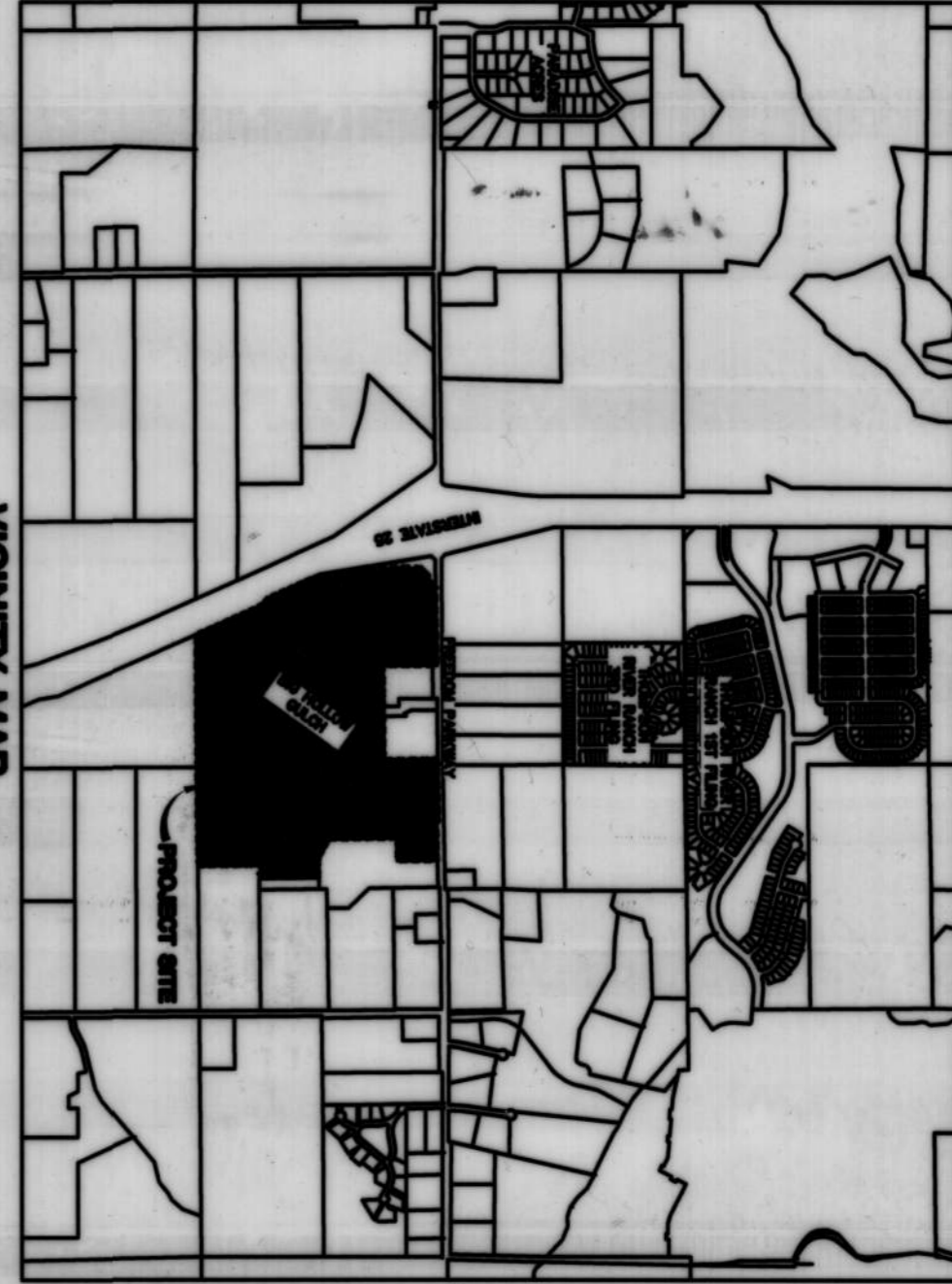


# THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 3

## 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



DESCRIPTION OF LAND USE	SIZE (AC.)	PERCENTAGE (%) TOTAL	O & M RESPONSIBILITY
LOTS 1 - 1	23.80	14.96%	OWNER
TRACT A - FUTURE DEVELOPMENT	14.63	8.81%	OWNER
TRACT B - FUTURE DEVELOPMENT	98.64	61.91%	OWNER
TRACT C - FUTURE DEVELOPMENT	6.89	4.28%	OWNER
TRACT D - FUTURE DEVELOPMENT	2.70	1.69%	FRONT RANGE FIRE RESCUE
OUTLOT A - OPEN SPACE BRANWAKE AND	0.43	0.27%	OWNER
IMMEDIATE EASEMENT			
GRAT EXISTING RIGHT-OF-WAY	5.24	3.29%	GOVT
ADDITIONAL OR 3/4 RIGHT-OF-WAY	0.55	0.35%	TOWN OF JOHNSTOWN
JOHNSTOWN RIGHT-OF-WAY	7.26	4.56%	TOWN OF JOHNSTOWN
TOTAL LOTS	159.33	100.00%	

TOTAL TRACTS 4 TOTAL LOTS 1 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:**  
MAESTRIC SURVEYING, LLC  
1111 DIAMOND VALLEY DR., SUITE #104  
WINDSOR, CO 80550  
(970) 883-5898

### 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, MOUNTAIN VIEW ROAD AND AN ILL-LEGIBLE 2-1/2" ALUMINUM CAP IN RANGE BOX AND THE NORTH QUARTER CORNER OF SECTION 27, MOUNTAIN VIEW ROAD AND AN ILL-LEGIBLE 2-1/2" ALUMINUM CAP IN A RANGE BOX, AND CONSIDERING ALL OTHER BEARINGS RELATIVE THERE TO.

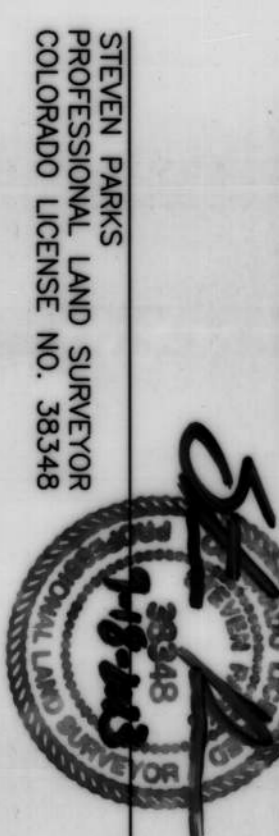
### NOTICE OF OTHER DOCUMENTS

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, THE MANY OF WHICH ARE OF RECORD AND ARE ON FILE WITH THE PLANNING AND DEVELOPMENT DIRECTOR OF THE TOWN OF JOHNSTOWN AND SHOULD BE CAREFULLY 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 19th DAY OF September 2023



### 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, SUBS, AND UTILITY EASEMENTS, IF ANY, AS INDICATED HEREON UNDER THE NAME OF THE RIDGE AT JOHNSTOWN SUBDIVISION AND ALL PARTS THEREOF, AND ALL RIGHTS OF RECORD 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 HEREBY SET OUR HANDS AND SEAL THIS 21st DAY OF September 2023

*Janifer Schrader*  
NOTARIAL CERTIFICATE



STATE OF Arizona )  
COUNTY OF Maricopa )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *Janifer Schrader*  
THIS 21st DAY OF September 2023

MY COMMISSION EXPIRES March 21, 2021

OWNER: FRONT RANGE FIRE RESCUE

IN WITNESS WHEREOF, WE HAVE HEREBY SET OUR HANDS AND SEAL THIS 19th DAY OF September 2023

*Tyler Dwyer*  
NOTARIAL CERTIFICATE



STATE OF Colorado )  
COUNTY OF Weld )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *Tyler Dwyer*  
THIS 19th DAY OF September 2023

MY COMMISSION EXPIRES 12-31-2025

LIENHOLDER: EDGEWOOD MAC V LLC

A DELAWARE LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, WE HAVE HEREBY SET OUR HANDS AND SEAL THIS 19th DAY OF September 2023

*Michael Hoese*  
NOTARIAL CERTIFICATE



STATE OF Colorado )  
COUNTY OF Larimer )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *Michael Hoese*  
THIS 19th DAY OF September 2023

MY COMMISSION EXPIRES 1-31-2025

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 2023-035, PASSED AND ADOPTED ON THE FINAL DAY OF September 2023.

