

THOMPSON RIVER RANCH SUBDIVISION FILING NO. 12

TRACT A, THOMPSON RIVER RANCH FILING NO. 8 RECORDED AT RECEPTION NO. 20210038855 AND PART OF TRACT B, THOMPSON RIVER RANCH FILING NO. 5 RECORDED AT RECEPTION NO. 20170045194 TOGETHER WITH PART OF THE RIVER RANCH PARKWAY, ALL LOCATED IN THE EAST HALF OF SECTION 23, T. 5 N., R. 68 W. OF THE 6TH P.M., JOHNSTOWN, LARIMER COUNTY, COLORADO

DEDICATION

TRACT A, THOMPSON RIVER RANCH FILING NO. 8 RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 20210038855 AND PART OF TRACT B, THOMPSON RIVER RANCH FILING NO. 5 RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 20170045194 TOGETHER WITH PART OF THE RIVER RANCH PARKWAY, ALL LOCATED IN THE EAST HALF OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY COLORADO, THE ENTIRE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT A;

THENCE ON SAID SOUTH AND WEST LINES FOR THE FOLLOWING 21 COURSES;

- 1) THENCE N46°37'38"W, A DISTANCE OF 227.23 FEET;
- 2) THENCE N67°55'21"W, A DISTANCE OF 153.22 FEET;
- 3) THENCE S88°54'12"W, A DISTANCE OF 106.15 FEET;
- 4) THENCE N74°07'33"W, A DISTANCE OF 111.43 FEET;
- 5) THENCE N52°07'08"W, A DISTANCE OF 127.74 FEET;
- 6) THENCE N44°50'40"W, A DISTANCE OF 144.73 FEET;
- 7) THENCE N61°47'45"W, A DISTANCE OF 146.76 FEET;
- 8) THENCE N64°18'48"W, A DISTANCE OF 11.37 FEET;
- 9) THENCE N65°13'43"W, A DISTANCE OF 109.68 FEET;
- 10) THENCE N63°45'44"W, A DISTANCE OF 366.30 FEET;
- 11) THENCE N58°02'11"W, A DISTANCE OF 100.01 FEET;
- 12) THENCE N63°00'36"W, A DISTANCE OF 157.71 FEET;
- 13) THENCE N60°40'08"W, A DISTANCE OF 187.11 FEET;
- 14) THENCE N49°52'25"W, A DISTANCE OF 154.76 FEET;
- 15) THENCE N48°46'36"W, A DISTANCE OF 17.16 FEET;
- 16) THENCE N12°28'42"E, A DISTANCE OF 22.66 FEET;
- 17) THENCE N12°53'00"E, A DISTANCE OF 210.68 FEET;
- 18) THENCE N50°20'00"W, A DISTANCE OF 84.66 FEET;
- 19) THENCE N00°17'37"E, A DISTANCE OF 136.59 FEET;
- 20) THENCE S89°42'23"E, A DISTANCE OF 432.80 FEET;
- 21) THENCE S84°54'14"E, A DISTANCE OF 71.92 FEET TO THE EAST RIGHT OF WAY LINE OF BARKWOOD DRIVE;

THENCE ON SAID EAST RIGHT OF WAY LINE FOR THE FOLLOWING 6 COURSES;

- 1) THENCE N05°05'46"E, A DISTANCE OF 460.11 FEET;
- 2) THENCE ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 12°43'58", A DISTANCE OF 37.78 FEET, A CHORD BEARING OF N11°27'46"E WITH A CHORD DISTANCE OF 37.70 FEET;
- 3) THENCE N17°49'45"E, A DISTANCE OF 80.48 FEET;
- 4) THENCE ON SAID CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 12°43'58", A DISTANCE OF 51.11 FEET, A CHORD BEARING OF N11°27'46"E WITH A CHORD DISTANCE OF 51.01 FEET;
- 5) THENCE N05°05'46"E, A DISTANCE OF 7.57 FEET;
- 6) THENCE ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°57'42", A DISTANCE OF 31.40 FEET, A CHORD BEARING OF N50°04'37"E WITH A CHORD DISTANCE OF 28.27 FEET TO THE SOUTH RIGHT OF WAY LINE OF RIVER RANCH PARKWAY;

THENCE ON SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING 9 COURSES;

- 1) THENCE S84°56'12"E, A DISTANCE OF 208.01 FEET;
- 2) THENCE S84°54'14"E, A DISTANCE OF 544.00 FEET;
- 3) THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET, A CHORD BEARING OF S39°54'14"E WITH A CHORD DISTANCE OF 28.28 FEET;
- 4) THENCE S84°54'14"E, A DISTANCE OF 60.00 FEET TO A NON-TANGENT CURVE;
- 5) THENCE ON SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET, A CHORD BEARING OF N50°05'46"E WITH A CHORD DISTANCE OF 28.28 FEET;
- 6) THENCE S84°54'14"E, A DISTANCE OF 22.44 FEET;
- 7) THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 29°05'39", A DISTANCE OF 266.59 FEET, A CHORD BEARING OF N80°32'57"E WITH A CHORD DISTANCE OF 263.73 FEET;
- 8) THENCE N66°00'07"E, A DISTANCE OF 22.03 FEET;
- 9) THENCE ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 96°19'12", A DISTANCE OF 33.62 FEET, A CHORD BEARING OF S65°50'17"E WITH A CHORD DISTANCE OF 29.80 FEET TO THE WEST RIGHT OF WAY LINE OF HIGH PLAINS BOULEVARD;

THENCE ON SAID WEST RIGHT OF WAY LINE FOR THE FOLLOWING 8 COURSES;

- 1) THENCE ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 883.00 FEET, A CENTRAL ANGLE OF 03°48'16", A DISTANCE OF 58.63 FEET, A CHORD BEARING OF S15°46'33"E WITH A CHORD DISTANCE OF 58.62 FEET;
- 2) THENCE S13°52'25"E, A DISTANCE OF 143.67 FEET;
- 3) THENCE ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 09°32'58", A DISTANCE OF 4.83 FEET, A CHORD BEARING OF S09°05'56"E WITH A CHORD DISTANCE OF 4.83 FEET;
- 4) THENCE ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 895.00 FEET, A CENTRAL ANGLE OF 04°37'04", A DISTANCE OF 72.14 FEET, A CHORD BEARING OF S02°00'55"E WITH A CHORD DISTANCE OF 72.12 FEET;
- 5) THENCE S00°17'37"W, A DISTANCE OF 962.12 FEET;
- 6) THENCE ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2940.00 FEET, A CENTRAL ANGLE OF 00°18'38", A DISTANCE OF 15.93 FEET, A CHORD BEARING OF S00°26'56"W WITH A CHORD DISTANCE OF 15.93 FEET;
- 7) THENCE S05°14'36"W, A DISTANCE OF 100.27 FEET;
- 8) THENCE S00°15'52"W, A DISTANCE OF 701.74 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,485,623 SQUARE FEET OR 57.062 ACRES.

AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, OUTLOTS, RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF THOMPSON RIVER RANCH SUBDIVISION FILING NO. 12 AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHT OF WAY AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

CLAYTON PROPERTIES GROUP II, INC.

