

NORTH RIDGE SUBDIVISION

BEING A SUBDIVISION OF MULTIPLE PARCELS

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned being all the owners and lienholders of the following described property to wit:

Parcel 1:
A portion of the Northwest Quarter of the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the Sixth Principal Meridian, County of Larimer, State of Colorado, more particularly described by metes and bounds as follows:

Considering the West line of said South Quarter as bearing North 00°20'30" East according to a deed recorded in Book 742 at Page 168 of said Larimer County records, between the monuments shown and described herein, with all bearings contained herein relative thereto;
Commencing at the South Quarter Corner of said Section 22; thence North 00°20'30" East, along the West Line of the Southeast Quarter Section 22, a distance of 2,627.22 feet to the North line of the Northwest Quarter of the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the Sixth Principal Meridian; thence North 89°47'34" East, along said North line, a distance of 75.00 feet to a point on the West line of said parcel as described in Book 742 at Page 168, said point being the POINT OF BEGINNING; thence continuing North 89°47'34" East, along said North line, a distance of 1,245.21 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 22; thence South 00°18'28" East, along the East line of said Northwest Quarter of the Southeast Quarter, a distance of 1,310.93 feet; thence South 89°45'05" West, along said South line of the Northwest Quarter of the Southeast Quarter of said Section 22, a distance of 884.81 feet to the Easterly right-of-way of Interstate Highway 25 Frontage Road, as contained in Reception No. 2018003995; thence along right-of-way North 42°26'48" West, 88.01 feet to a point on a tangent curve concave to the Northeast, having a central angle of 35°19'59" and a radius of 1,145.00 feet and the chord of which bears North 24°47'53" West a distance of 694.96 feet; thence along the arc of said curve 706.10 feet; thence North 22°48'11" West 51.45 feet to the East line of that parcel of land described in Book 742 at Page 168 of said Larimer County records; thence North 00°20'30" East, along said East line, and along the East line of said Parcel as described in Book 742 at Page 168, a distance of 567.00 feet to the POINT OF BEGINNING.

Parcel 2:
A parcel located in the Southwest Quarter of the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the Sixth Principal Meridian, County of Larimer, State of Colorado, more particularly described by metes and bounds as follows:

Considering the West line of said Southwest Quarter as bearing North 00°20'30" East according to a deed recorded in Book 742 at Page 168 of said Larimer County records, between the monuments shown and described herein, with all bearings contained herein relative thereto;
Commencing at the South Quarter Corner of said Section 22; thence North 00°20'30" East, along the West Line of the Southeast Quarter Section 22, a distance of 1,313.61 feet to the North line of the Southwest Quarter of the Southeast Quarter; thence continuing along said North line North 89°45'05" East, 449.05 feet to the POINT OF BEGINNING; thence continuing along said North line North 89°45'05" East, 884.81 feet to the East line of the Southwest Quarter of the Southeast Quarter; thence along said East line South 00°14'42" East, 1,205.63 feet to the Easterly Colorado State Highway 402; thence along said Right-of-Way North 28°09'47" West, 104.15 feet to a point on a curve concave to the Southwest having a central angle of 40°47'24", a radius of 589.00 feet and chord of which bears North 23°51'05" West, 410.52 feet; thence along the arc of said curve 419.32 feet; thence North 42°25'32" West, 995.05 feet to the Point of Beginning.

Parcel 3:
A parcel located in the Southwest Quarter of the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the Sixth Principal Meridian, County of Larimer, State of Colorado, more particularly described by metes and bounds as follows:

Considering the West line of said Southwest Quarter as bearing North 00°20'30" East according to a deed recorded in Book 742 at Page 168 of said Larimer County records, between the monuments shown and described herein, with all bearings contained herein relative thereto;
Commencing at the South Quarter Corner of said Section 22; thence North 00°20'30" East, along said West Line of the Southeast Quarter of Section 22, a distance of 1,313.61 feet to the North line of the Southwest Quarter of the Southeast Quarter; thence continuing along said North line North 89°45'05" East, 166.97 feet to a point on the State Highway Right-of-Way point also being the POINT OF BEGINNING of Parcel B; thence continuing along the Right-of-Way the following ten courses, South 02°40'46" East, 221.97 feet; thence South 10°51'06" East, 200.00 feet; thence South 23°03'56" East, 792.37 feet; thence South 64°19'33" East, 119.42 feet; thence South 82°15'14" East, 305.42 feet; thence North 89°45'35" East, 123.74 feet; thence North 43°46'23" East, 152.40 feet; thence North 34°29'15" East 20.41 feet to a point on a curve concave to the Southwest having a central angle of 40°28'02", a radius of 479.00 feet and the chord of which bears North 24°00'46" West, 331.32 feet; thence along the arc of said curve 338.31 feet; thence tangent from said curve North 42°25'48" West, 1088.77 feet to a point on a curve concave to the Northeast having a central angle of 00°36'52" a radius of 1,251.38 feet and the chord of which bears North 42°14'10" West, 13.42 feet; thence along the arc of said curve 13.42 feet; thence departing said Right-of-Way and along said line South 89°45'05" West 133.69 feet to the Point of Beginning.

Said parcel contains 2,605,773 Square Feet or 59,820 Acres more or less by this survey.

do hereby cause said land to be laid out and platted under the name of NORTH RIDGE SUBDIVISION, and do hereby dedicate to the public forever all public rights of way, easements and other places designated or described for public uses. All conditions, terms and specifications designated or described herein shall be binding on the owners, their heirs, successors and assigns.

Owners:

NAME

Witness my hand and seal this _____ day of _____, 20__.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
 ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20__.
Witness my Hand and Official Seal.
My commission expires: _____.

LIENHOLDERS

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20__.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
 ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20__.
Witness my Hand and Official Seal.
My commission expires: _____.

SURVEYOR'S CERTIFICATE

I, Steven Parks, certify that this plat accurately represents the results of a survey made by me or under my responsible charge.

DRAFT

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

TOWN COUNCIL

This plat, to be known as NORTH RIDGE SUBDIVISION, 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 _____, 20__.

Mayor _____ Attest: _____
Town Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northwest Quarter of the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing North 89°31'03" East, a distance of 1320.19 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 459-b0634620-081-KT6, Amendment No. 1, dated May 26, 2021, as prepared by Heritage Title Company to delineate the aforesaid information.
This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

FLOOD PLAIN NOTE

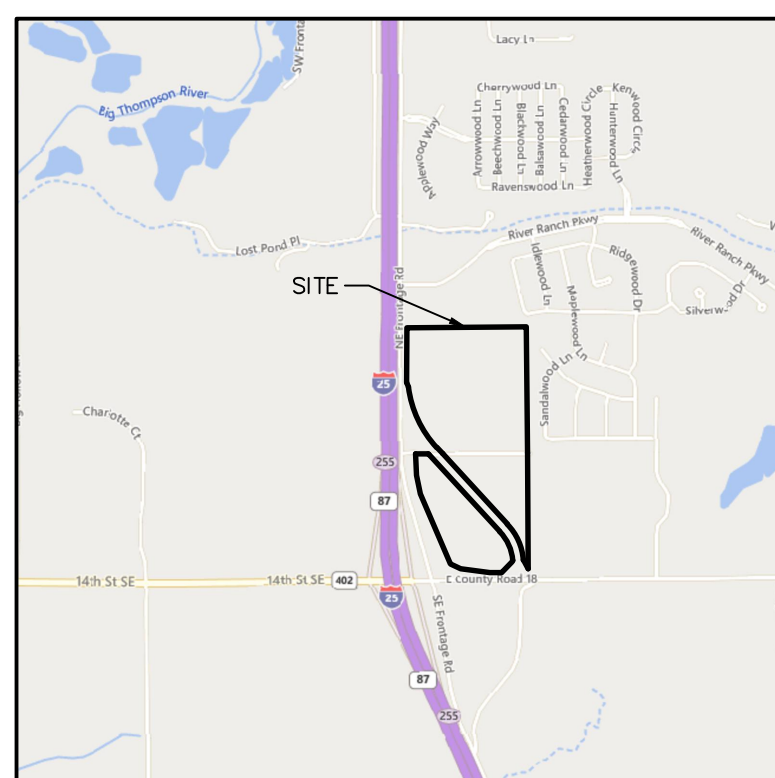
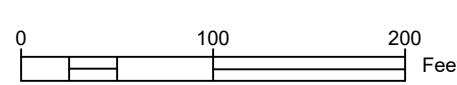
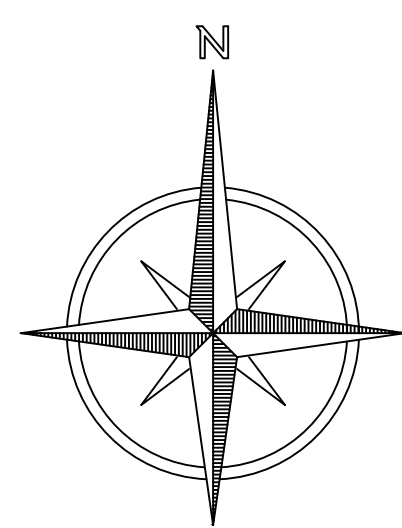
The subject property is in flood zone "X", areas determined to be outside the 0.2% annual chance of floodplain" per FEMA flood map 08069C1213F effective December 19, 2006.

