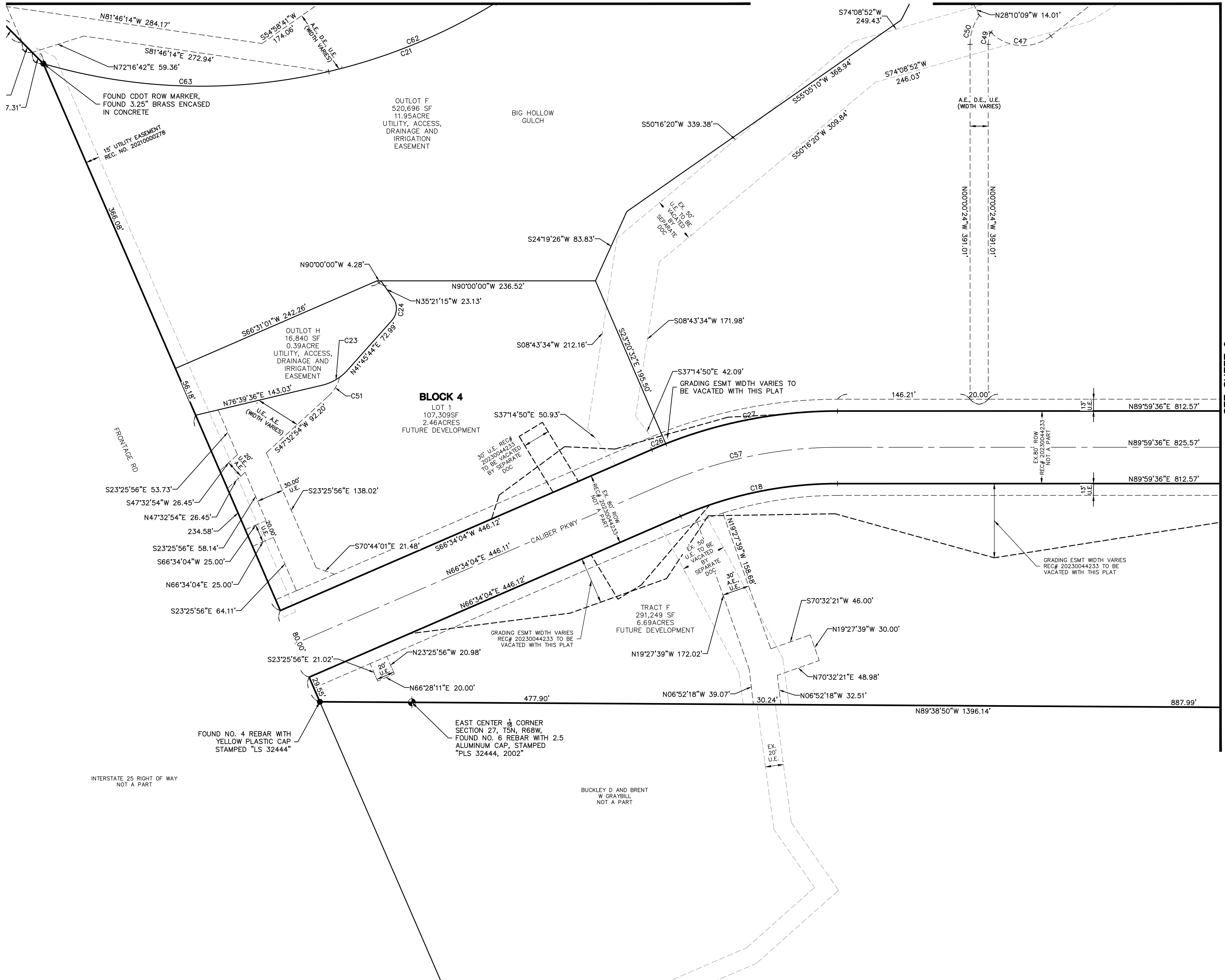


KEY MAP
N.T.S.