BY _____
DAVID BRACHT
DIVISION PRESIDENT

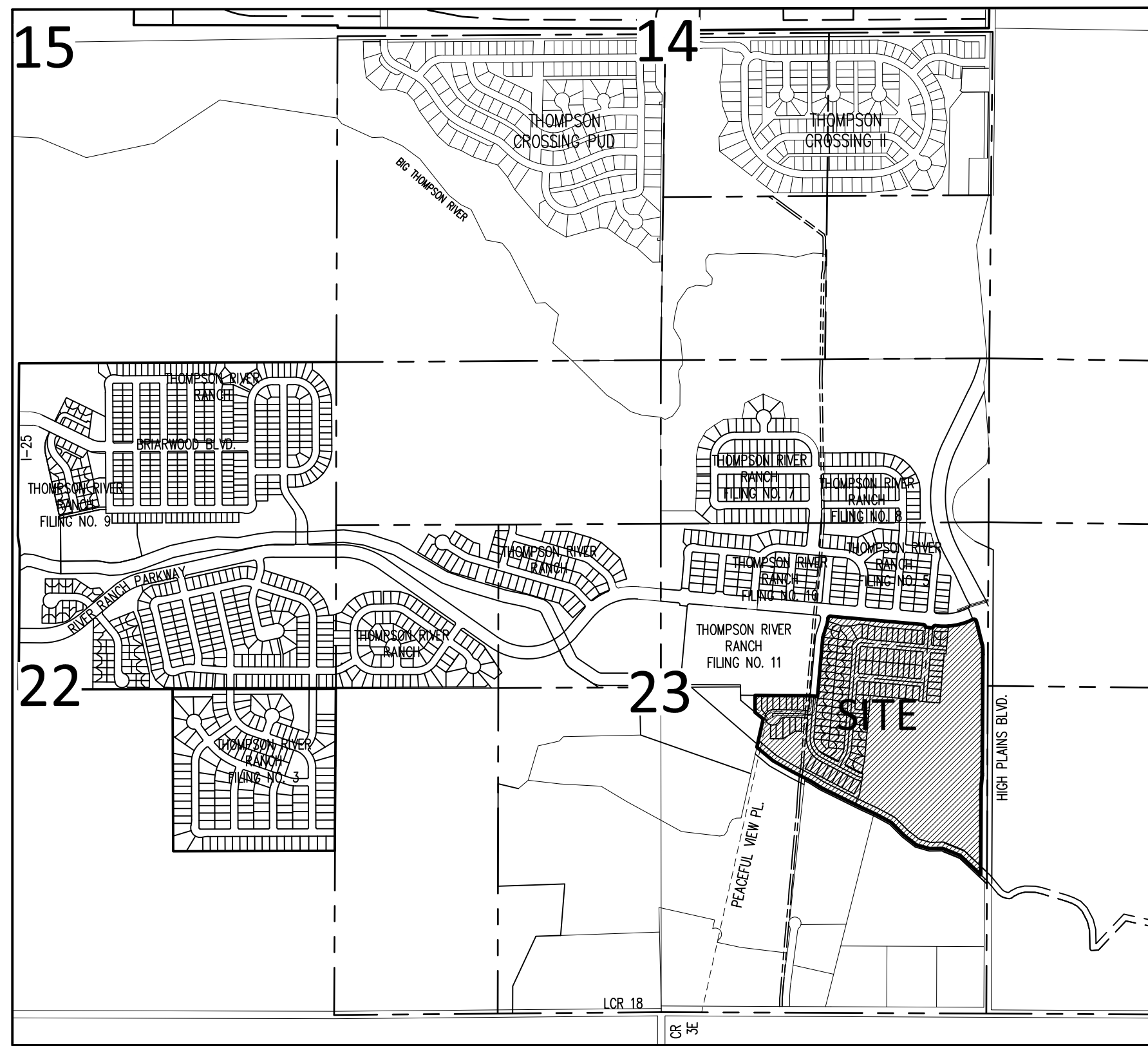
STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2020, BY DAVID BRACHT, AS DIVISION PRESIDENT OF CLAYTON PROPERTIES GROUP II, INC.

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



VICINITY MAP
SCALE: 1" = 1000'

OWNER & DEVELOPER:
CLAYTON PROPERTIES GROUP II, INC.
5000 CLAYTON ROAD
MARYVILLE, TN 37804

ENGINEER:
GALLOWAY AND COMPANY, INC.
3760 E. 15TH ST., SUITE 202
LOVELAND, CO 80538

PLANNER:
LAI DESIGN GROUP
8201 SOUTH PARK LANE, SUITE 110
LITTLETON, COLORADO 80120

SURVEYOR:
GALLOWAY AND COMPANY, INC.
3760 E. 15TH ST., SUITE 202
LOVELAND, CO 80538

- NOTES:
1. BASIS OF BEARINGS: ASSUMED SOUTH 00°15'50" WEST, A DISTANCE OF 1323.79 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., SAID LINE BEING MONUMENTED AT THE NORTH 1/16 CORNER COMMON WITH SECTION 23 AND 24 BY A 2" ALUMINUM CAP, STAMPED "LS 12374" AT ITS EAST QUARTER CORNER OF SECTION 23 AND BY A FOUND NUMBER 6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 37065" AS SHOWN HEREON.
 2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FCJ25165359, DATED MAY 8, 2019 WAS RELED UPON FOR INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES OF RECORD IN THE PREPARATION OF THIS PLAT. THE SAID COMMITMENT PROVIDED FOR ADDITIONAL LANDS THAN ARE SHOWN AND DESCRIBED IN THIS PLAT.
 3. FLOOD INFORMATION: ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08069C1213 AND 08069C1214F, EFFECTIVE DATE DECEMBER 19, 2006 AND LOMR 16-08-1159P, EFFECTIVE DATE NOVEMBER 16, 2017, THE PROJECT SITE RESIDES IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD.
 4. EASEMENTS: 10' WIDE UTILITY EASEMENTS ARE DEDICATED ALONG THE FRONT LOT LINES, 5' WIDE UTILITY EASEMENTS ARE DEDICATED ALONG THE REAR LOT LINES AS SHOWN HEREON.
 5. THE COMMON ACCESS DRIVES ON HATCHED ON LOTS 1-4, BLOCK 1, LOTS 12-83, BLOCK 3, LOTS 11-14, BLOCK 5 AND LOTS 1-14, BLOCK 6 ARE ACCESS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENTS TO BE MAINTAINED AS FOLLOWS:
 - A. SANITARY SEWER MAIN AND MANHOLES BY TOWN OF JOHNSTOWN.
 - B. WATER MAIN, BLOW-OFF, CORPORATION STOP SERVICE PIPING UP TO AND INCLUDING THE CURB STOP AND IS MAINTAINED BY THE TOWN OF JOHNSTOWN.
 - C. SURFACE MAINTENANCE INCLUDING PAVING AND LANDSCAPE WITHIN EASEMENT SHALL BE BY THE THOMPSON CROSSING METRO DISTRICT # 4.
 - D. ANY REMOVAL OR DAMAGES TO PAVING OR LANDSCAPE RESULTING FROM TOWN OF JOHNSTOWN UTILITY (WATER OR SANITARY) SERVICE IS RESPONSIBILITY OF THOMPSON CROSSING METRO DISTRICT # 4

PLAT NOTES

- 1) 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.
- 2) STORM SYSTEM MAINTENANCE: THE TOWN OF JOHNSTOWN REQUIRES THAT MAINTENANCE ACCESS 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 SUBDIVIDERS AGREEMENT. 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. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

LAND USE SUMMARY						
THOMPSON RIVER RANCH FILING NO. 12						
TRACTS	AREA (SQ. FT.)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	AMENITY TYPE	% OF TOTAL
A	1,277,915	29.337	CLAYTON PROPERTIES GROUP	CLAYTON PROPERTIES GROUP	FUTURE FILING	
TOTAL TRACTS	1,277,915	29.337				51.41%
OUTLOTS						
A	7,195	0.165	METRO DISTRICT 4	METRO DISTRICT 4	PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	
B	42,285	0.971	METRO DISTRICT 4	METRO DISTRICT 4	PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	
C	1,290	0.030	METRO DISTRICT 5	METRO DISTRICT 5	SIGHT DISTANCE, UTILITY AND LANDSCAPING PURPOSES	
D	1,214	0.028	METRO DISTRICT 6	METRO DISTRICT 6	SIGHT DISTANCE, UTILITY AND LANDSCAPING PURPOSES	
E	167,444	3.844	METRO DISTRICT 4	METRO DISTRICT 4	PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	
TOTAL OUTLOTS	219,427	5.037				8.83%
STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)						
PUBLIC RIGHT OF WAY	254,664	5.846				10.25%
LOTS	AREA (SQ. FT.)	AREA ACRES	NUMBER OF LOTS			
SINGLE FAMILY LOTS	733,617	16.842	164			29.51%
TOTAL AREA	57,062		TOTAL PERCENTAGE			100.00%

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THOMPSON RIVER RANCH SUBDIVISION
FILING NO. 12

FINAL PLAT

#	Date	Issue / Description	Init.
1	8/27/2020	TOWN COMMENTS	AN
2	2/24/2021	TOWN COMMENTS	AN

TOWN COUNCIL	
____	_____
____	_____
____	_____
____	_____
____	_____
____	_____
____	_____
____	_____
____	_____
____	_____
____	_____
____	_____

THIS PLAT, TO BE KNOWN AS THOMPSON RIVER RANCH SUBDIVISION FILING NO. 12, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 2021.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

SURVEYOR'S CERTIFICATION:

I, FRANK A. KOHL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THOMPSON RIVER RANCH SUBDIVISION FILING NO. 12 WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 2021.

