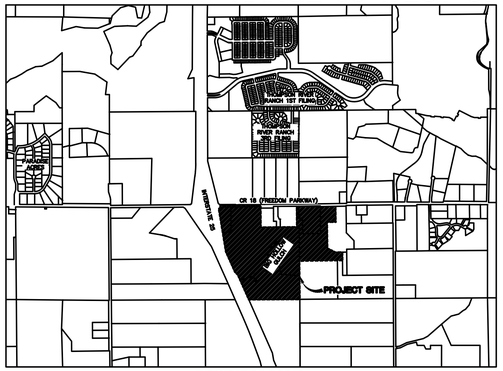
THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4

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



VICINITY MAP
NOT TO SCALE

DESCRIPITION OF LAND USE		SIZE (AC.)	PERCENTAGE (%) TOTAL	O & M RESPONSIBILITY
LOTS 1 - 1 BLOCK 1	FUTURE DEVELOPMENT	2.00	1.64%	OWNER
LOTS 1 - 1 BLOCK 2	FUTURE DEVELOPMENT	3.41	2.80%	OWNER
LOTS 1 - 1 BLOCK 3	FUTURE DEVELOPMENT	2.88	2.36%	FRONT RANGE FIRE RESCUE
LOTS 1 - 1 BLOCK 4	FUTURE DEVELOPMENT	2.46	2.02%	OWNER
LOTS 2 - 2 BLOCK 4	FUTURE DEVELOPMENT	18.29	14.98%	OWNER
TRACT A - FUTURE DEVELOPMENT		11.43	9.36%	OWNER
TRACT B - FUTURE DEVELOPMENT		5.96	4.88%	OWNER
TRACT C - FUTURE DEVELOPMENT		26.57	21.77%	OWNER
TRACT D - FUTURE DEVELOPMENT		14.57	11.94%	OWNER
TRACT E		0.25	0.21%	OWNER
TRACT F - FUTURE DEVELOPMENT		6.69	5.48%	OWNER
OUTLOT A - OPEN SPACE, A.E., U.E., D.E. & I.E.		2.00	1.64%	METRO DISTRICT
OUTLOT B - OPEN SPACE, A.E., U.E., D.E. & I.E.		0.60	0.49%	METRO DISTRICT
OUTLOT C - OPEN SPACE, A.E., U.E., D.E. & I.E.		1.35	1.10%	METRO DISTRICT
OUTLOT D - OPEN SPACE, A.E., U.E., D.E. & I.E.		1.55	1.27%	METRO DISTRICT
OUTLOT E - OPEN SPACE, A.E., U.E., D.E. & I.E.		1.09	0.89%	METRO DISTRICT
OUTLOT F - OPEN SPACE, A.E., U.E., D.E. & I.E.		11.95	9.79%	METRO DISTRICT
OUTLOT G - OPEN SPACE, A.E., U.E., D.E. & I.E.		0.98	0.81%	METRO DISTRICT
OUTLOT H - OPEN SPACE, A.E., U.E., D.E. & I.E.		0.39	0.32%	METRO DISTRICT
RIGHT-OF-WAY		7.64	6.26%	TOWN OF JOHNSTOWN
TOTAL LOTS	**5**	**122.06**	**100.00%**	

TOTAL LOTS 5 **TOTAL TRACTS** 6 **TOTAL OUTLOTS** 8

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:
MAJESTIC SURVEYING, LLC
1111 DIAMOND VALLEY DR., SUITE #104
WINDSOR, CO 80550
(970) 883-5698

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, MONUMENTED WITH AN ILLEGIBLE 2-1/2" ALUMINUM CAP IN RANGE BOX AND THE NORTH QUARTER CORNER OF SECTION 27, MONUMENTED NO. 6 REBAR WITH AN ILLEGIBLE 2-1/2" ALUMINUM CAP IN A RANGE BOX, AND CONSIDERING ALL OTHER BEARINGS RELATIVE THERETO.

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 SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE PLANNING AND DEVELOPMENT DIRECTOR OF THE TOWN OF JOHNSTOWN AND SHOULD BE CLOSELY 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_____DAY OF_____, 20__.

_____
STEVEN PARKS
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NO. 38348

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, OUTLOTS, TRACTS, AND STREETS AND TO THE EXTENT APPLICABLE DO HEREBY DEDICATE TO THE TOWN OF JOHNSTOWN FOREVER ALL STREETS, ALLEYS, AND UTILITY EASEMENTS, IF ANY, AS INDICATED HEREON UNDER THE NAME OF THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR 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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE_____DAY OF _____, 20__.

_____
NAME TITLE SIGNATURE

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____.

THIS_____DAY OF_____, 20__.

MY COMMISSION EXPIRES_____ NOTARY PUBLIC_____

OWNER: FRONT RANGE FIRE RESCUE FIRE PROTECTION DISTRICT

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE_____DAY OF _____, 20__.

_____
NAME TITLE SIGNATURE

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____,

THIS_____DAY OF_____, 20__.

MY COMMISSION EXPIRES_____ NOTARY PUBLIC_____

LEGAL DESCRIPTION

A REPLAT OF TRACTS 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 SIXTH PRINCIPAL MERIDIAN; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS A, B, C, AND D, THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 3, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, ON THE 13TH DAY OF OCTOBER, 2023 AT RECEPTION NO. 20230044233.

SAID PARCELS CONTAIN 5,316,731.0339 SQUARE FEET OR 122.0553 ACRES AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS NOW OR IN USE OR OF RECORD.

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON THE FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 20__.

BY:_____ ATTEST:_____
MAYOR – TROY D. MELLON TOWN CLERK

CERTIFICATION OF TITLE:

I/ WE HERITAGE 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:

1. TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, A LIEN, NOT YET DUE AND PAYABLE

_____.
COMPANY NAME

_____ _____.
SIGNATURE DATE

_____
NAME OF AUTHORIZED OFFICIAL

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. 13-80-105(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 RELIED UPON TITLE COMMITMENT NO. 459-HS0823310-414, AMENDMENT NO. 2 PREPARED BY HERITAGE TITLE COMPANY, INC. EFFECTIVE FEBRUARY 23, 2024 AT 8:00 AM. 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. 08069C1215F, HAVING A MAP REVISED DATE OF DECEMBER 19, 2006, AND 08069C1213G, 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. 38-51-106, 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. OUTLOTS A, B, C, D, E, F, G, AND H ARE HEREBY DEDICATED AS A BLANKET ACCESS, UTILITY, IRRIGATION AND DRAINAGE EASEMENTS. ALL LOCATIONS OF FUTURE UTILITY INFRASTRUCTURE MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.
7. ACCESS EASEMENTS IN OUTLOTS A, B, C, D, E, F, G, AND H ARE HEREBY DEDICATED TO THE TOWN OF JOHNSTOWN, THE VILLAGES AT JOHNSTOWN METRO DISTRICTS, AND EMERGENCY VEHICLES.
8. 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.
9. 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.
10. UTILITY EASEMENTS TO BE VACATED BY SEPARATE DOC AFTER PROPOSED CONSTRUCTION COMPLETION AND ACCEPTANCE BY THE TOWN OF JOHNSTOWN AND THE OWNER.
11. THE EXISTING BIG HOLLOW GULCH DRAINAGE EASEMENT IS HEREBY VACATED, AND IS BEING REPLACED BY THE DEDICATION OF OUTLOTS A, D AND F AS UTILITY ACCESS, DRAINAGE AND IRRIGATION EASEMENTS AND BY PORTIONS OF STREETS RIGHTS-OF-WAY THAT ARE BEING DEDICATED HEREIN.