REVISIONS	DESCRIPTION

DATE	BY	

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

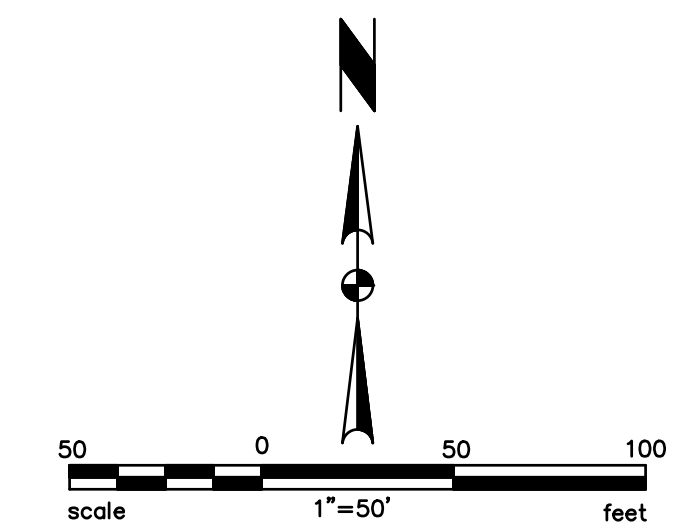


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THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 4

FINAL PLAT



TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1258.0001.00

SCALE 1" = 50'

DATE MARCH 2024

SHEET 8 of 11

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SEE SHEET 4

BIG HOLLOW GULCH
OUTLOT F
520,696 SF
11.95ACRES
UTILITY, ACCESS,
DRAINAGE AND
IRRIGATION
EASEMENT

SEE SHEET 6

VARIES TO
S PLAT

SEE SHEET 8

BLOCK 4
LOT 2
796,665SF
18.29ACRES
FUTURE DEVELOPMENT

TRACT F
291,249 SF
6.69ACRES
FUTURE DEVELOPMENT

BUCKLEY D AND BRENT
W GRAYBILL
NOT A PART

GRADING ESMT WIDTH VARIES
REC# 20230044233 TO BE
VACATED WITH THIS PLAT

30'
U.E. REC#
20230044233
TO BE
VACATED BY
SEPARATE DOC

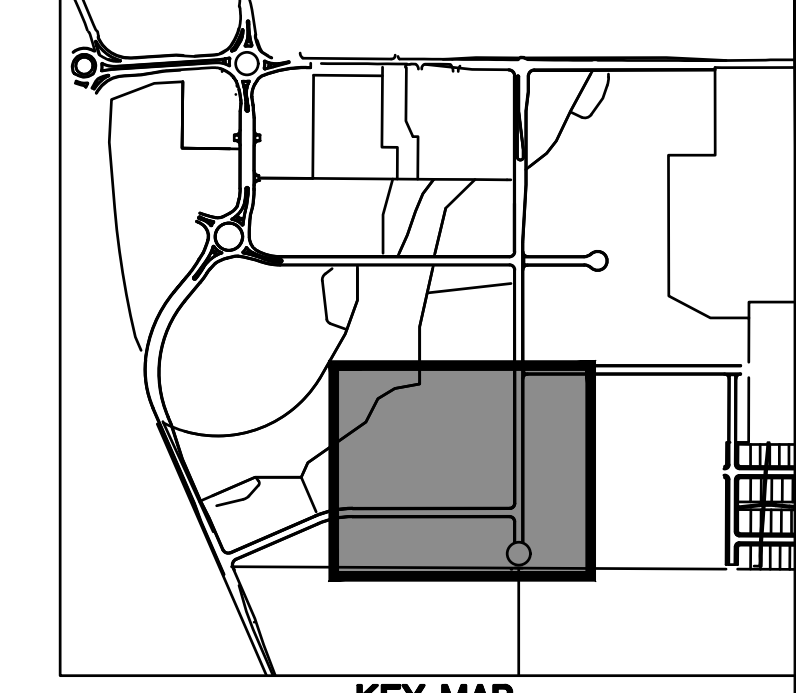
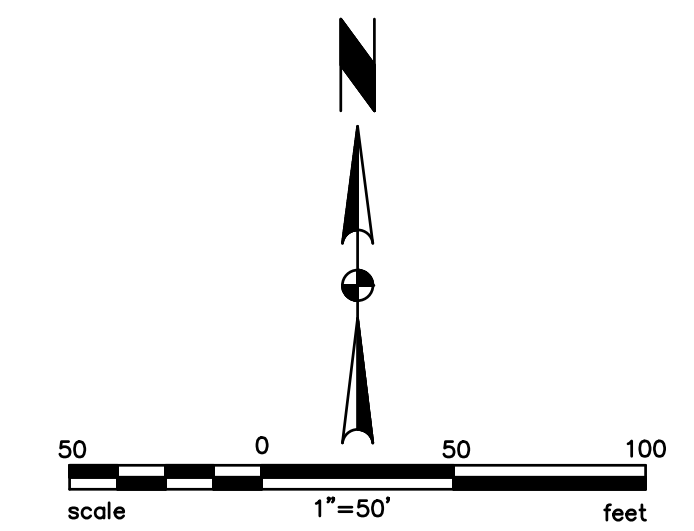
NOT A PART
THE RIDGE AT JOHNSTOWN FILING 3 BLOCK 1
LOT 1 BY OTHERS INFORMATION SHOWN FOR
REFERENCE ONLY