FRANK A. KOHL
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37067
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

THOMPSON RIVER RANCH FILING NO. 12

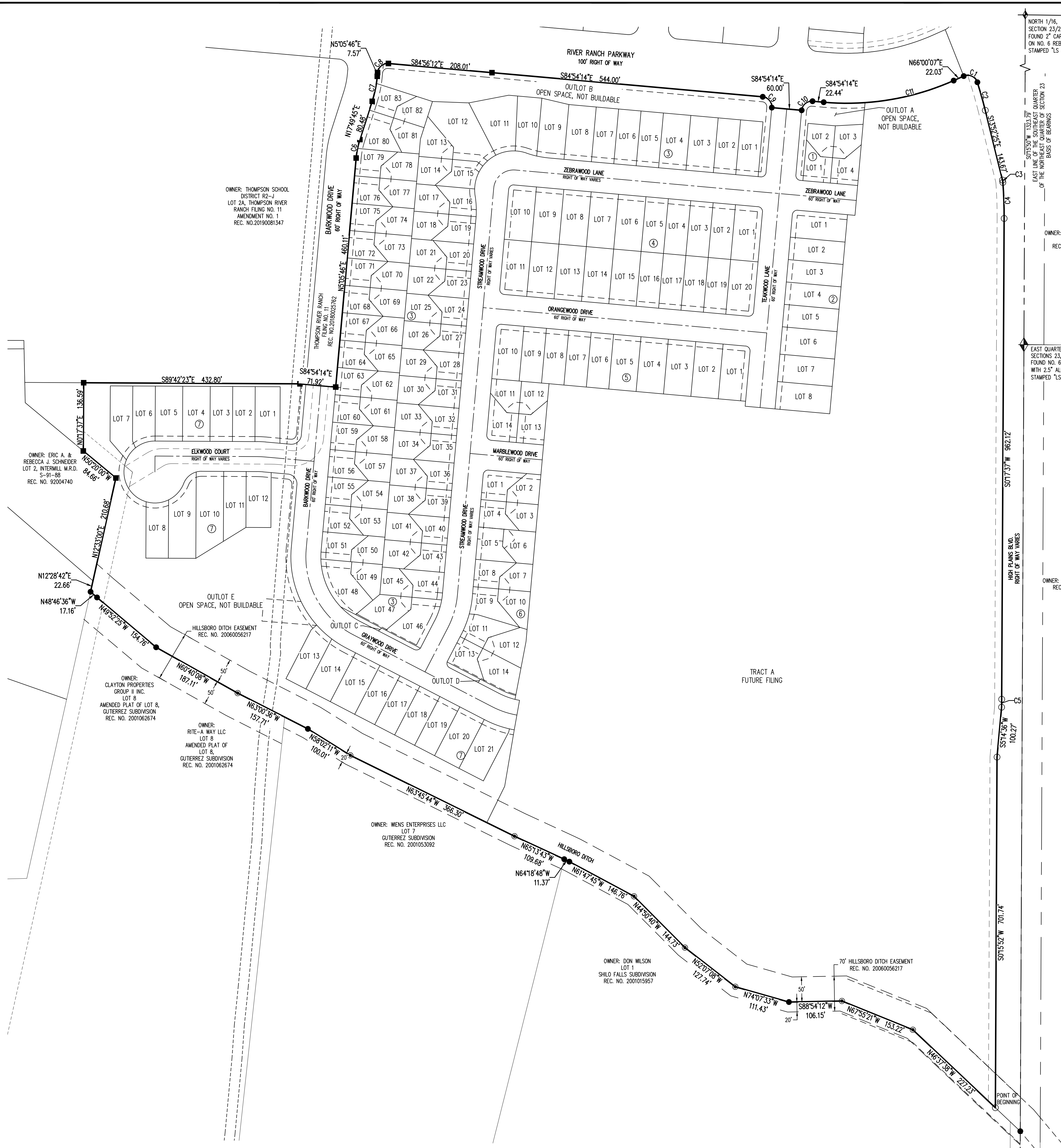
TRACT A, THOMPSON RIVER RANCH FILING NO. 8
RECORDED AT RECEPTION NO. 20210038855 AND
PART OF TRACT B, THOMPSON RIVER RANCH
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RIVER RANCH PARKWAY, ALL LOCATED IN THE
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T. 5 N., R. 68 W. OF THE 6TH P.M.,
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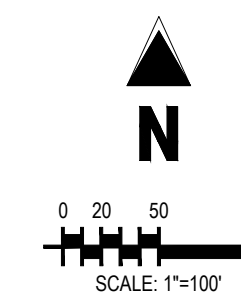


THOMPSON RIVER RANCH FILING NO. 12

FINAL PLAT



CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	96°19'12"	33.62	20.00	S65°50'17"E	29.80
C2	3°46'16"	58.63	883.00	S15°46'33"E	58.62
C3	9°32'58"	4.83	29.00	S90°56'E	4.83
C4	4°37'04"	72.14	895.00	S2°00'55"E	72.12
C5	0°18'38"	15.93	2940.00	S0°26'56"W	15.93
C6	12°43'58"	37.78	170.00	N11°27'46"E	37.70
C7	12°43'58"	51.11	230.00	N11°27'46"E	51.01
C8	89°57'42"	31.40	20.00	N50°04'37"E	28.27
C9	90°00'00"	31.42	20.00	S39°54'14"E	28.28
C10	90°00'00"	31.42	20.00	N50°05'46"E	28.28
C11	29°05'39"	266.59	525.00	N80°32'57"E	263.73



