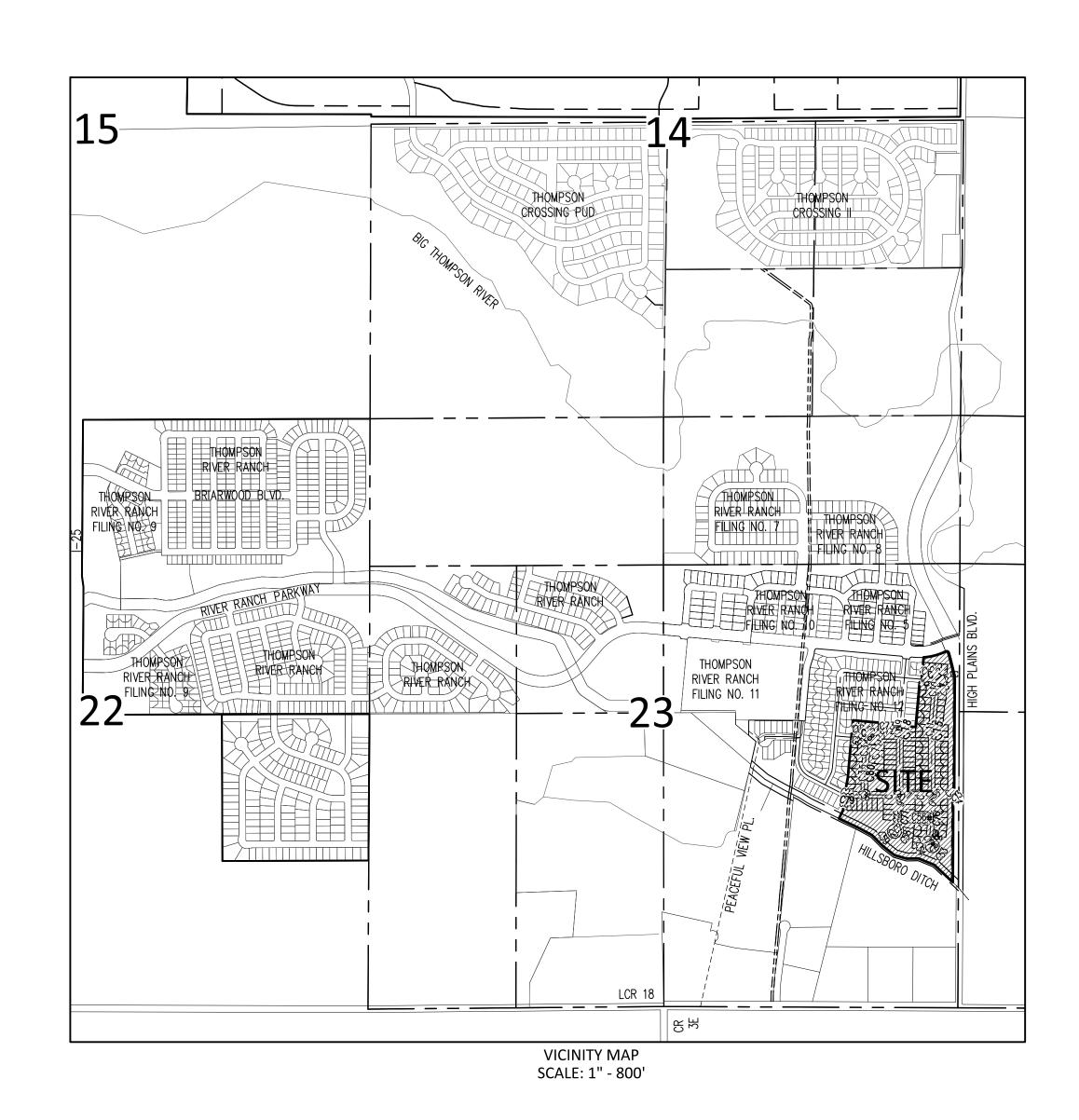
THOMPSON RIVER RANCH SUBDIVISION FILING NO. 15

