

VICINITY MAP

NOT TO SCALE

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	89*27'08"	15.61	10.00	N45°07'27"E	14.07
C2	9000000	114.67	73.00	N44°51'01"E	103.24
C3	90°33'00"	23.71	15.00	N45°07'31"E	21.31
C4	89°27'00"	23.42	15.00	N44°52'29"W	21.11
C5	90°00'00"	114.67	73.00	N45*08'59"W	103.24
C6	90°00'00"	114.67	73.00	S44*51'01"W	103.24
C7	90°00'00"	114.67	73.00	S45°08'59"E	103.24
C8	90°32'52"	15.80	10.00	S44°52'33"E	14.21
C9	90°00'00"	20.42	13.00	S44°51'01"W	18.38
C10	90°00'00"	15.71	10.00	S45°08'59"E	14.14
C11	9000000	15.71	10.00	N44*51'01"E	14.14
C12	90°00'00"	20.42	13.00	N45*08'59"W	18.38
C13	9000000	15.71	10.00	S44*51'01"W	14.14
C14	90'00'00"	15.71	10.00	S45°08'59"E	14.14
C15	90°00'00"	15.71	10.00	N44*51'01"E	14.14
C16	90°00'00"	15.71	10.00	N45°08'59"W	14.14
C17	9000000	15.71	10.00	S44*51'01"W	14.14
C18	9000000	20.42	13.00	S45*08'59"E	18.38
C19	90°00'00"	20.42	13.00	N44°51'01"E	18.38
C20	9000000	15.71	10.00	N45*08'59"W	14.14
C21	34"12'50"	43.59	73.00	S72*44'36"W	42.95
C22	7*52'19"	10.03	73.00	S51°42'02"W	10.02
C23	32*49'41"	41.83	73.00	S31°21'02"W	41.26
C24	15'05'11"	19.22	73.00	S7°23'37"W	19.17
C25	0°47'06"	1.00	73.00	N0*32'32"W	1.00
C26	41"12'57"	52.51	73.00	N21*32'33"W	51.39
C27	47*59'58"	61.16	73.00	N66°09'00"W	59.38
C28	90°00'00"	67.54	43.00	S44°51'01"W	60.81
C29	9000000	67.54	43.00	S45°08'59"E	60.81
C30	9000000	67.54	43.00	N44°51'01"E	60.81
C31	90°00'00"	67.54	43.00	N45°08'59"W	60.81
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NORTH RIDGE AT TRR OWNER & DEVELOPER: CLAYTON PROPERTIES GROUP II, INC. 5000 CLAYTON ROAD LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST MARYVILLE, TN 37804 QUARTER OF SECTION 22, T. 5 N., R. 68 W. OF THE 6TH P.M., COUNTY OF ENGINEER: GALLOWAY AND COMPANY, INC. LARIMER, STATE OF COLORADO 3760 E. 15TH ST., SUITE 202 LOVELAND, CO 80538 PLANNER: LAI DESIGN GROUP BLOCK 1 8201 SOUTHPARK LANE, SUITE 110 LITTLETON, COLORADO 80120 LOT 20 BLOCK 14 THOMPSON FIRST AMENDMENT RIVER RANCH SURVEYOR: FILING NO. 9 / TO THOMPSON RIVER LOT 1, BLOCK 14 LOT 21 GALLOWAY AND COMPANY, INC BLOCK 1 RANCH FILING NO. 1 REC NO. FIRST AMENDMENT TO 3760 E. 15TH ST., SUITE 202 REC. NO. LOT 20 LOT 19 - 20180034011 LOT 21 THOMPSON RIVER RANCH LOVELAND, CO 80538 20070008127 FILING NO. 1 LOT 24 OUTLOT B LOT 22 LOT 23 REC. NO. 20070008127 LOT 22 | LOT 23 \ N89°51'04"F 774. - POINT OF BEGINNING CENTER-EAST 1/16 CORNER SECTION 22, T. 5 N., R. 68 W. NO. 6 REBAR WITH 3.25" TRACT A ALUMINUM CAP OUTLOT A OUTLOT B LOT 4 STAMPED "PLS 25645" LOT 3 LOT 4 LOT 3 LOT 2 LOT 5 LOT 5 LOT 9 LOT 1 LOT 1 LOT 6 MELVICK LANE 60' PUBLIC RIGHT OF WAY LOT 7 BLOCK 2 LOT 9 LOT 16 LOT 17 LOT 24 LOT 1 LOT 8 THOMPSON LOT 7 LOT 10 LOT 15 LOT 18 LOT 23 RIVER RANCH FILING NO. 3 LOT 11 _LOT 14 | LOT 19 LOT 22 LOT 6 REC. NO. 20140039656 LOT 4 LOT 5 LOT 12 LOT 13 LOT 20 LOT 12 CLARIN DRIVE 60' PUBLIC RIGHT OF WAY LOT 1 LOT 1 LOT 6 LOT 7 LOT 12 LOT 13 LOT 18 LOT 17 LOT 2 LOT 8 LOT 11 LOT 14 LOT 5 | LOT 24 | 5 | F LOT 9 LOT 10 LOT 15 LOT 16 LOT 3 LOT 4 OWNER: RIDGE II HOLDCO LLC REC. NO. 20210053073 LOT 3 COLLEEN STREET 65' PUBLIC RIGHT OF WAY OUTLOT C LOT 5 LEGEND __ THOMPSON RIVER RANCH LOT 24 LOT 25 LOT 30 LOT 31 LOT 36 FILING NO. 4 PROPERTY LINE REC. NO. 20150003947 LOT 20 | LOT 23 | LOT 26 | LOT 29 | LOT 32 | LOT 35 ADJACENT PROPERTY LINE LOT 6 LOT 22 LOT 27 LOT 28 LOT 33 LOT 34 LOT 7 BLOCK 1 — — — — EASEMENT LINE STRATH WAY 60' PUBLIC RIGHT OF WAY ALIQUOT CORNER (AS DESCRIBED) LOT 8 FOUND 24" NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED LOT 1 LOT 12 LOT 13 LOT 24 LOT 25 LOT 36 PLS 37067" UNLESS OTHERWISE NOTED LOT 9 LOT 2 LOT 11 LOT 14 LOT 23 LOT 26 LOT 35 RECEPTION NUMBER BLOCK NUMBER LOT 3 LOT 10 | LOT 15 | LOT 22 | LOT 27 | LOT 34 LOT 48 LOT 10 SQUARE FEET LOT 4 LOT 16 LOT 21 LOT 28 LOT 33 LOT 9 LOT 17 LOT 20 LOT 29 LOT 32 LOT 5 LOT 8 LOT 19 LOT 11 LOT 31 LOT 6 LOT 7 LOT 18 LOT 19 LOT 30 RIVER RANCH ASHMORE LANE FILING NO. 3 60' PUBLIC RIGHT OF WAY REC. NO. 20140039656

