

SOUTHRIDGE SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO



Robert C. Tessey
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

PARCEL NO. 8526200037
UNPLATTED
OWNER: J-25 LAND HOLDINGS, LLC.

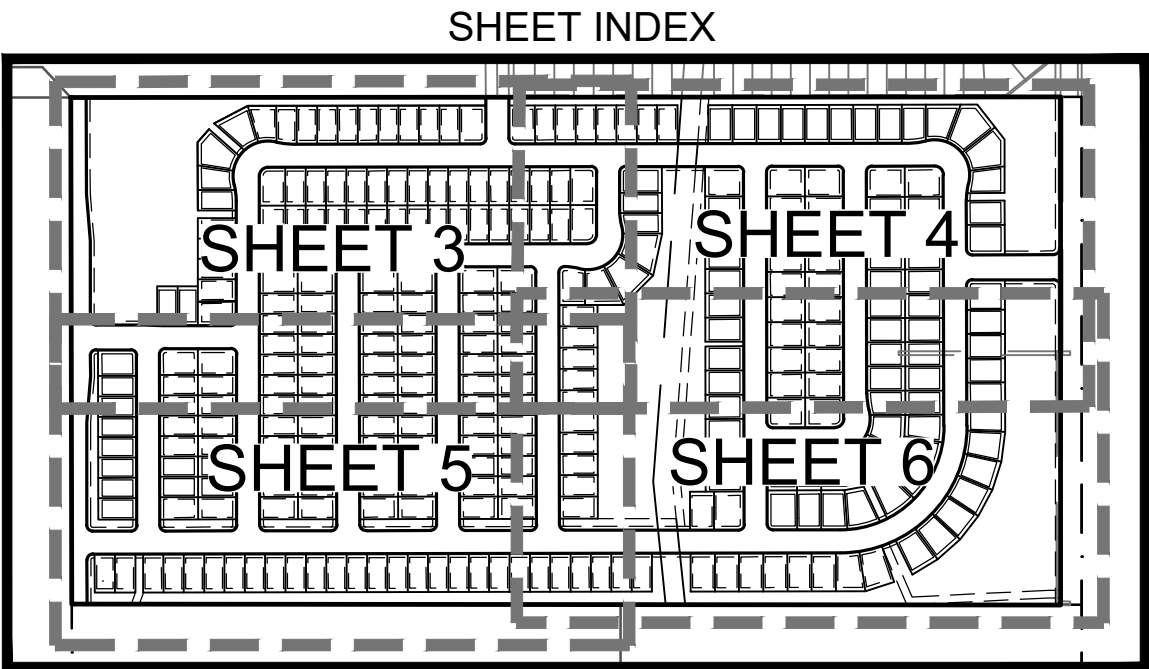
PARCEL NO. 8527000020
UNPLATTED
OWNER: GRAYBILL, BUCKLEY D. & BRENT W.

PARCEL NO. 8527000002
UNPLATTED
OWNER: GRAYBILL, BUCKLEY D. & BRENT W.

PARCEL NO. 8527000002
UNPLATTED
OWNER: GRAYBILL, BUCKLEY D. & BRENT W.