BEING A REPLAT OF TRACT A, THOMPSON RIVER RANCH FILING NO. 12 RECORDED AT RECEPTION NO. 20210091806 LOCATED IN THE EAST HALF OF SECTION 23,

T. 5 N., R. 68 W. OF THE 6TH P.M., JOHNSTOWN, LARIMER COUNTY, COLORADO



LAND USE SUMMARY						
THOMPSON RIVER RANCH FILING NO. 15						
OUTLOTS	AREA (SQ. FT.)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	AMENITY TYPE	% OF TOTAL
А	106,167	2.437	METRO DISTRICT 4	METRO DISTRICT 4	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
В	3,129	0.072	METRO DISTRICT 4	METRO DISTRICT 4	PEDESTRIAN ACCESS EASEMENT	
С	6,758	0.155	METRO DISTRICT 4	METRO DISTRICT 4	PEDESTRIAN ACCESS AND UTILITY EASEMENT	
D	34,897	0.801	METRO DISTRICT 4	METRO DISTRICT 4	PEDESTRIAN ACCESS. UTILITY EASEMENT AND PARK AREA	
E	7,364	0.169	METRO DISTRICT 4	METRO DISTRICT 4	PEDESTRIAN ACCESS AND UTILITY EASEMENT	
F	209,866	4.818	METRO DISTRICT 4	METRO DISTRICT 4	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
TOTAL OUTLOTS	368,181	8.452				28.81%
STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)						
	AREA (SQ. FT.)	AREA ACRES				
PUBLIC RIGHT OF WAY	261,032	5.993				20.43%
LOTS	AREA (SQ. FT.)	AREA ACRES	NUMBER OF LOTS			
SINGLE FAMILY LOTS	648,702	14.892	166			50.76%
	TOTAL AREA	29.337	TOTAL PERCENTAGE			100.00%

DEDICATION								
	091806, LOCATED IN	ANCH FILING NO. 12 I THE EAST HALF C						
PARCEL CO	NTAINS 1,277,915	SQUARE FEET OR 29	9.337 ACRES.					
NAME OF T	HOMPSON RIVER RA	E SAME INTO LOTS, NCH SUBDIVISION F RIGHT OF WAY ANI	ILING NO. 15 A	S SHOWN ON	THIS MAP AN	ID DO HEREBY	,	
CLAYTON P	ROPERTIES GROUP	I, INC.						
BY								
	CE RAU STANT SECRETARY	FOR CLAYTON PROF	PERTIES GROUP	II, INC				
STATE OF (COLORADO)							
COUNTY OF)S: LARIMER)).						
THE FOREG	OING INSTRUMENT V	/AS ACKNOWLEDGED 2022, BY BRU					ROPERTIES	
GROUP II, II	NC.		,					
WITNESS HA	AND AND OFFICIAL S	SEAL						
	0/0// E// I//E0/							
	NOTARY PUBLIC							
OWN C	OUNCIL					_		
HIS PLAT, 1	TO BE KNOWN AS T	HOMPSON RIVER RA	NCH SUBDIVISI	ON FILING NO.	15 , IS APPR	OVED		
IND ACCEPT ASSED AND	ED BY THE TOWN (ADOPTED ON FINA	OF JOHNSTOWN, BY L READING AT A RE O HELD ON THE	RESOLUTION N EGULAR MEETIN	UMBER IG OF THE TOW	/N COUNCIL (OF THE		
			, 2022.					
IY:		AT	TEST:					
	MAYOD		TOW	N OLEDIZ				

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

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE FINAL PLAT OF THOMPSON RIVER RANCH SUBDIVISION FILING NO. 12 IN WHICH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO BEARS SOUTH 00"15"50" WEST, A DISTANCE OF 1323.79 FEET, SAID LINE BEING MONUMENTED AT THE NORTH 1/16 CORNER COMMON WITH SECTION 23 AND 24 BY A 2" ALUMINUM CAP, STAMPED "LS 12374" AT ITS EAST QUARTER CORNER OF SECTION 23 AND BY NUMBER 6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 37065" 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 FIRM MAP NUMBER 08069C1214F - EFFECTIVE DATE: 12/19/2006 AND LOMR 16-08-1159P - EFFECTIVE DATE: 11/16/2017, THE PROJECT SITE RESIDES OUTSIDE THE LIMITS OF THE FEMA REGULATORY 100-YEAR (1% PROBABILITY) SPECIAL FLOOD

4. EASEMENTS: 10' WIDE UTILITY EASEMENTS ARE DEDICATED ALONG THE RIGHT OF WAY, 5' WIDE UTILITY EASEMENTS ARE DEDICATED ALONG THE REAR LOT LINES AS SHOWN HEREON.

