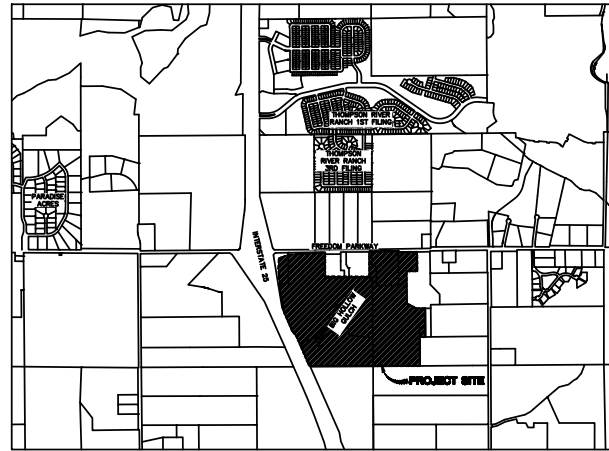


THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 3

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	23.80	14.94%	OWNER
TRACT A - FUTURE DEVELOPMENT	14.03	8.81%	OWNER
TRACT B - FUTURE DEVELOPMENT	98.64	61.91%	OWNER
TRACT C - FUTURE DEVELOPMENT	6.69	4.20%	OWNER
TRACT D - FUTURE DEVELOPMENT	2.70	1.69%	FRONT RANGE FIRE RESCUE
OUTLOT A - OPEN SPACE, DRAINAGE AND IRRIGATION EASEMENT	0.43	0.27%	OWNER
CDOT EXISTING RIGHT-OF-WAY	5.24	3.29%	CDOT
ADDITIONAL CR-18 RIGHT-OF-WAY	0.55	0.35%	TOWN OF JOHNSTOWN
JOHNSTOWN RIGHT-OF-WAY	7.36	4.56%	TOWN OF JOHNSTOWN
TOTAL LOTS	1	159.33	100.00%

TOTAL LOTS 1
TOTAL TRACTS 4
OUTLOTS 1

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, 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. 3, 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
A DELAWARE LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS
THE _____ DAY OF _____, 20__.

NOTARIAL CERTIFICATE

NAME _____ TITLE _____
STATE OF _____)
COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 20__.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

OWNER: FRONT RANGE FIRE RESCUE

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS
THE _____ DAY OF _____, 20__.

NOTARIAL CERTIFICATE

NAME _____ TITLE _____
STATE OF _____)
COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 20__.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

LIENHOLDER: EDGEWOOD MAC V LLC

A DELAWARE LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS
THE _____ DAY OF _____, 20__.

NOTARIAL CERTIFICATE

NAME _____ TITLE _____
STATE OF _____)
COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 20__.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 3, 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 _____

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE TON 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 6TH PRINCIPAL MERIDIAN; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST AND THE POINT OF BEGINNING;
THENCE N 89°38'50" W A DISTANCE OF 1436.14 FEET;
THENCE N 23°25'56" W A DISTANCE OF 766.39 FEET;
THENCE N 44°41'20" W A DISTANCE OF 107.73 FEET;
THENCE N 23°23'12" W A DISTANCE OF 82.89 FEET;
THENCE N 23°23'12" W A DISTANCE OF 293.61 FEET;
THENCE N 23°23'12" W A DISTANCE OF 75.69 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 76°33'10" E, HAVING A RADIUS OF 4475.00 FEET, A CENTRAL ANGLE OF 08°43'04" AND AN ARC LENGTH OF 680.89 FEET;
THENCE N 04°43'46" W A DISTANCE OF 344.17 FEET;
THENCE N 03°01'06" E A DISTANCE OF 222.40 FEET;
THENCE N 69°19'02" E A DISTANCE OF 237.57 FEET;
THENCE N 86°30'13" E A DISTANCE OF 318.75 FEET;
THENCE N 85°31'12" E A DISTANCE OF 318.09 FEET;
THENCE S 89°28'22" E A DISTANCE OF 194.24 FEET;
THENCE S 00°24'20" E A DISTANCE OF 537.40 FEET;
THENCE S 89°36'10" E A DISTANCE OF 1012.07 FEET;
THENCE N 00°00'24" W A DISTANCE OF 580.13 FEET;
THENCE S 89°28'26" E A DISTANCE OF 60.00 FEET;
THENCE N 89°52'50" E A DISTANCE OF 599.92 FEET;
THENCE S 00°07'10" E A DISTANCE OF 20.00 FEET;
THENCE N 89°52'50" E A DISTANCE OF 423.32 FEET;
THENCE S 00°05'58" E A DISTANCE OF 433.47 FEET;
THENCE S 89°54'09" W A DISTANCE OF 243.32 FEET;
THENCE S 00°07'47" E A DISTANCE OF 732.92 FEET;
THENCE S 62°08'02" E A DISTANCE OF 244.73 FEET;
THENCE N 89°53'44" E A DISTANCE OF 200.92 FEET;
THENCE S 00°08'56" W A DISTANCE OF 649.00 FEET;
THENCE N 89°56'13" W A DISTANCE OF 115.28 FEET;
THENCE S 00°10'22" W A DISTANCE OF 659.60 FEET;
THENCE N 89°43'40" W A DISTANCE OF 1080.39 FEET TO THE POINT OF BEGINNING;
SAID PARCEL CONTAINS 6,940,571.66 SQUARE FEET OR 159.33 ACRES AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS NOW OR IN USE OR OF RECORD.

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-H0637024-820-GRO AMENDMENT NO. 2 PREPARED BY HERITAGE TITLE COMPANY, INC. EFFECTIVE JANUARY 13, 2023. 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.
- LOT 1 BLOCK 1, AND TRACTS A, B AND C ARE HEREBY DEDICATED AS A BLANKET UTILITY EASEMENTS. ALL LOCATIONS OF FUTURE UTILITY INFRASTRUCTURE MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- 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.