REVISIONS

BY	DATE	DESCRIPTION

DRAWN JSL
CHECKED JFS
DESIGNED JSL
FILENAME 0001_Plat Cover

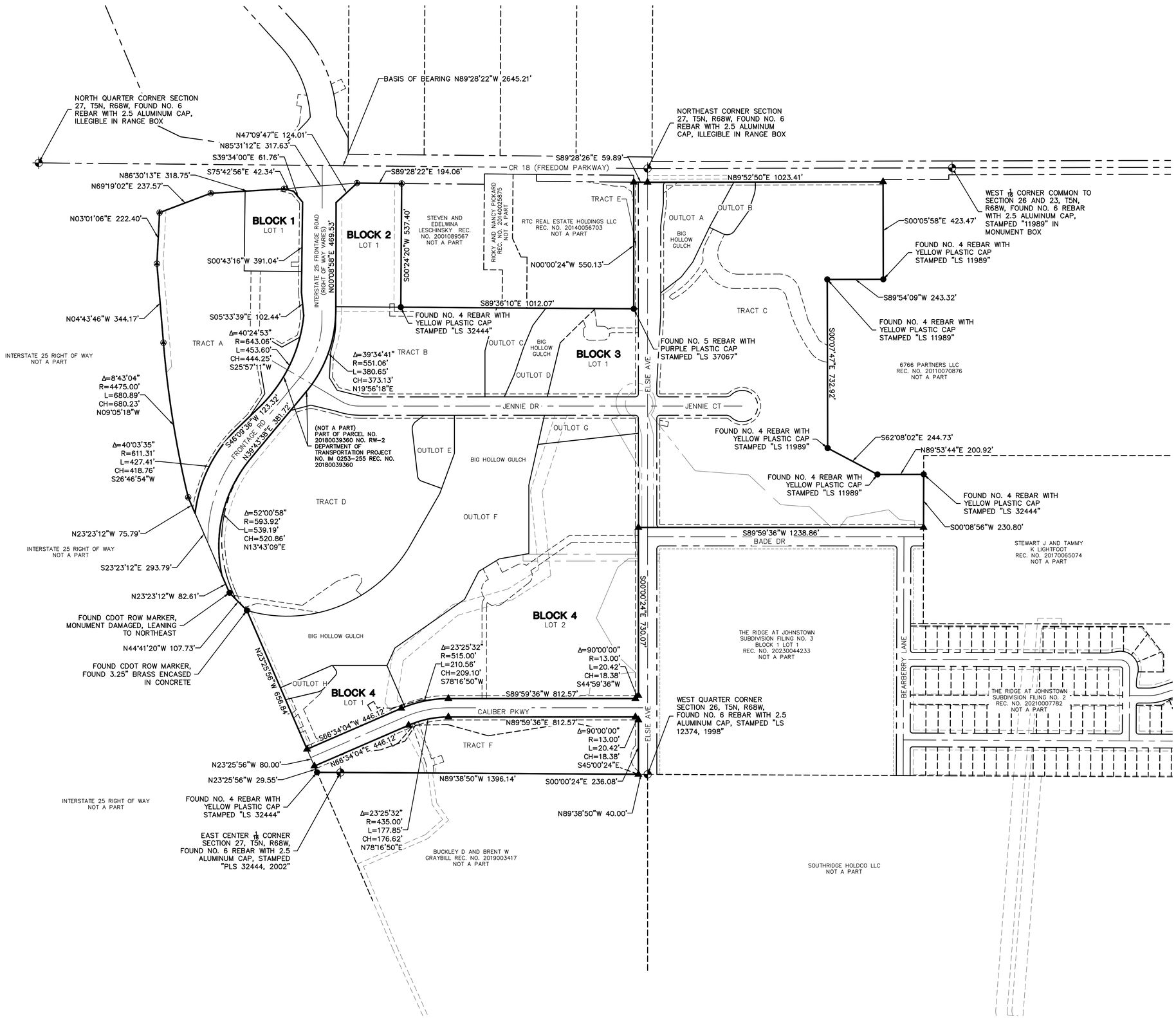
THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4

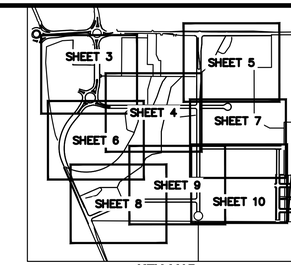
FINAL PLAT COVER

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

JOB NO. 1258.0001.00
SCALE N/A
DATE MAY 14, 2024
SHEET 1 of 11

5/14/2024 11:08 AM





KEY MAP
N.T.S.

LEGEND

	RECOVERED ALIQUOT CORNER AS DESCRIBED
	FOUND MONUMENT AS DESCRIBED
	FOUND 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
	SET 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
I.E.	IRRIGATION EASEMENT
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	EXISTING LOT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SECTION LINE
	EXISTING EASEMENT
	EXISTING EASEMENT TO BE VACATED
	PLAT BOUNDARY

REVISIONS	DATE	BY
DESCRIPTION		

DRAWN JSL
CHECKED JFS
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FILENAME 0001_Plat Cover