5. THE EASEMENTS AS SHADED ON LOTS 1-33. BLOCK 1. LOTS 1-32. BLOCK 2. LOTS 1-9. 12 AND 20-29, BLOCK 3, LOTS 1-14, BLOCK 4, LOTS 1-46, BLOCK 5 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 JOHNSTOWN. C. SURFACE MAINTENANCE INCLUDING PAVING AND LANDSCAPE WITHIN EASEMENT SHALL
- 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 # 4

BE MAINTAINED BY THE THOMPSON CROSSING METRO DISTRICT # 4.

I) 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.

SURVEYOR'S CERTIFICATION:

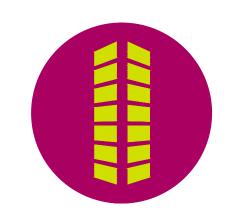
I, FRANK A. KOHL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THOMPSON RIVER RANCH SUBDIVISION FILING NO. 15 WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON

DATED THIS _____ DAY OF ____

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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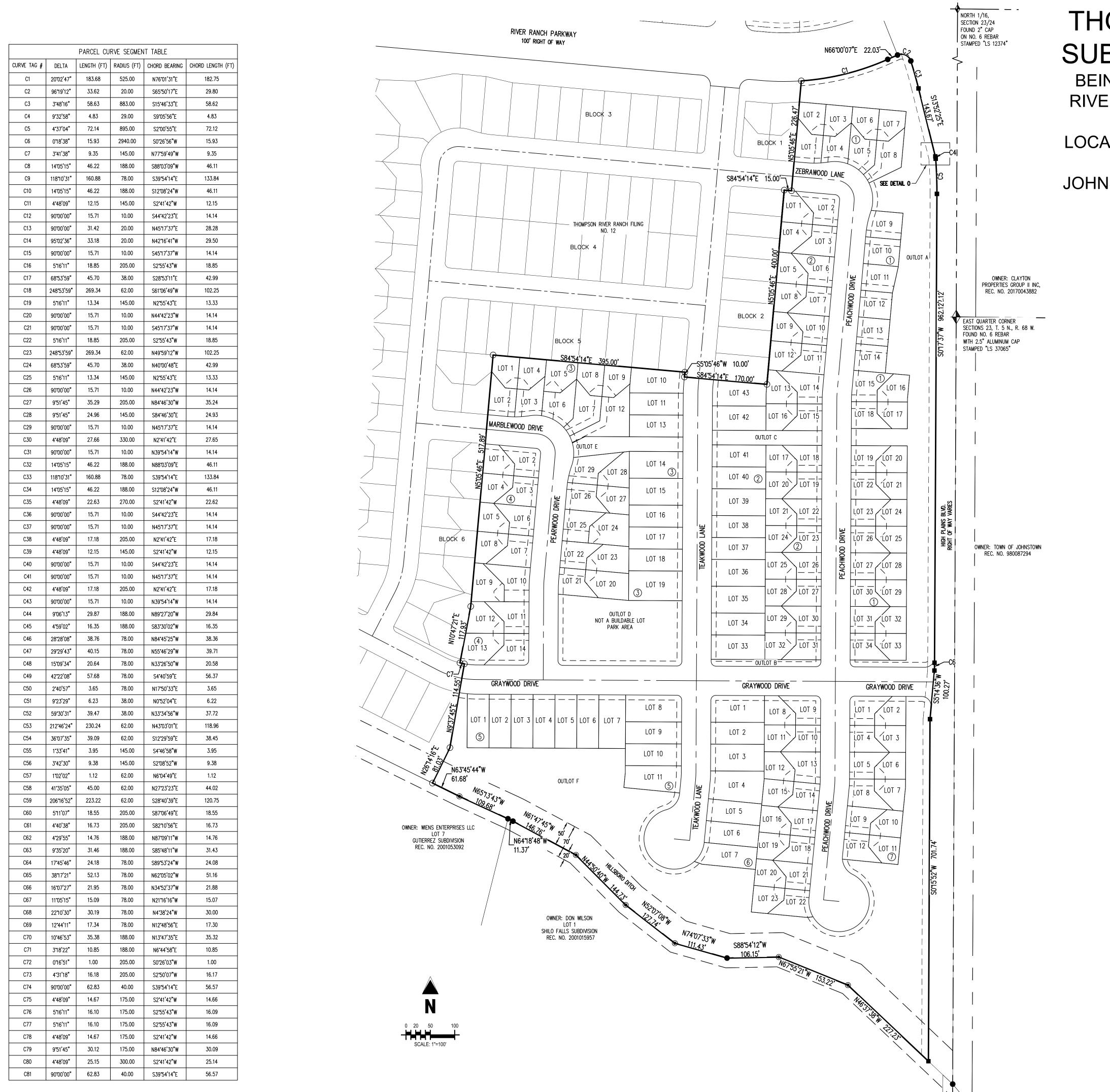
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Date Issue / Description 1 8/27/2020 TOWN COMMENTS 2 2/19/2021 TOWN COMMENTS 3 12/21/2021 TOWN COMMENTS 4 2/22/2022 TOWN COMMENTS