REVISIONS	DESCRIPTION
DATE	
BY	

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat Cover

THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 3
FINAL PLAT COVER



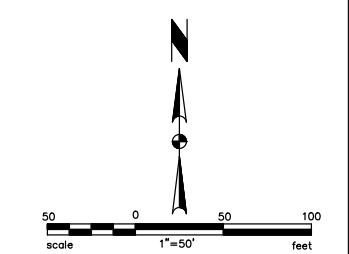
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.	1258.0001.00
SCALE	N/A
DATE	JULY 2023
SHEET	1 of 10

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SEE SHEET 6

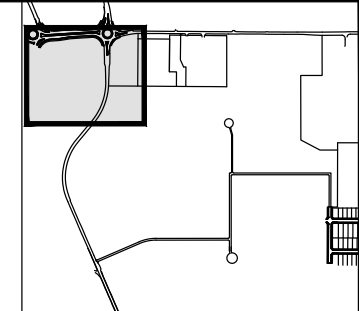
SEE SHEET 4



LEGEND

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

KEY MAP
N.T.S.



**THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 3**

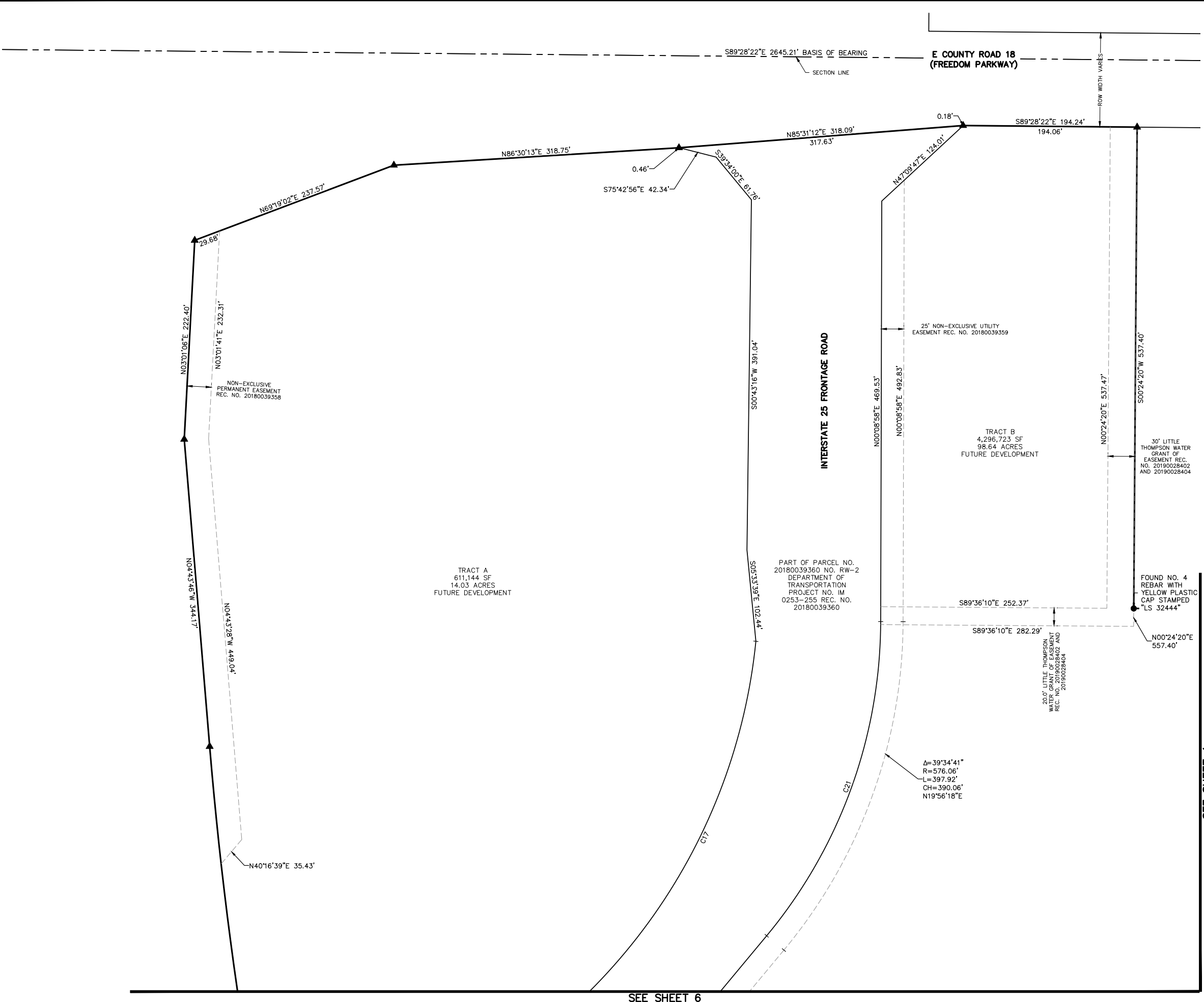
FINAL PLAT

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 JULY 2023
SHEET 3 of 10

REVISIONS	DESCRIPTION

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat
DATE	
BY	



PART OF PARCEL NO.
20180039360 NO. RW-2
DEPARTMENT OF
