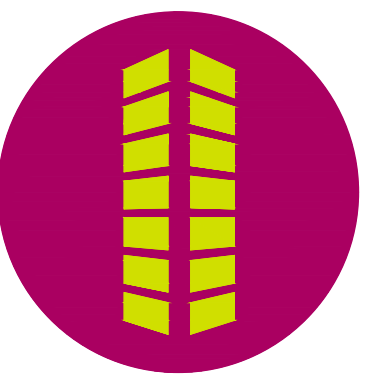


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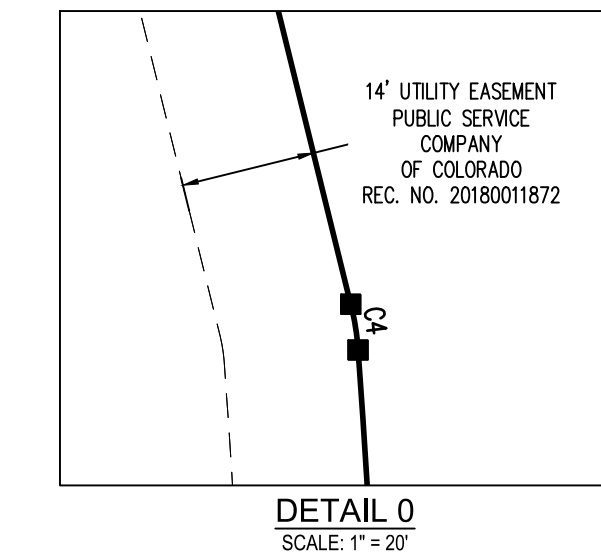


THOMPSON RIVER RANCH FILING NO. 15

FINAL PLAT

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

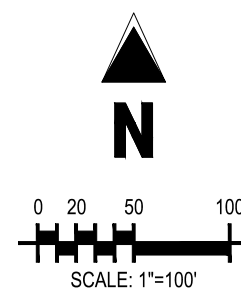
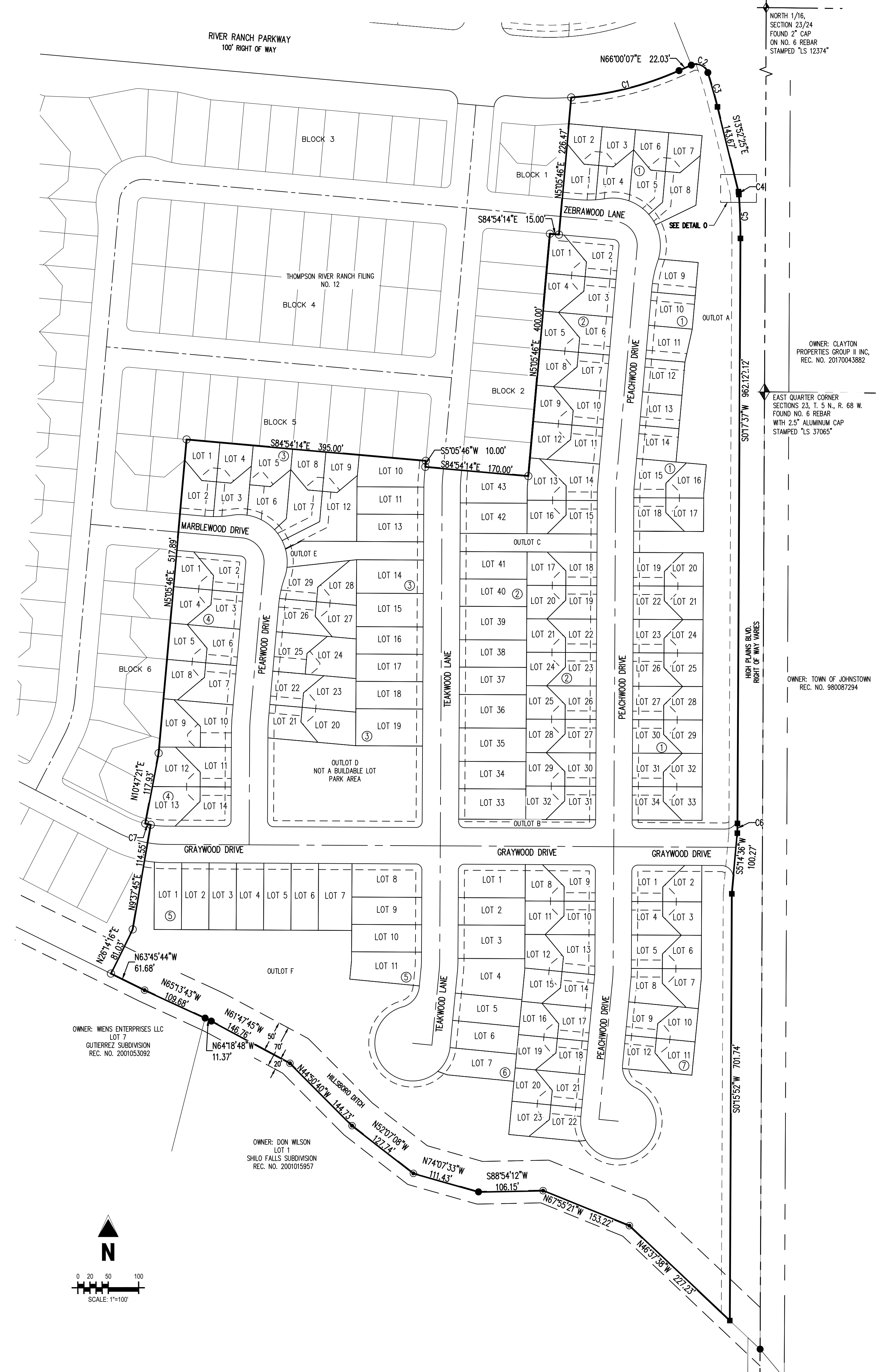


LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - PLASS ALIQUOT LINE
- - - EASEMENT LINE
- ◆ ALIQUOT CORNER (AS DESCRIBED)
- 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" YELLOW PLASTIC CAP, STAMPED "PLS 32444"
- ⊙ FOUND 24" # 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067
- REC. NO. RECEPTION NUMBER
- ⑤ BLOCK NUMBER

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)	421°06'	14.28	188.00	N83°49'00"E	14.28
(C84)	102°24'	14.08	78.00	S46°11'49"E	14.06
(C85)	102°24'	14.08	78.00	S35°51'26"E	14.06
(C86)	05°50'8"	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)	05°15'	14.00	855.65	S52°35'W	14.00
(C89)	47°17'	14.02	188.00	S87°16'00"E	14.01
(C90)	47°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)	102°24'	14.08	78.00	S31°59'06"E	14.06
(C93)	102°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)	37°8'22"	10.85	188.00	S6°44'58"W	10.85
(C96)	0°44'51"	1.02	78.00	N16°06'05"W	1.02

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	20°02'47"	183.68	525.00	N76°01'31"E	182.75
C2	96°19'12"	33.62	20.00	S65°50'17"E	29.80
C3	3°48'16"	58.63	883.00	S15°46'33"E	58.62
C4	9°32'58"	4.83	29.00	S9°05'56"E	4.83
C5	4°37'04"	72.14	895.00	S2°00'55"E	72.12
C6	07°18'38"	15.93	2940.00	S0°26'56"W	15.93
C7	3°41'38"	9.35	145.00	N77°59'49"W	9.35
C8	14°05'15"	46.22	188.00	S88°03'09"W	46.11
C9	118°10'31"	160.88	78.00	S39°54'14"E	133.84
C10	14°05'15"	46.22	188.00	S12°08'24"W	46.11
C11	4°48'09"	12.15	145.00	S2°41'42"W	12.15
C12	90°00'00"	15.71	10.00	S44°42'23"E	14.14
C13	90°00'00"	31.42	20.00	N45°17'37"E	28.28
C14	95°02'36"	33.18	20.00	N42°16'41"W	29.50
C15	90°00'00"	15.71	10.00	S45°17'37"W	14.14
C16	57°16'11"	18.85	205.00	S2°55'43"W	18.85
C17	68°53'59"	45.70	38.00	S28°53'11"E	42.99
C18	248°53'59"	269.34	62.00	S61°06'49"W	102.25
C19	57°16'11"	13.34	145.00	N2°55'43"E	13.33
C20	90°00'00"	15.71	10.00	N44°42'23"W	14.14
C21	90°00'00"	15.71	10.00	S45°17'37"W	14.14
C22	57°16'11"	18.85	205.00	S2°55'43"W	18.85
C23	248°53'59"	269.34	62.00	N49°59'12"W	102.25
C24	68°53'59"	45.70	38.00	N40°00'48"E	42.99
C25	57°16'11"	13.34	145.00	N2°55'43"E	13.33
C26	90°00'00"	15.71	10.00	N44°42'23"W	14.14
C27	9°51'45"	35.29	205.00	N84°46'30"W	35.24
C28	9°51'45"	24.96	145.00	S84°46'30"E	24.93
C29	90°00'00"	15.71	10.00	N45°17'37"E	14.14