LAND USE SUMMARY						
NORTH RIDGE AT TRR						
OUTLOTS	AREA (SQ. FT.)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	AMENITY TYPE	% OF TOTAL
A	41,233	0.947	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY EASEMENT AND OPEN SPACE	
В	194,108	4.456	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY, DRAINAGE EASEMENT AND OPEN SPACE	
С	79,980	1.836	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY, DRAINAGE EASEMENT, OPEN SPACE AND PARK SPACE	
TOTAL OUTLOTS	315,321	7.239				31.00%
STREET RIGHT OF WAY	AREA (SQ. FT.)	AREA ACRES				
PUBLIC RIGHT OF WAY	232,814	5.345				22.89%
LOTS	AREA (SQ. FT.)	AREA ACRES	NUMBER OF LOTS			
SINGLE FAMILY LOTS	468,958	10.766	196			46.11%
TOTAL AREA	1,017,094	23.349	TOTAL PERCENTAGE			100.00%

MAINTENANCE NOTE:

S89°48'41"W 776.43'

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 PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS INCURRED BY THE TOWN WILL BE ASSESSED TO THE PROPERTY OWNER.

TRACT F

FOUND NO. 6 REBAR

SOUTHEAST 1/16 CORNER

SECTION 22, T. 5 N., R. 68 W. WITH 3.5" ALUMINUM CAP STAMPED "LS 34995"

GENERAL OVERLOT DRAINAGE NOTE:

OWNER: RIDGE II HOLDCO LLC

REC. NO. 20200049976

LOTS AND TRACTS AS PLATTED MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN OF JOHNSTOWN 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 OF JOHNSTOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF JOHNSTOWN 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 INCURRED BY THE TOWN WILL BE ASSESSED TO THE PROPERTY OWNER.

II, INC. <u>DEDICATION</u>

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

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PM, LARIMER COUNTY COLORADO, DESCRIBED AS FOLLOWS;

BEGINNING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 22, MONUMENTED WITH NO. 6 REBAR WITH 3.25" ALUMINUM CAP,

STAMPED PLS 25645;

THENCE S0073'48"E, A DISTANCE OF 1311.25 FEET ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER

OF SAID SECTION 22, TO THE SOUTHEAST 1/16TH CORNER, MONUMENTED 3.5" ALUMINUM CAP, STAMPED LS 34995;
THENCE S89°48'41"W, A DISTANCE OF 776.43 FEET ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST

THENCE NO0°08'59"W, A DISTANCE OF 1311.78 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST

QUARTER OF SAID SECTION 22, TO A 24", NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067;

THENCE N89°51'04"E, A DISTANCE OF 774.59 FEET ON SAID NORTH LINE TO THE POINT OF BEGINNING.