TRANSPORTATION
PROJECT NO. IM
0253-255 REC. NO.
20180039360

TRACT B
4,296,723 SF
98.64 ACRES
FUTURE DEVELOPMENT

TRACT A
611,144 SF
14.03 ACRES
FUTURE DEVELOPMENT

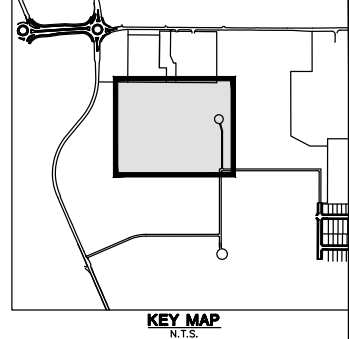
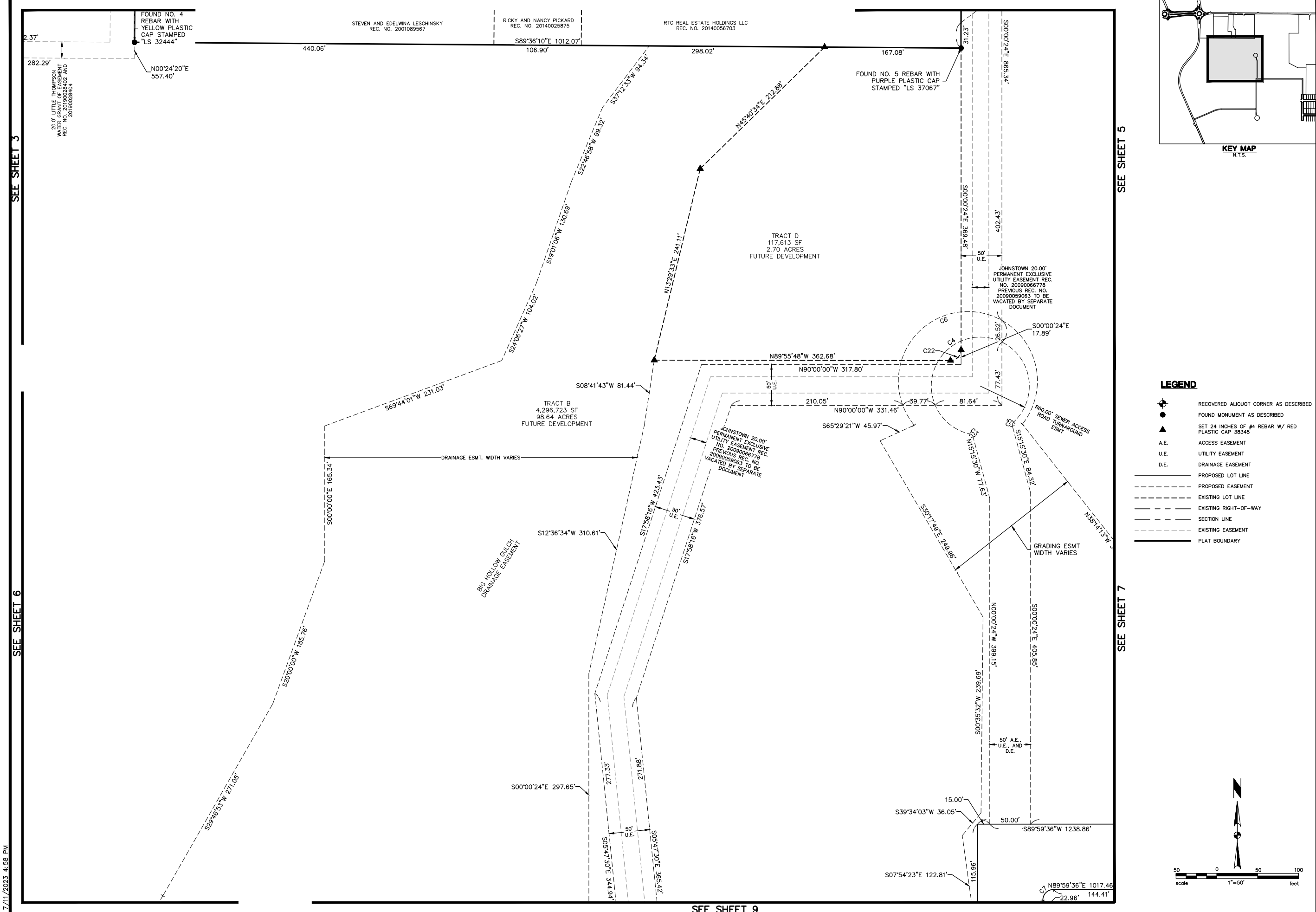
FOUND NO. 4
REBAR WITH
YELLOW PLASTIC
CAP STAMPED
"LS 32444"

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

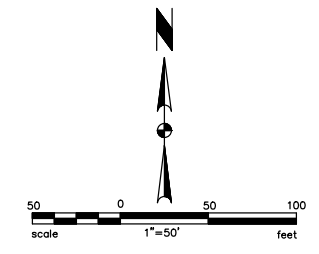
30' LITTLE
THOMPSON WATER
GRANT OF
EASEMENT REC.
NO. 20190028402
AND 20190028404

Δ=39°34'41"
R=576.06'
L=397.92'
CH=390.06'
N19°56'18"E

Δ=39°34'41"
R=576.06'
L=397.92'
CH=390.06'
N19°56'18"E



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



REVISIONS	
DATE	DESCRIPTION

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

**THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 3
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 JULY 2023
SHEET 4 of 10