C30	4°48'09"	27.66	330.00	N2°41'42"E	27.65
C31	90°00'00"	15.71	10.00	N39°54'14"W	14.14
C32	14°05'15"	46.22	188.00	N88°03'09"E	46.11
C33	118°10'31"	160.88	78.00	S39°54'14"E	133.84
C34	14°05'15"	46.22	188.00	S12°08'24"W	46.11
C35	4°48'09"	22.63	270.00	S2°41'42"W	22.62
C36	90°00'00"	15.71	10.00	S44°42'23"E	14.14
C37	90°00'00"	15.71	10.00	N45°17'37"E	14.14
C38	4°48'09"	17.18	205.00	N2°41'42"E	17.18
C39	4°48'09"	12.15	145.00	S2°41'42"W	12.15
C40	90°00'00"	15.71	10.00	S44°42'23"E	14.14
C41	90°00'00"	15.71	10.00	N45°17'37"E	14.14
C42	4°48'09"	17.18	205.00	N2°41'42"E	17.18
C43	90°00'00"	15.71	10.00	N39°54'14"W	14.14
C44	9°06'13"	29.87	188.00	N89°27'20"W	29.84
C45	4°59'02"	16.35	188.00	S83°30'02"W	16.35
C46	28°28'08"	38.76	78.00	N84°45'25"W	38.36
C47	28°29'43"	40.15	78.00	N55°46'29"W	39.71
C48	15°09'34"	20.64	78.00	N33°26'50"W	20.58
C49	42°22'08"	57.68	78.00	S4°40'59"E	56.37
C50	2°40'57"	3.65	78.00	N17°50'33"E	3.65
C51	9°23'29"	6.23	38.00	N05°20'4"E	6.22
C52	59°30'31"	39.47	38.00	N33°34'56"W	37.72
C53	212°46'24"	230.24	62.00	N43°03'01"E	118.96
C54	36°07'35"	39.09	62.00	S12°29'59"E	38.45
C55	1°33'41"	3.95	145.00	S4°46'58"W	3.95
C56	3°42'30"	9.38	145.00	S2°08'52"W	9.38
C57	1°02'02"	1.12	62.00	N6°04'49"E	1.12
C58	41°35'05"	45.00	62.00	N27°23'23"E	44.02
C59	206°16'52"	223.22	62.00	S28°40'39"E	120.75
C60	51°10'7"	18.55	205.00	S87°06'49"E	18.55
C61	4°40'38"	16.73	205.00	S82°10'56"E	16.73
C62	42°55'55"	14.76	188.00	N87°09'11"W	14.76
C63	9°35'20"	31.46	188.00	S85°48'11"W	31.43
C64	17°45'46"	24.18	78.00	S89°53'24"W	24.08
C65	38°17'21"	52.13	78.00	N62°05'02"W	51.16
C66	16°07'27"	21.95	78.00	N34°52'37"W	21.88
C67	11°05'15"	15.09	78.00	N21°16'16"W	15.07
C68	22°10'30"	30.19	78.00	N4°38'24"W	30.00
C69	12°44'11"	17.34	78.00	N12°48'56"E	17.30
C70	10°46'53"	35.38	188.00	N13°47'35"E	35.32
C71	37°8'22"	10.85	188.00	N6°44'58"E	10.85
C72	01°6'51"	1.00	205.00	S0°26'03"W	1.00
C73	43°11'8"	16.18	205.00	S2°50'07"W	16.17
C74	90°00'00"	62.83	40.00	S39°54'14"E	56.57
C75	4°48'09"	14.67	175.00	S2°41'42"W	14.66
C76	57°16'11"	16.10	175.00	S2°55'43"W	16.09
C77	57°16'11"	16.10	175.00	S2°55'43"W	16.09
C78	4°48'09"	14.67	175.00	S2°41'42"W	14.66
C79	9°51'45"	30.12	175.00	N84°46'30"W	30.09
C80	4°48'09"	25.15	300.00	S2°41'42"W	25.14
C81	90°00'00"	62.83	40.00	S39°54'14"E	56.57