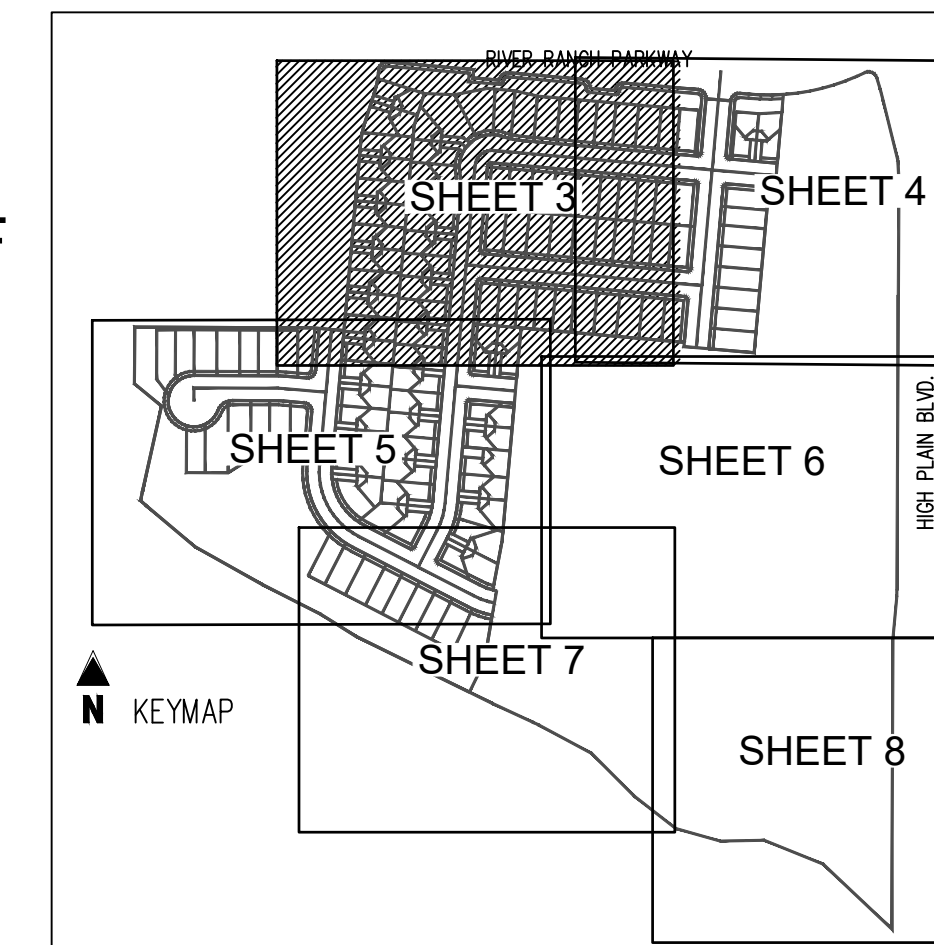
- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - PLSS ALIQUOT LINE
 - - - EASEMENT LINE
 - ◆ ALIQUOT CORNER (AS DESCRIBED)
 - FOUND 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 37067 UNLESS OTHERWISE NOTED
 - SET 24" # 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067 UNLESS OTHERWISE NOTED
 - FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED PLS 38038
 - FOUND NO. 4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 32444
 - REC. NO. RECEPTION NUMBER
 - ⑤ BLOCK NUMBER

#	Date	Issue / Description	Init.
1	8/27/2020	TOWN COMMENTS	AN
2	2/24/2021	TOWN COMMENTS	AN

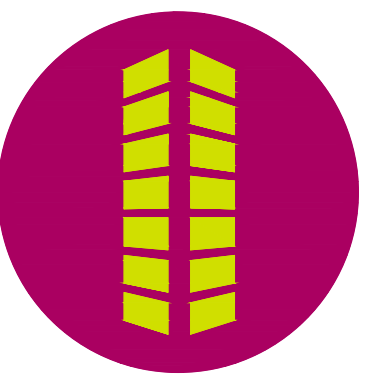
Project No:	CPG000002.10
Drawn By:	AN
Checked By:	FAK
Date:	01.12.2021

THOMPSON RIVER RANCH SUBDIVISION FILING NO. 12

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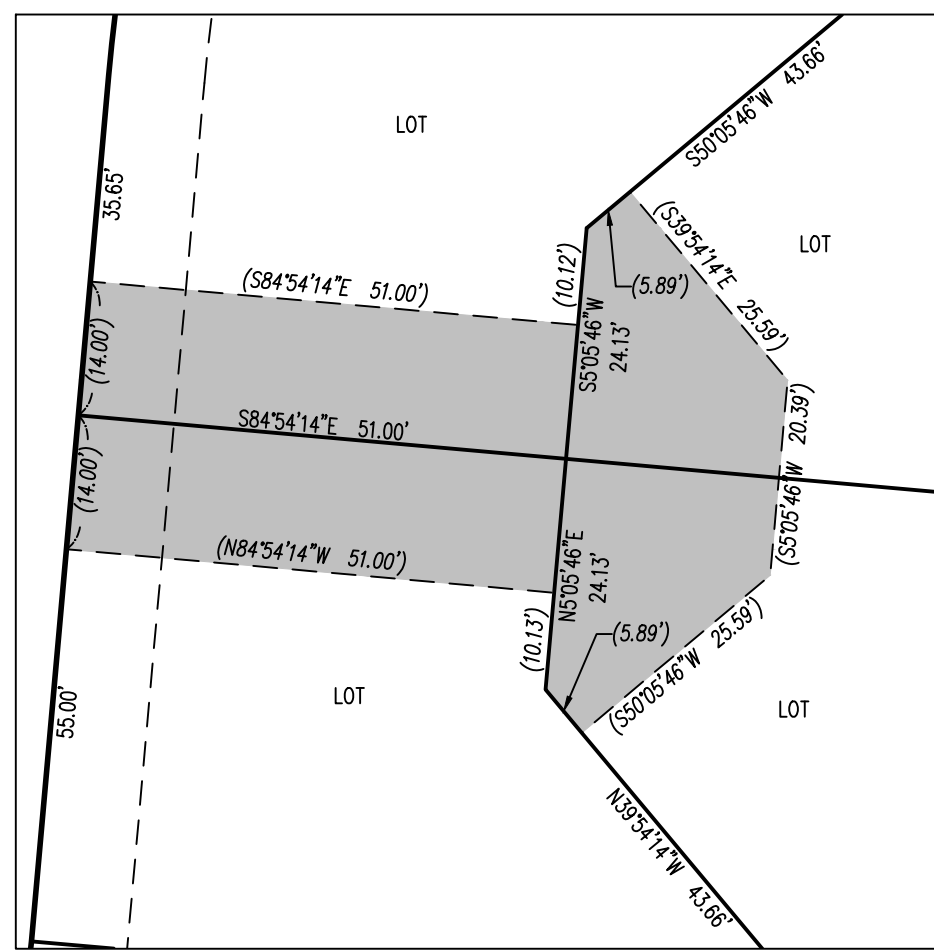
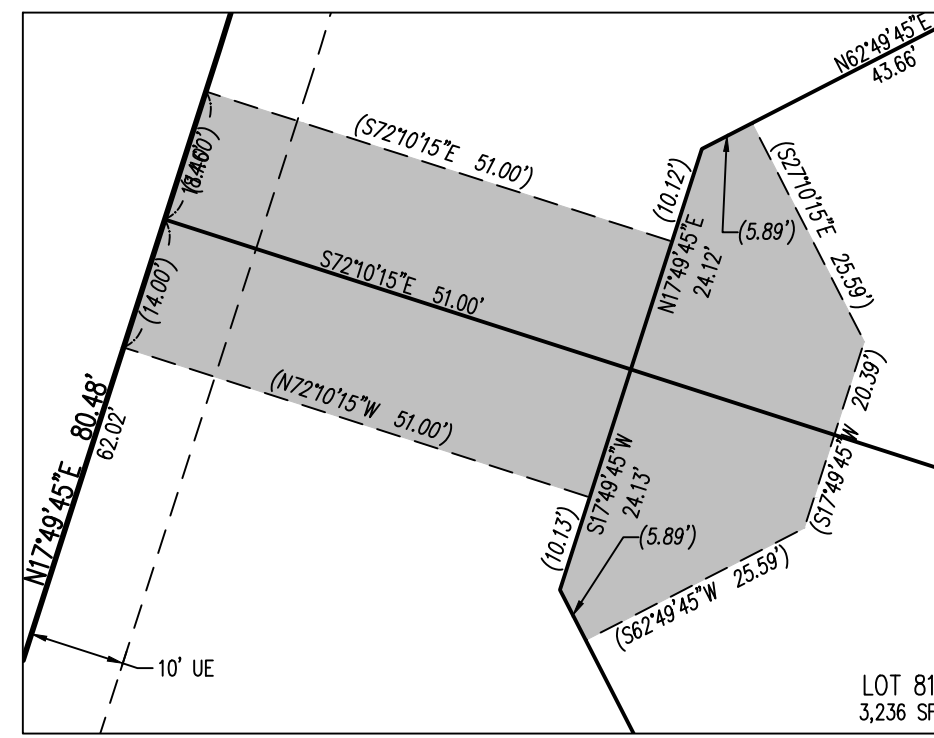