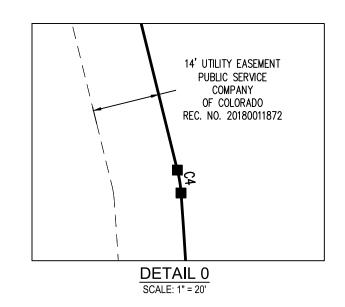
CPG0000010.10 Project No: 11/23/2021



THOMPSON RIVER RANCH SUBDIVISION FILING NO. 15

BEING A REPLAT OF TRACT A, THOMPSON RIVER RANCH FILING NO. 12 RECORDED AT RECEPTION NO. 20210091806

LOCATED IN THE EAST HALF OF SECTION 23, T. 5 N., R. 68 W. OF THE 6TH P.M., JOHNSTOWN, LARIMER COUNTY, COLORADO



	PROPERTY LINE
	ADJACENT PROPERTY LINE PLSS ALIQUOT LINE
	EASEMENT LINE
♦	ALIQUOT CORNER (AS DESCRIBED)
0	SET 24" # 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067" UNLESS OTHERWISE NOTED
•	FOUND 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 37067" UNLESS OTHERWISE NOTED
•	FOUND NO. 4 REBAR WITH 1-1/4" YE PLASTIC CAP, STAMPED "PLS 32444"
	FOUND 24" # 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067"

RECEPTION NUMBER

LEGEND

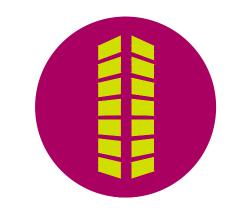
		PARCEL (CURVE SEGMENT	TABLE	
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
(C82)	417'58"	14.11	188.00	N88*08'32"E	14.10
(C83)	4*21'06"	14.28	188.00	N83*49'00"E	14.28
(C84)	10°20'24"	14.08	78.00	S46°11'49"E	14.06
(C85)	10°20'24"	14.08	78.00	S35*51'26"E	14.06
(C86)	0*55'08"	3.29	205.00	S0°45'12"W	3.29
(C87)	3*42'30"	9.38	145.00	S2*08'52"W	9.38
(C88)	0*56'15"	14.00	855.65	S5*20'35"W	14.00
(C89)	416'17"	14.02	188.00	S87*16'00"E	14.01
(C90)	417'48"	14.10	188.00	N88*26'58"E	14.09
(C91)	18°09'04"	24.71	78.00	S72°09'11"E	24.61
(C92)	10°20'24"	14.08	78.00	S31°59'06"E	14.06
(C93)	10°20'24"	14.08	78.00	S21°38'42"E	14.06
(C94)	417'13"	14.07	188.00	S10°32'45"W	14.06
(C95)	318'22"	10.85	188.00	S6*44'58"W	10.85
(C96)	0*44'51"	1.02	78.00	N16°06'05"W	1.02



