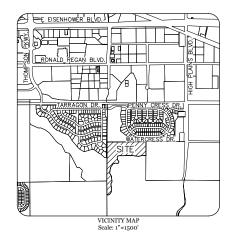
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



# 2"ALUM. CAP STAMPED S 1/16 SEC 14 LS 20676, 1999

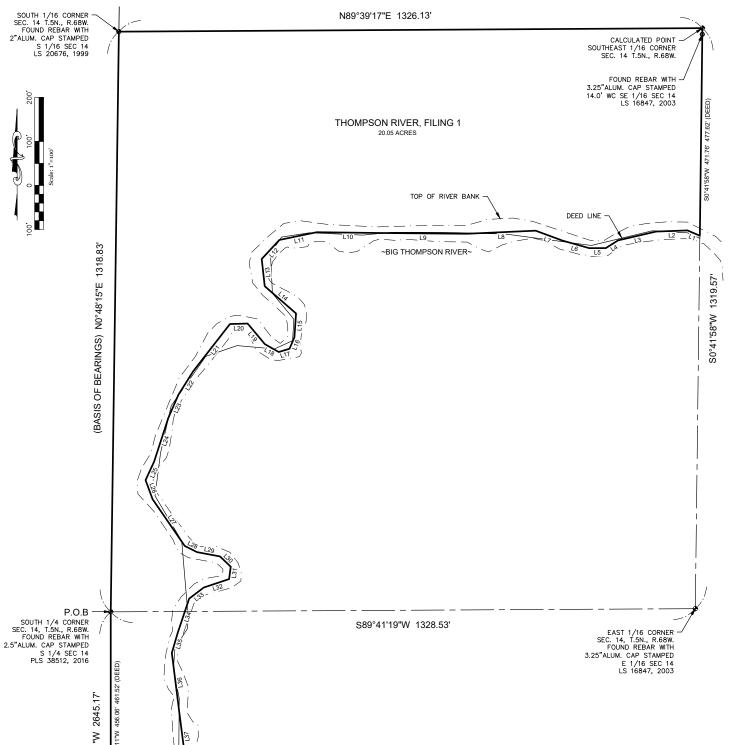
CENTER 1/4 CORNER SEC. 23, T.5N., R.68W. FOUND REBAR WITH 2.5"ALUM. CAP STAMPED

#### TITLE COMMITMENT NOTES:

FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, WASHBURN LAND SURVEYING, LLC RELIED UPON TITLE COMMITMENT ORDER NUMBER 459-H0561115-081-TMY, BY HERITAGE TITLE COMPANY, WITH AN EFFECTIVE DATE OF APRIL 16, 2019 AT 5:30 P.M..

#### GENERAL NOTES:

- DEFINITION: CERTIFY, CERTIFICATION A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE
- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTH QUARTER OF SECTION 14 TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID LINE IS ASSUMED TO BEAR N 00°48'15" E AND IS MONUMENTED AS SHOWN HEREON.
- PER C.R.S. 38-51-106, ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY



KNOW ALL PERSONS BY THESE PRESENTS THAT (THE UNDERSIGNED). BEING ALL THE OWNERS AND LIEN HOLDERS OF THE FOLLOWING DESCRIBED PROPERTY, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS OR HIGHWAYS, WHICH PROPERTY IS LOCATED IN SECTION 14 AND SECTION 23, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE

THE SW ½ OF THE SE ½ OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO AND THE NW ½ OF THE NE ½ OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, EXCEPTING THEREFROM THAT PORTION CONTAINED CONTYEVED TO SKIT 223, LLC, A COLORADO LIMITED LIABILITY COMPANY IN SPECIAL WARRANTY DEED RECORDED OCTOBER 4, 2013 AT RECEPTION NUMBER 20130075805, LARIMER COUNTY RECORDS.