SEE SHEET 3

SEE SHEET 6

SEE SHEET 5

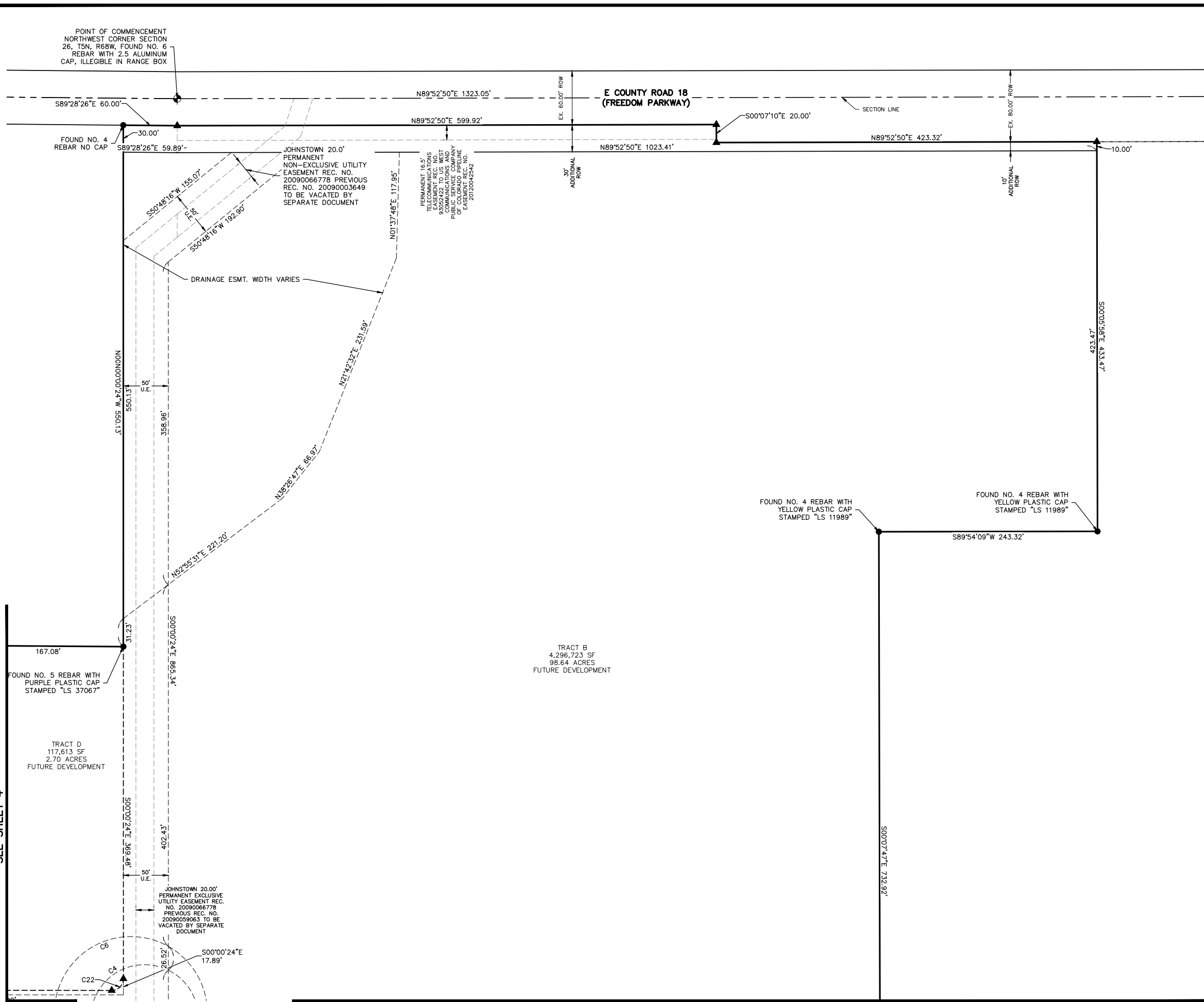
SEE SHEET 7

SEE SHEET 9

7/11/2023 4:58 PM

7/11/2023 4:58 PM

SEE SHEET 4



POINT OF COMMENCEMENT
NORTHWEST CORNER SECTION
26, 15N, R68W, FOUND NO. 6
REBAR WITH 2.5 ALUMINUM
CAP, ILLEGIBLE IN RANGE BOX

E COUNTY ROAD 18
(FREEDOM PARKWAY)

JOHNSTOWN 20.0'
PERMANENT
NON-EXCLUSIVE UTILITY
EASEMENT REC. NO.
20090066778. PREVIOUS
REC. NO. 200900003649
TO BE VACATED BY
SEPARATE DOCUMENT

PERMANENT 16.5'
TELECOMMUNICATIONS
EASEMENT REC. NO.
93052422 TO US WEST
COMMUNICATIONS AND
PIPELINE OF COLORADO PIPELINE
EASEMENT REC. NO.
20120042542

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

TRACT D
117,613 SF
2.70 ACRES
FUTURE DEVELOPMENT

TRACT B
4,296,723 SF
98.64 ACRES
FUTURE DEVELOPMENT

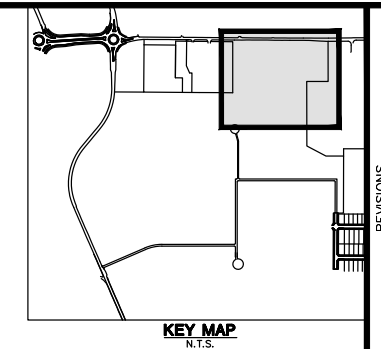
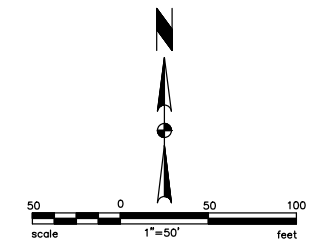
FOUND NO. 4 REBAR WITH
YELLOW PLASTIC CAP
STAMPED "LS 11989"

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

JOHNSTOWN 20.0'
PERMANENT EXCLUSIVE
UTILITY EASEMENT REC.
NO. 20090066778
PREVIOUS REC. NO.
20090059063 TO BE
VACATED BY SEPARATE
DOCUMENT