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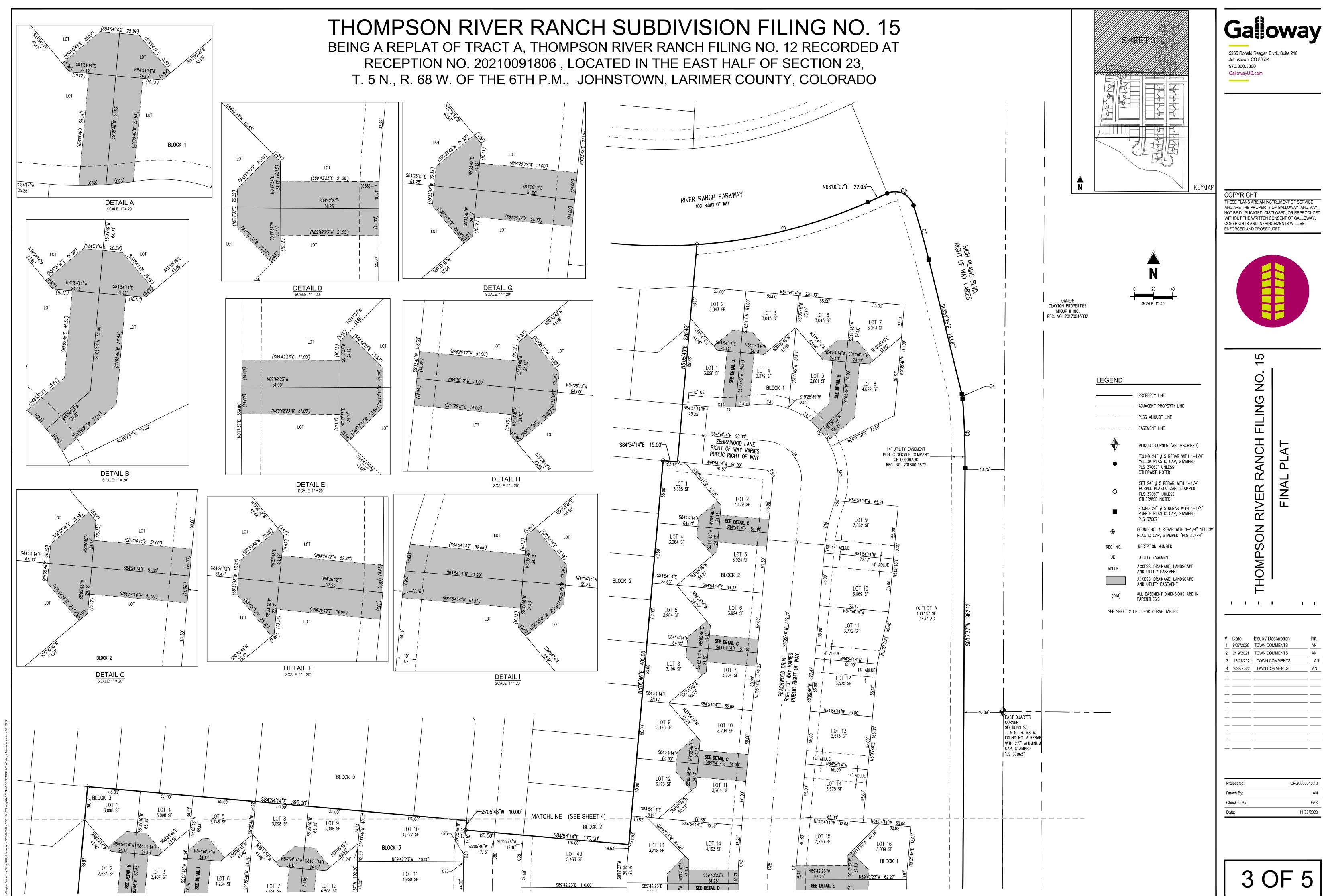
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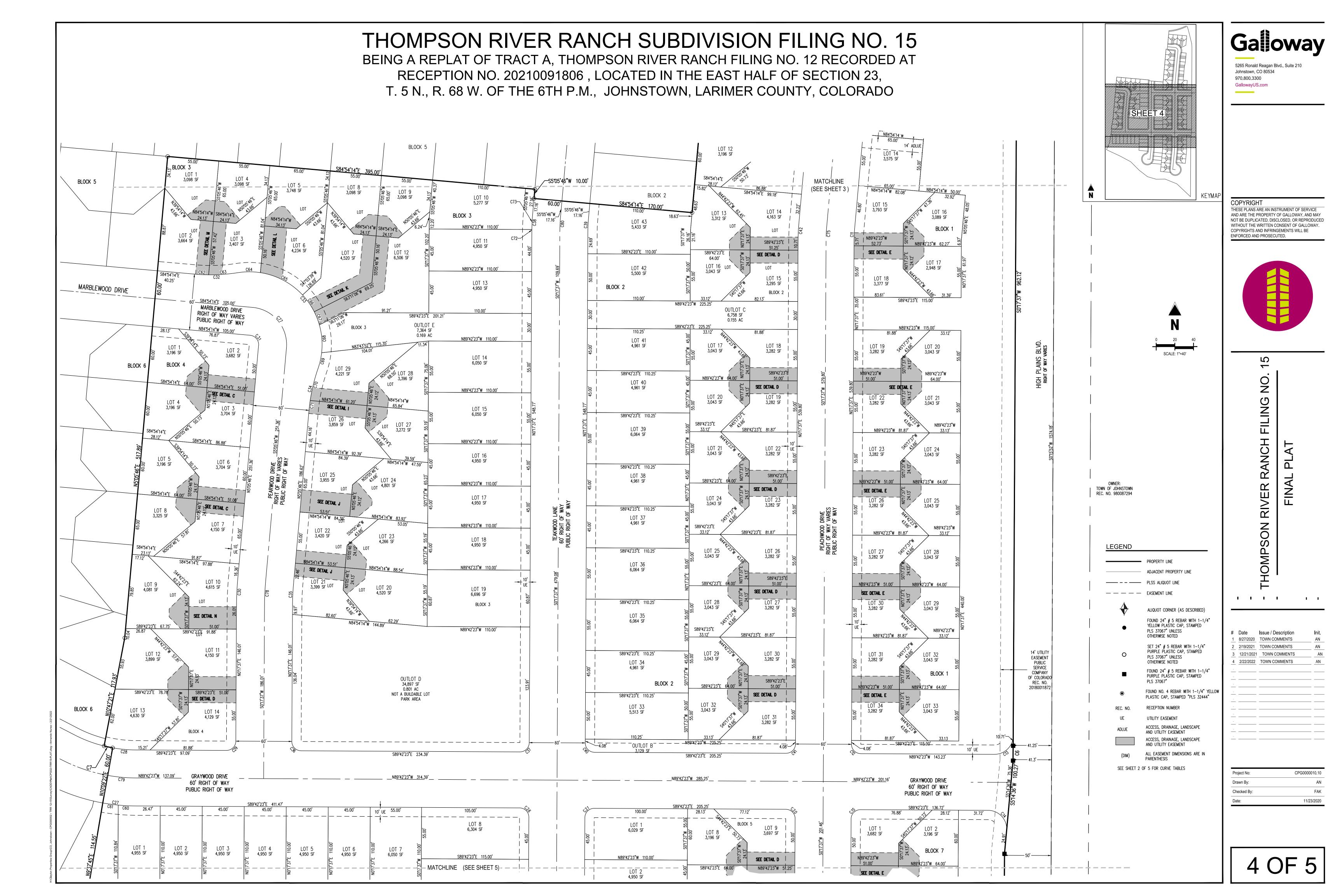