BY: *Harold Nelson*

MAJOR TOWN CLERK

CERTIFICATION OF TITLE

1/ WE HEREBY 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:  
2. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, A LIEN, NOT YET DUE AND PAYABLE

DEED OF TRUST

AMOUNT: \$16,500,000.00

PUBLIC TRUSTEE OF LARIMER COUNTY

RECORDED FEBRUARY 16, 2021

RECEPTION NO. 20210018245

*Lynn Vance*

DATE 9/18/23

NAME OF AUTHORIZED OFFICIAL

### LEGAL DESCRIPTION

A PARCEL OF LAND IN THE TOWN 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:

- 1. BEGINNING AT THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST AND THE POINT OF BEGINNING;
- 2. THENCE N 89°38'50" W A DISTANCE OF 1436.14 FEET;
- 3. THENCE N 23°25'56" W A DISTANCE OF 766.39 FEET;
- 4. THENCE N 44°41'20" W A DISTANCE OF 107.73 FEET;
- 5. THENCE N 23°23'12" W A DISTANCE OF 82.89 FEET;
- 6. THENCE N 23°23'12" W A DISTANCE OF 293.61 FEET;
- 7. THENCE N 23°23'12" W A DISTANCE OF 75.69 FEET;
- 8. 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 0°43'04" AND AN ARC LENGTH OF 680.89 FEET;
- 9. THENCE N 04°43'46" W A DISTANCE OF 344.17 FEET;
- 10. THENCE N 03°01'06" E A DISTANCE OF 222.40 FEET;
- 11. THENCE N 69°19'02" E A DISTANCE OF 237.57 FEET;
- 12. THENCE N 86°30'13" E A DISTANCE OF 318.75 FEET;
- 13. THENCE N 85°31'12" E A DISTANCE OF 318.09 FEET;
- 14. THENCE S 89°28'22" E A DISTANCE OF 194.24 FEET;
- 15. THENCE S 00°24'20" W A DISTANCE OF 537.40 FEET;
- 16. THENCE S 89°36'10" E A DISTANCE OF 1012.07 FEET;
- 17. THENCE N 00°00'24" W A DISTANCE OF 580.13 FEET;
- 18. THENCE S 89°28'28" E A DISTANCE OF 60.00 FEET;
- 19. THENCE S 00°07'10" E A DISTANCE OF 20.00 FEET;
- 20. THENCE N 89°52'50" E A DISTANCE OF 423.32 FEET;
- 21. THENCE S 00°05'58" E A DISTANCE OF 433.47 FEET;
- 22. THENCE S 89°54'09" W A DISTANCE OF 243.32 FEET;
- 23. THENCE S 00°07'47" E A DISTANCE OF 732.92 FEET;
- 24. THENCE S 62°08'02" E A DISTANCE OF 244.73 FEET;
- 25. THENCE N 89°53'44" E A DISTANCE OF 200.92 FEET;
- 26. THENCE S 00°08'56" W A DISTANCE OF 649.00 FEET;
- 27. THENCE N 89°56'13" W A DISTANCE OF 115.28 FEET;
- 28. THENCE S 00°10'22" W A DISTANCE OF 656.60 FEET;
- 29. THENCE N 89°43'40" W A DISTANCE OF 1080.39 FEET TO THE POINT OF BEGINNING;
- 30. SAID PARCEL CONTAINS 6.94027166 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:

1. 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. 13-80-109(3)(A)
2. 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.
3. 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 RELEASD UPON TITLE COMMITMENT NO. 459-40637024-820-GR0 AMENDMENT NO. 2 PREPARED BY HERITAGE TITLE COMPANY, INC. EFFECTIVE MAY 17, 2023. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST, INC. OR THE SURVEYOR OF RECORD.
4. PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08069G1215F, HAVING A MAP REVISED DATE OF DECEMBER 19, 2006, AND 08069G1213G, 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.
5. PER C.R.S. 38-61-106, 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.
6. 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.
7. 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.
8. 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

NO.	DATE	DESCRIPTION

ORDERED JFS  
RECORDED JSL

FILENAME 0001\_Plat Cover



## THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 3

## FINAL PLAT COVER



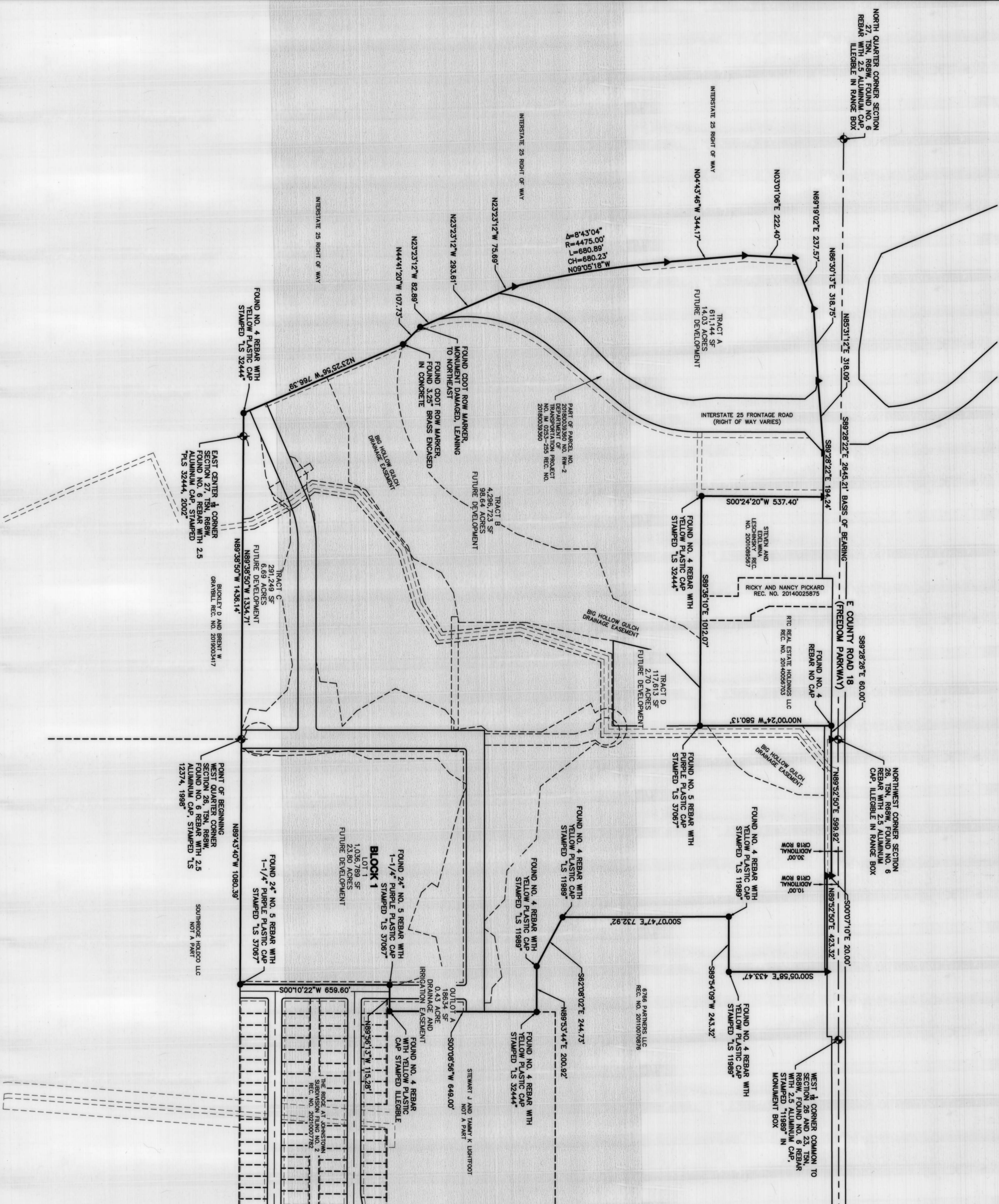
TST, INC.  
CONSULTING ENGINEERS  
748 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.0557