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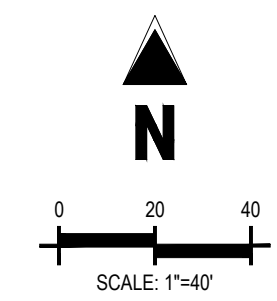
THOMPSON RIVER RANCH FILING NO. 12

FINAL PLAT



LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - PLS ALIQUOT LINE
- - - EASEMENT LINE
- ◆ ALIQUOT CORNER (AS DESCRIBED)
- FOUND 24" # 5 REBAR WITH 1-1/4" YELLOW 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 NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 38038"
- FOUND NO. 4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 32444"
- REC. NO. RECEPTION NUMBER
- UE UTILITY EASEMENT
- ACCESS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENT
- (DM) ALL EASEMENT DIMENSIONS ARE IN PARENTHESIS
- RIGHT OF WAY BEING VACATED BY THIS PLAT

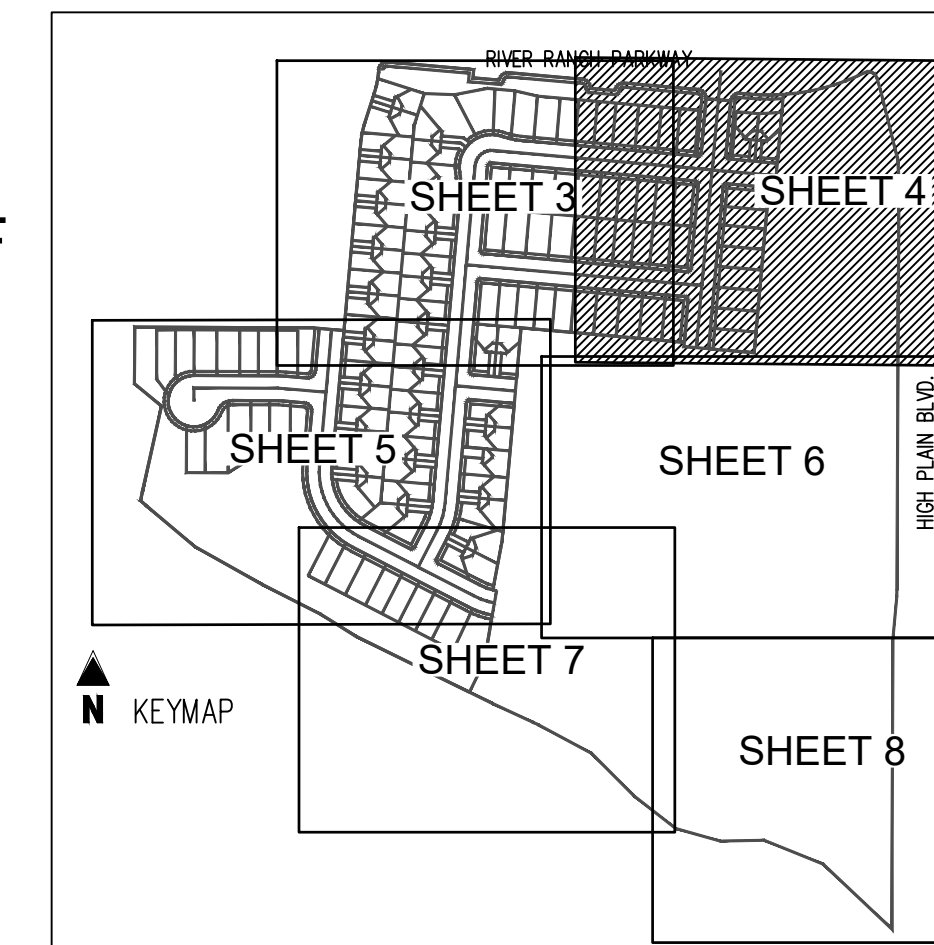


#	Date	Issue / Description	Init.
1	8/27/2020	TOWN COMMENTS	AN
2	2/24/2021	TOWN COMMENTS	AN

Project No: CPG000002.10
Drawn By: AN
Checked By: FAK
Date: 01.12.2021

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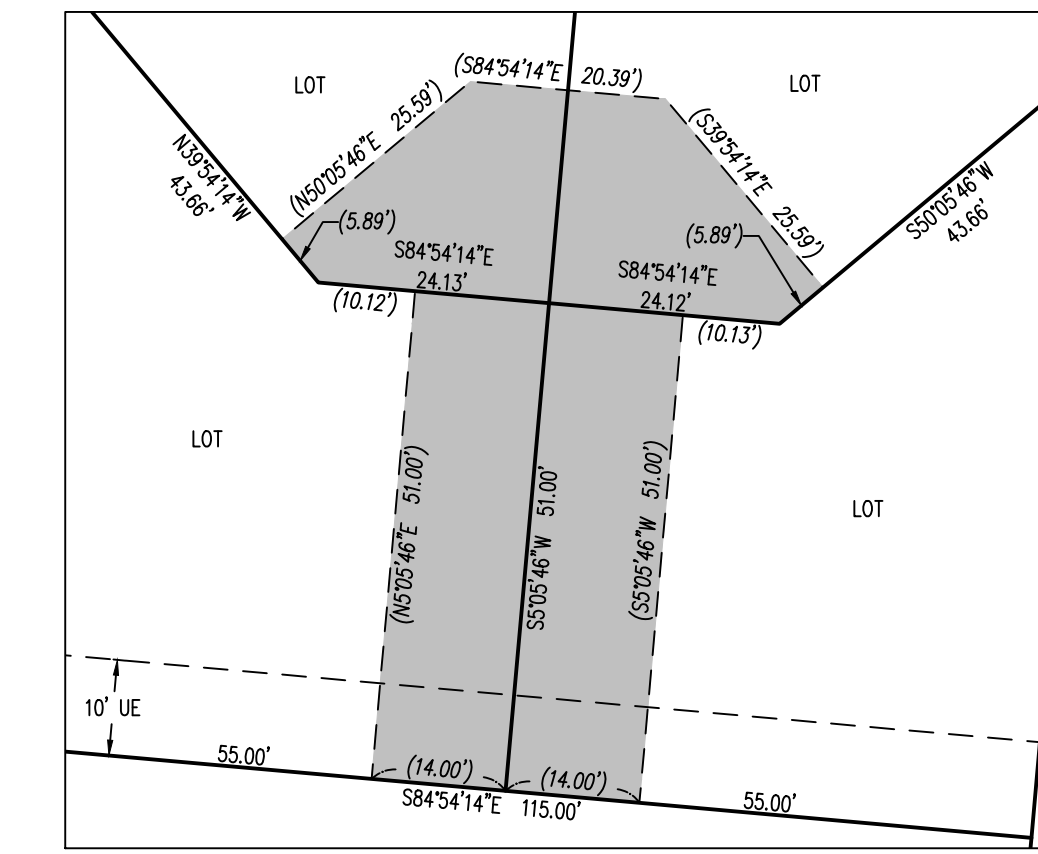


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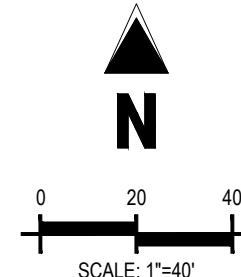
FINAL PLAT