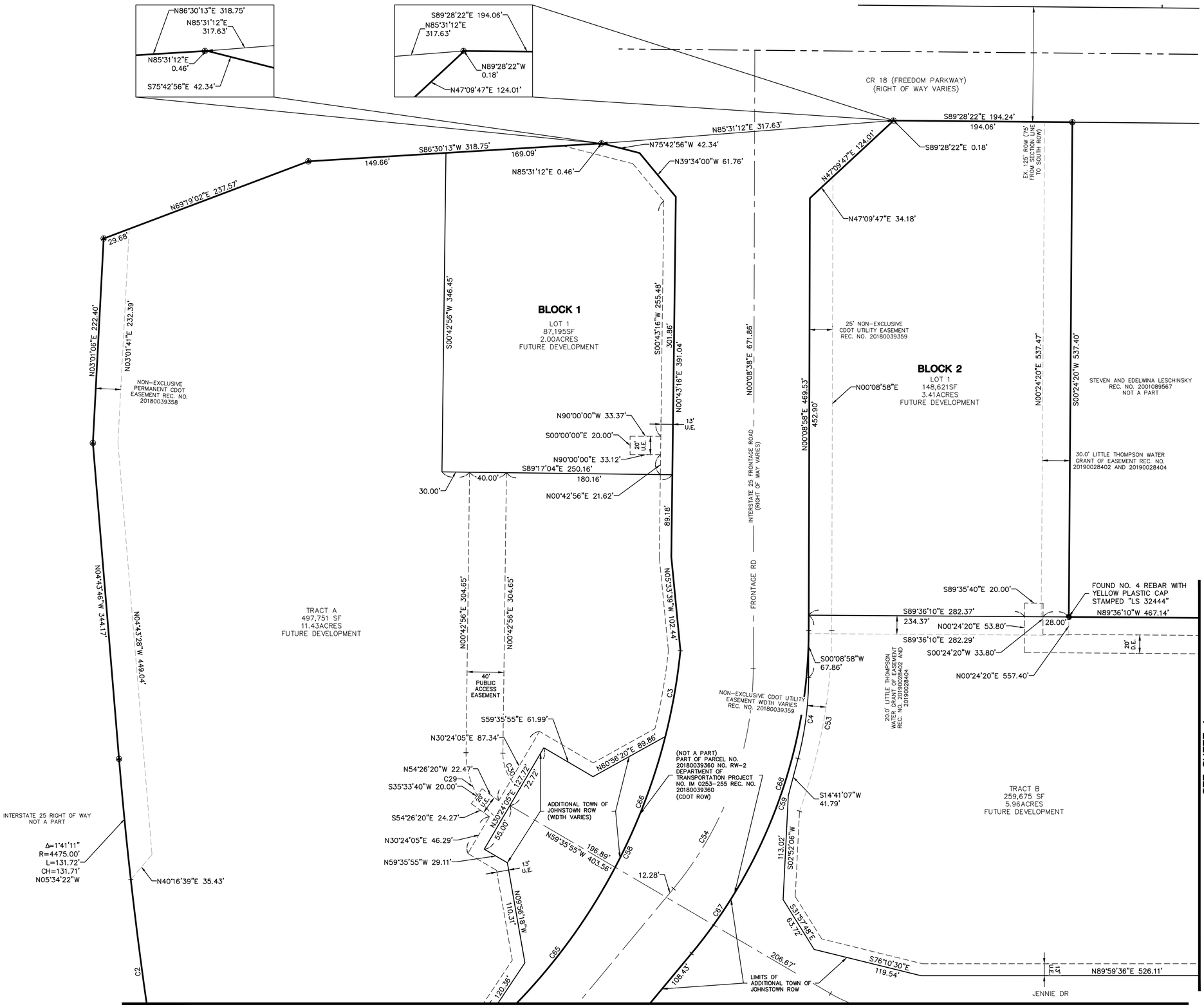
THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4

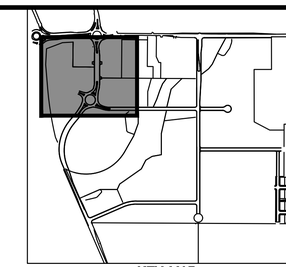
PLAT OVERALL

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

JOB NO. 1258.0001.00
SCALE 1" = 200'
DATE MAY 14, 2024
SHEET 2 of 11

5/14/2024 11:08 AM





KEY MAP
N.T.S.

LEGEND

	RECOVERED ALIQUOT CORNER AS DESCRIBED
●	FOUND MONUMENT AS DESCRIBED
	FOUND 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
▲	SET 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
I.E.	IRRIGATION EASEMENT
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	EXISTING LOT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SECTION LINE
	EXISTING EASEMENT
	EXISTING EASEMENT TO BE VACATED
	PLAT BOUNDARY

50 0 50 100
scale 1"=50' feet

REVISIONS		
BY	DATE	DESCRIPTION

DRAWN JSL
CHECKED JFS
DESIGNED JSL
FILENAME 0001_Plat

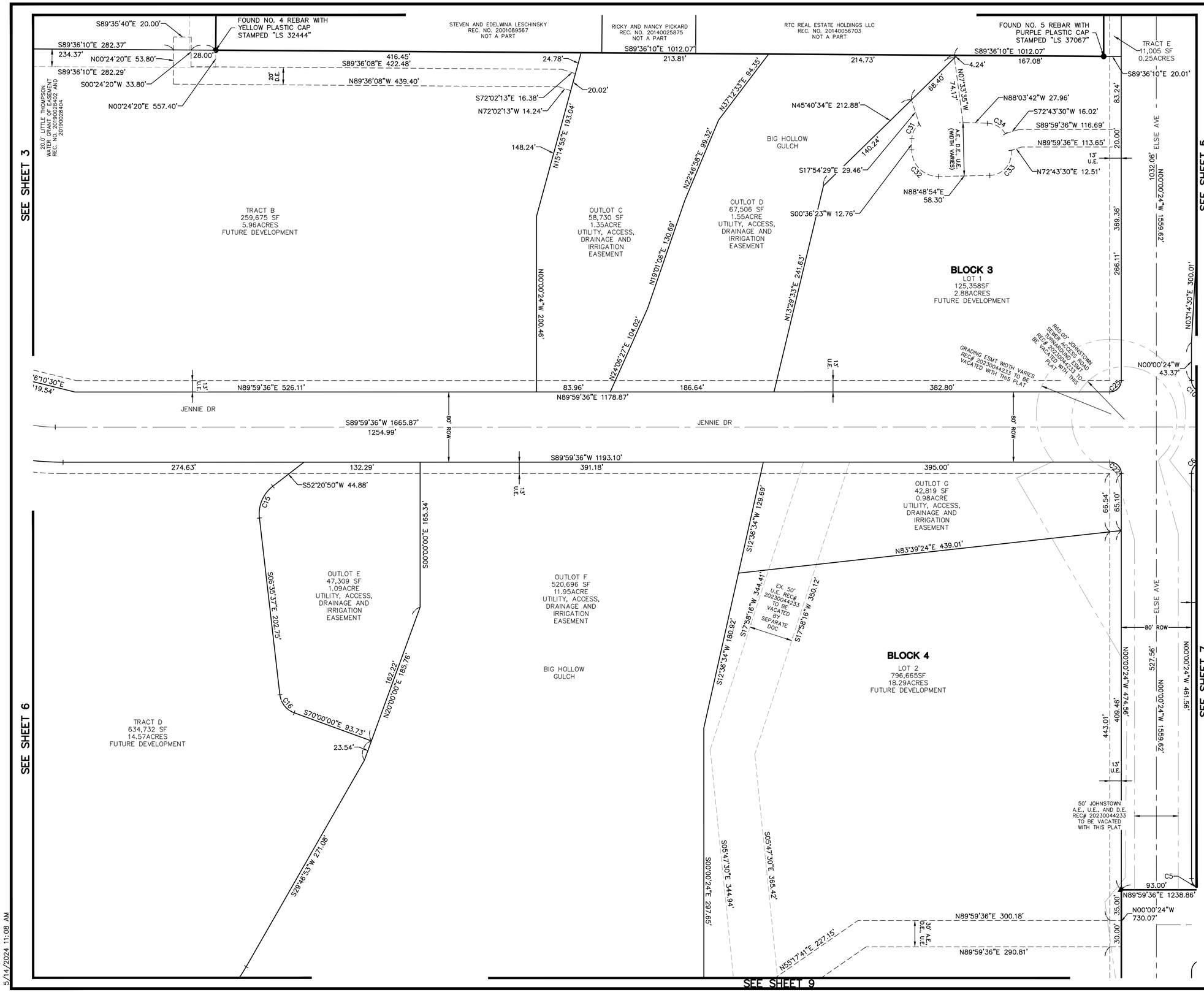
THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4