AD NO. 1258.0001.00

SCALE N/A

DATE SEPTEMBER 2023

SHEET 1 of 10

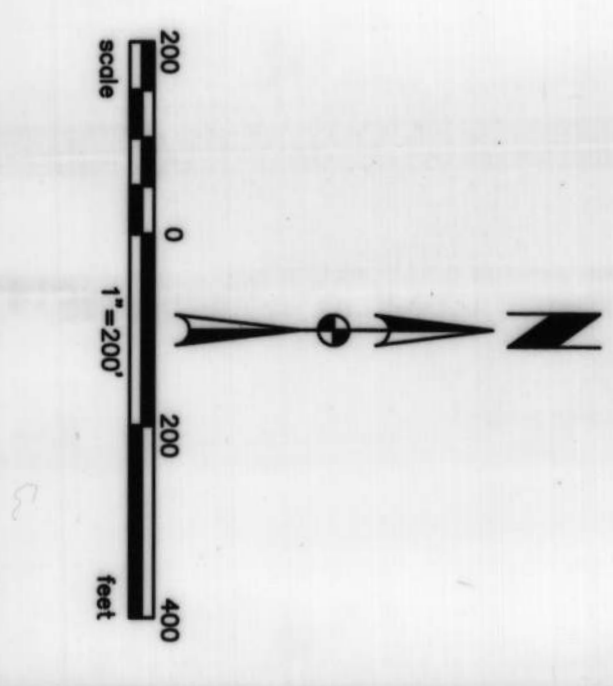
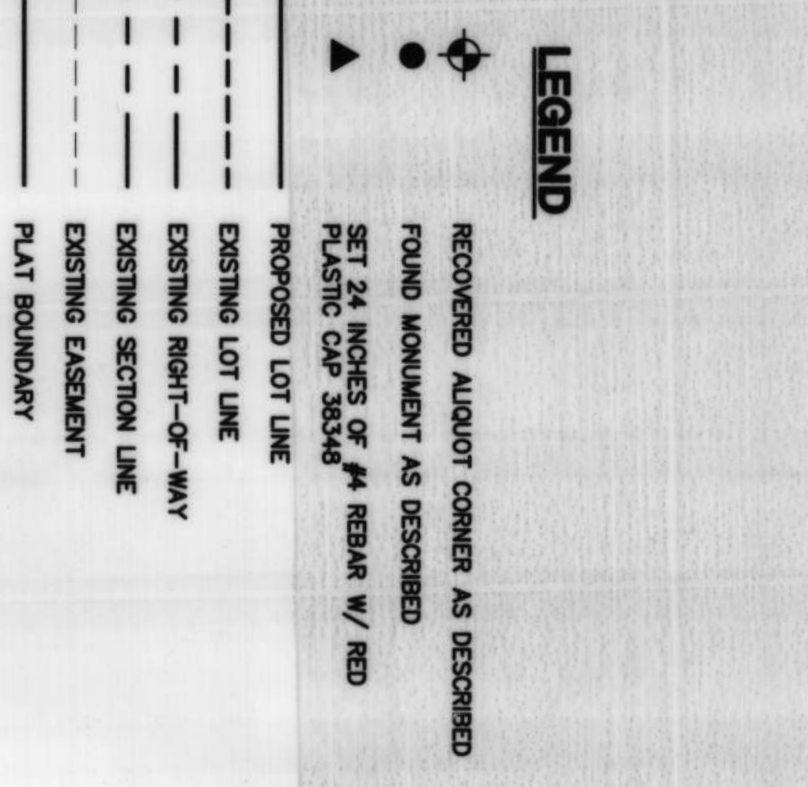


CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	73.00'	144.67'	113.3252°	S00°02'4"E	122.13'
C2	73.00'	144.67'	113.3252°	N00°02'4"W	122.13'
C3	5.00'	5.46'	62.3049°	N46°30'55"W	5.19'
C4	60.00'	319.42'	305°01'38"	N74°44'30"E	55.38'
C5	5.00'	5.46'	62.3049°	S15°59'54"W	5.19'
C6	85.10'	382.88'	257°47'05"	S89°27'25"W	132.47'
C7	13.00'	20.42'	90°00'00"	N44°59'36"E	18.38'
C8	13.00'	20.46'	90°10'45"	S44°55'01"E	18.41'
C9	13.00'	20.38'	89°49'15"	N45°04'59"E	18.36'
C10	515.00'	8.38'	0°55'57"	N67°02'02"E	8.38'
C11	515.00'	140.59'	15°38'28"	N75°19'15"E	140.15'
C12	515.00'	61.59'	6°51'08"	N86°34'02"E	61.55'
C13	435.00'	143.29'	18°52'26"	S80°33'23"W	142.65'
C14	435.00'	9.17'	1°12'29"	S70°30'55"W	9.17'
C15	435.00'	25.39'	3°20'37"	S88°14'22"W	25.38'
C16	619.99'	810.93'	74°56'29"	S88°48'38"W	754.35'
C17	643.06'	453.60'	40°24'53"	S25°57'11"W	444.25'
C18	611.31'	427.41'	40°03'35"	S28°46'54"W	418.76'
C19	4475.00'	680.89'	8°43'04"	N80°51'18"W	680.23'
C20	593.92'	539.19'	52°00'58"	N13°43'09"E	520.86'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	551.06'	380.65'	39°34'41"	N19°56'18"E	373.13'
C22	13.00'	20.41'	89°58'13"	S44°59'11"W	18.38'
C23	13.00'	20.42'	90°00'00"	S44°59'36"W	18.38'
C24	515.00'	210.56'	23°25'32"	S78°16'50"W	209.10'
C25	435.00'	177.85'	23°25'32"	N78°16'50"E	176.62'
C26	13.00'	20.42'	90°00'00"	S45°00'24"E	18.38'
C27	551.06'	3.37'	0°21'00"	N07°28'E	3.37'

**NOTES**

- ACCORDING TO CALIFORNIA 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 SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN FIVE YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON. (C.R.S. 15-80-106.3(A))



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

**FINAL PLAT OVERALL**

REVISIONS	
DATE	DESCRIPTION

**TST, INC.**  
CONSULTING ENGINEERS  
748 Winders Way  
Suite 200, Fort Collins  
Colorado 80526  
Phone: 970.228.0557

DATE: SEPTEMBER 2023

SCALE: 1" = 200'