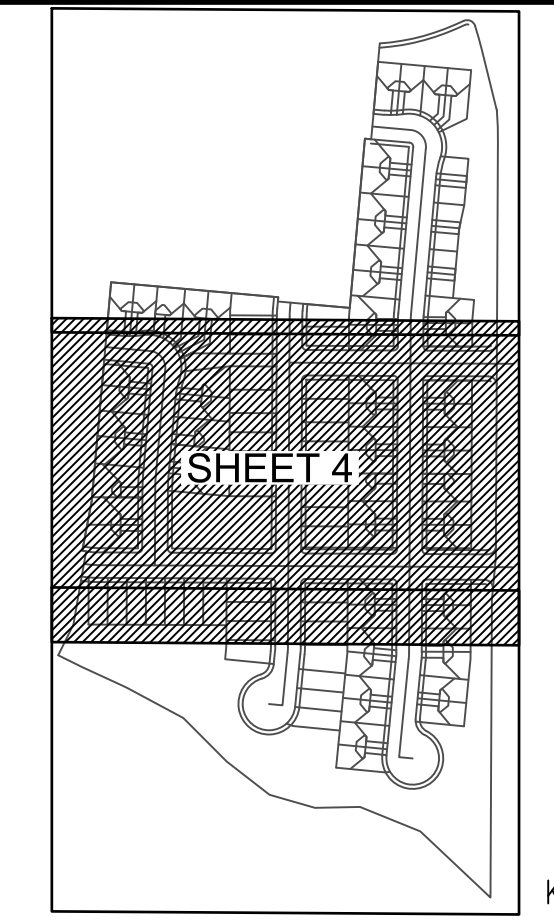


#	Date	Issue / Description	Init.
1	8/27/2020	TOWN COMMENTS	AN
2	2/19/2021	TOWN COMMENTS	AN
3	12/21/2021	TOWN COMMENTS	AN
4	2/22/2022	TOWN COMMENTS	AN

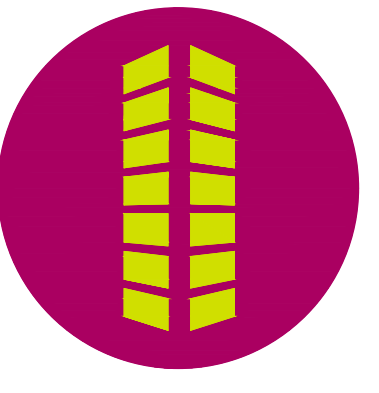
Project No: CPG00000110
Drawn By: AN
Checked By: FAK
Date: 11/23/2021