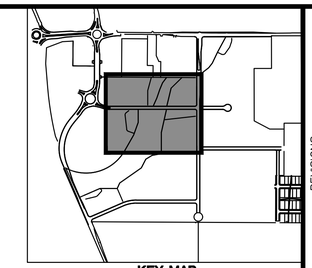
FINAL PLAT

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

JOB NO. 1258.0001.00
SCALE 1" = 50'
DATE MAY 14, 2024
SHEET 3 of 11

5/14/2024 11:08 AM





KEY MAP
N.T.S.

LEGEND

⊕	RECOVERED ALIQUOT CORNER AS DESCRIBED
●	FOUND MONUMENT AS DESCRIBED
◉	FOUND 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
▲	SET 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
I.E.	IRRIGATION EASEMENT
———	PROPOSED LOT LINE
- - - -	PROPOSED EASEMENT
— — —	EXISTING LOT LINE
— — —	EXISTING RIGHT-OF-WAY
— — —	EXISTING SECTION LINE
- - - -	EXISTING EASEMENT
- - - -	EXISTING EASEMENT TO BE VACATED
———	PLAT BOUNDARY

REVISIONS	DATE	BY
DESCRIPTION		

DRAWN JSL
CHECKED JFS
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FILENAME 0001_Plat

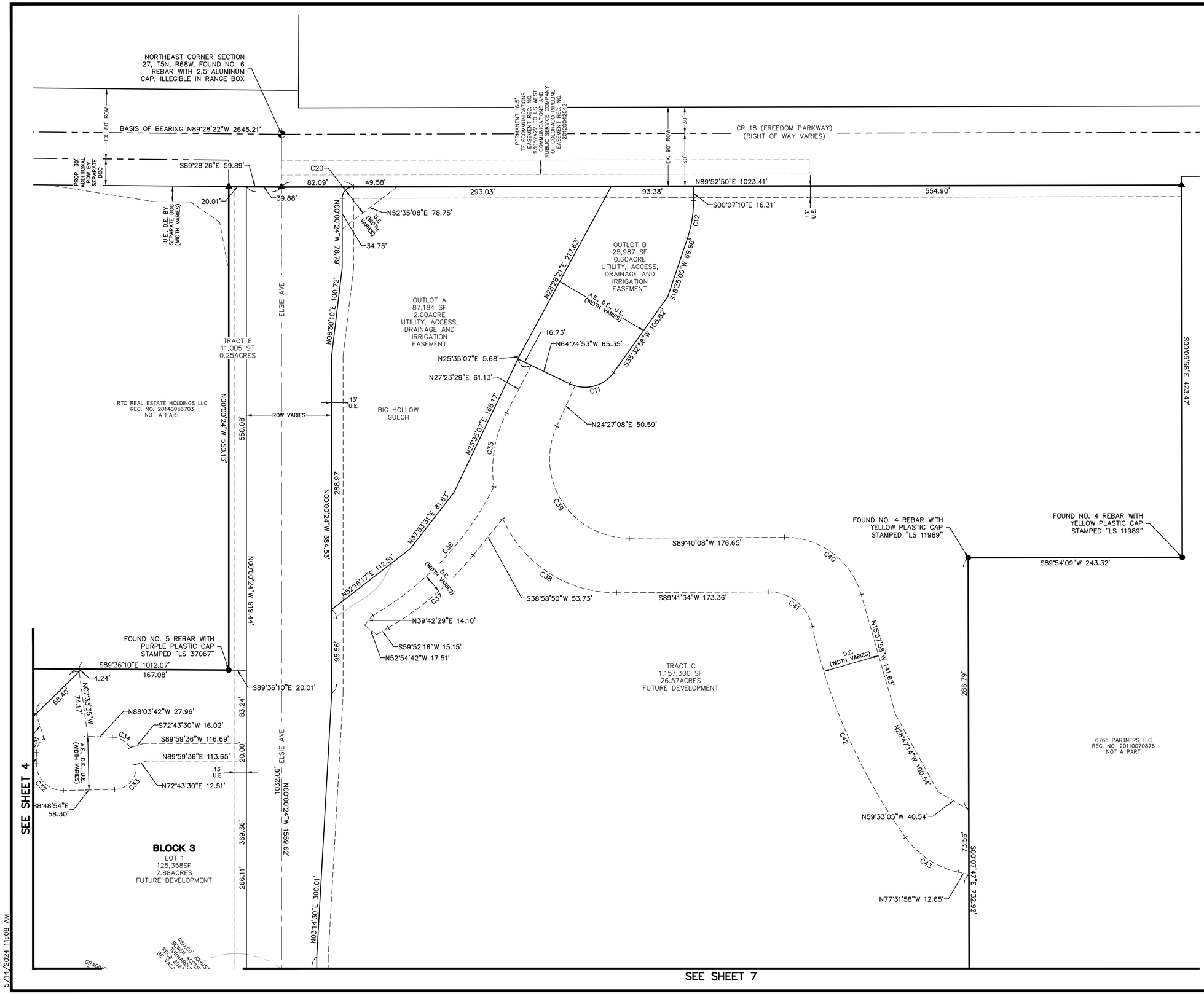
THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4

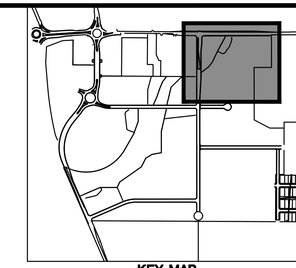
FINAL PLAT

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

JOB NO. 1258.0001.00
SCALE 1" = 50'
DATE MAY 14, 2024
SHEET 4 of 11

5/14/2024 11:08 AM





KEY MAP
N.T.S.