PARCEL NO. 8526000033
UNPLATTED
OWNER: CALVILLO, JULIO & CRUZ ANA

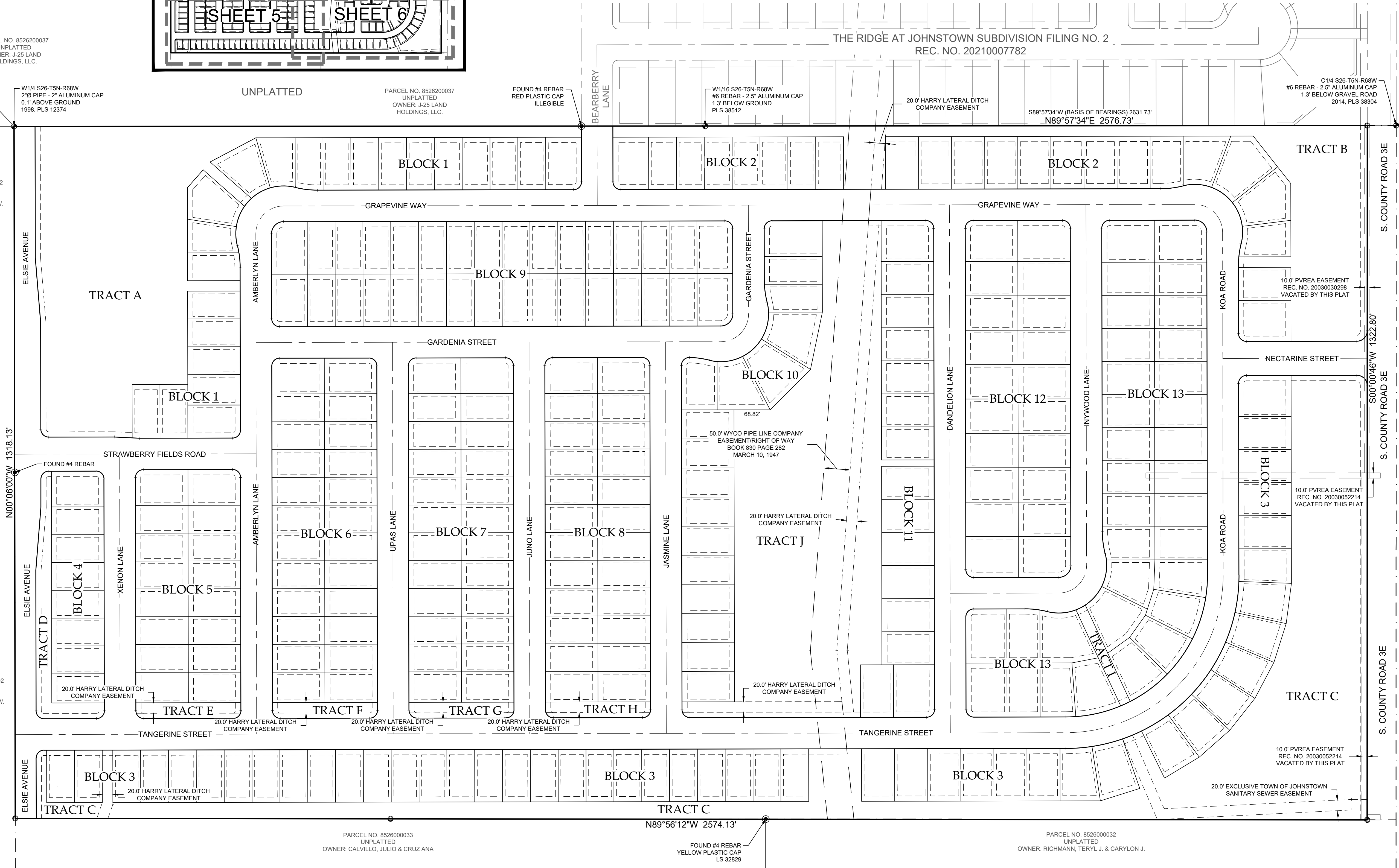
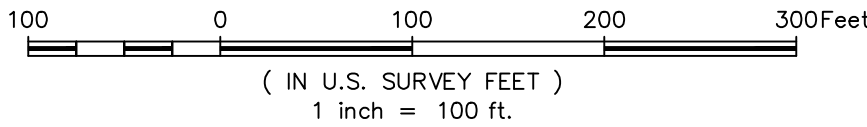
PARCEL NO. 8526000032
UNPLATTED
OWNER: RICHMANN, TERYL J. & CARYLON J.



ALL LOTS HAVE 10.00' UTILITY, DRAINAGE, AND GRADING EASEMENTS BEING DEDICATED ALONG THE REAR LOT LINE OF EACH LOT, AND ALONG ANY LOT LINES THAT ADJOIN STREET RIGHT-OF-WAY.