THOMPSON RIVER RANCH SUBDIVISION FILING NO. 15

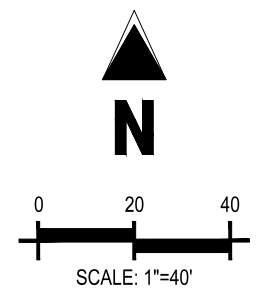
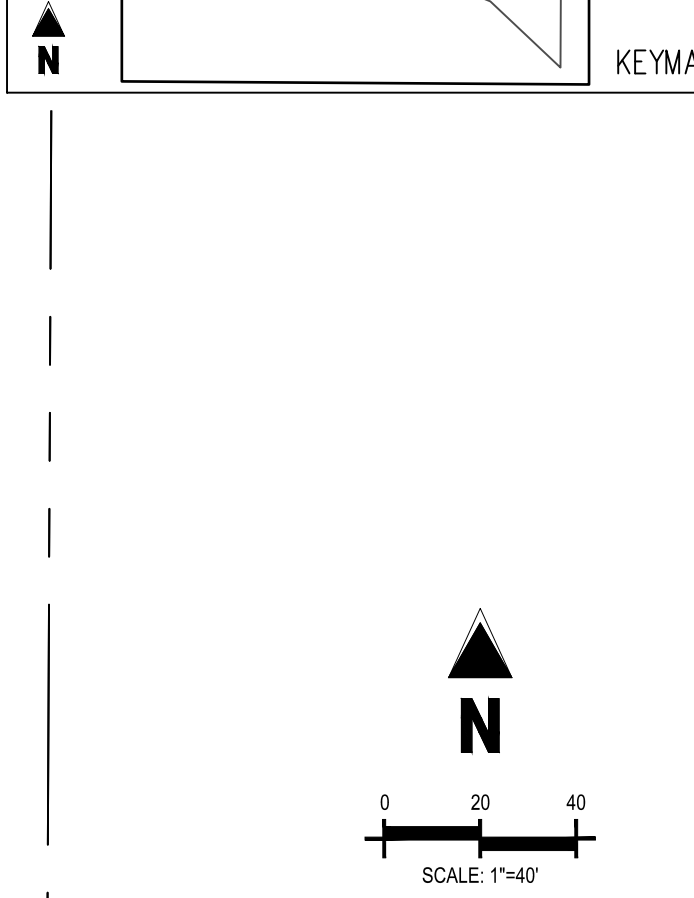
BEING A REPLAT OF TRACT A, THOMPSON RIVER RANCH FILING NO. 12 RECORDED AT
RECEPTION NO. 20210091806, LOCATED IN THE EAST HALF OF SECTION 23,
T. 5 N., R. 68 W. OF THE 6TH P.M., JOHNSTOWN, LARIMER COUNTY, COLORADO



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THOMPSON RIVER RANCH FILING NO. 15
FINAL PLAT



OWNER:
TOWN OF JOHNSTOWN
REC. NO. 980087294

LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - PLSS ALIQUOT LINE
- - - EASEMENT LINE
- ◆ ALIQUOT CORNER (AS DESCRIBED)
- FOUND 24" # 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067 UNLESS OTHERWISE NOTED
- 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" PURPLE PLASTIC CAP, STAMPED PLS 37067
- FOUND 4" # 4 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 32444
- REC. NO. RECEPTION NUMBER
- UE UTILITY EASEMENT
- ADUE ACCESS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENT
- ADUE ACCESS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENT
- (DM) ALL EASEMENT DIMENSIONS ARE IN PARENTHESES
- SEE SHEET 2 OF 5 FOR CURVE TABLES

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

Project No: CPG0000010
Drawn By: AN
Checked By: FAK
Date: 11/23/2020