LEGEND

- RECOVERED ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
- SET 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
- A.E. ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- I.E. IRRIGATION EASEMENT
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- EXISTING EASEMENT TO BE VACATED
- PLAT BOUNDARY

REVISIONS		
DESCRIPTION	DATE	BY

DRAWN JSL
CHECKED JFS
DESIGNED JSL
FILENAME 0001_Plat

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TST
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748 Whalers Way
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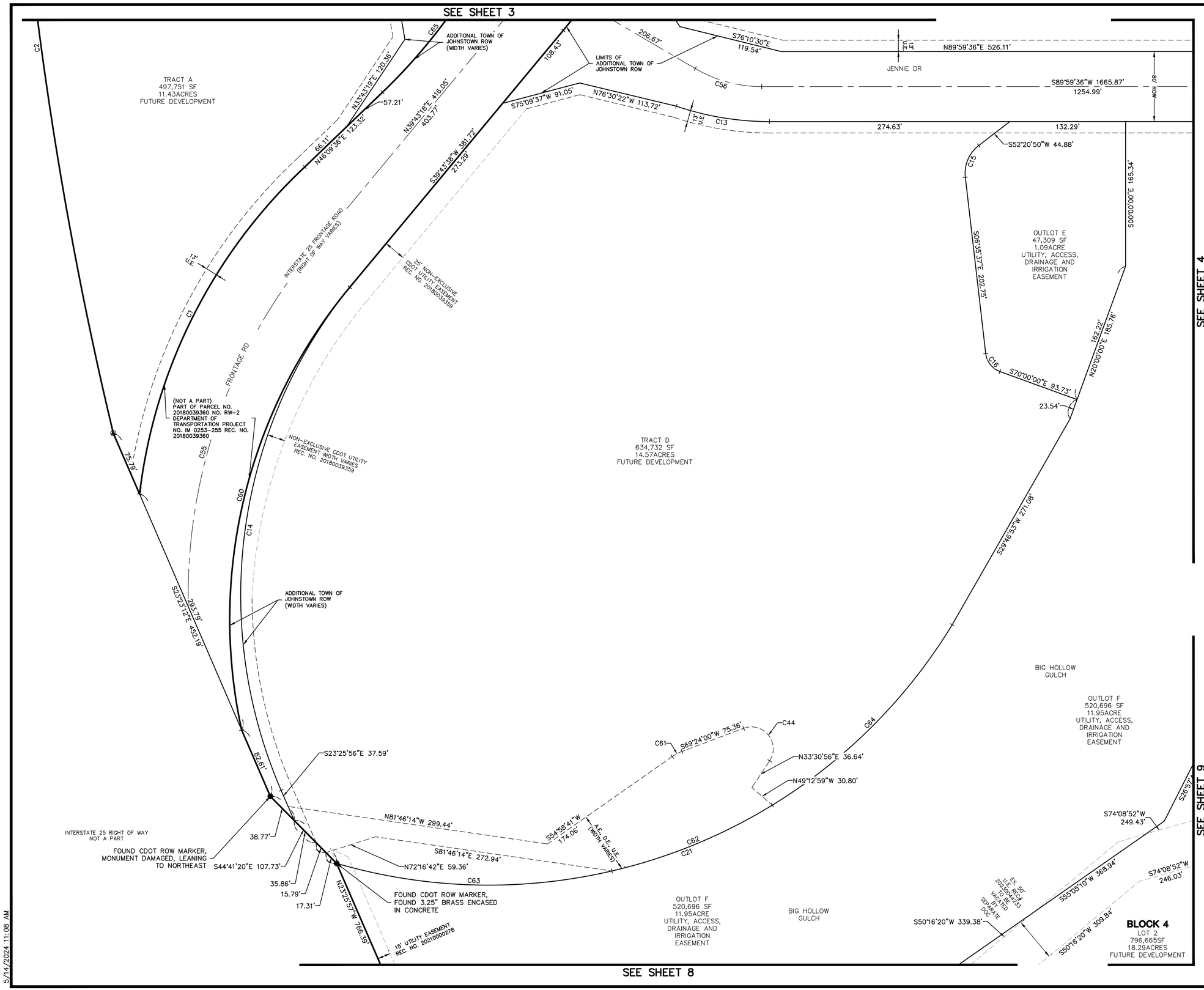
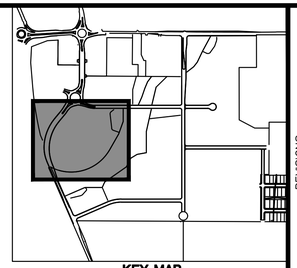
Colorado 80525
Phone: 970.226.0557

JOB NO. 1258.0001.00
SCALE 1" = 50'
DATE MAY 14, 2024
SHEET 5 of 11

5/14/2024 11:08 AM





KEY MAP
N.T.S.

LEGEND

	RECOVERED ALIQUOT CORNER AS DESCRIBED
	FOUND MONUMENT AS DESCRIBED
	FOUND 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
	SET 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
I.E.	IRRIGATION EASEMENT
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	EXISTING LOT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SECTION LINE
	EXISTING EASEMENT
	EXISTING EASEMENT TO BE VACATED
	PLAT BOUNDARY

REVISIONS	DATE	BY
DESCRIPTION		

DRAWN JSL
CHECKED JFS
DESIGNED JSL
FILENAME 0001_Plat

THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4

FINAL PLAT

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
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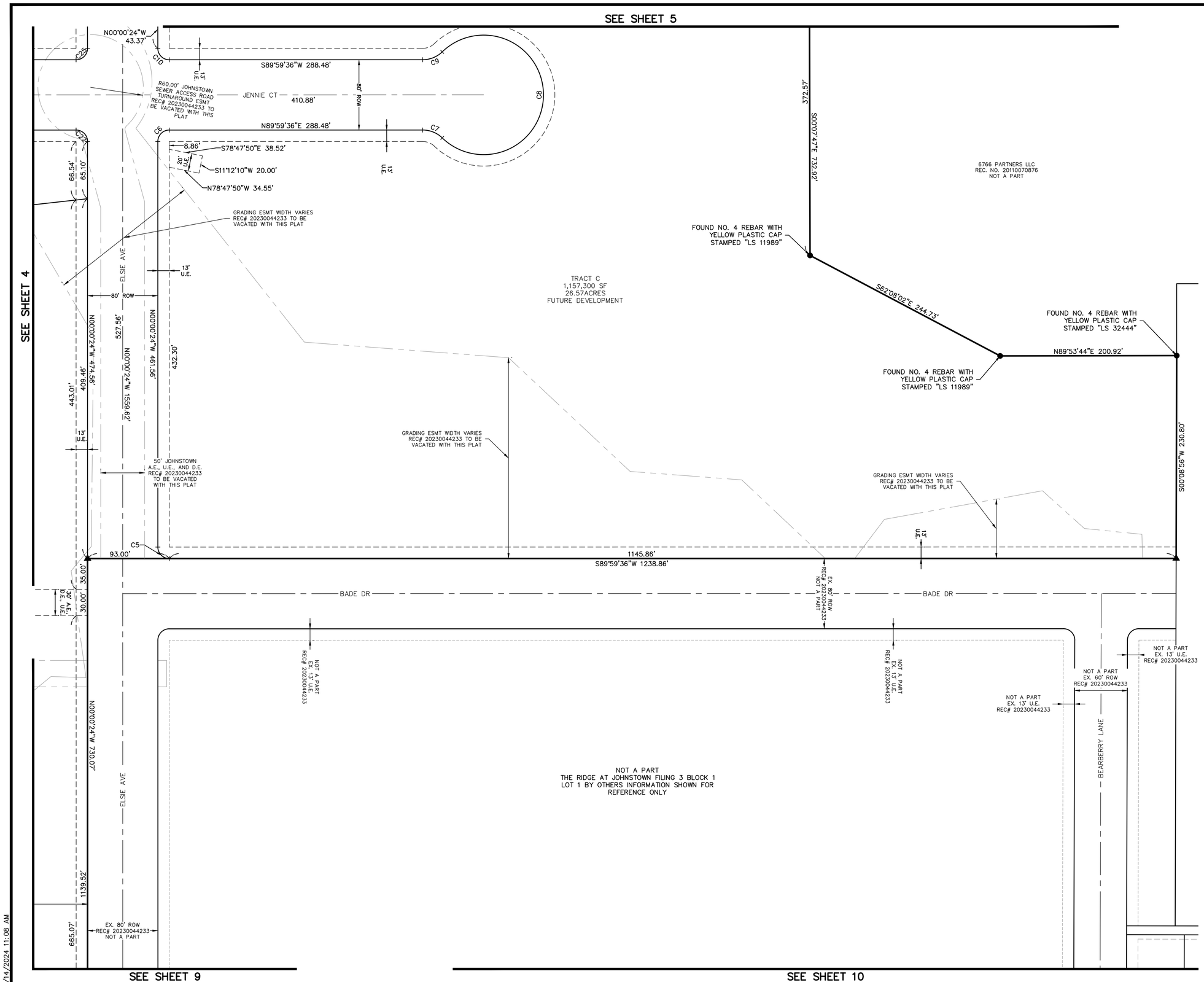
Colorado 80525
Phone: 970.226.0557