ALL LOTS HAVE 6.00' UTILITY, DRAINAGE, AND GRADING EASEMENTS BEING DEDICATED ALONG ANY SIDE LOT LINES THAT DO NOT ADJOIN STREET RIGHT-OF-WAY.

EASEMENT AREA AVAILABLE FOR USE TO OWNERS. LANDSCAPING IS ALLOWED WITHIN EASEMENT AREA. NO PERMANENT STRUCTURES OR IMPROVEMENTS ARE ALLOWED WITHIN EASEMENT AREA.



PARCEL NO. 8526000031
UNPLATTED
OWNER: BLUE SPRUCE RIDGE HOLDCO, LLC.

NOTICE:
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SECTION:
26
TOWNSHIP:
5 N
RANGE:
68 W of the 6th PM

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4188
NORTHERNENGINEERING.COM

DATE:
01/04/2024
SCALE:
1" = 50'
REVIEWED BY:
R. TESSELY
PROJECT:
1158-007
CLIENT:
JOURNEY HOMES
DRAWN BY:
S. PAQUIN

SOUTHRIDGE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 5N, RANGE 68W, COUNTY OF LARIMER, STATE OF COLORADO

Sheet
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Of 7 Sheets

SOUTHRIDGE SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

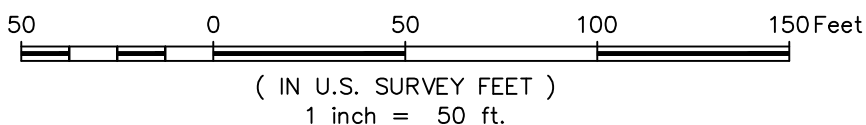


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PROJECT:	1158-007
DATE:	07/04/2024
CLIENT:	JOURNEY HOMES
DRAWN BY:	S. PAULIN
SCALE:	1" = 50'
REVIEWED BY:	R. TESSELY

SOUTHRIDGE SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 5N, RANGE 68W, COUNTY OF LARIMER, STATE OF COLORADO

SOUTHRIDGE SUBDIVISION

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RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO



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50 0 50 100 150 Feet
(IN U.S. SURVEY FEET)
1 inch = 50 ft.



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5 N
RANGE:
68 W of the 6th PM

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ENGINEERING**
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FORT COLLINS | GREELEY 970.221.4188
NORTHERNENGINEERING.COM

DATE: 01/04/2024
PROJECT: 1159-007
CLIENT: JOURNEY HOMES
DRAWN BY: S. PAULIN
REVIEWED BY: R. TESSEY
SCALE: 1" = 50'

SOUTHRIDGE SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 5N, RANGE 68W, COUNTY OF LARIMER, STATE OF COLORADO

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Of 7 Sheets

SOUTHRIDGE SUBDIVISION

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RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO



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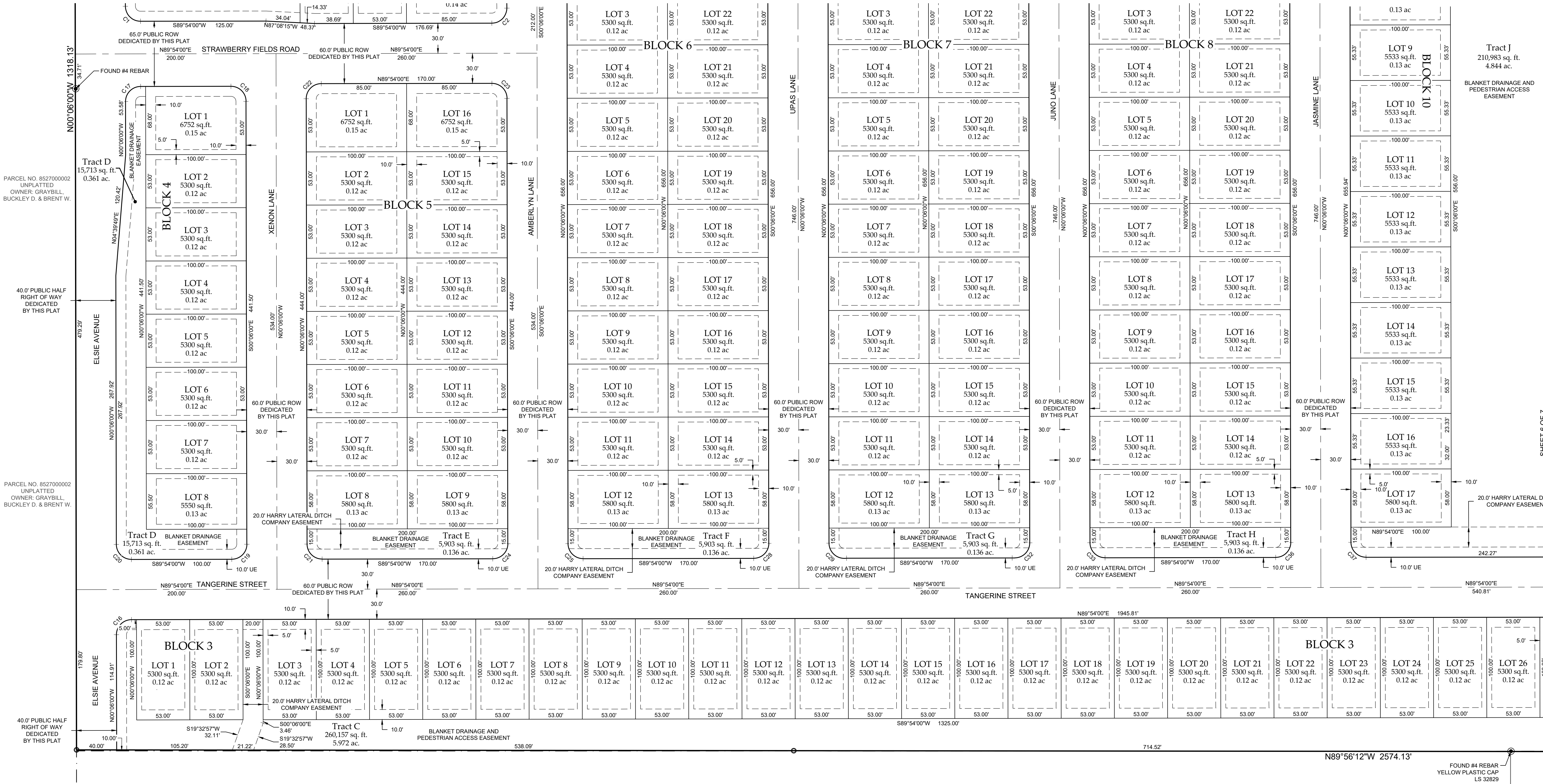
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50 0 50 100 150 Feet
(IN U.S. SURVEY FEET)
1 inch = 50 ft.

SHEET 3 OF 7



SEE SHEET 7 OF 7 FOR CURVE DETAILS

SHEET 6 OF 7

SOUTHRIDGE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 5N, RANGE 68W, COUNTY OF LARIMER, STATE OF COLORADO

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5
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PROJECT: 1159-007
CLIENT: JOURNEY HOMES
DATE: 01/04/2024
SCALE: 1" = 50'
REVIEWED BY: R. TESSEY
DRAWN BY: S. PAULIN

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RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO



Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
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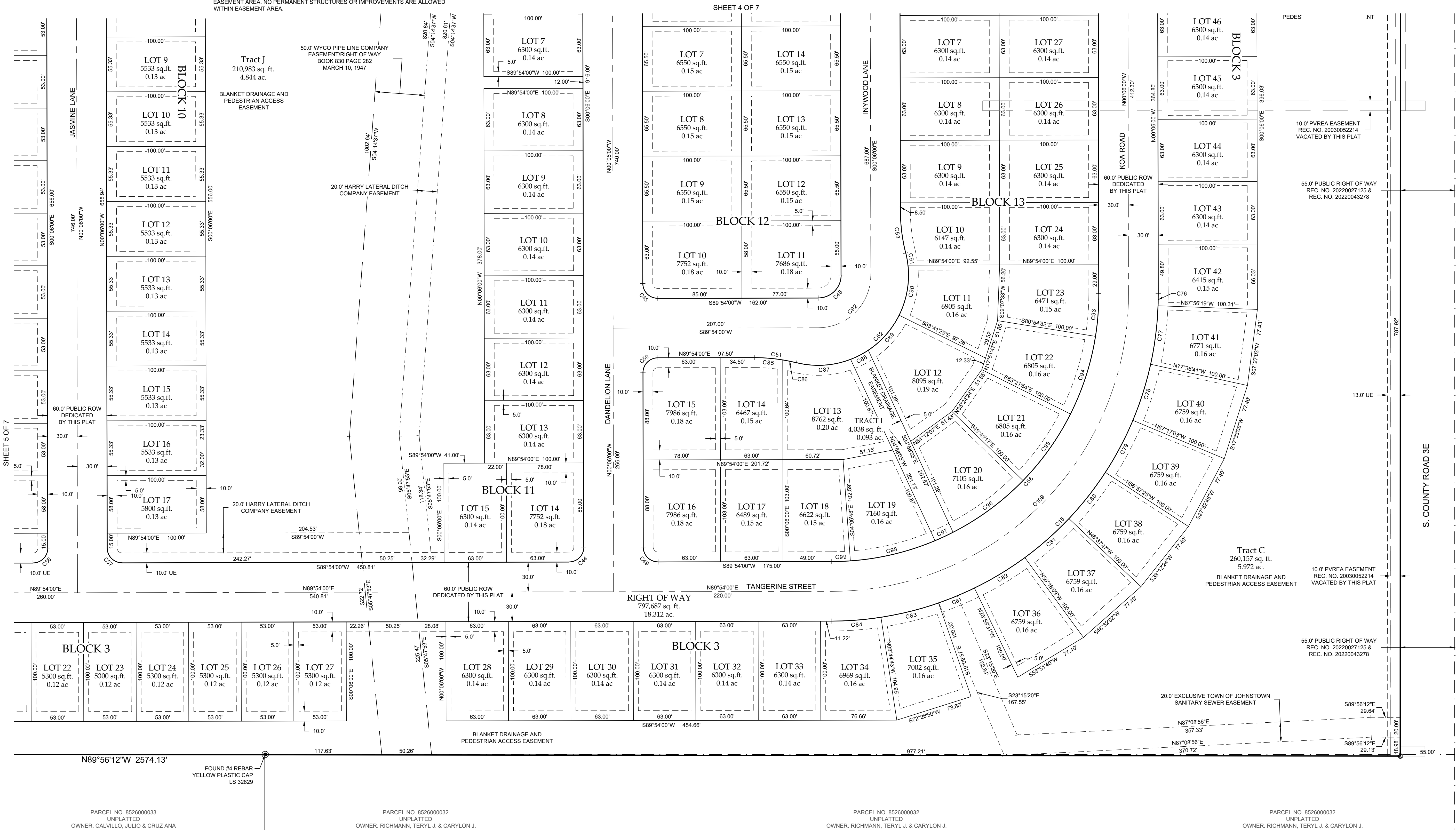
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PART OF THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 5N, RANGE 68W, COUNTY OF LARIMER, STATE OF COLORADO

NORTHERN
ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4188 NORTHERNENGINEERING.COM

PROJECT: 1158-007
DATE: 01/04/2024
CLIENT: JOURNEY HOMES
SCALE: 1" = 50'
DRAWN BY: S. PAULIN
REVIEWED BY: R. TESSELY

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SECTION: 26
TOWNSHIP: 5 N
RANGE: 68 W of the 6th PM