QUARTER OF SAID SECTION 22, TO A 24", NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067;

PARCEL CONTAINS 1,017,094 SQUARE FEET OR 23.349 ACRES.

AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, OUTLOTS, RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF **NORTH RIDGE AT TRR** 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		
NAME:		
TITLE: STATE OF COLORADO))SS.		
COUNTY OF LARIMER)		
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS	DAY OF	AS
OF CLAYTON PROPERTIES (TITLE)		
WITNESS HAND AND OFFICIAL SEAL		
MY COMMISSION EXPIRES:		

GENERAL NOTES

1. <u>BASIS OF BEARING:</u> THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 IS ASSUMED TO BEAR S 00°13'48" E, A DISTANCE OF 1311.25', MONUMENTED AT THE NORTH END BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "PLS 25645" AND AT THE SOUTH END BY NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, STAMPED "LS 34995" WITH ALL OTHER BEARINGS RELATIVE THERETO.

NOTARY PUBLIC

- 2. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- 3. PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08069C1213F, HAVING AN MAP REVISED DATE OF DECEMBER 19, 2006, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAT ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAT ON SQUARE MILE). THIS SURVEY DEPICTS THIS DESIGNATION BY GRAPHIC PLOTTING ONLY.
- 4. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 5. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- 6. 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.
- 7. 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
- 8. THIS SURVEY ACCEPTS THE FOUND MONUMENTS AS SHOWN HEREON AS BEING IN ACCORDANCE WITH THE RECORDED PLATS AND AS BEST EVIDENCE OF THE BOUNDARY OF THE SUBJECT PROPERTY. THIS PLAT WAS DRAFTED AND PLACEMENT WAS VERIFIED BY SAID PROPERTY CORNER MONUMENTS.
- 9. THE EASEMENTS AS SHADED ON LOTS 1—30, BLOCK 1, LOTS 1—50, BLOCK 2, LOTS 1—20, BLOCK 3, LOTS 1—24, BLOCK 4, LOTS 1—36, BLOCK 5 AND LOTS 1—36, BLOCK 6 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 MAINTAINED BY THE TOWN OF
- C. SURFACE MAINTENANCE INCLUDING PAVING AND LANDSCAPE WITHIN EASEMENT SHALL BE MAINTAINED BY THE THOMPSON CROSSING METRO DISTRICT # 5.
- D. ALL REMOVALS OR DAMAGES TO PAVING OR LANDSCAPE RESULTING FROM TOWN OF JOHNSTOWN UTILITY (WATER OR SANITARY) SERVICE IS THE RESPONSIBILITY OF THOMPSON CROSSING METRO DISTRICT # 5.

TOWN COUNCIL						
THIS PLAT, TO BE KNOWN AS JOHNSTOWN, COLORADO HELE 2021.	PASSED AND ADOPTED O	N FINAL READING AT	A REGULAR MEETIN	G OF THE TOWN C	OUNCIL OF THE TO	WN OF
BY:MAYOR	ATTES	T:TOWN CLERK				
SURVEYOR'S CERTIF	ICATION:					
I, FRANK A. KOHL, BEING A NORTH RIDGE AT TRR WAS M COLORADO STATE LAW AND	IADE BY ME OR UNDER M	IY DIRECT SUPERVISION				
DATED THIS	DAY OF			1.		

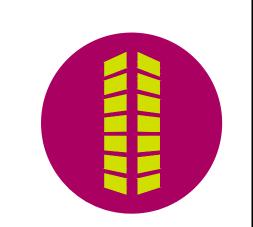
FRANK A. KOHL COLORADO PROFESSIONAL LAND SURVEYOR NO. 37067 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.



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

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RTH RIDGE AT TRR
IN THE NORTHWEST QUARTER OF THE
QUARTER OF SECTION 22, T. 5 N., R. 68 W.
TH P.M., COUNTY OF LARIMER, STATE OF
COLORADO

Date	Issue / Description	Init.
2/11/2022	TOWN COMMENTS	AN
4/20/2022	TOWN COMMENTS	AN
6/16/2022	TOWN COMMENTS	AN
7/14/022	EASEMENT REVISION	AN

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Project No:	CPG000013.01
Drawn By:	AN
Checked By:	FAK
Date:	10/21/2021

SHEET 1 OF 4