LEGEND

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



REVISIONS	DESCRIPTION

DATE	
BY	
DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 3
FINAL PLAT

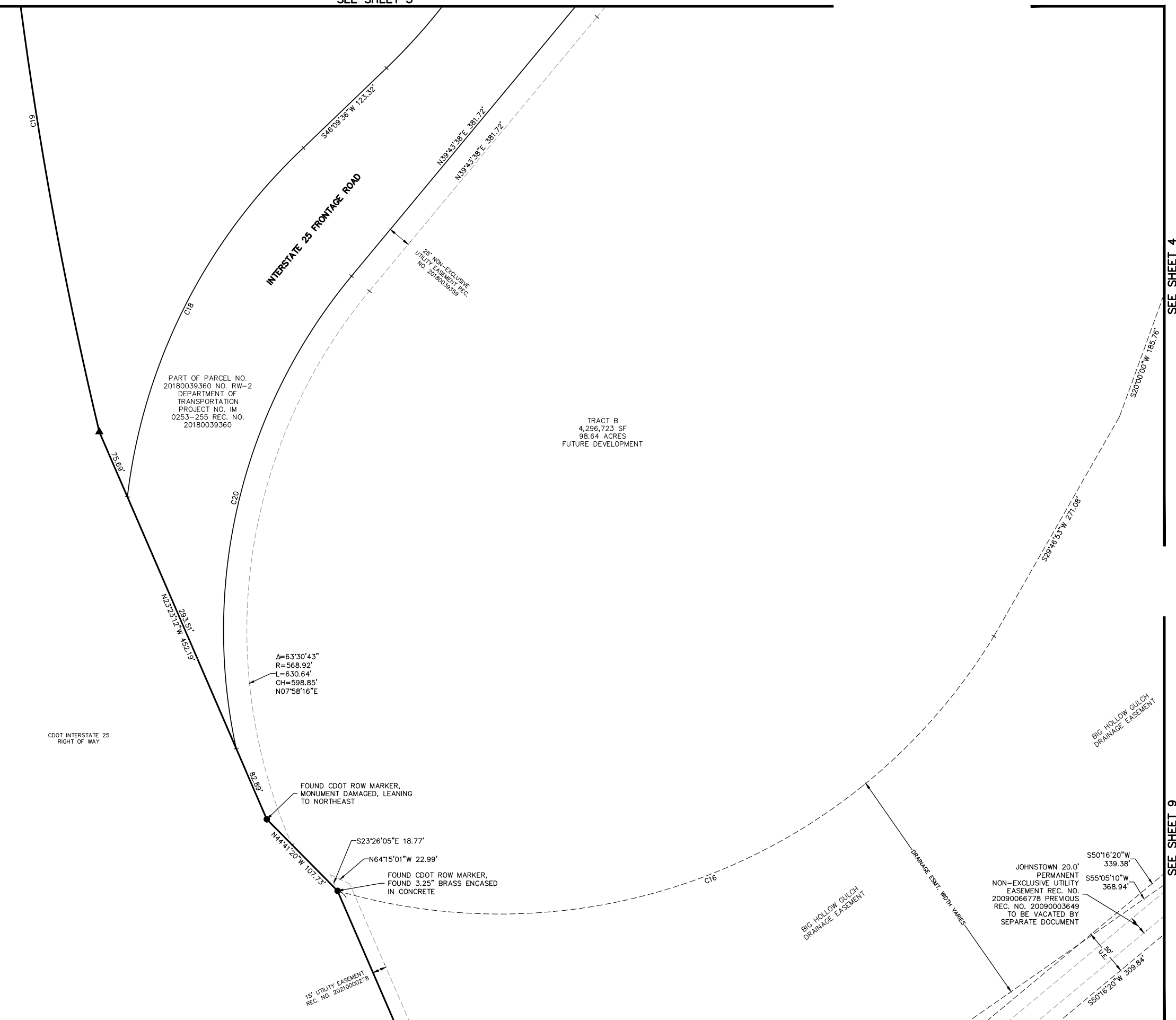
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1258.0001.00
SCALE 1" = 50'
DATE JULY 2023
SHEET **5 of 10**

SEE SHEET 7

7/11/2023 4:58 PM

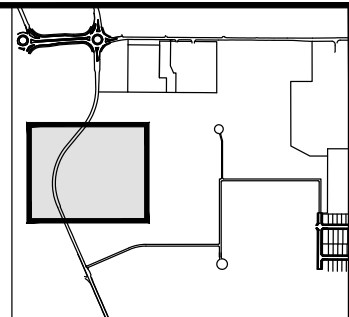
SEE SHEET 3



INTERSTATE 25 FRONTAGE ROAD

CDOT INTERSTATE 25
RIGHT OF WAY

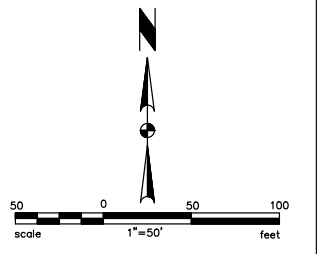
TRACT B
4,296,723 SF
98.64 ACRES
FUTURE DEVELOPMENT



KEY MAP
N.T.S.

LEGEND

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



REVISED	DESCRIPTION

DATE	
BY	
DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 3
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	JULY 2023
SHEET	6 of 10