MAINTENANCE NOTE: 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.

GENERAL OVERLOT DRAINAGE NOTE: 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.

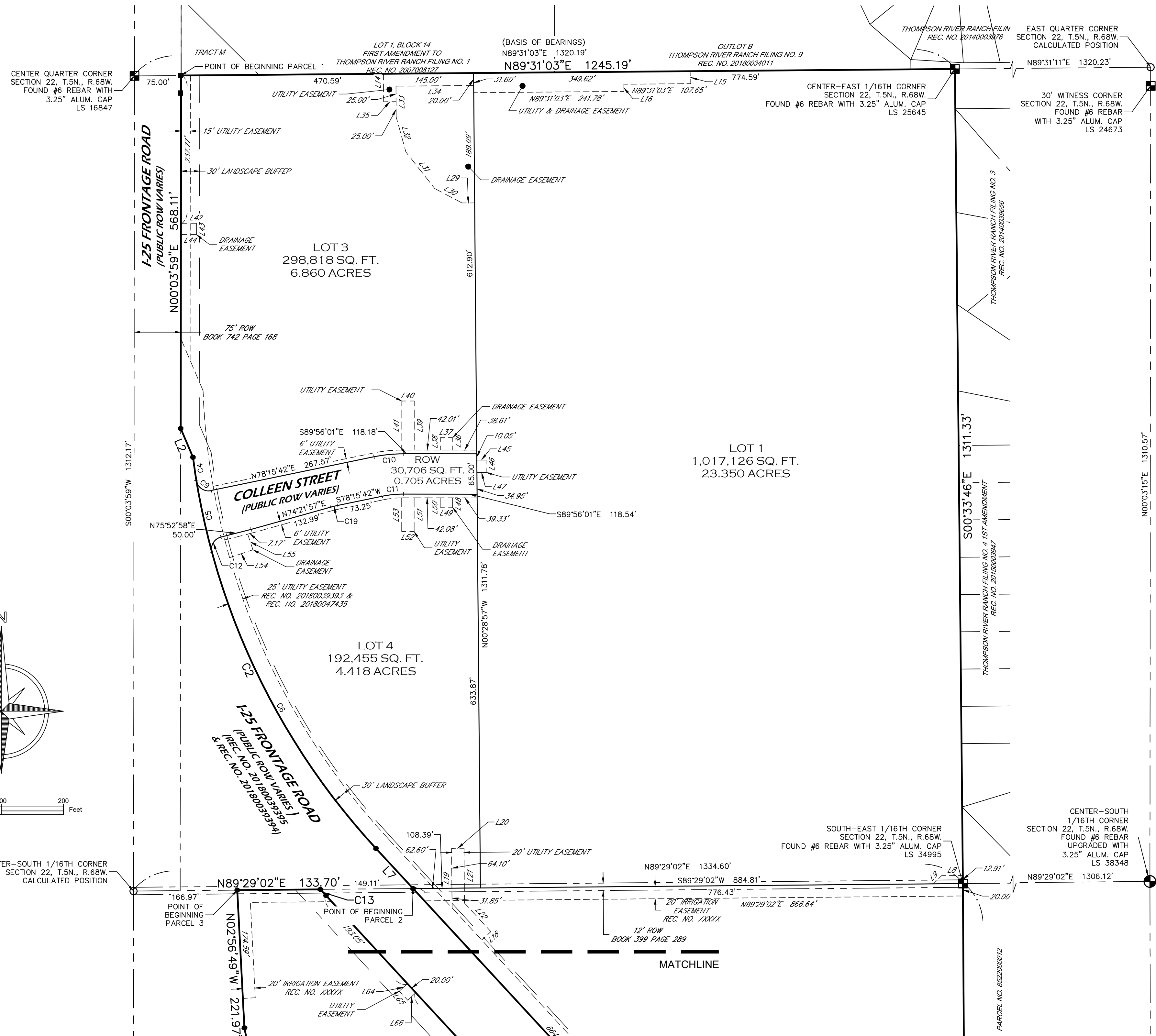
LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY LINE
- - - SECTION LINE
- - - CENTERLINE
- ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348