QUARTER OF SECTION 14 AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE WEST LINE SOUTH QUARTER OF SAID SECTION 14 BEING MONUMENTED ON THE SOUTH BY A 2 1/2" CAP STAMPED "LS 37911" AND ON THE NORTH BY A 3 1/4" CAP STAMPED "LS 20676" AND IS CONSIDERED TO BEAR NORTH 00°48'15" EAST. A DISTANCE OF 1318.83 FEET:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 00'48'15' EAST ALONG SAID WEST LINE, A DISTANCE OF 1318 83 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 14; THENCE NORTH 89"39'17" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1328.13 FEET TO THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, THENCE SOUTH 00'41'58' WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 477.62 FEET, THENCE ALONG THE CONTRELINE OF THE BIG THOMPSON RIVER, THE FOLLOWING THIRTY (30) COURSES: NORTH 66'03'45' WEST, A DISTANCE OF 30.42 FEET; NORTH 86'33'15' WEST, A DISTANCE OF 140.02 FEET; SOUTH 82"25'57' WEST, A DISTANCE OF 140.03 FEET; NORTH 80'21'01' WEST, A DISTANCE OF 140.03 FEET; NORTH 90'00'01' WEST, A DISTANCE OF 150.05 FEET; NORTH 88"21'01' WEST, A DISTANCE OF 66.13 FEET; NORTH 80'21'01' WEST, A DISTANCE OF 60'101' HEFT! NORTH 80'11' ADDITING A DISTANCE OF 60'11' HEFT! NORTH 80'11' ADDITING ADDITING ADDITING ADDITING FEET; NORTH 87°25'12" WEST, A DISTANCE OF 120.11 FEET; SOUTH 81°12'12" WEST, A DISTANCE OF 64.82 FEET; SOUTH 34°21'42" WEST, A DISTANCE OF 44.76 FEET; SOUTH 02°50'15" EAST, A DISTANCE OF 91.13 FEET; SOUTH 39°45'07" EAST, A DISTANCE OF 76.19 FEET; SOUTH 03°27'10' WEST, A DISTANCE OF 49.01 FEET; SOUTH 65°26'08' WEST, A DISTANCE OF 45.17 FEET; NORTH 84°51'14" WEST, A DISTANCE OF 85.29 FEET; SOUTH 71°04'54" WEST, A DISTANCE OF 75.08 FEET; SOUTH 35°01'55" WEST, A DISTANCE OF 137.07 FEET; SOUTH 12°45'45" WEST, A DISTANCE OF 110.22 FEET; SOUTH 07°20'06" WEST, A
DISTANCE OF 98.17 FEET; SOUTH 30°36'01" EAST. A DISTANCE OF 119.09 FEET; SOUTH 04°54'10" EAST. A DISTANCE OF 175.84 DISTANCE OF 98.17 FEET; SOUTH 30°3601° EAST, A DISTANCE OF 119.09 FEET; SOUTH 40°41° EAST, A DISTANCE OF 176.84 FEET; SOUTH 60°210° WEST, A DISTANCE OF 716.84 FEET; SOUTH 60°41′42° WEST, A DISTANCE OF 44.68 FEET; SOUTH 10°47′48° EAST, A DISTANCE OF 70.55 FEET; SOUTH 00°33′45° WEST, A DISTANCE OF 64.68 2FEET; SOUTH 00°33′45° WEST, A DISTANCE OF 67.65 FEET; SOUTH 00°33′45° WEST, A DISTANCE OF 68.32 FEET; SOUTH 30°30′47° WEST, A DISTANCE OF 64.361 FEET; SOUTH 30°30′22° WEST, A DISTANCE OF 62.41 FEET; SOUTH 65°20′55° WEST, A DISTANCE OF 67.26 FEET; NORTH 60°17′03° WEST, A DISTANCE OF 37.73 FEET TO A POINT ON THE WEST LINE OF THE NORTH 65°20′40° WEST, A DISTANCE NORTH 00°00′45° EAST ALONG SAID WEST LINE, A DISTANCE OF 481.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAILS A GROSS AREA OF 20.05 ACRES OR 873,438.23 SQUARE FEET, MORE OR LESS STATE OF COLORADO COUNTY OF LARIMER ) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_ WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES \_ APPROVALS: TOWN COUNCIL THIS PLAT TO BE KNOWN AS THOMPSON RIDGE ESTATES WAS APPROVED BY ACTION OF THE TOWN OF JOHNSTOWN, COLORADO AT A REGULAR MEETING HELD ON THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2022. TOWN CLERK