SEE SHEET 4

SEE SHEET 9

SEE SHEET 8

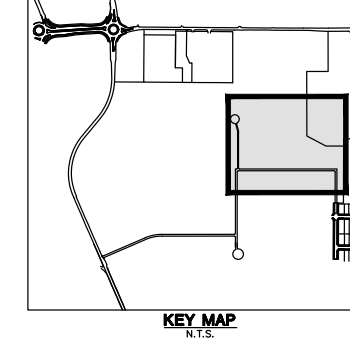
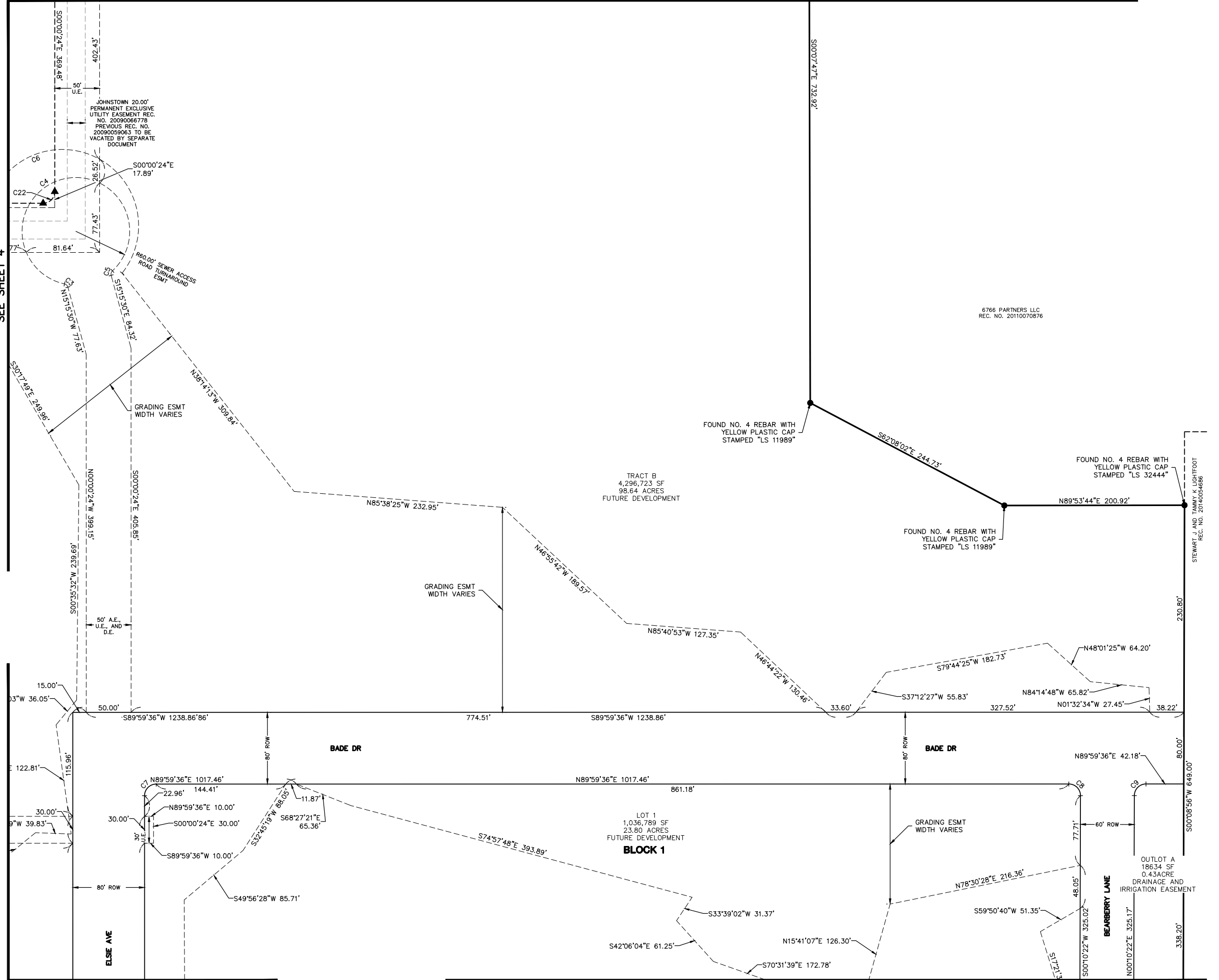
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SEE SHEET 4

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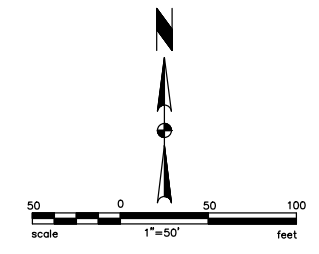
SEE SHEET 9

SEE SHEET 10



LEGEND

- RECOVERED ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
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- A.E. ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- SECTION LINE
- EXISTING EASEMENT
- PLAT BOUNDARY



REVISIONS	
DATE	DESCRIPTION

**THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 3**

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	JULY 2023
SHEET	7 of 10

6766 PARTNERS LLC
REC. NO. 20110070876

TRACT B
4,296,723 SF
98.64 ACRES
FUTURE DEVELOPMENT

LOT 1
1,036,789 SF
23.80 ACRES
FUTURE DEVELOPMENT
BLOCK 1

FOUND NO. 4 REBAR WITH
YELLOW PLASTIC CAP
STAMPED "LS 32444"

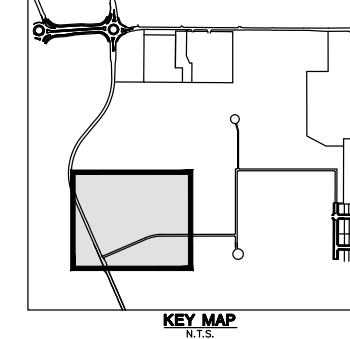
FOUND NO. 4 REBAR WITH
YELLOW PLASTIC CAP
STAMPED "LS 11989"

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

STEWART, J. AND TAMMY K. LIGHTFOOT
REC. NO. 20140054686

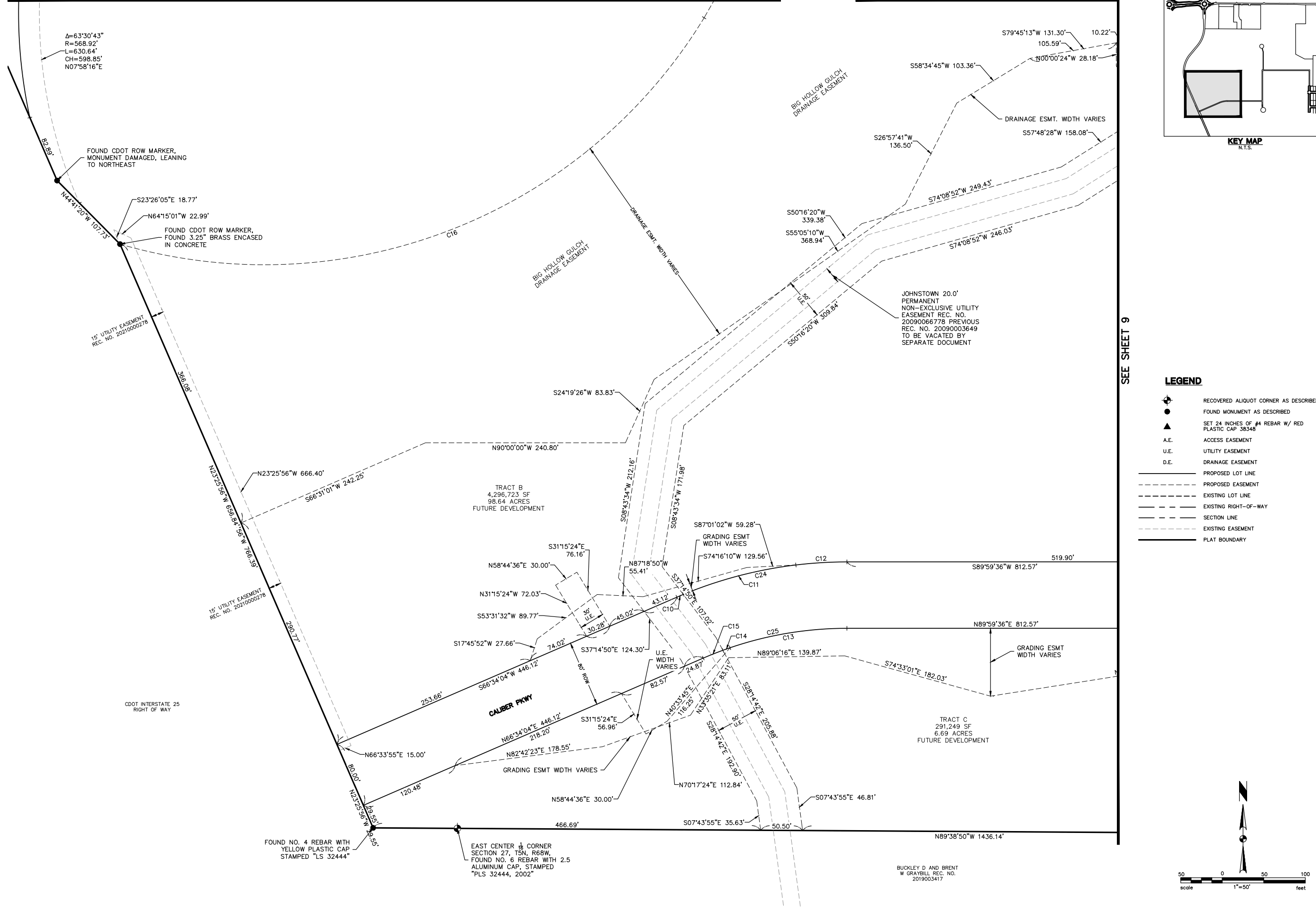
OUTLOT A
18634 SF
0.43ACRE
DRAINAGE AND
IRRIGATION EASEMENT