JOB NO. 1258.0001.00
SCALE 1" = 50'
DATE MAY 14, 2024
SHEET 6 of 11

5/14/2024 11:08 AM



REVISIONS		
DESCRIPTION	DATE	BY

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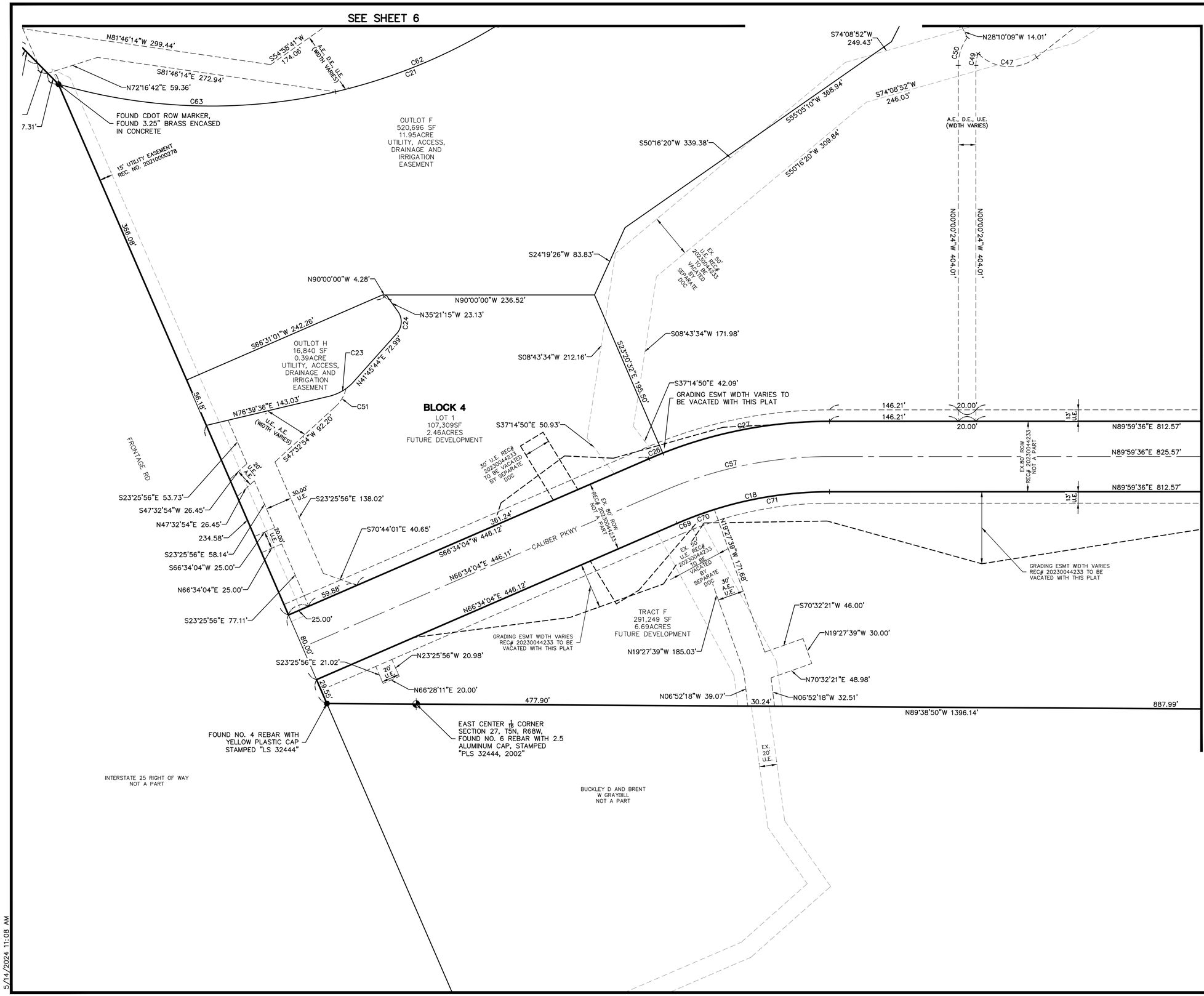
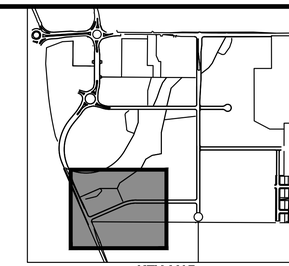
5/14/2024 11:08 AM





KEY MAP
N.T.S.

LEGEND

✦	RECOVERED ALIQUOT CORNER AS DESCRIBED
●	FOUND MONUMENT AS DESCRIBED
◉	FOUND 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
▲	SET 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
I.E.	IRRIGATION EASEMENT
———	PROPOSED LOT LINE
- - - -	PROPOSED EASEMENT
— — —	EXISTING LOT LINE
— — —	EXISTING RIGHT-OF-WAY
— - —	EXISTING SECTION LINE
- - - -	EXISTING EASEMENT
- - - -	EXISTING EASEMENT TO BE VACATED
———	PLAT BOUNDARY