JOB NO.: 1258.0001.00

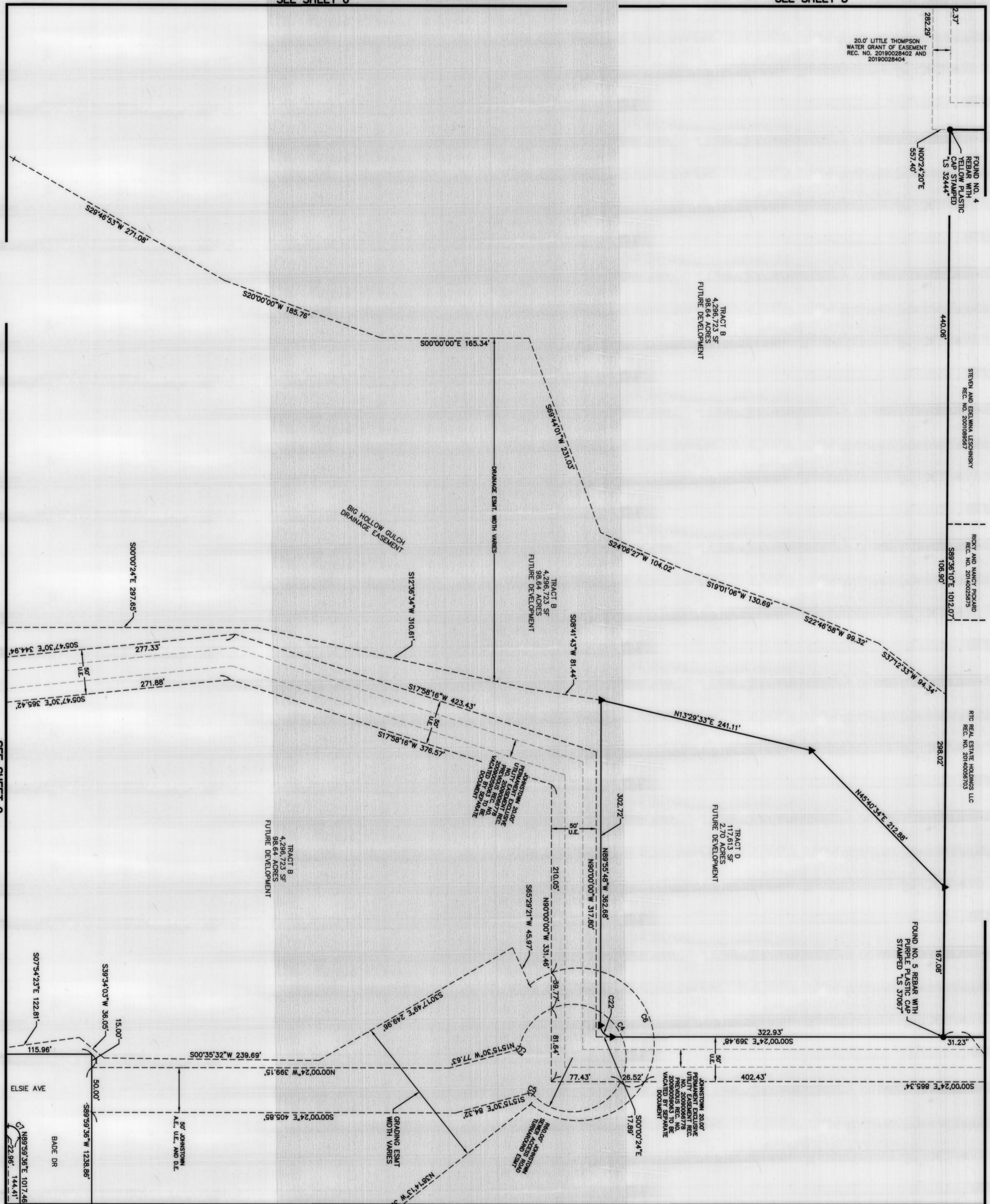
DATE: SEPTEMBER 2023

SHEET: 2 of 10



SEE SHEET 6

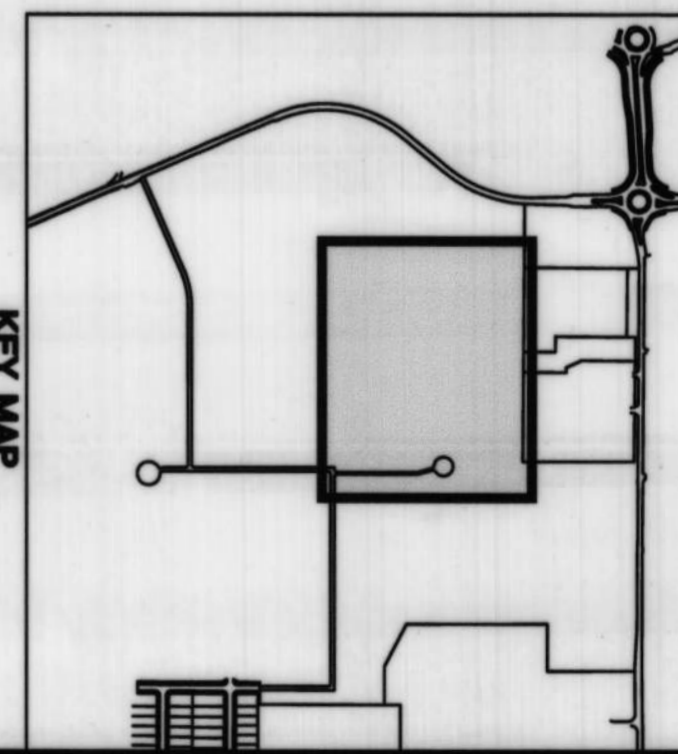
SEE SHEET 3



SEE SHEET 9

SEE SHEET 7

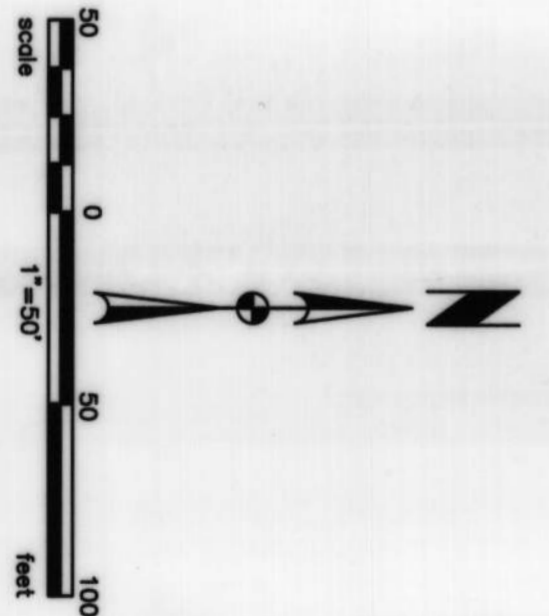
SEE SHEET 5



**NOTES**

1. 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 OR FIVE YEARS AFTER THE DATE OF CERTIFICATION YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. (C.R.S. 13-90-108(3)(A))

- LEGEND**
- RECOVERED ALIQUOT CORNER AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - ▲ SET 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 363446
  - ▲ ACCESS EASEMENT
  - ▲ UTILITY EASEMENT
  - ▲ DRAINAGE EASEMENT
  - ▲ PROPOSED LOT LINE
  - PROPOSED EASEMENT
  - EXISTING LOT LINE
  - EXISTING RIGHT-OF-WAY SECTION LINE
  - EXISTING EASEMENT
  - PLAT BOUNDARY



**TST**  
**TSI, INC.**  
 CONSULTING ENGINEERS  
 748 Windsor Way  
 Suite 100  
 Colorado 80525  
 Phone: 970.226.0557  
 Fax: 970.226.0557

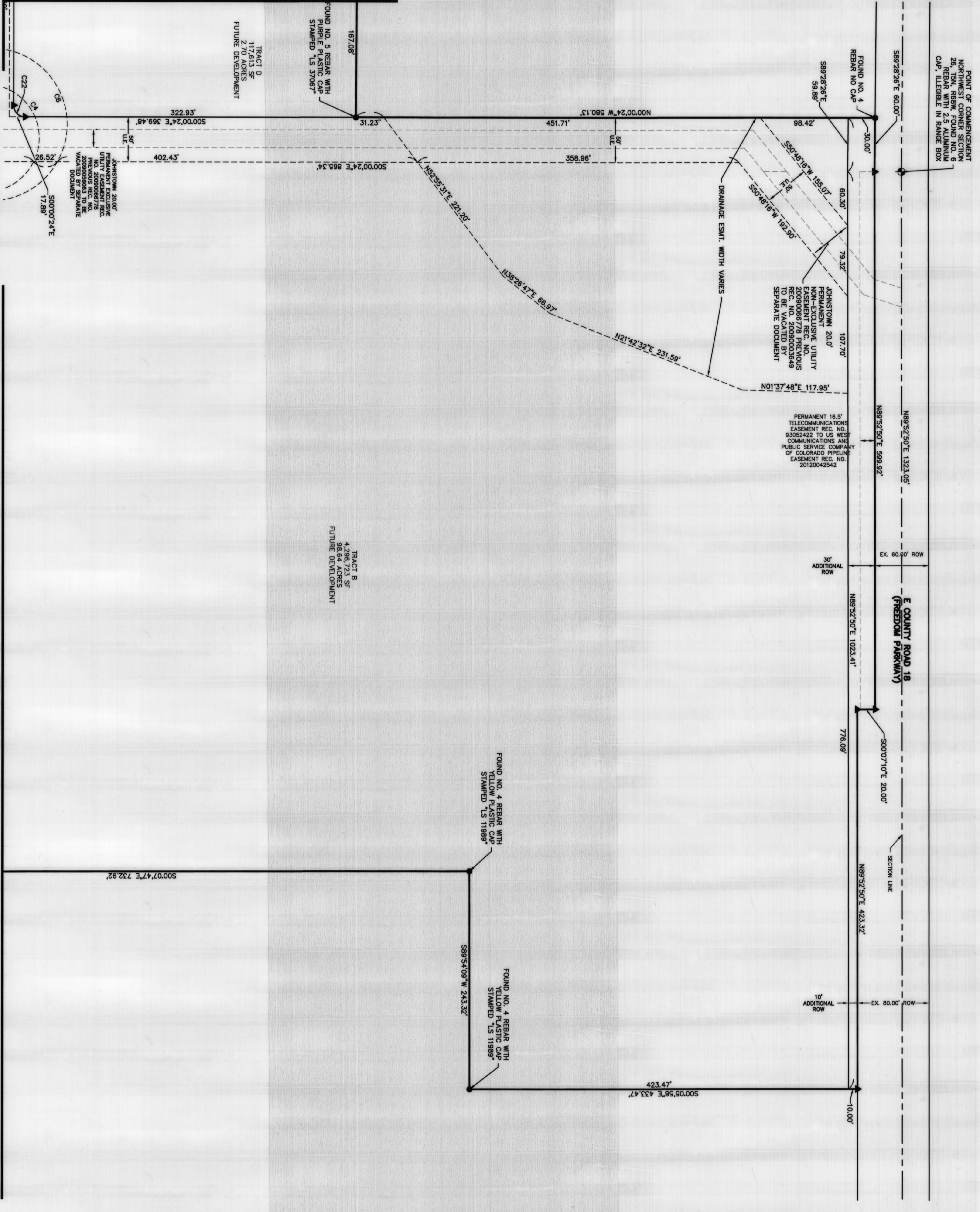
JOB NO. 1258.0001.00  
 SCALE 1" = 50'  
 DATE SEPTEMBER 2023  
 SHEET 4 of 10