SEE SHEET 6

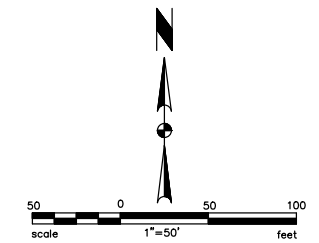


REVISIONS	DESCRIPTION

DATE	
BY	
DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat



SEE SHEET 9



THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 3
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 JULY 2023

SHEET 8 of 10

7/11/2023 4:59 PM

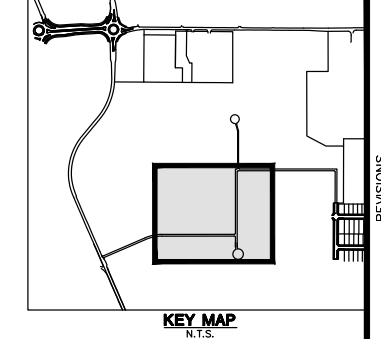
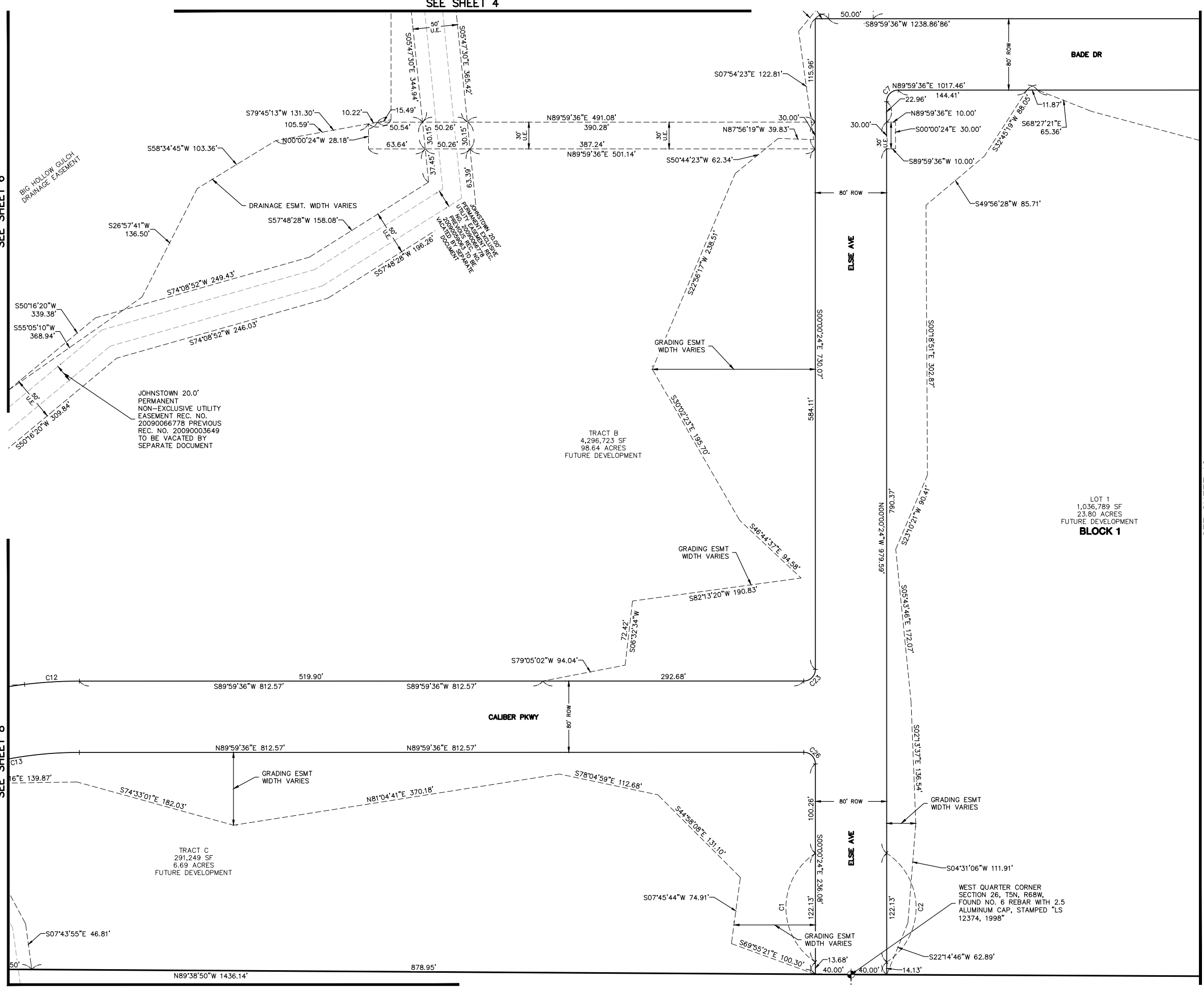
SEE SHEET 4