#### SURVEYOR'S STATEMENT:

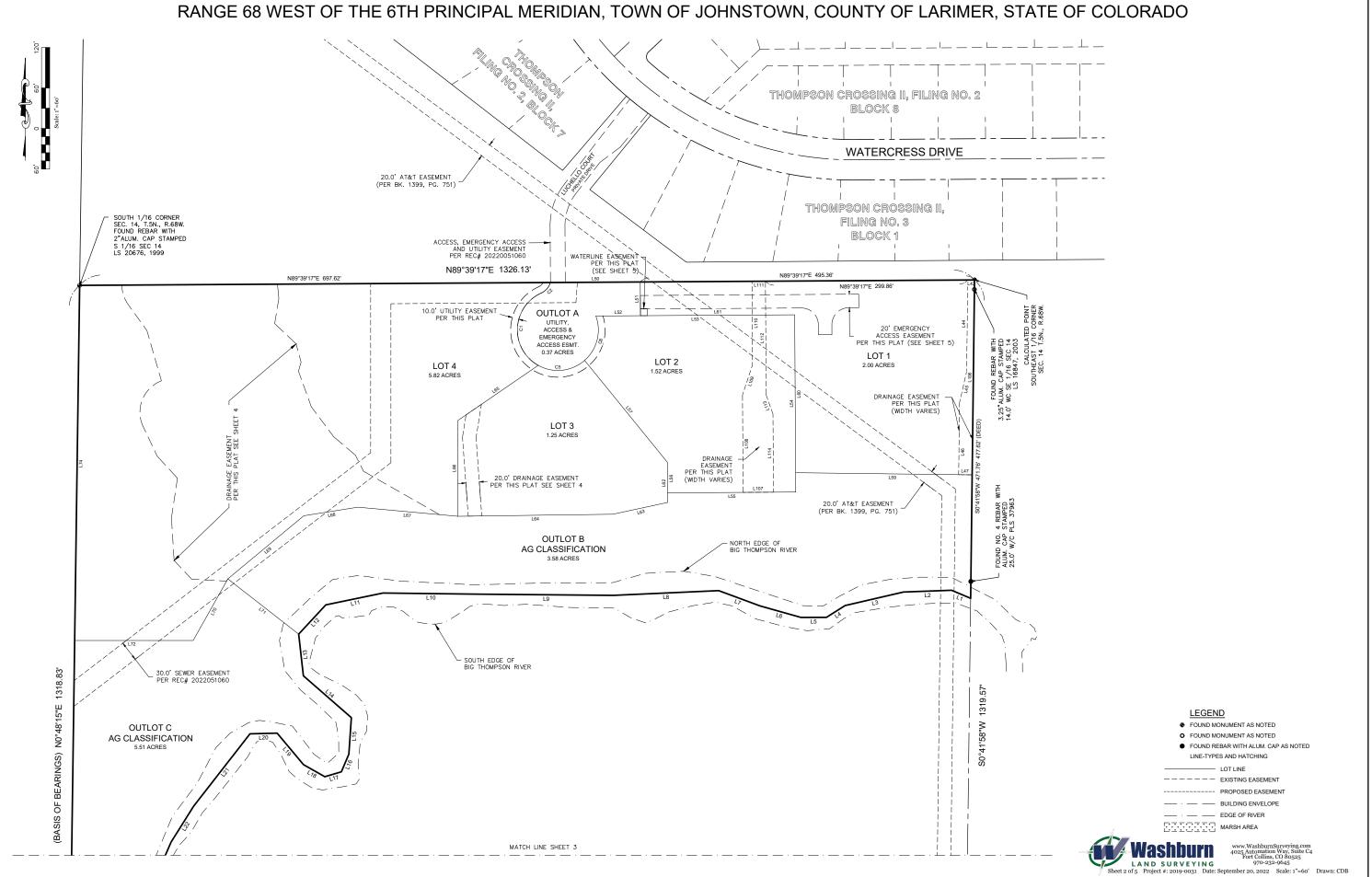
I, CHAD R. WASHBURN, BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT OF THOMPSON RIDGE ESTATES WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SURVEY IS ACCURATELY REPRESENTED ON THIS PLAT AND THAT THE STATEMENTS CONTAINED HEREON WERE READ BY ME AND THE SAME ARE TRUE TO THE BEST OF MY KNOWLEDGE. DATED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ 2022.