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RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°59'34"	15.00'	23.56'	N45°05'47"W	21.21'
C2	90°00'00"	15.00'	23.56'	S44°54'00"W	21.21'
C3	14°08'28"	173.00'	42.70'	S07°10'14"E	42.59'
C4	26°28'44"	91.00'	42.05'	N21°52'07"E	41.68'
C5	14°08'28"	173.00'	42.70'	N83°01'46"W	42.59'
C6	90°00'00"	15.00'	23.56'	S44°54'00"W	21.21'
C7	90°00'00"	15.00'	23.56'	N45°06'00"W	21.21'
C8	14°08'28"	173.00'	42.70'	S82°49'46"W	42.59'
C9	118°16'56"	91.00'	187.86'	N45°06'00"W	156.23'
C10	14°08'28"	173.00'	42.70'	N06°58'14"E	42.59'
C11	90°00'00"	15.00'	23.56'	N45°06'00"W	21.21'
C12	89°53'14"	20.00'	31.38'	S44°57'23"W	28.26'
C13	90°06'46"	20.00'	31.46'	S45°02'37"E	28.31'
C14	90°00'00"	15.00'	23.56'	N44°54'00"E	21.21'
C15	90°00'00"	330.00'	518.36'	N44°54'00"E	466.69'
C16	90°00'00"	15.00'	23.56'	N44°54'00"E	21.21'
C17	90°00'00"	15.00'	23.56'	N44°54'00"E	21.21'
C18	90°00'00"	15.00'	23.56'	S45°06'00"E	21.21'
C19	90°00'00"	15.00'	23.56'	S44°54'00"W	21.21'
C20	90°00'00"	15.00'	23.56'	N45°06'00"W	21.21'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C21	90°00'00"	15.00'	23.56'	N45°06'00"W	21.21'
C22	90°00'00"	15.00'	23.56'	N44°54'00"E	21.21'
C23	90°00'00"	15.00'	23.56'	S45°06'00"E	21.21'
C24	90°00'00"	15.00'	23.56'	S44°54'00"W	21.21'
C25	90°00'00"	15.00'	23.56'	N45°06'00"W	21.21'
C26	90°00'00"	15.00'	23.56'	N44°54'00"E	21.21'
C27	90°00'00"	15.00'	23.56'	S45°06'00"E	21.21'
C28	90°00'00"	15.00'	23.56'	S44°54'00"W	21.21'
C29	90°00'00"	15.00'	23.56'	N45°06'00"W	21.21'
C30	90°00'00"	15.00'	23.56'	N44°54'00"E	21.21'
C31	90°00'00"	15.00'	23.56'	S45°06'00"E	21.21'
C32	90°00'00"	15.00'	23.56'	S44°54'00"W	21.21'
C33	90°00'00"	15.00'	23.56'	N45°06'00"W	21.21'
C34	90°00'00"	15.00'	23.56'	N44°54'00"E	21.21'
C35	90°00'00"	15.00'	23.56'	S45°06'00"E	21.21'
C36	90°00'00"	15.00'	23.56'	S44°54'00"W	21.21'
C37	90°00'00"	15.00'	23.56'	N45°06'00"W	21.21'
C38	91°37'53"	15.00'	23.99'	N45°42'57"E	21.51'
C39	12°30'35"	173.00'	37.77'	S82°12'49"E	37.70'
C40	118°16'56"	91.00'	187.86'	N44°54'00"E	156.23'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C41	14°08'28"	173.00'	42.70'	N07°10'14"W	42.59'
C42	90°00'00"	15.00'	23.56'	N44°54'00"E	21.21'
C43	90°00'00"	15.00'	23.56'	S45°06'00"E	21.21'
C44	90°00'00"	15.00'	23.56'	S44°54'00"W	21.21'
C45	90°00'00"	15.00'	23.56'	N45°06'00"W	21.21'
C46	90°00'00"	15.00'	23.56'	N44°54'00"E	21.21'
C47	90°00'00"	15.00'	23.56'	S45°06'00"E	21.21'
C48	90°00'00"	23.00'	36.13'	S44°54'00"W	32.53'
C49	90°00'00"	15.00'	23.56'	N45°06'00"W	21.21'
C50	90°00'00"	15.00'	23.56'	N44°54'00"E	21.21'
C51	14°08'28"	173.00'	42.70'	N83°01'46"W	42.59'
C52	118°17'00"	91.00'	187.86'	S44°54'00"W	156.23'
C53	14°08'28"	173.00'	42.70'	S07°10'14"E	42.59'
C54	90°00'00"	15.00'	23.56'	N44°54'00"E	21.21'
C55	90°00'00"	23.00'	36.13'	S45°06'00"E	32.53'