OWNER:
CLAYTON PROPERTIES
GROUP II INC.
REC. NO. 20170043882

14' UTILITY EASEMENT
PUBLIC SERVICE COMPANY
OF COLORADO
REC. NO. 2018001872

TRACT A
FUTURE FILING
1,277,915 SF
29.337 AC



LEGEND

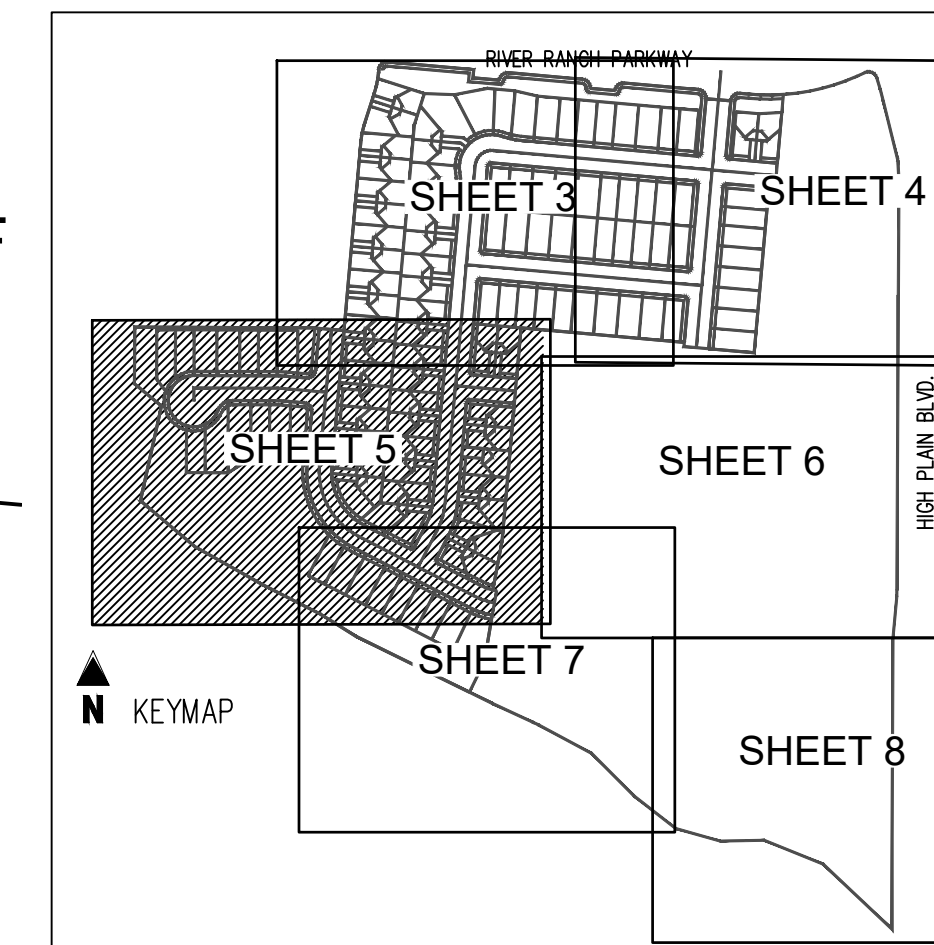
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - PLSS ALIQUOT LINE
- - - EASEMENT LINE
- ◆ ALIQUOT CORNER (AS DESCRIBED)
- FOUND 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 37067 UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067 UNLESS OTHERWISE NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 38038"
- FOUND NO. 4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 32444"
- REC. NO. RECEPTION NUMBER
- UE UTILITY EASEMENT
- ACCESS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENT
- (DIM) ALL EASEMENT DIMENSIONS ARE IN PARENTHESIS
- RIGHT OF WAY BEING VACATED BY THIS PLAT

#	Date	Issue / Description	Init.
1	8/27/2020	TOWN COMMENTS	AN
2	2/24/2021	TOWN COMMENTS	AN

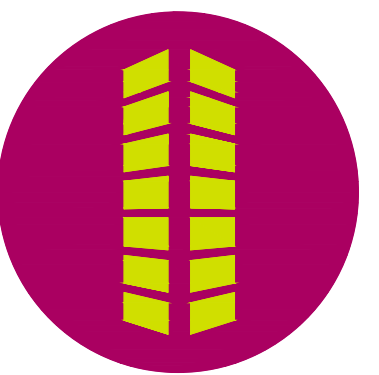
Project No: CPG000002.10
Drawn By: AN
Checked By: FAK
Date: 01.12.2021

THOMPSON RIVER RANCH SUBDIVISION FILING NO. 12

TRACT A, THOMPSON RIVER RANCH FILING NO. 8 RECORDED AT RECEPTION NO. 20210038855 AND PART OF TRACT B, THOMPSON RIVER RANCH FILING NO. 5 RECORDED AT RECEPTION NO. 20170045194 TOGETHER WITH PART OF THE RIVER RANCH PARKWAY, ALL LOCATED IN THE EAST HALF OF SECTION 23, T. 5 N., R. 68 W. OF THE 6TH P.M., JOHNSTOWN, LARIMER COUNTY, COLORADO