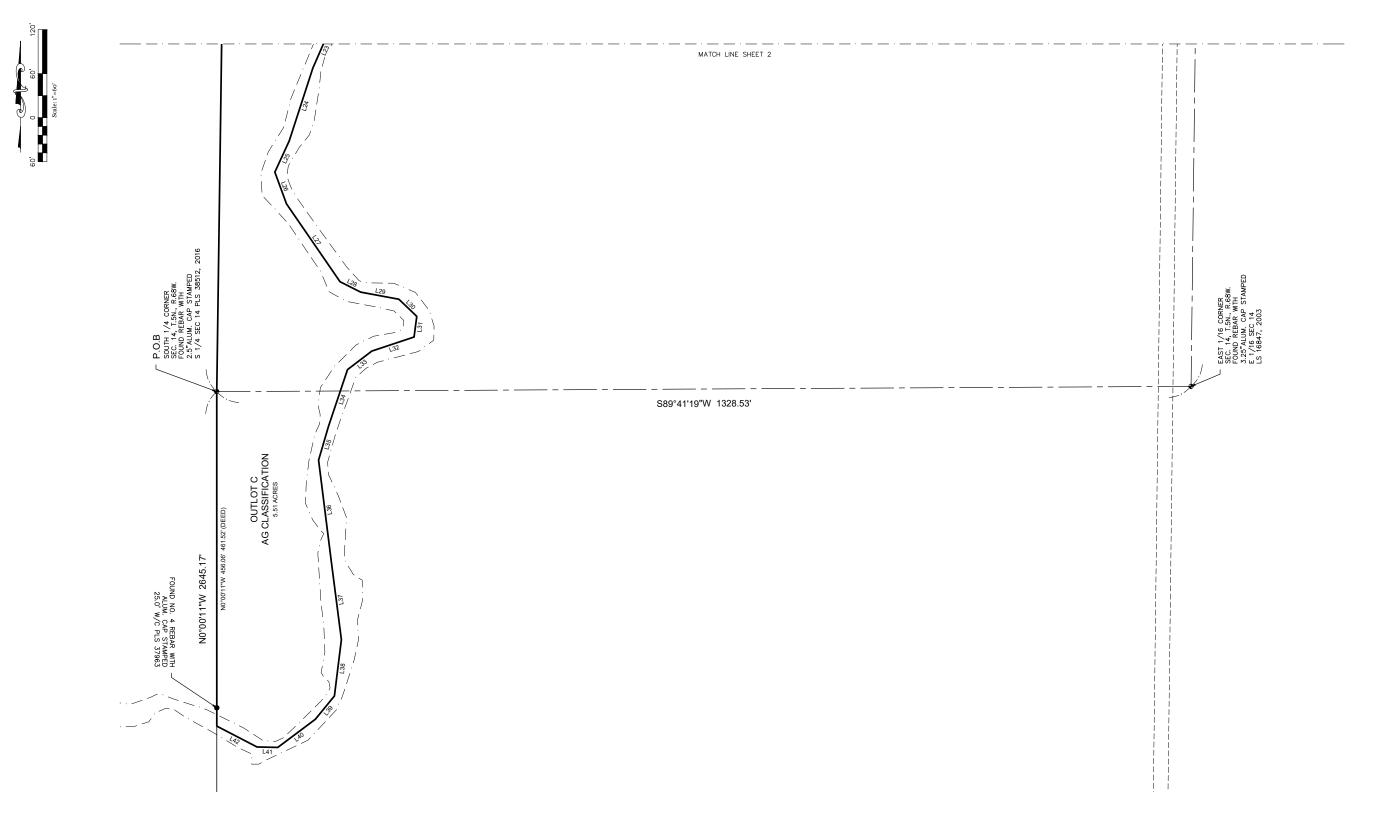
CHAD R. WASHBURN, COLORADO LICENSED PROFESSIONAL LAND SURVEYOR #37963