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

DESIGNED	JFS
DRAWN	JSL
CHECKED	JSL
DATE	0001 Plot

REVISIONS	
BY	DESCRIPTION

SEE SHEET 4



POINT OF COMMENCEMENT  
NORTHWEST CORNER SECTION  
26, T8N, R88W, FOUND NO. 6  
REBAR WITH 2.5 ALUMINUM  
CAP, ILLIGIBLE IN RANGE BOX

FOUND NO. 4  
REBAR NO CAP

FOUND NO. 5  
REBAR WITH  
CURVE 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

JOHNSTOWN 20.0'  
NON-EXCLUSIVE UTILITY  
EASEMENT REC. NO. 200900035649  
TO BE VACATED BY  
SEPARATE DOCUMENT

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

E COUNTY ROAD 18  
(FREEDOM PARKWAY)

EX. 60.00' ROW

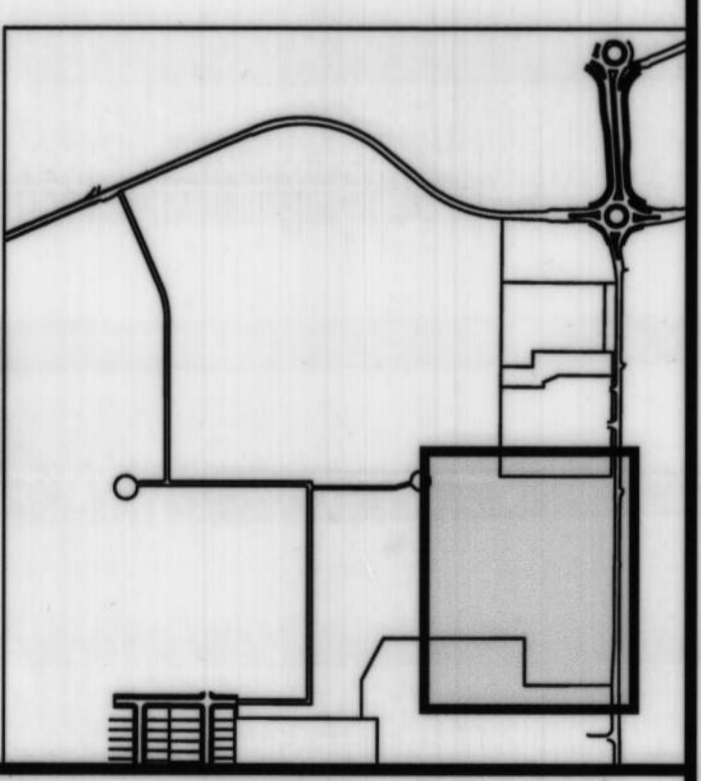
30'  
ADDITIONAL  
ROW

10'  
ADDITIONAL  
ROW

EX. 80.00' ROW

**NOTES**  
1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY  
ACTION TO RECOVER AN ADJUT CORNER AS DESCRIBED  
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  
OR OF CERTIFICATION SHOWN HEREON.  
C.R.S. 13-80-106(3)(A)

**LEGEND**  
● RECOVERED ADJUT CORNER AS DESCRIBED  
● FOUND MONUMENT AS DESCRIBED  
▲ SET 24 INCHES OF #4 REBAR W/ RED  
PLASTIC CAP 38346  
— ACCESS EASEMENT  
— UTILITY EASEMENT  
— DRAINAGE EASEMENT  
— PROPOSED LOT LINE  
— EXISTING LOT LINE  
— EXISTING RIGHT-OF-WAY  
— SECTION LINE  
— EXISTING EASEMENT  
— PLAT BOUNDARY



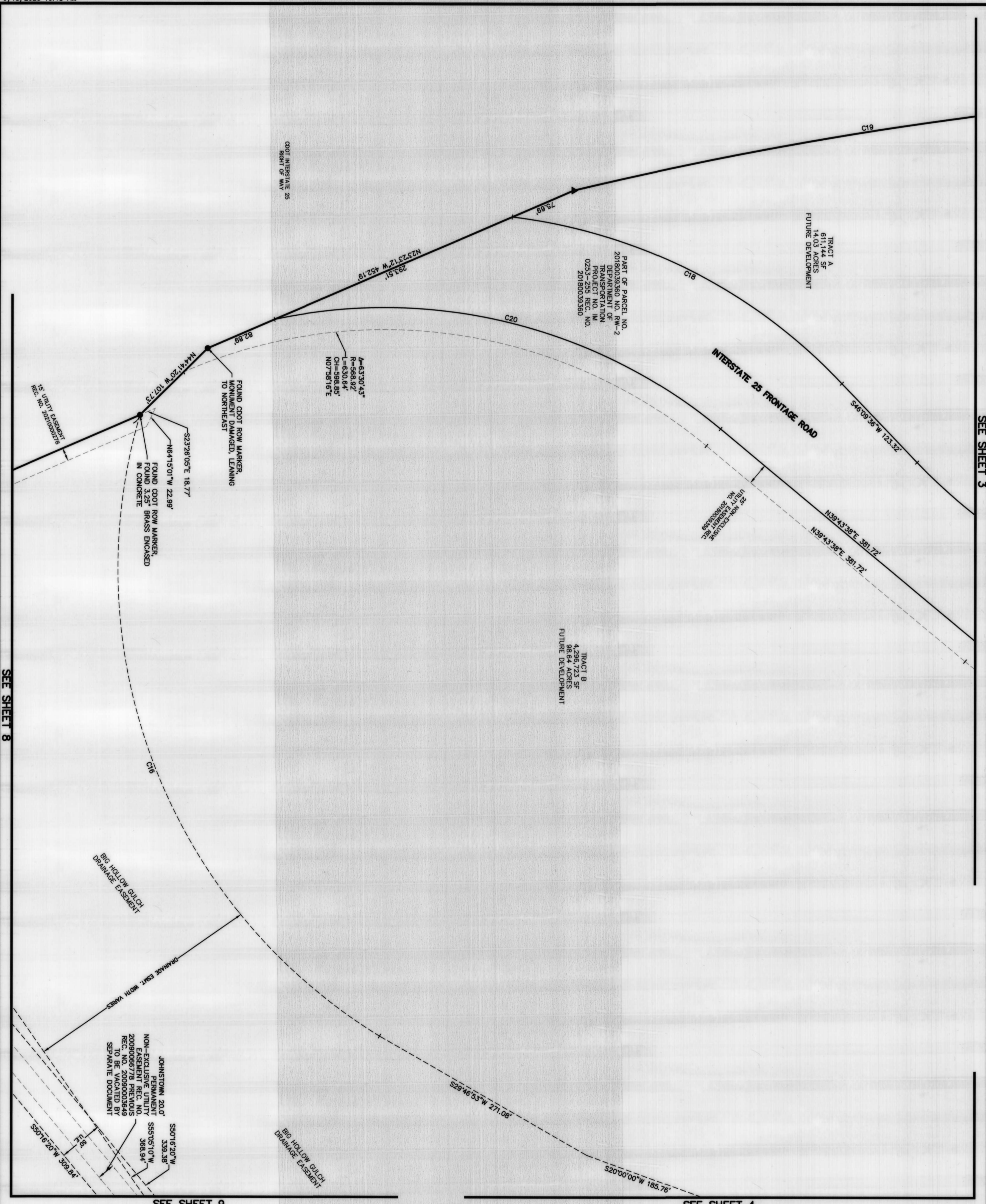
REVISIONS	
DATE	DESCRIPTION

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
PLAQUE	0001 Plat



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

**TST INC.**  
CONSULTING ENGINEERS  
7146 E. 12th Avenue  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.228.0357  
JOB NO. 1258.0001.00  
SCALE 1" = 50'  
DATE SEPTEMBER 2023  
SHEET 5 of 10