REVISIONS		
BY	DATE	DESCRIPTION

DRAWN: JSL
CHECKED: JFS
DESIGNED: JSL
FILENAME: 0001_Plat

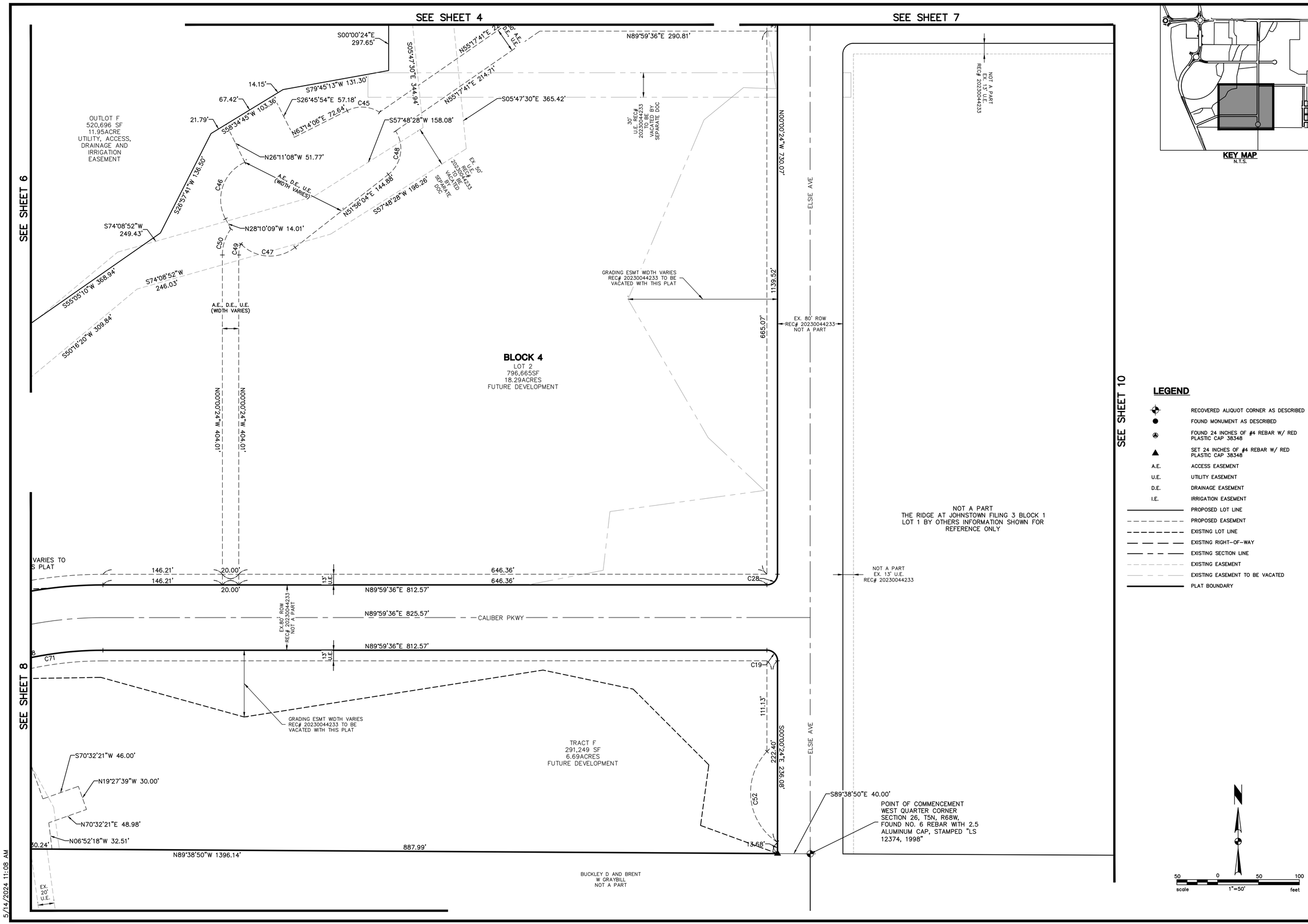
THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4

FINAL PLAT

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

JOB NO. 1258.0001.00
SCALE 1" = 50'
DATE MAY 14, 2024
SHEET 8 of 11

5/14/2024 11:08 AM



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DESCRIPTION		

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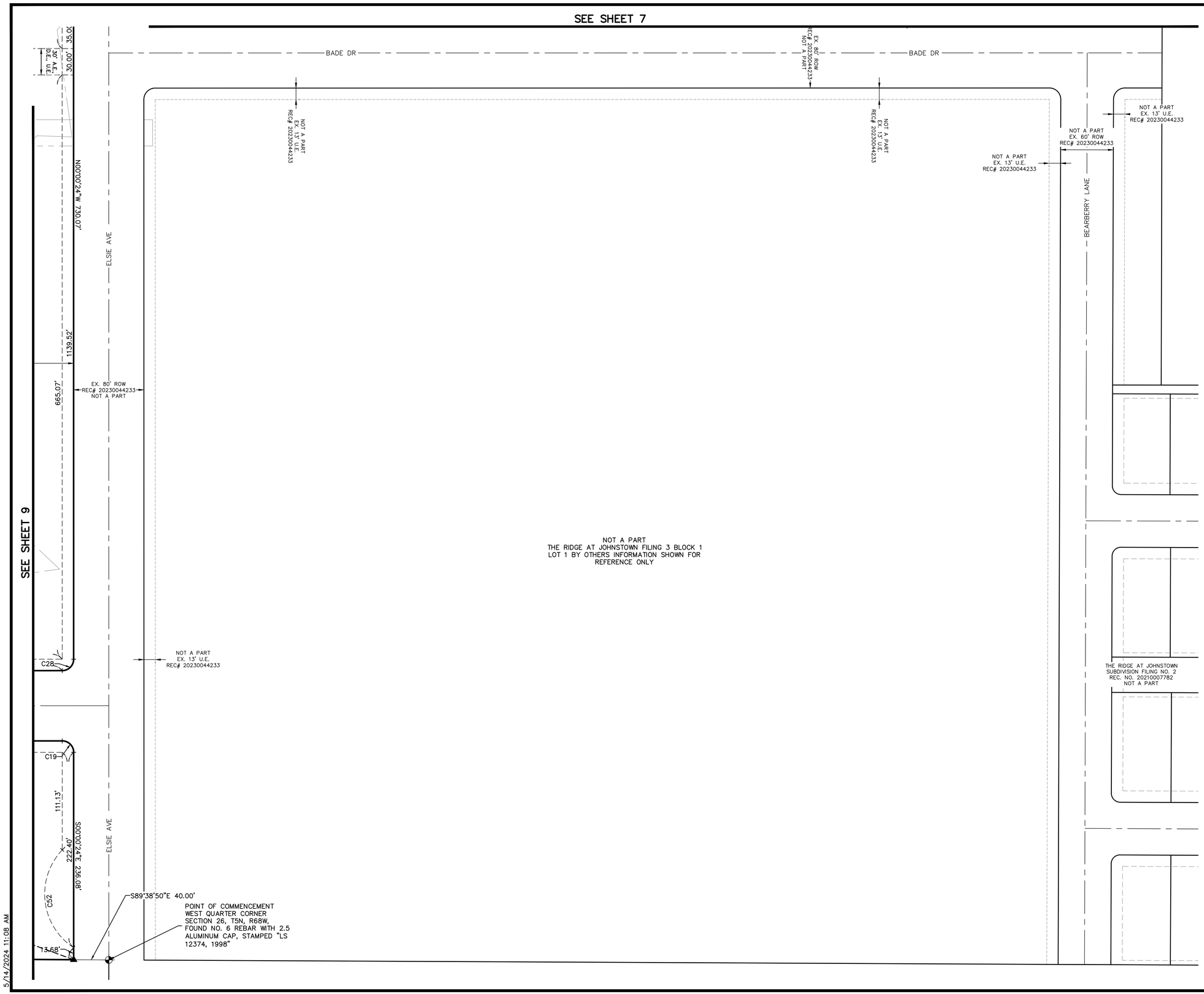