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. TOWN OF JOHNSTOWN. COUNTY OF LARIMER. STATE OF COLORADO



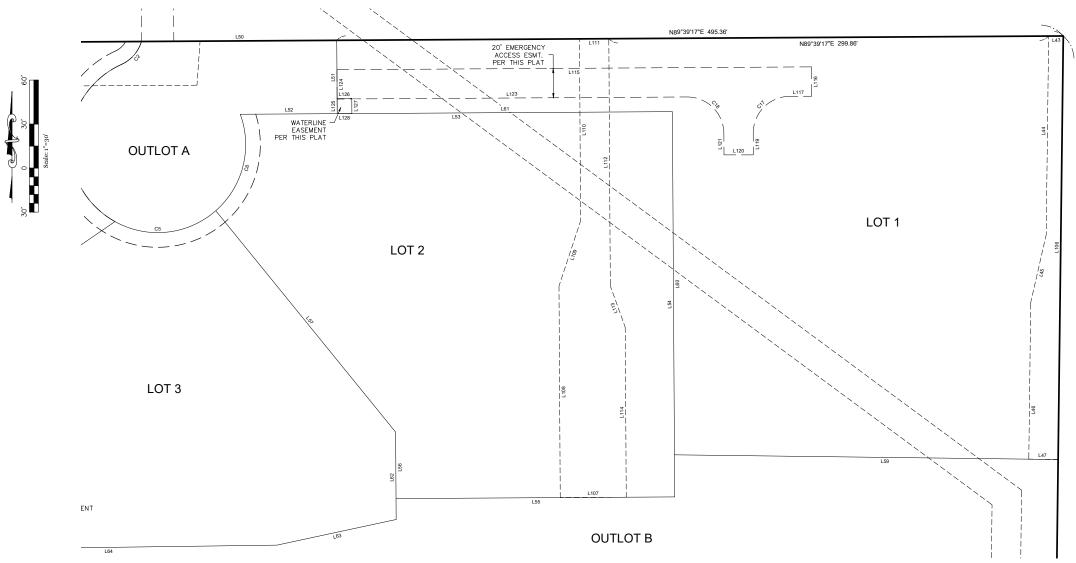
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO





# THOMPSON RIDGE ESTATES LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO N89°39'17"E 1326.13' OUTLOT A LOT 4 LOT 2 DRAINAGE EASEMENT PER THIS PLAT LOT 3 20.0' DRAINAGE EASEMENT PER THIS PLAT **OUTLOT B LEGEND** ● FOUND MONUMENT AS NOTED O FOUND MONUMENT AS NOTED FOUND REBAR WITH ALUM. CAP AS NOTED OUTLOT C