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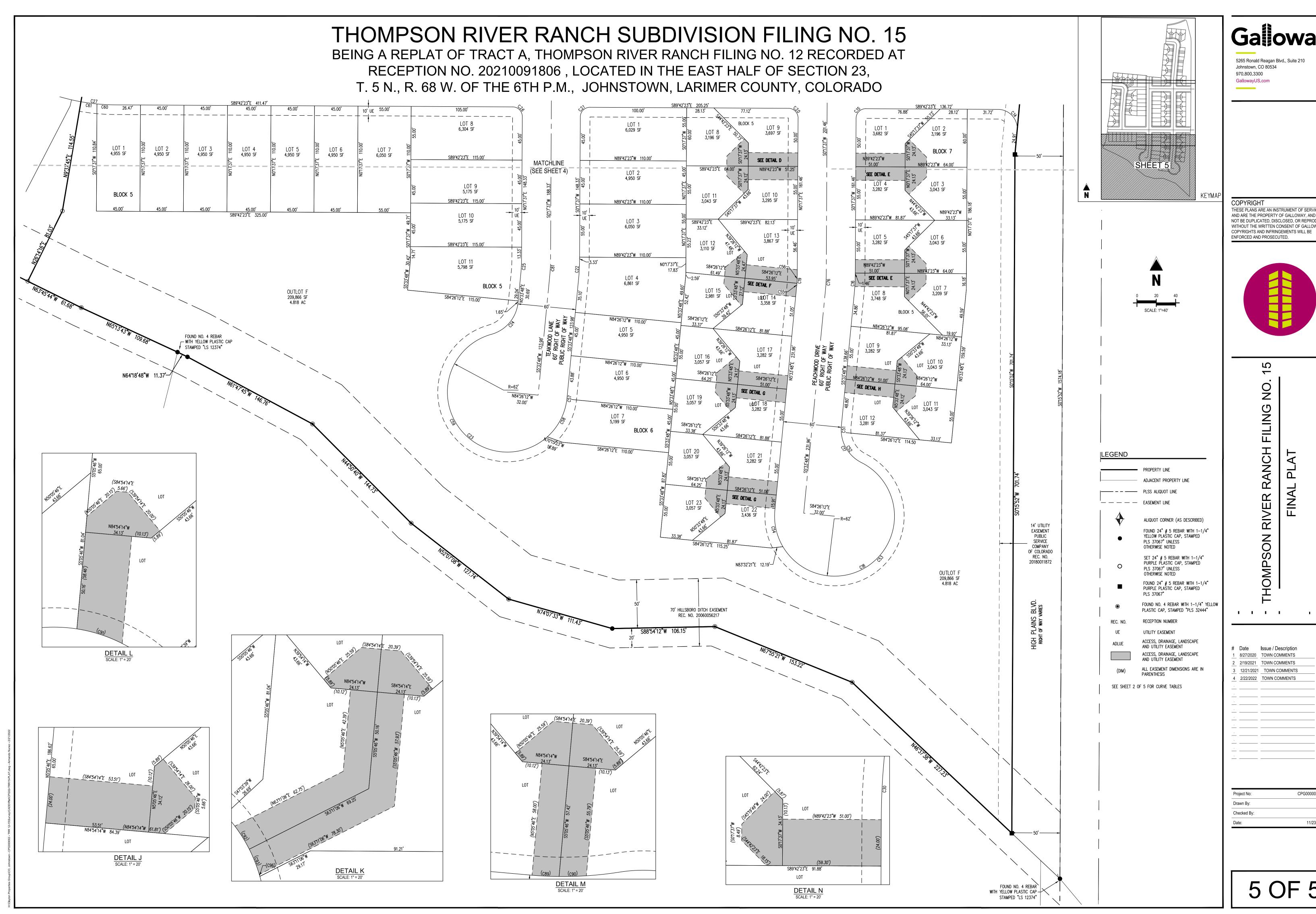
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Project No:	CPG0000010.10
Drawn By:	AN
Checked By:	FAK
Date:	11/23/2021

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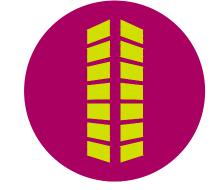






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