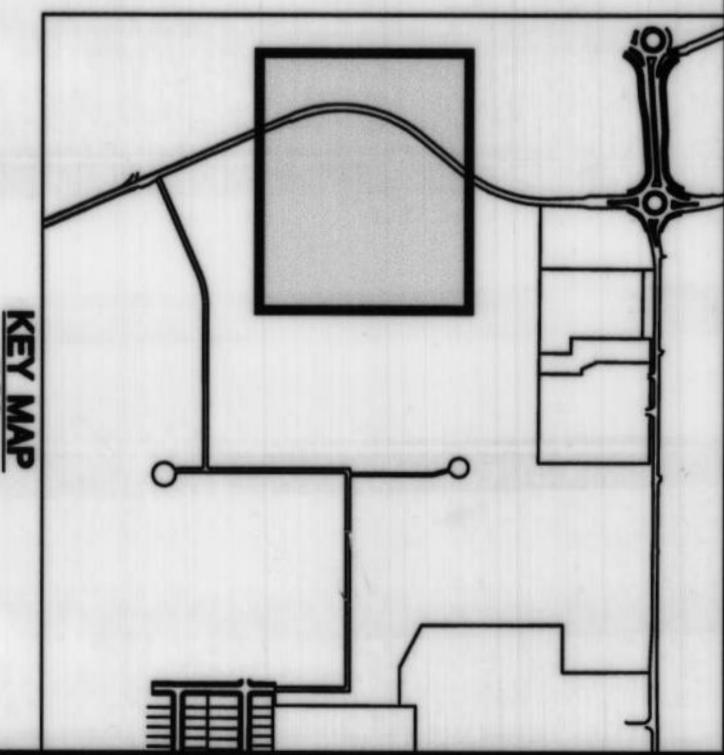


SEE SHEET 3

SEE SHEET 8

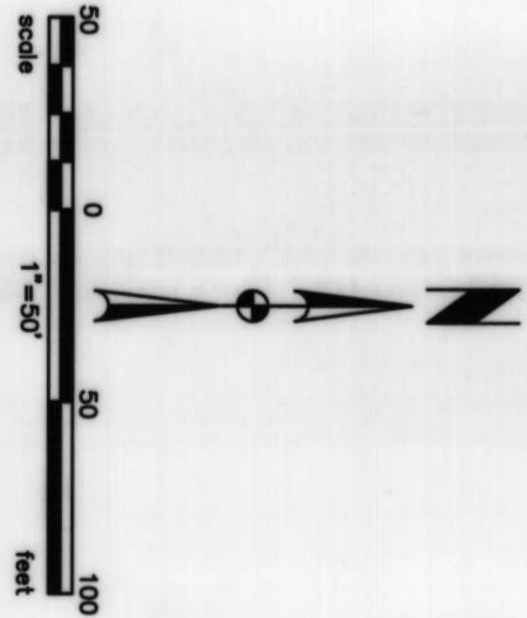
SEE SHEET 9

SEE SHEET 4



**NOTES**  
 1. 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 THIS SURVEY OR COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. (C.R.S. 13-80-106(3)(A))

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



REVISIONS	
BY	DESCRIPTION

DESIGNED	JFS
DRAWN	JSL
CHECKED	JFS
PROJECT	0001_Plat



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

**TS&I, INC.**  
 CONSULTING ENGINEERS  
 748 W. 14th Ave.  
 Suite 200  
 Colorado 80202  
 Phone: 970.228.0557

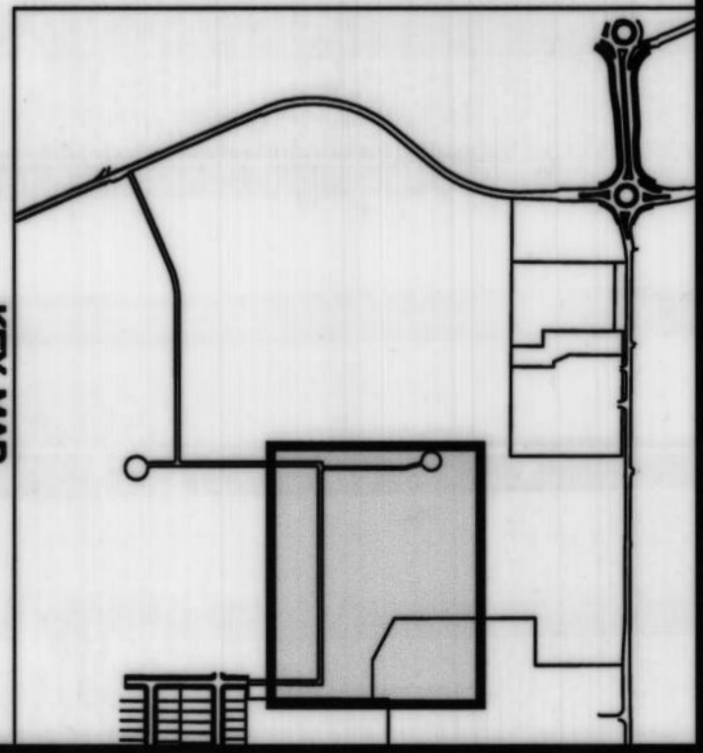
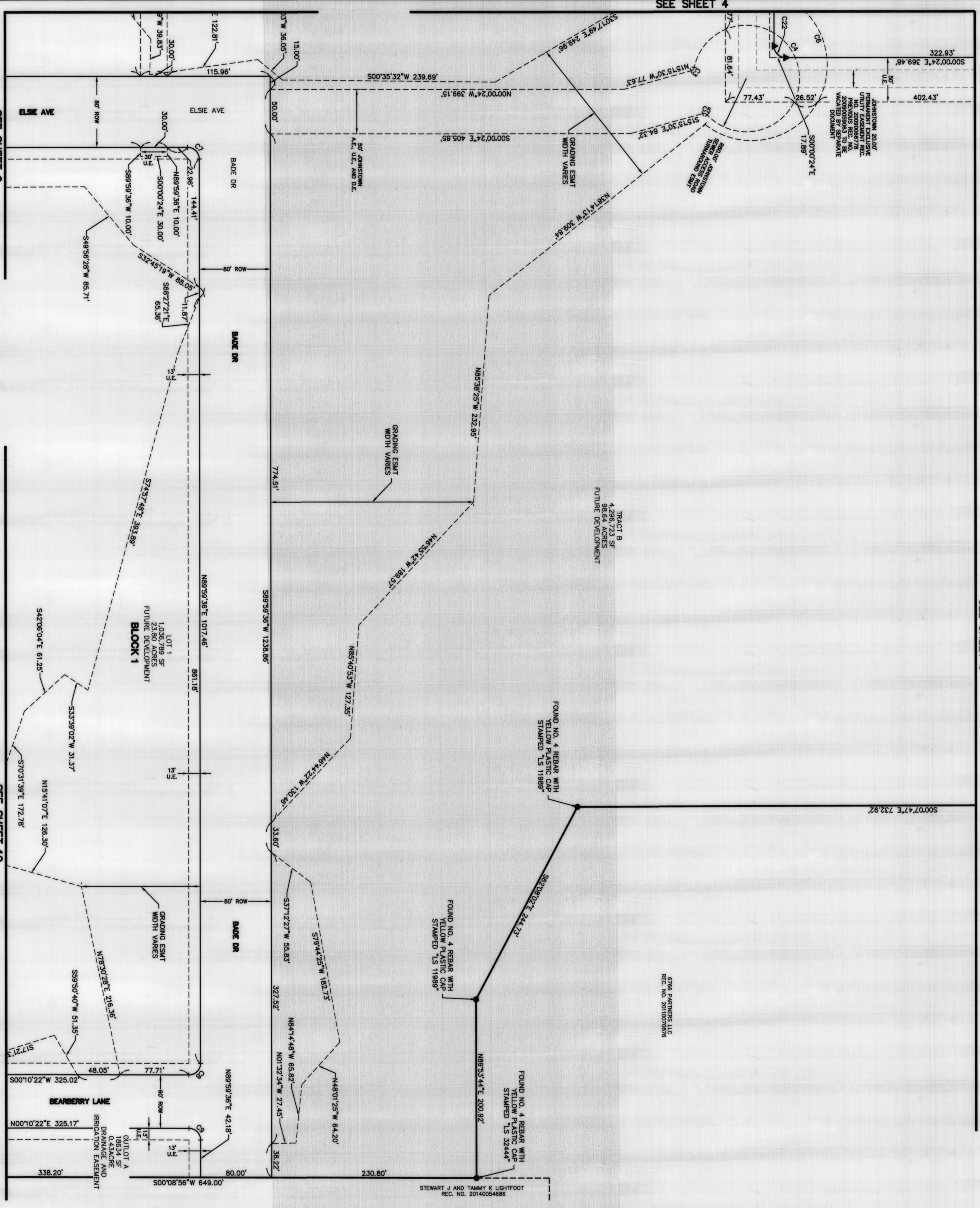
JOB NO. 1258.0001.00  
 SCALE 1" = 50'  
 DATE SEPTEMBER 2023  
 SHEET 6 of 10