LAND USE TABLE

LOTS	37.070 ACRES	62%
TRACTS	21.951 ACRES	37%
ROW	0.799 ACRES	1%
TOTAL	59.820 ACRES	100%



NOTICE

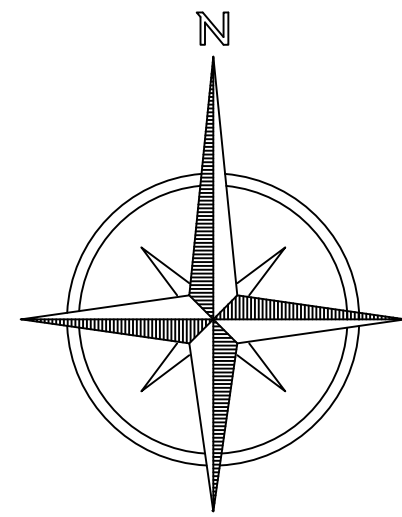
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

PROJECT NO: 2020124	PROJECT NAME: NORTH RIDGE	REVISIONS:	DATE:
DATE: 6-11-2021	CLIENT: J.U.B.	REDLINES	11-9-21
DRAWN BY: SIP	FILE NAME: 2020124SUB	REDLINES	11-16-21
CHECKED BY: SIP	SCALE: 1" = 100'	REDLINES	3-9-22
		REDLINES	5-24-22
		REDLINES	9-1-22

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SITUATE IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