C56	90°00'00"	270.00'	424.12'	S44°54'00"W	381.84'
C57	90°00'00"	15.00'	23.56'	N45°06'00"W	21.21'
C58	90°00'00"	23.00'	36.13'	N44°54'00"E	32.53'
C59	90°00'00"	15.00'	23.56'	S45°06'00"E	21.21'
C60	90°00'00"	23.00'	36.13'	S44°54'00"W	32.53'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C61	6°48'54"	330.00'	39.25'	S67°25'56"W	39.23'
C62	9°28'53"	173.00'	28.63'	N04°50'27"W	28.60'
C63	4°39'35"	173.00'	14.07'	N11°54'41"W	14.07'
C64	22°52'13"	91.00'	36.32'	N02°48'21"W	36.08'
C65	26°28'44"	91.00'	42.05'	N21°52'07"E	41.68'
C66	12°37'05"	91.00'	20.04'	N41°25'01"E	20.00'
C67	26°07'56"	91.00'	41.50'	N60°47'32"E	41.15'
C68	30°10'58"	91.00'	47.94'	N88°58'59"E	47.39'
C69	0°23'16"	91.00'	0.62'	N75°57'10"E	0.62'
C70	34°24'41"	91.00'	54.65'	S86°38'52"E	53.84'
C71	31°10'57"	91.00'	49.53'	S53°51'03"E	48.92'
C72	31°10'57"	91.00'	49.53'	S22°40'06"E	48.92'
C73	21°07'06"	91.00'	33.54'	S03°28'55"W	33.35'
C74	8°24'10"	173.00'	25.37'	N09°50'23"E	25.35'
C75	5°44'18"	173.00'	17.33'	N02°46'09"E	17.32'
C76	2°09'41"	330.00'	12.45'	S00°58'51"W	12.45'
C77	10°19'38"	330.00'	59.48'	S07°13'30"W	59.40'
C78	10°19'38"	330.00'	59.48'	S17°33'08"W	59.40'
C79	10°19'38"	330.00'	59.48'	S27°52'46"W	59.40'
C80	10°19'38"	330.00'	59.48'	S38°12'24"W	59.40'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C81	10°19'38"	330.00'	59.48'	S48°32'02"W	59.40'
C82	10°19'38"	330.00'	59.48'	S58°51'40"W	59.40'
C83	10°24'17"	330.00'	59.93'	S76°02'32"W	59.84'
C84	8°39'20"	330.00'	49.85'	S85°34'20"W	49.80'
C85	9°28'53"	173.00'	28.63'	S65°21'33"E	28.60'
C86	4°39'35"	173.00'	14.07'	S78°17'19"E	14.07'
C87	35°06'18"	91.00'	55.78'	N86°29'19"E	54.89'
C88	12°37'45"	91.00'	20.06'	N62°37'18"E	20.02'
C89	29°59'50"	91.00'	47.64'	N41°18'30"E	47.10'
C90	32°43'07"	91.00'	51.97'	N09°57'02"E	51.26'
C91	7°49'56"	91.00'	12.44'	N10°19'30"W	12.43'
C92	90°00'00"	53.00'	83.25'	S44°54'00"W	74.95'
C93	9°11'28"	270.00'	43.31'	S04°29'44"W	43.27'
C94	17°32'37"	270.00'	82.67'	S17°51'47"W	82.35'
C95	17°32'37"	270.00'	82.67'	S35°24'24"W	82.35'
C96	18°43'53"	270.00'	88.27'	S53°32'39"W	87.88'
C97	4°14'42"	270.00'	20.00'	S65°01'57"W	20.00'
C98	18°43'53"	270.00'	88.27'	S76°31'15"W	87.88'
C99	4°00'48"	270.00'	18.91'	S87°53'36"W	18.91'
C100	2°44'39"	173.00'	8.29'	S01°28'19"E	8.29'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C101	11°23'49"	173.00'	34.41'	S08°32'33"E	34.36'
C102	12°07'29"	91.00'	19.26'	S08°10'43"E	19.22'
C103	33°52'09"	91.00'	53.79'	S14°49'06"W	53.01'
C104	31°00'14"	91.00'	49.24'	S47°15'18"W	48.64'
C105	31°33'17"	91.00'	50.12'	S78°32'04"W	49.49'
C106	9°43'46"	91.00'	15.45'	N80°49'25"W	15.43'
C107	90°00'00"	53.00'	83.25'	N44°54'00"E	74.95'
C108	90°00'00"	53.00'	83.25'	S45°06'00"E	74.95'
C109	90°00'00"	300.00'	471.24'	S44°54'00"W	424.26'
C110	90°00'00"	53.00'	83.25'	N44°54'00"E	74.95'