NOT A PART
EX. 13' U.E.
REC# 20230044233

NOT A PART
EX. 13' U.E.
REC# 20230044233

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CHECKED JFS

DESIGNED JSL

FILENAME 0001_Plat

**THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 4**



TST, INC.
CONSULTING ENGINEERS
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Suite 200 Fort Collins
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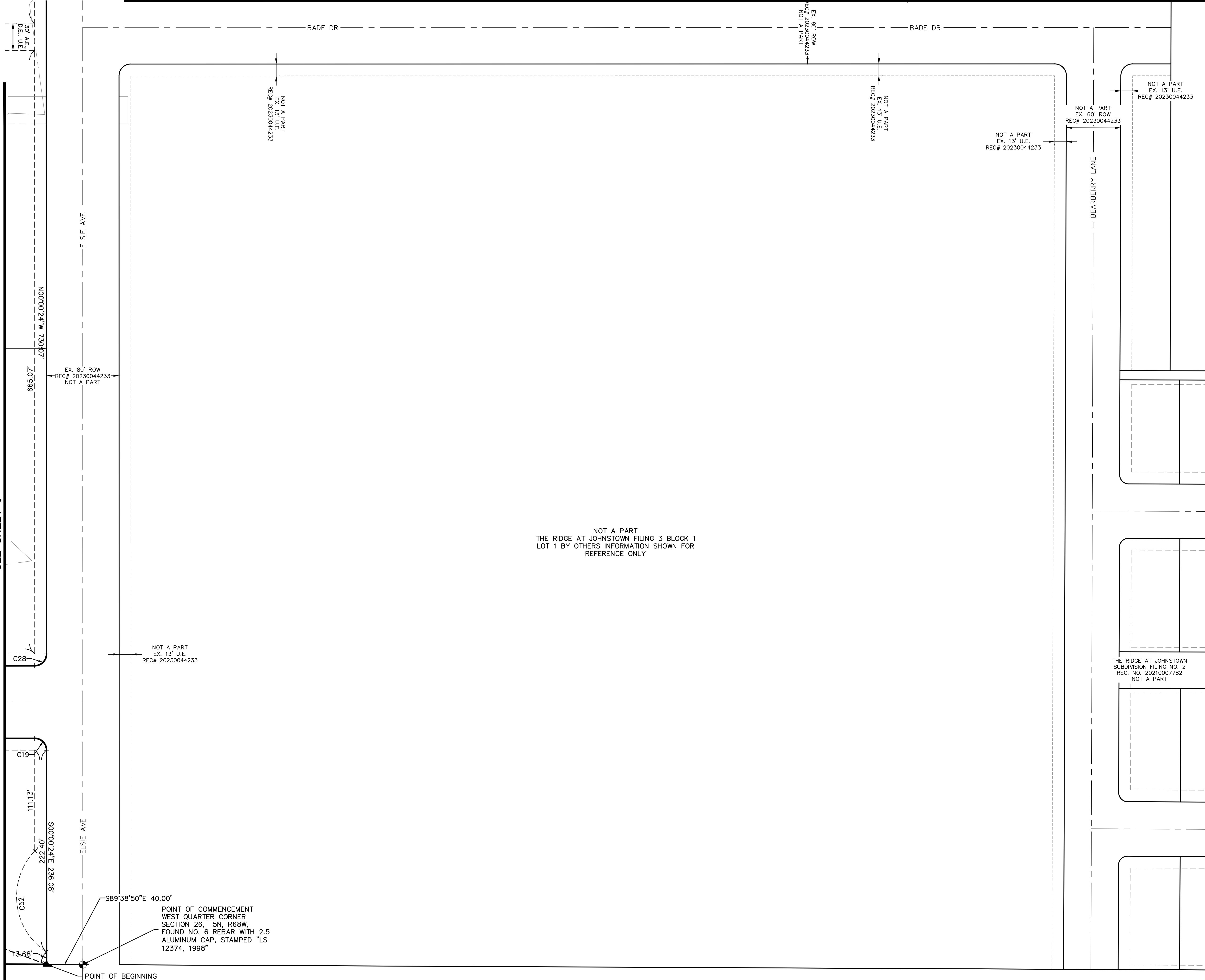
JOB NO. 1258.0001.00