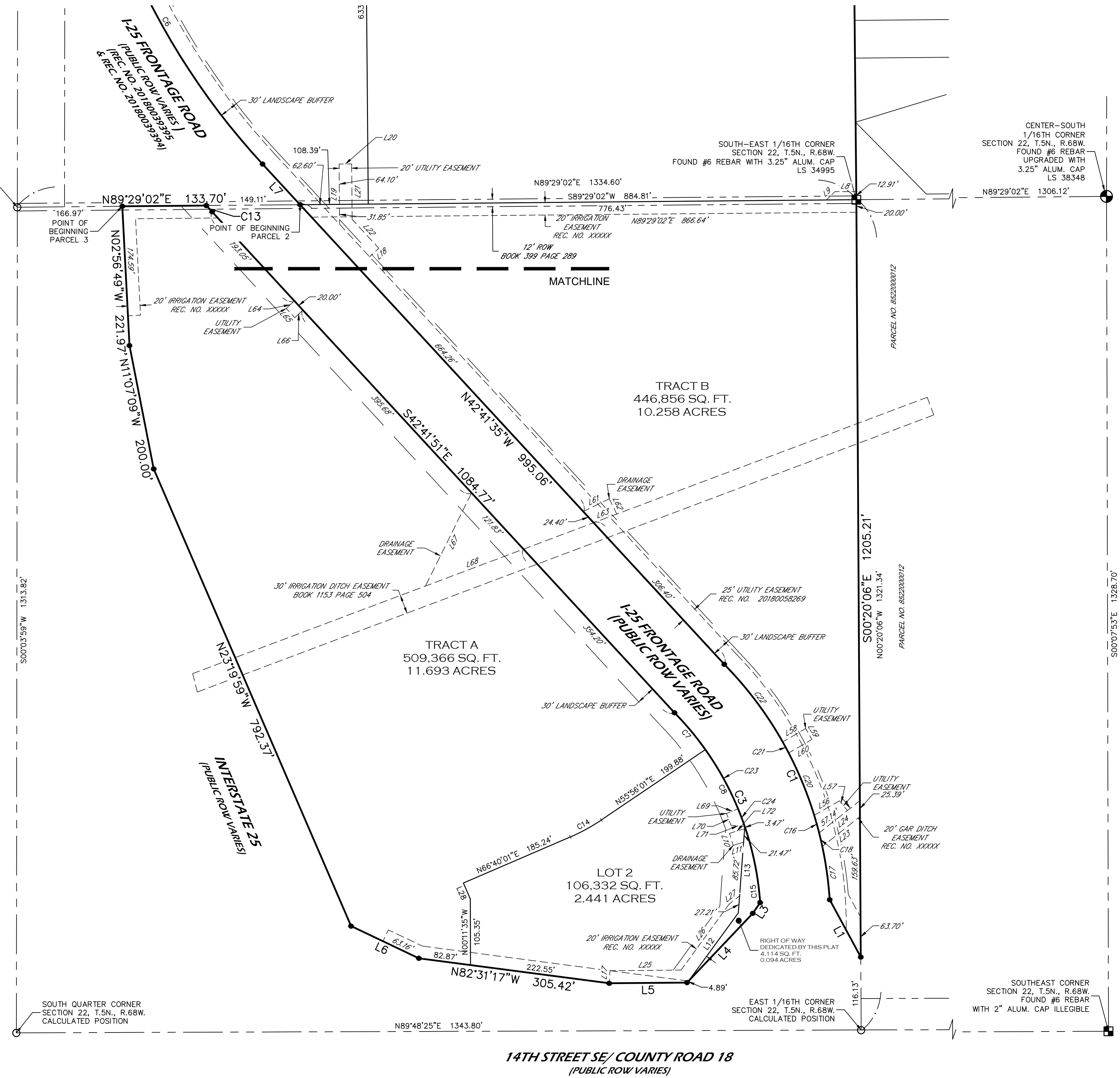
	BOUNDARY LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	SECTION LINE
	CENTERLINE
	ALIQUOT CORNER AS DESCRIBED
	SET ALIQUOT MONUMENT AS DESCRIBED
	FOUND MONUMENT AS DESCRIBED
	CALCULATED POSITION
	SET 24" OF #4 REBAR WITH RED PLASTIC CAP-LS 38348

LINE	BEARING	LENGTH
L1	N28°25'50"W	103.67'
L2	N23°04'14"W	50.49'
L3	N34°07'12"E	20.41'
L4	N43°30'20"E	152.40'
L5	N89°29'32"E	123.74'
L6	S64°35'36"E	119.42'
L7	N42°42'51"W	88.01'
L8	N89°51'08"E	34.07'
L9	N44°51'08"E	18.69'
L10	N16°59'01"W	20.00'
L11	S73°00'59"W	17.39'
L12	S36°09'14"W	134.12'
L13	S04°19'20"W	137.87'
L14	N00°28'55"W	45.00'
L15	N00°03'59"E	20.00'
L16	N00°28'55"W	11.60'
L17	N03°29'08"E	20.00'
L18	N47°06'46"E	20.00'
L19	N00°30'58"W	95.94'
L20	N89°29'02"E	20.00'
L21	S00°30'58"E	88.23'
L22	S42°41'08"E	62.52'
L23	N51°38'03"E	76.28'
L24	N51°38'03"E	82.50'
L25	N89°29'32"E	113.07'