LAND USE TABLE						
PARCEL	DESCRIPTION	DEDICATION	AREA	PERCENT	INTENDED OWNERSHIP/MAINTAINANCE BY	
TRACT A	Open Space	Blanket Drainage & Pedestrian Access Easement	183,507 S.F.	4.21 AC.	5.40%	Home Owner's Association/Metro Distric
TRACT B	Open Space	Blanket Drainage & Pedestrian Access Easement	99,348 S.F.	2.28 AC.	2.92%	Home Owner's Association/Metro Distric
TRACT C	Open Space	Blanket Drainage & Pedestrian Access Easement	260,157 S.F.	5.97 AC.	7.65%	Home Owner's Association/Metro Distric
TRACT D	Open Space	Blanket Drainage Easement	15,713 S.F.	0.36 AC.	0.46%	Home Owner's Association/Metro Distric
TRACT E	Open Space	Blanket Drainage Easement	5,903 S.F.	0.14 AC.	0.17%	Home Owner's Association/Metro Distric
TRACT F	Open Space	Blanket Drainage Easement	5,903 S.F.	0.14 AC.	0.17%	Home Owner's Association/Metro Distric
TRACT G	Open Space	Blanket Drainage Easement	5,903 S.F.	0.14 AC.	0.17%	Home Owner's Association/Metro Distric
TRACT H	Open Space	Blanket Drainage Easement	5,903 S.F.	0.14 AC.	0.17%	Home Owner's Association/Metro Distric
TRACT I	Open Space	Blanket Drainage Easement	4,038 S.F.	0.09 AC.	0.12%	Home Owner's Association/Metro Distric
TRACT J	Open Space	Blanket Drainage & Pedestrian Access Easement	210,983 S.F.	4.84 AC.	6.20%	Home Owner's Association/Metro Distric
ROW	Public Use	Public Right-Of-Way	797,687 S.F.	18.31 AC.	23.46%	Town of Johnstown
LOTS (305)	Private Residence	Private Property	1,805,715 S.F.	41.45 AC.	53.10%	Property Owner
TOTAL			3,400,760 S.F.	78.07 AC.	100.00%	



Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 26	TOWNSHIP: 5 N	RANGE: 68 W of the 6th PM
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NORTHERN

ENGINEERING

SURVEY | MUNICIPAL | LAND DEVELOPMENT

FORT COLLINS | GREELEY 970.221.4188 NORTHERNENGINEERING.COM

PROJECT: 1158-007	DATE: 10/04/2024	SCALE: N/A	REVIEWED BY: R. TESSELY
CLIENT: JOURNEY HOMES			
DRAWN BY: S. PAULIN			

SOUTHRIDGE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 5N, RANGE 68W, COUNTY OF LARIMER, STATE OF COLORADO