SCALE 1" = 50'

DATE MARCH 2024

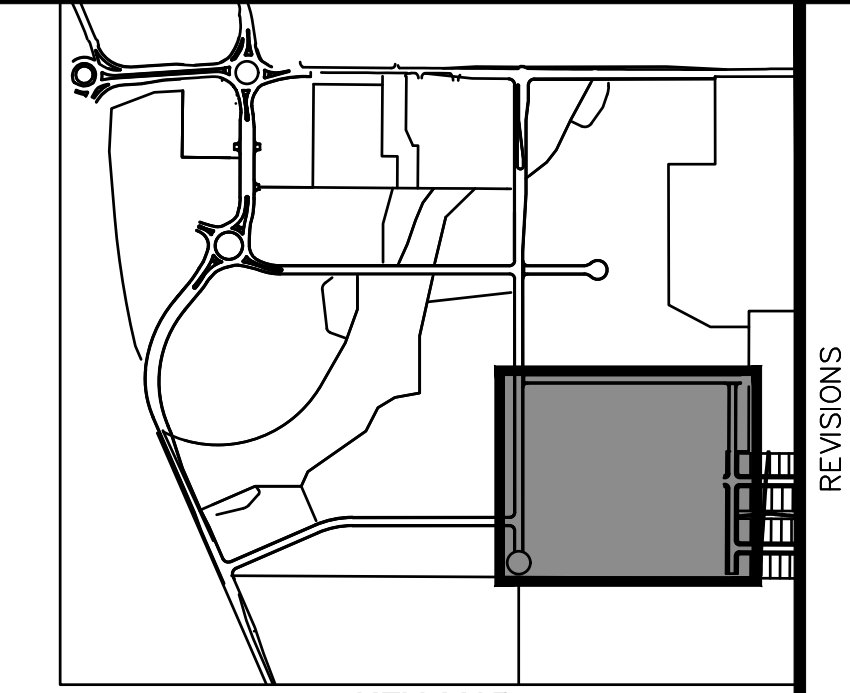
SHEET

SEE SHEET 5



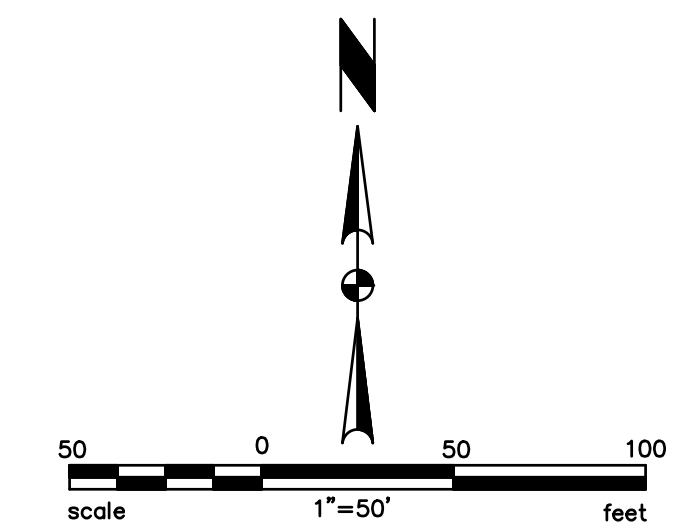
NOT A PART
THE RIDGE AT JOHNSTOWN FILING 3 BLOCK 1
LOT 1 BY OTHERS INFORMATION SHOWN FOR
REFERENCE ONLY

THE RIDGE AT JOHNSTOWN
SUBDIVISION FILING NO. 2
REC. NO. 2021007782
NOT A PART



LEGEND

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REVISIONS	
DATE	DESCRIPTION

BY	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 4
FINAL PLAT

TST
TST, INC.
 CONSULTING ENGINEERS
 748 Whalers Way
 Suite 200 Fort Collins
 Colorado 80525
 Phone: 970.226.0557

JOB NO.	1258.0001.00
SCALE	1" = 50'
DATE	MARCH 2024
SHEET	10 of 11

3/27/2024 4:26 PM SEE SHEET 9

POINT OF COMMENCEMENT
 WEST QUARTER CORNER
 SECTION 26, TSN, R68W,
 FOUND NO. 6 REBAR WITH 2.5
 ALUMINUM CAP, STAMPED "LS
 12374, 1998"