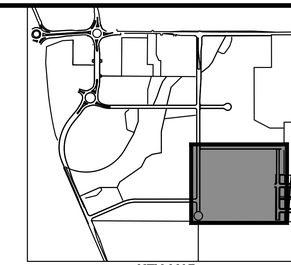

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———	PLAT BOUNDARY

N

50 0 50 100
scale 1"=50' feet

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SHEET 10 of 11

5/14/2024 11:08 AM

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	611.31'	427.41'	40°03'35"	N26°46'54"E	418.76'
C2	4475.00'	680.89'	8°43'04"	N9°05'18"W	680.23'
C3	643.06'	94.66'	8°26'02"	N9°57'45"E	94.57'
C4	350.00'	88.79'	14°32'09"	S7°25'02"W	88.56'
C5	13.00'	20.42'	90°00'00"	N45°00'24"W	18.38'
C6	13.00'	20.42'	90°00'00"	N44°59'36"E	18.38'
C7	32.00'	24.54'	43°56'44"	S68°02'02"E	23.95'
C8	68.00'	317.94'	267°53'28"	N0°00'24"W	97.92'
C9	32.00'	24.54'	43°56'44"	S68°01'14"W	23.95'
C10	13.00'	20.42'	90°00'00"	N45°00'24"W	18.38'
C11	40.00'	55.88'	80°02'09"	S75°34'02"W	51.44'
C12	135.00'	44.07'	18°42'10"	S9°13'55"W	43.87'
C13	330.00'	108.29'	18°48'06"	N80°36'21"W	107.80'
C14	560.00'	609.92'	62°24'13"	S7°46'04"W	580.22'
C15	40.00'	41.15'	58°56'27"	S22°52'36"W	39.36'
C16	25.00'	27.67'	63°24'23"	S38°17'49"E	26.28'
C17	619.99'	810.93'	74°56'29"	S68°48'38"W	754.35'
C18	435.00'	177.85'	23°25'32"	N78°16'50"E	176.62'
C19	13.00'	20.42'	90°00'00"	S45°00'24"E	18.38'
C20	13.00'	20.39'	89°53'14"	N44°56'13"E	18.37'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	619.99'	810.93'	74°56'29"	S68°48'38"W	754.35'
C22	13.00'	20.42'	90°00'00"	N45°00'24"W	18.38'
C23	55.00'	33.50'	34°53'51"	N59°12'40"E	32.98'
C24	20.00'	26.92'	77°06'59"	N3°12'15"E	24.93'
C25	13.00'	20.42'	90°00'00"	N44°59'36"E	18.38'
C26	515.00'	16.78'	1°52'00"	S67°30'04"W	16.78'
C27	515.00'	193.78'	21°33'33"	N79°12'50"E	192.64'
C28	13.00'	20.42'	90°00'00"	N44°59'36"E	18.38'
C29	90.00'	86.62'	55°08'48"	N26°51'28"W	83.32'
C30	50.00'	44.49'	50°59'02"	N24°46'35"W	43.04'
C31	20.00'	19.05'	54°34'56"	S27°53'51"W	18.34'
C32	30.00'	48.06'	91°47'28"	S45°17'21"E	43.08'
C33	25.00'	42.37'	97°06'15"	N40°15'47"E	37.48'
C34	25.00'	24.62'	56°25'30"	N59°50'56"W	23.64'
C35	140.00'	86.42'	35°22'04"	N9°42'26"E	85.05'
C36	350.00'	203.53'	33°19'06"	N43°12'43"E	200.67'
C37	350.00'	127.61'	20°53'26"	S49°25'33"W	126.91'
C38	140.00'	163.51'	66°55'03"	N56°50'54"W	154.37'
C39	90.00'	180.30'	114°47'00"	N32°56'22"W	151.63'
C40	90.00'	116.81'	74°21'54"	N53°08'55"W	108.78'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C41	50.00'	68.14'	78°04'59"	N51°15'56"W	62.99'
C42	650.00'	263.95'	23°16'00"	N23°51'27"W	262.14'
C43	100.00'	73.38'	42°02'31"	N56°30'42"W	71.74'
C44	25.00'	62.88'	144°06'56"	N38°32'32"W	47.57'
C45	40.00'	41.47'	59°23'41"	S87°04'03"E	39.63'
C46	50.00'	82.13'	94°07'07"	N18°53'25"E	73.21'
C47	50.00'	72.68'	83°16'53"	S86°25'30"E	66.45'
C48	40.00'	59.30'	84°56'47"	N9°27'40"E	54.02'
C49	34.00'	13.75'	23°09'58"	N11°34'35"E	13.65'
C50	54.00'	34.15'	36°14'15"	N18°06'44"E	33.59'
C51	40.00'	25.04'	35°51'57"	S31°03'57"W	24.63'
C52	73.00'	127.69'	100°13'10"	S6°40'14"E	112.02'
C53	576.06'	200.30'	19°55'20"	N10°06'38"E	199.29'
C54	375.00'	259.04'	39°34'40"	N19°55'58"E	253.92'
C55	620.00'	442.71'	40°54'44"	N19°15'56"E	433.37'
C56	150.00'	79.61'	30°24'28"	N74°48'10"W	78.68'
C57	475.00'	194.21'	23°25'32"	N78°16'50"E	192.86'
C58	643.06'	453.60'	40°24'53"	S25°57'11"W	444.25'
C59	551.06'	380.65'	39°34'41"	N19°56'18"E	373.13'
C60	593.92'	539.19'	52°00'58"	N13°43'09"E	520.86'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C61	50.00'	12.59'	14°25'19"	S62°11'21"W	12.55'
C62	619.99'	199.04'	18°23'37"	N67°41'15"E	198.18'
C63	619.99'	318.10'	29°23'49"	S88°25'02"E	314.62'
C64	619.99'	293.80'	27°09'03"	N44°54'55"E	291.05'
C65	643.06'	206.41'	18°23'27"	N36°57'54"E	205.53'
C66	643.06'	152.53'	13°35'24"	N20°58'28"E	152.17'
C67	551.06'	341.59'	35°31'00"	N17°54'28"E	336.15'
C68	551.06'	341.59'	35°31'00"	N17°54'28"E	336.15'
C69	435.00'	15.15'	1°59'43"	N67°33'56"E	15.15'
C70	435.00'	30.01'	3°57'08"	N70°32'21"E	30.00'
C71	435.00'	132.70'	17°28'41"	N81°15'16"E	132.18'

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