SEE SHEET 4

SEE SHEET 5

SEE SHEET 9

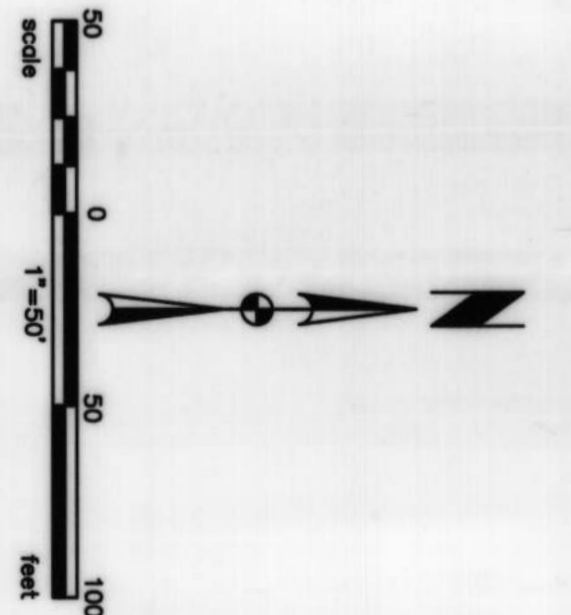
SEE SHEET 10



**NOTES**

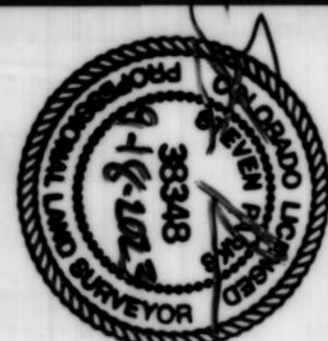
1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 180 DAYS OF THE DATE OF RECORDATION OF THIS INSTRUMENT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. (C.R.S. 15-80-106(2)(b))

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



REVISIONS	
DATE	DESCRIPTION

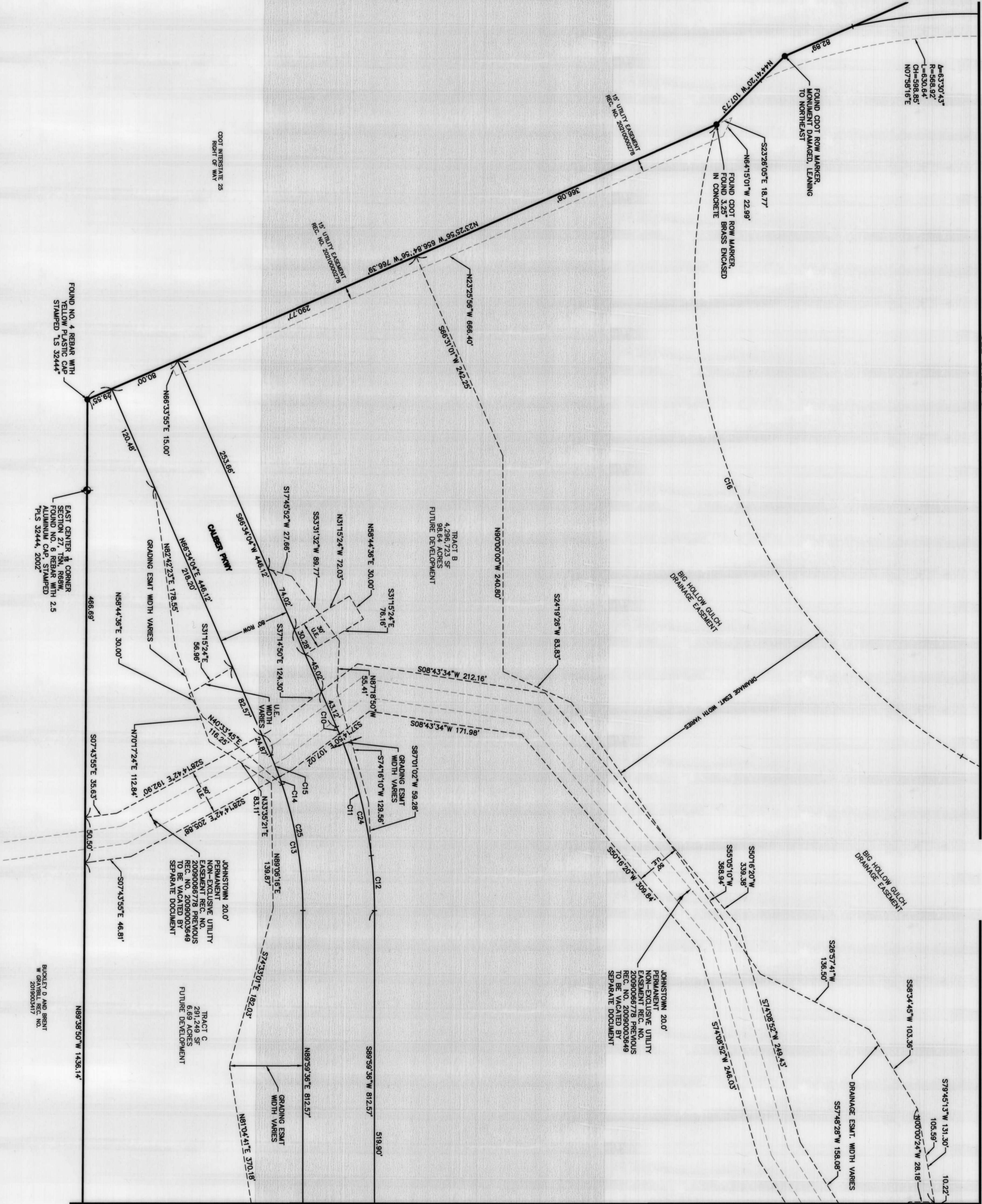
DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
PLAT NO.	0001 Plat



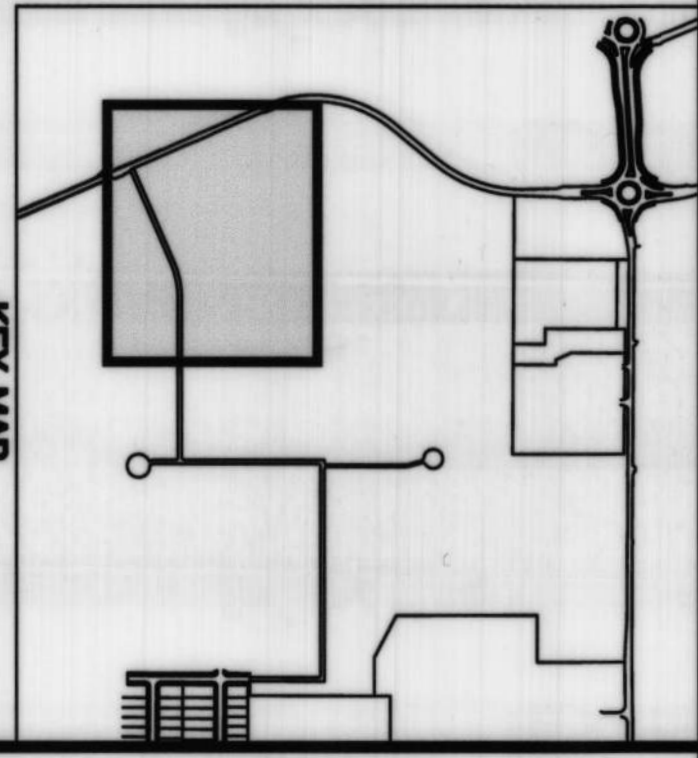
**THE RIDGE AT JOHNSTOWN SUBDIVISION**  
**FILING NO. 3**  
**FINAL PLAT**