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	611.31'	427.41'	40°03'35"	N26°46'54"E	418.76'
C2	4475.00'	680.89'	8°43'04"	N9°05'18"W	680.23'
C3	643.06'	94.66'	8°26'02"	N9°57'45"E	94.57'
C4	350.00'	88.79'	14°32'09"	S7°25'02"W	88.56'
C5	13.00'	20.42'	90°00'00"	N45°00'24"W	18.38'
C6	13.00'	20.42'	90°00'00"	N44°59'36"E	18.38'
C7	32.00'	24.54'	43°56'44"	S68°02'02"E	23.95'
C8	68.00'	317.94'	267°53'28"	N0°00'24"W	97.92'
C9	32.00'	24.54'	43°56'44"	S68°01'14"W	23.95'
C10	13.00'	20.42'	90°00'00"	N45°00'24"W	18.38'
C11	40.00'	55.88'	80°02'09"	S75°34'02"W	51.44'
C12	135.00'	44.07'	18°42'10"	S9°13'55"W	43.87'
C13	330.00'	108.29'	18°48'06"	N80°36'21"W	107.80'
C14	560.00'	617.26'	63°09'14"	S8°08'41"W	586.48'
C15	40.00'	41.15'	58°56'27"	S22°52'36"W	39.36'
C16	25.00'	27.67'	63°24'23"	S38°17'49"E	26.28'
C17	619.99'	810.93'	74°56'29"	S68°48'38"W	754.35'
C18	435.00'	177.85'	23°25'32"	N78°16'50"E	176.62'
C19	13.00'	20.42'	90°00'00"	S45°00'24"E	18.38'
C20	13.00'	20.39'	89°53'14"	N44°56'13"E	18.37'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	619.99'	810.93'	74°56'29"	S68°48'38"W	754.35'
C22	13.00'	20.42'	90°00'00"	N45°00'24"W	18.38'
C23	55.00'	33.50'	34°53'51"	N59°12'40"E	32.98'
C24	20.00'	26.92'	77°06'59"	N31°2'15"E	24.93'
C25	13.00'	20.42'	90°00'00"	N44°59'36"E	18.38'
C26	515.00'	16.78'	1°52'00"	S67°30'04"W	16.78'
C27	515.00'	193.78'	21°33'33"	N79°12'50"E	192.64'
C28	13.00'	20.42'	90°00'00"	N44°59'36"E	18.38'
C29	90.00'	86.62'	55°08'48"	N26°51'28"W	83.32'
C30	50.00'	44.49'	50°59'02"	N24°46'35"W	43.04'
C31	20.00'	19.05'	54°34'56"	S27°53'51"W	18.34'
C32	30.00'	48.06'	91°47'28"	S45°17'21"E	43.08'
C33	25.00'	42.37'	97°06'15"	N40°15'47"E	37.48'
C34	25.00'	24.62'	56°25'30"	N59°50'56"W	23.64'
C35	140.00'	86.42'	35°22'04"	N9°42'26"E	85.05'
C36	350.00'	203.53'	33°19'06"	N43°12'43"E	200.67'