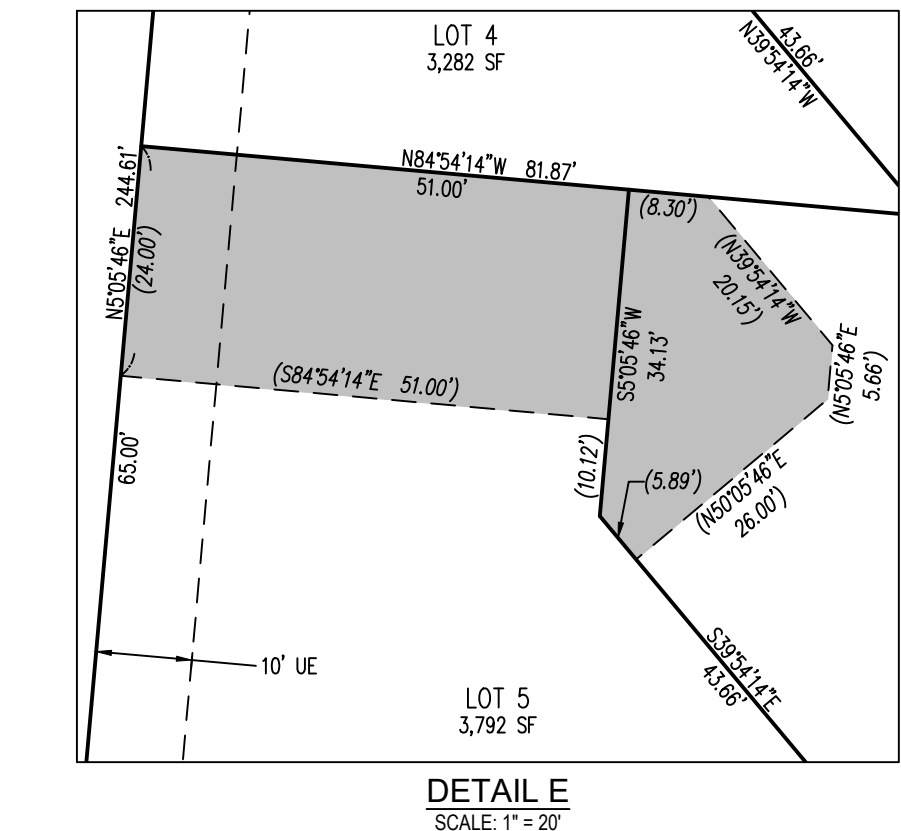
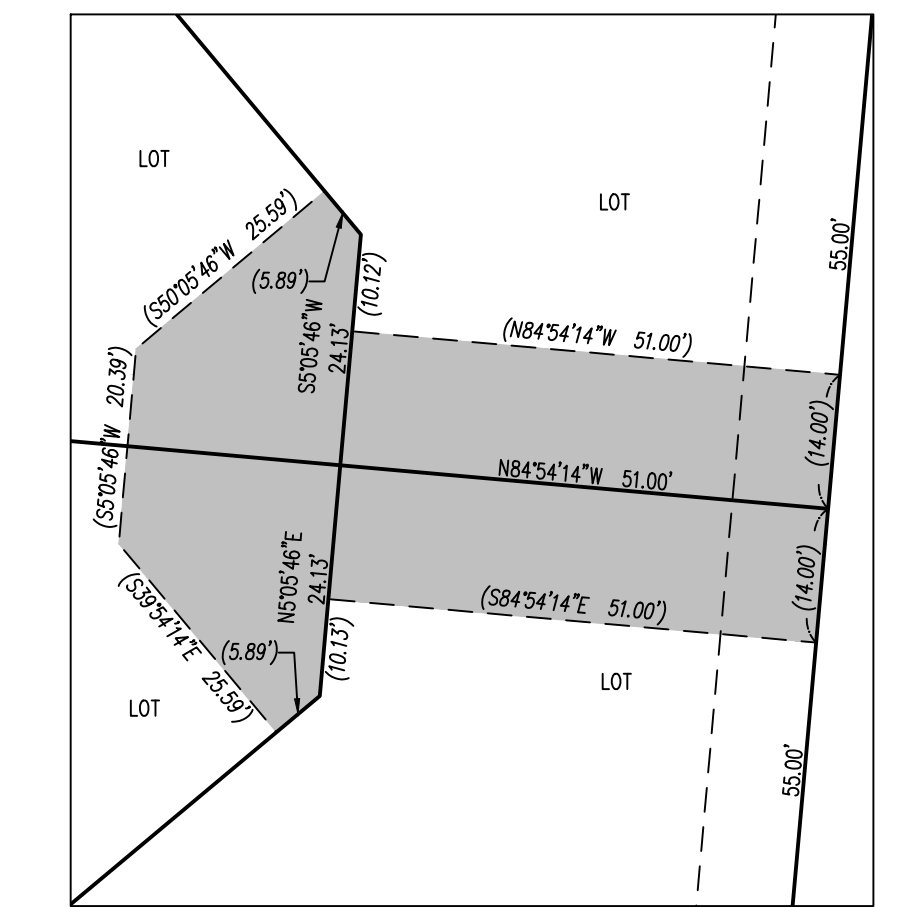
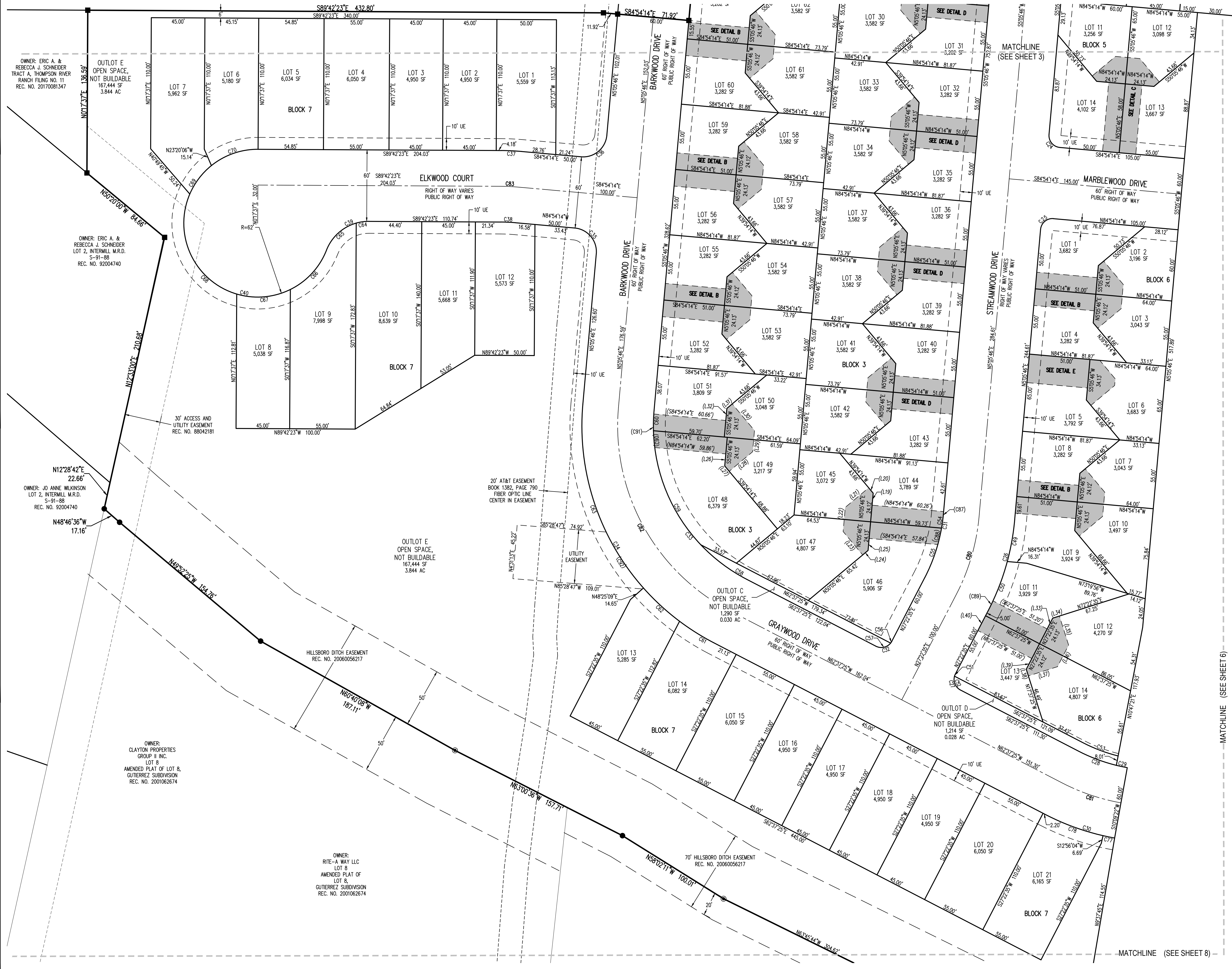


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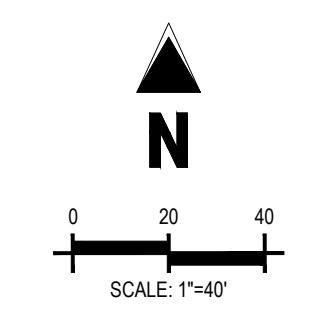


THOMPSON RIVER RANCH FILING NO. 12

FINAL PLAT



- LEGEND**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - PLS ALIQUOT LINE
 - - - EASEMENT LINE
 - ◆ ALIQUOT CORNER (AS DESCRIBED)
 - FOUND 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 37087" UNLESS OTHERWISE NOTED
 - SET 24" # 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067" UNLESS OTHERWISE NOTED
 - FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED PLS 38038"
 - FOUND NO. 4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 32444"
 - REC. NO. RECEPTION NUMBER
 - UE UTILITY EASEMENT
 - ACCESS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENT
 - (DM) ALL EASEMENT DIMENSIONS ARE IN PARENTHESES