**TST, INC.**  
 CONSULTING ENGINEERS  
 18634 SF  
 0.43 ACRE  
 DRAINAGE AND  
 IRRIGATION EASEMENT  
 OUTLOT A

Job No. 1258.0001.00  
 SCALE 1" = 50'  
 DATE SEPTEMBER 2023  
 SHEET 7 of 10



SEE SHEET 9



**NOTES**  
 1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN TWO YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. (C.R.S. 17-86-102(3)(A))

- LEGEND**
- RECOVERED ALIQUOT CORNER AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - ▲ SET 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 303#4
  - A.E. ACCESS EASEMENT
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - PROPOSED LOT LINE
  - EXISTING LOT LINE
  - EXISTING RIGHT-OF-WAY SECTION LINE
  - EXISTING EASEMENT
  - PLAT BOUNDARY

REVISIONS	
DATE	DESCRIPTION

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
PLANNED	0001_Plat



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



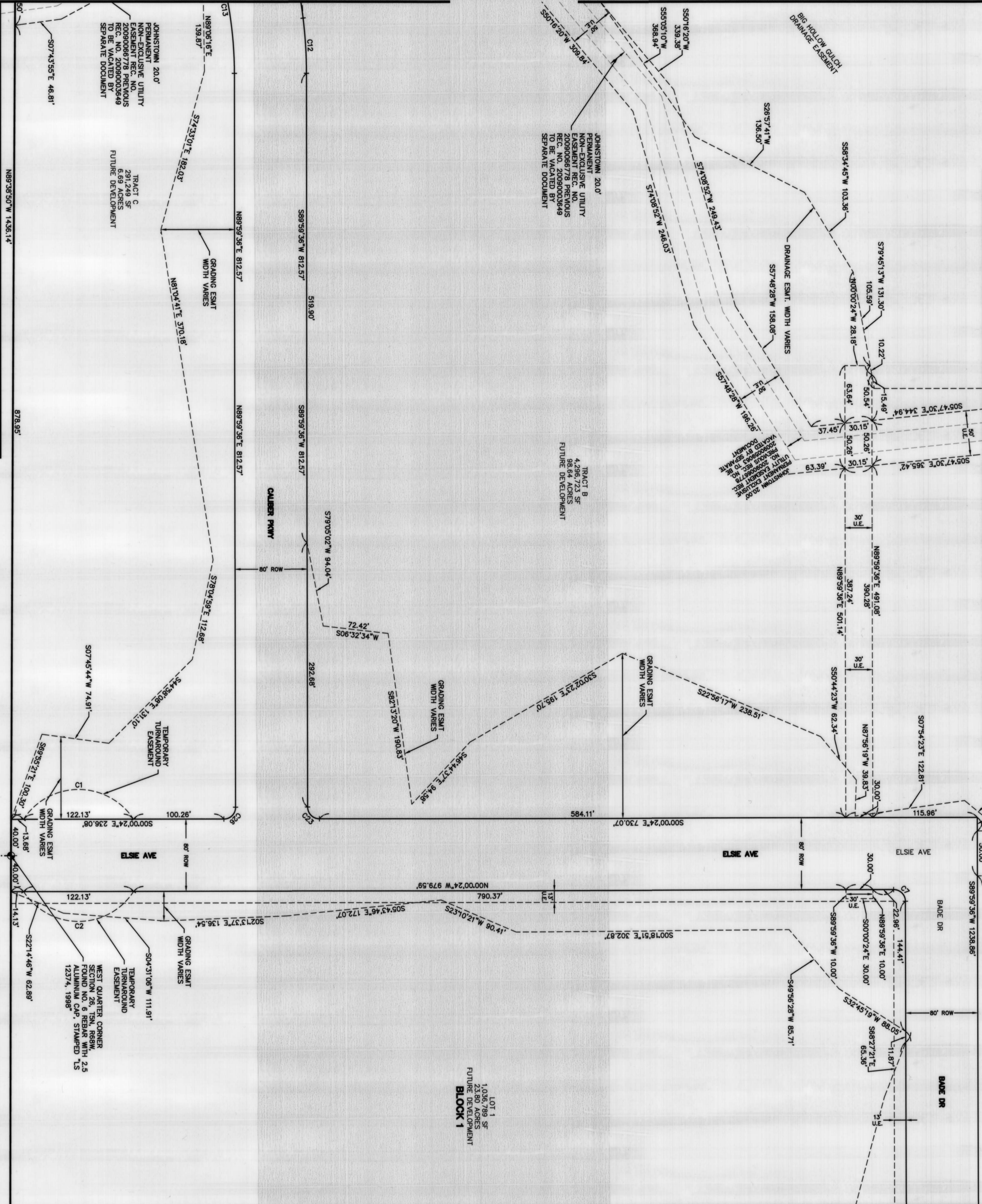
**TST INC.**  
 CONSULTING ENGINEERS  
 748 Winders Way  
 Suite 200 Fort Collins  
 Colorado 80526-0557  
 Phone: 970.228.0557  
 Fax: 970.228.0557

JOB NO. 1258.0001.00  
 SCALE 1" = 50'  
 DATE SEPTEMBER 2023



SEE SHEET 8

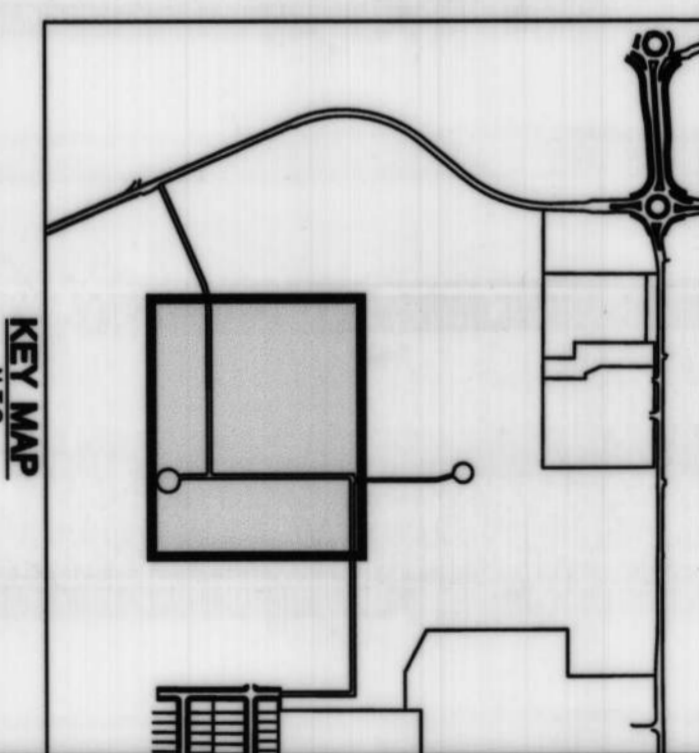
SEE SHEET 6



SEE SHEET 10

**NOTES**  
 1. ACCORDING TO COLORADO LAW, YOU MUST COMPENSATE ANY SURVEYOR FOR THE COST OF A RE-SURVEY OF THIS PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN THIS SERVICE, BE COMMENCED WORK FROM THEN ON. C.R.S. 17-20-106(3)(A)

- LEGEND**
- RECOVERED ALIQUOT CORNER AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - ▲ SET 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 3/32" DIA
  - ACCESS EASEMENT
  - UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - PROPOSED LOT LINE
  - EXISTING LOT LINE
  - EXISTING RIGHT-OF-WAY
  - SECTION LINE
  - EXISTING EASEMENT
  - PLAT BOUNDARY



REVISIONS	
BY	DATE

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
TITLE	0001_Plat



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

**TST, INC.**  
 CONSULTING ENGINEERS  
 Suite 200 Fort Collins  
 Colorado 80525  
 Phone: 970.228.0557  
 Job No. 1258.0001.00

DATE: SEPTEMBER 2023  
 SCALE: 1" = 50'  
 SHEET: 9 of 10