C37	350.00'	127.61'	20°53'26"	S49°25'33"W	126.91'
C38	140.00'	163.51'	66°55'03"	N56°50'54"W	154.37'
C39	90.00'	180.30'	114°47'00"	N32°56'22"W	151.63'
C40	90.00'	116.81'	74°21'54"	N53°08'55"W	108.78'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C41	50.00'	68.14'	78°04'59"	N51°15'56"W	62.99'
C42	650.00'	263.95'	23°16'00"	N23°51'27"W	262.14'
C43	100.00'	73.38'	42°02'31"	N56°30'42"W	71.74'
C44	25.00'	62.88'	144°06'56"	N38°32'32"W	47.57'
C45	40.00'	41.47'	59°23'41"	S87°04'03"E	39.63'
C46	50.00'	82.13'	94°07'07"	N18°53'25"E	73.21'
C47	50.00'	72.68'	83°16'53"	S86°25'30"E	66.45'
C48	40.00'	59.30'	84°56'47"	N9°27'40"E	54.02'
C49	34.00'	13.75'	23°09'58"	N11°34'35"E	13.65'
C50	54.00'	34.15'	36°14'15"	N18°06'44"E	33.59'
C51	40.00'	25.04'	35°51'57"	S31°03'57"W	24.63'
C52	73.00'	127.69'	100°13'10"	S6°40'14"E	112.02'
C53	576.06'	200.30'	19°55'20"	N10°06'38"E	199.29'
C54	375.00'	259.04'	39°34'40"	N19°55'58"E	253.92'
C55	620.00'	442.71'	40°54'44"	N19°15'56"E	433.37'
C56	150.00'	79.61'	30°24'28"	N74°48'10"W	78.68'
C57	475.00'	194.21'	23°25'32"	N78°16'50"E	192.86'
C58	643.06'	453.60'	40°24'53"	S25°57'11"W	444.25'
C59	551.06'	380.65'	39°34'41"	N19°56'18"E	373.13'
C60	593.92'	539.19'	52°00'58"	N13°43'09"E	520.86'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C61	50.00'	12.59'	14°25'19"	S62°11'21"W	12.55'
C62	619.99'	199.04'	18°23'37"	N67°41'15"E	198.18'
C63	619.99'	318.10'	29°23'49"	S88°25'02"E	314.62'
C64	619.99'	293.80'	27°09'03"	N44°54'55"E	291.05'

3/27/2024 4:26 PM

REVISIONS	DESCRIPTION
DATE	
BY	

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plot

THE RIDGE AT JOHNSTOWN SUBDIVISION
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JOB NO.	1258.0001.00
SCALE	N/A
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SHEET	11 of 11