SEE SHEET 6

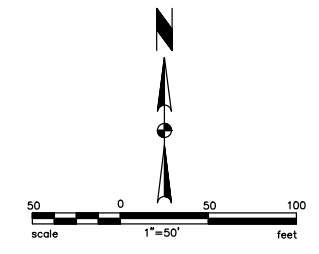
SEE SHEET 10

7/11/2023 4:59 PM

SEE SHEET 8



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



REVISIONS	DESCRIPTION

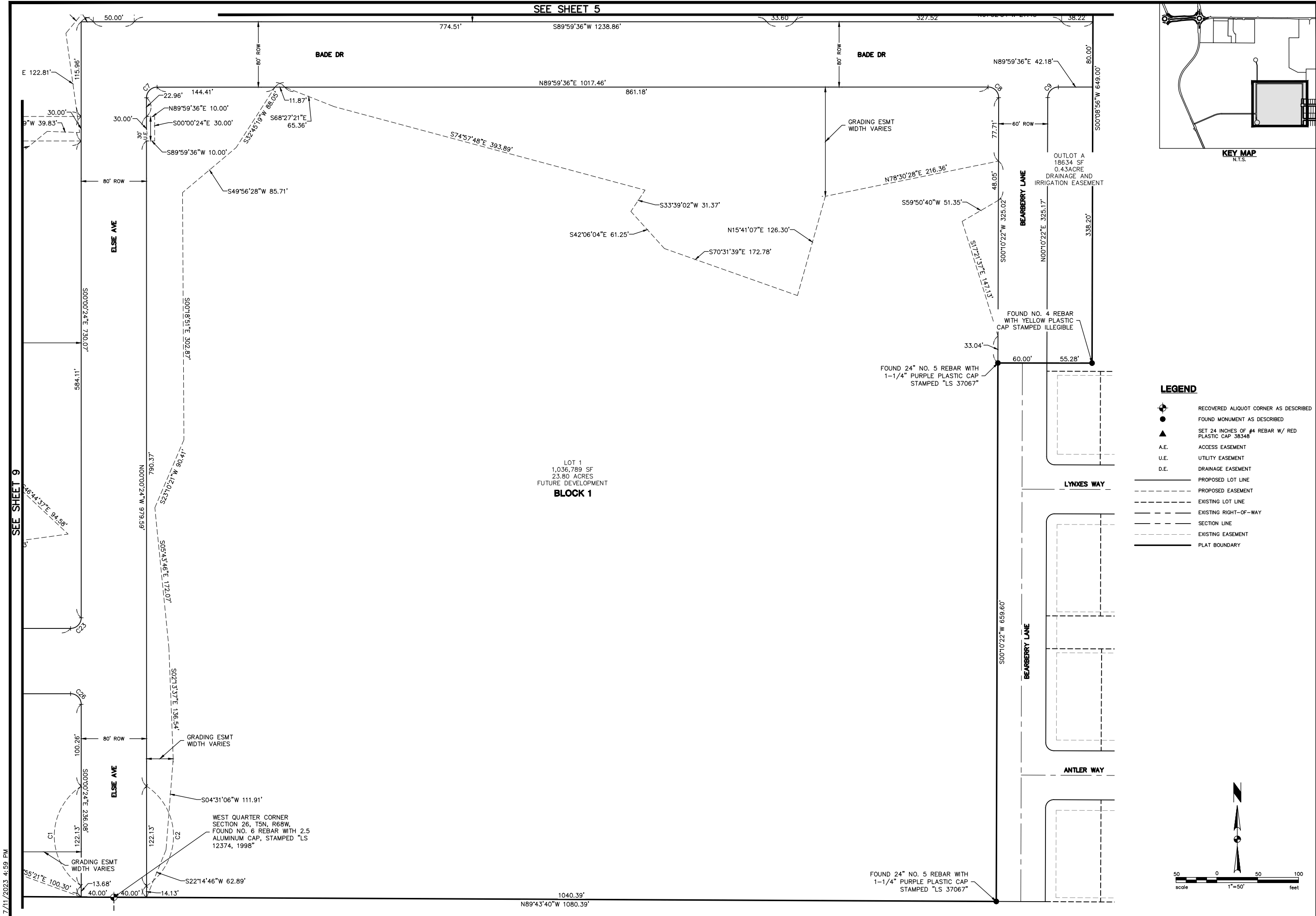
DATE	
BY	
DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

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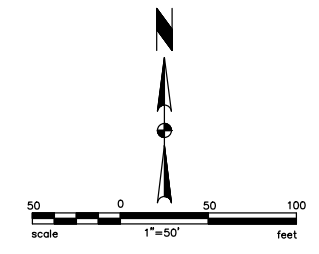
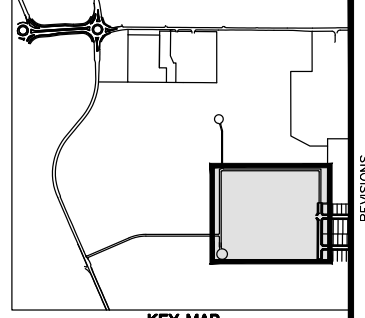
JOB NO.	1258.0001.00
SCALE	1" = 50'
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SHEET	9 of 10

SEE SHEET 5



LOT 1
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 23.80 ACRES
 FUTURE DEVELOPMENT
BLOCK 1

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REVISIONS	DESCRIPTION
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BY	
DRAWN	JSL
CHECKED	JFS
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