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



	LINE TABLE			LINE TABLE			LINE TABLE				LINE TABLE		
LINE#	BEARING	DISTANCE	П	LINE#	BEARING	DISTANCE	LINE	#	BEARING	DISTANCE	LINE#	BEARING	DISTANCE
L1	N67°01'57"W	30.67'	١Г	L31	S07°32'38"W	28.37'	L64		S89°14'23"W	229.45'	L128	S89°39'17"W	10.00'
L2	S87°53'50"W	71.28'	١Г	L32	S71°33'28"W	60.70'	L65	5	S55*33'35"W	144.24'	L138	N60°18'58"W	129.59'
L3	S76°57'21"W	88.84'	Iſ	L33	S52°43'16"W	41.69'	L66	5	S00°00'00"E	142.07'	L139	N26°54'12"W	26.71'
L4	S57°41'36"W	32.76'	١Г	L34	S18°31'18"W	81.60'	L67	,	N84°47'52"W	148.88'	L140	N49°37'30"W	42.30'
L5	S89°51'28"W	37.75'	П	L35	S16°21'00"W	48.00'	L68	3	S80°59'56"W	81.14'	L141	N36°47'27"W	55.42'
L6	N74°15'57"W	62.98'	$  \Gamma  $	L36	S07°10'03"E	137.72'	L69	,	S50°17'29"W	146.37'	L142	N19°47'26"W	56.08'
L7	N69°42'18"W	65.28'		L37	S07°19'52"E	109.05'	L70	)	S29°20'56"W	104.74'	L143	N15"58'31"E	13.98'
L8	S87°25'20"W	156.41'	П	L38	S07°02'21"W	77.35'	L71	1	N52*03'46"W	133.13'	L144	N15°15'53"W	27.96'
L9	N89°29'10"W	198.44'	Г	L39	S39°17'37"W	41.12'	L72	2	N90°00'00"W	175.62'	L145	N46°30'16"W	43.75'
L10	N89°18'47"W	142.83'	П	L40	S53°10'10"W	63.94'	L74	,	N00°48'15"E	526.27"	L146	N09"21'04"E	37.78'
L11	S78°16'21"W	86.58'	П	L41	N88°50'50"W	28.32'	L10	6	S00°41'33"W	288.79'	L147	N05°34'24"W	21.25'
L12	S42°51'52"W	59.09'		L42	N62°35'25"W	61.82'	L10	7	S89*39'24"W	45.00'	L148	S89°39'17"W	230.54'
L13	S06*24'46"E	62.14'	١Г	L43	N89°39'17"E	10.00'	L10	8	N00°20'36"W	144.20'	L150	S35*45'25"E	47.38'
L14	S48*54'38"E	94.34'	П	L44	N00°42'01"E	135.45'	L10	9	N18°20'01"E	46.84'	L151	S16*04'16"E	77.45'
L15	S03°54'04"W	54.28'	Iſ	L45	N12°51'59"E	47.45'	L11	0	N00°20'36"W	124.10'	L153	S25"27"26"E	48.26'
L16	S23°00'34"W	28.31'		L46	N00°41'58"E	106.77'	L11	1	N89°39'17"E	20.00'	L154	S42"33'09"E	44.37'
L17	S73°21'11"W	25.65'	١Г	L47	N89°18'02"W	20.03'	L11	2	S00°20'36"E	168.48'	L155	S08°36'54"W	59.19'
L18	N60°23'58"W	36.28'	П	L50	N89°39'17"E	133.15'	L11	3	S19°45'22"E	30.09'	L156	S03*31'41"E	63.61'
L19	N39°57'35"W	60.91'	П	L51	S00°20'43"E	50.00'	L11-	4	S00°20'36"E	115.82'	L157	S43*23'14"E	38.07'
L20	S88°32'08"W	40.26'	١Г	L52	S89°39'17"W	66.09'	L11	5	N89°39'24"E	323.54'	L158	S86*52'02"E	51.65'
L21	S37°54'01"W	135.93'	П	L53	S89°39'17"W	294.63'	L11	6	S00°20'36"E	20.00'	L159	N29"20'56"E	3.81'
L22	S32°08'09"W	62.71'	١Г	L54	N00°20'36"W	262.68'	L11	7	S89*39'24"W	15.00'	L160	S09°04'42"W	50.29'
L23	S23°36'33"W	57.25'		L55	N89°39'24"E	190.00'	L11	9	S00°20'36"E	14.76'	L161	S04*10'59"E	116.10'
L24	S18°00'40"W	104.75'		L56	N00°20'36"W	45.32'	L12	0	N90°00'00"W	20.00'	L162	S89°14'23"W	20.04'
L25	S24°43'02"W	46.68'	١[	L57	N39°05'24"W	194.48'	L12	1	N00°20'36"W	14.64'	L163	N04°10'59"W	117.22'
L26	S20*09'36"E	46.13'		L59	N89°18'02"W	261.64'	L12	3	S89*39'24"W	238.54'	L164	N09*04'42"E	33.63'
L27	S34"30'56"E	128.78'		L60	N00°20'36"W	233.97'	L12	4	N00°20'43"W	20.00'	L165	N55"33"35"E	27.58'
L28	S63°13'25"E	31.52'	I	L61	S89°39'17"W	228.54'	L12	5	N00°20'43"W	10.40'	L166	N89°14'23"E	15.28'
L29	S79"26'21"E	53.03'		L62	N00°20'36"W	59.58'	L12	6	N89°18'20"E	10.00'	L167	S84°47'52"E	27.33'
L30	S46°13'51"E	33.79'		L63	S77°51'31"W	83.10'	L12	7	S00°20'43"E	10.46'			

CURVE TABLE									
CURVE #	LENGTH	RADIUS	DELTA	CHORD	DISTANCE				
C1	132.64'	60.00'	126°39'30"	N02°21'18"E	107.23'				
C2	21.40'	25.00'	49°03'06"	N41°09'30"E	20.76'				
C5	230.04'	60.00'	219°40'06"	S89*38*36"W	112.88'				
C6	72.12'	60.00'	68°52'19"	N14°14'43"E	67.86'				
C17	39.27'	25.00'	90°00'00"	S44*39'24"W	35.36'				
C18	39.27'	25.00'	90°00'00"	N45°20'36"W	35.36'				
C19	30.90'	50.00'	35°24'42"	S18°03'04"E	30.41'				
C20	82.14'	50.00'	94°07'37"	S21°36'22"W	73.21'				

#### **LEGEND**

- FOUND MONUMENT AS NOTED
- O FOUND MONUMENT AS NOTED
- FOUND REBAR WITH ALUM. CAP AS NOTED LINE-TYPES AND HATCHING

LOT LINE

-----EXISTING EASEMEN
------ PROPOSED EASEM

BUILDING ENVELOPE



www.WashburnSurveying.com 4025 Automation Way, Suite C4 Fort Collins, CO 80525 970-232-9645