LINE	BEARING	LENGTH
L26	N36°04'32"E	129.76'
L27	N51°38'03"E	21.18'
L28	N23°19'59"W	27.50'
L29	N90°00'00"W	20.35'
L30	N62°05'46"W	49.60'
L31	N38°16'24"W	75.00'
L32	N15°30'37"W	58.06'
L33	N00°28'55"W	50.00'
L34	N89°31'05"E	125.00'
L35	S89°31'05"W	20.00'
L36	S00°03'07"W	19.81'
L37	S89°56'53"E	20.02'
L38	N00°00'00"E	19.81'
L39	S00°03'59"W	78.82'
L40	S89°56'01"E	20.00'
L41	N00°03'59"E	78.83'
L42	N89°56'01"W	25.00'
L43	N00°03'59"E	18.22'
L44	S89°56'01"E	25.00'
L45	N89°47'31"E	14.95'
L46	S00°28'57"E	20.00'
L47	S89°47'31"W	15.00'
L48	S00°03'07"W	15.19'
L49	N89°56'53"W	20.00'
L50	N00°00'00"E	15.19'

LINE	BEARING	LENGTH
L51	N00°00'00"E	54.18'
L52	S89°56'01"E	20.00'
L53	S00°03'59"W	54.16'
L54	N71°31'53"E	39.64'
L55	N18°28'07"W	26.62'
L56	N60°06'24"E	46.40'
L57	S38°21'57"E	20.00'
L58	S59°52'52"W	42.15'
L59	N30°07'08"W	20.00'
L60	N59°52'52"E	42.72'
L61	N63°55'45"E	46.08'
L62	S26°04'15"E	27.11'
L63	N69°22'33"E	39.28'
L64	N47°06'45"E	17.72'
L65	N42°53'15"W	20.00'
L66	S47°06'45"W	17.65'
L67	S26°18'21"W	165.33'
L68	N69°22'33"E	166.56'
L69	S68°46'04"W	20.00'
L70	S21°13'56"E	20.00'
L71	S84°16'01"E	22.09'
L72	N73°00'59"E	25.19'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	419.32'	589.00'	40°47'23"	410.52'	N24°07'08"W
C2	706.10'	1145.00'	35°19'59"	694.96'	S25°03'56"E
C3	338.31'	479.00'	40°28'01"	331.32'	N24°16'49"W
C4	37.53'	1145.00'	1°52'41"	37.53'	S08°20'17"E
C5	118.61'	1145.00'	5°56'07"	118.56'	S12°14'40"E
C6	549.96'	1145.00'	27°31'11"	544.69'	S28°58'19"E
C7	76.62'	479.00'	9°09'55"	76.54'	N39°55'51"W
C8	138.04'	479.00'	16°30'41"	137.56'	N27°05'34"W
C9	32.43'	20.00'	92°54'01"	28.99'	S55°43'48"E
C10	47.39'	230.00'	11°48'17"	47.30'	S84°09'50"W
C11	34.51'	167.50'	11°48'17"	34.45'	S84°09'50"W
C12	31.80'	20.00'	91°05'42"	28.55'	S30°20'07"W
C13	13.42'	1251.38'	0°36'52"	13.42'	S42°30'13"E
C14	56.20'	300.00'	10°44'01"	56.12'	N61°18'01"E
C15	123.65'	479.00'	14°47'25"	123.31'	N11°26'31"W
C16	29.10'	589.00'	2°49'51"	29.10'	N15°37'36"W
C17	85.70'	589.00'	8°20'11"	85.62'	N07°53'32"W
C18	22.11'	589.00'	2°09'03"	22.11'	N13°08'09"W
C19	11.39'	167.50'	3°53'45"	11.39'	S76°18'49"W
C20	107.39'	589.00'	10°26'48"	107.24'	N22°15'55"W
C21	20.01'	589.00'	1°56'47"	20.01'	N28°27'43"W
C22	155.01'	589.00'	15°04'43"	154.56'	N36°58'28"W
C23	108.01'	479.00'	12°55'12"	107.78'	N28°53'18"W
C24	30.02'	479.00'	3°35'29"	30.02'	N20°37'58"W



DRAFT

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

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2

SHEET 2 OF 2