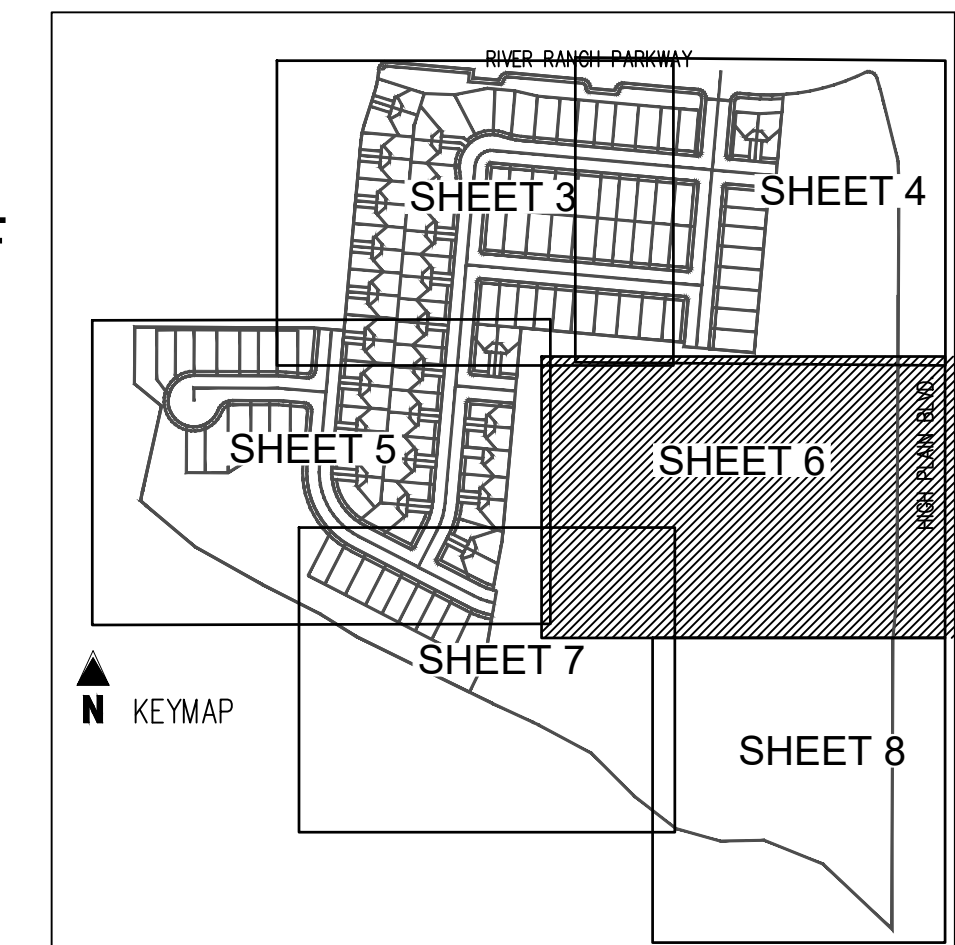


#	Date	Issue / Description	Init.
1	8/27/2020	TOWN COMMENTS	AN
2	2/24/2021	TOWN COMMENTS	AN

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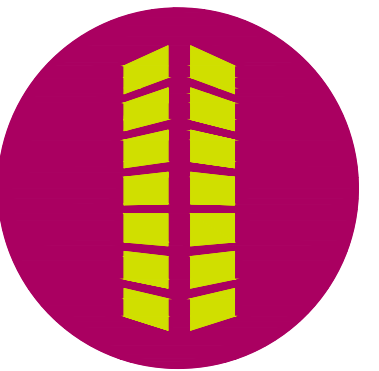
THOMPSON RIVER RANCH SUBDIVISION FILING NO. 12

TRACT A, THOMPSON RIVER RANCH FILING NO. 8 RECORDED AT RECEPTION NO. 20210038855 AND PART OF TRACT B, THOMPSON RIVER RANCH FILING NO. 5 RECORDED AT RECEPTION NO. 20170045194 TOGETHER WITH PART OF THE RIVER RANCH PARKWAY, ALL 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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Johnstown, CO 80534
970.800.3300
gallowayus.com

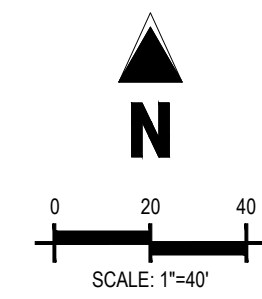
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THOMPSON RIVER RANCH FILING NO. 12

FINAL PLAT

OWNER:
TOWN OF JOHNSTOWN
REC. NO. 980387394



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PLSS ALIQUOT LINE
- EASEMENT LINE
- ALIQUOT CORNER (AS DESCRIBED)
- FOUND 24" # 5 REBAR WITH 1-1/4" YELLOW 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 NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 38038"
- FOUND NO. 4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 32444"
- REC. NO. RECEPTION NUMBER
- UE UTILITY EASEMENT
- ACCESS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENT
- (DM) ALL EASEMENT DIMENSIONS ARE IN PARENTHESIS

#	Date	Issue / Description	Init.
1	8/27/2020	TOWN COMMENTS	AN
2	2/24/2021	TOWN COMMENTS	AN

Project No: CPG000002.10
Drawn By: AN
Checked By: FAK
Date: 01.12.2021

MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 4)

TRACT A
FUTURE FILING
1,277,915.58
29,337 AC

14" UTILITY EASEMENT
PUBLIC SERVICE COMPANY
OF COLORADO
REC. NO. 20180011872

HIGH PLAINS BLVD.
RIGHT OF WAY WARDS

S01737' W 962.12'

S514.35' W 100.27'

50'

41.25'
C5

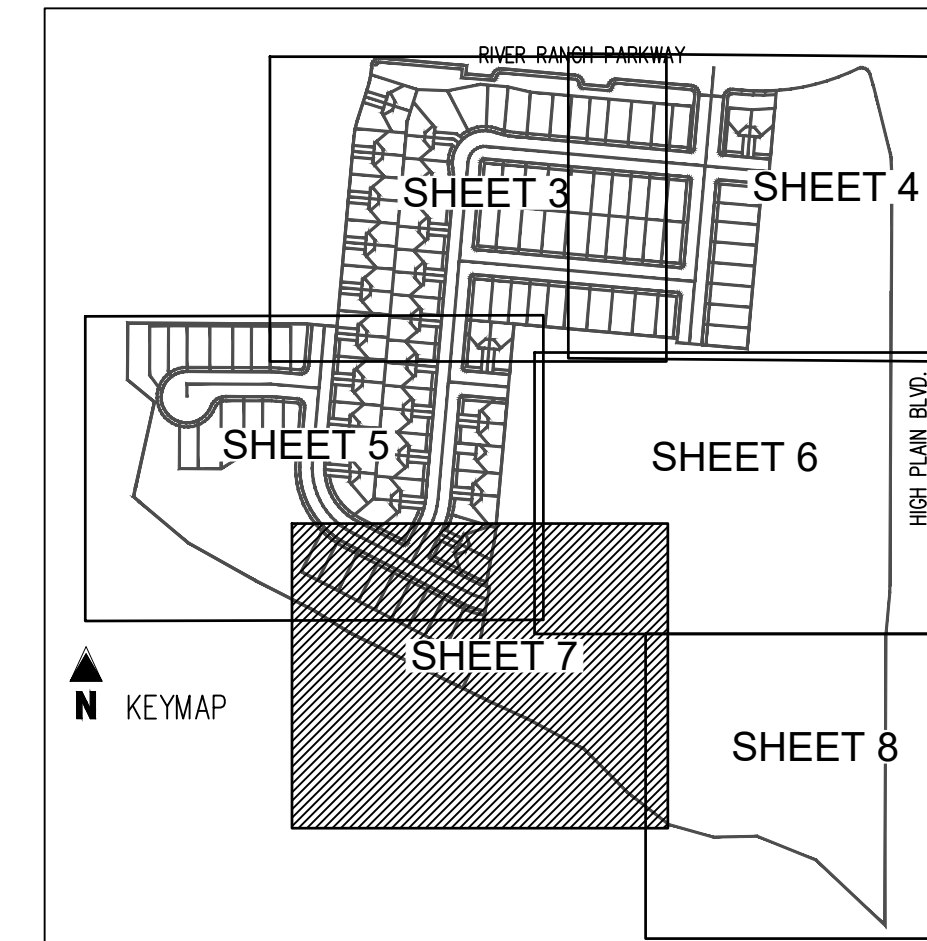
41.3'

MATCHLINE (SEE SHEET 8)

C:\Users\pjohnson\OneDrive\Documents\20210038855\12\121221.dwg, John.Balmer, 1/27/2021

THOMPSON RIVER RANCH SUBDIVISION FILING NO. 12

TRACT A, THOMPSON RIVER RANCH FILING NO. 8 RECORDED AT RECEPTION NO. 20210038855 AND PART OF TRACT B, THOMPSON RIVER RANCH FILING NO. 5 RECORDED AT RECEPTION NO. 20170045194 TOGETHER WITH PART OF THE RIVER RANCH PARKWAY, ALL LOCATED IN THE EAST HALF OF SECTION 23, T. 5 N., R. 68 W. OF THE 6TH P.M., JOHNSTOWN, LARIMER COUNTY, COLORADO



Galloway

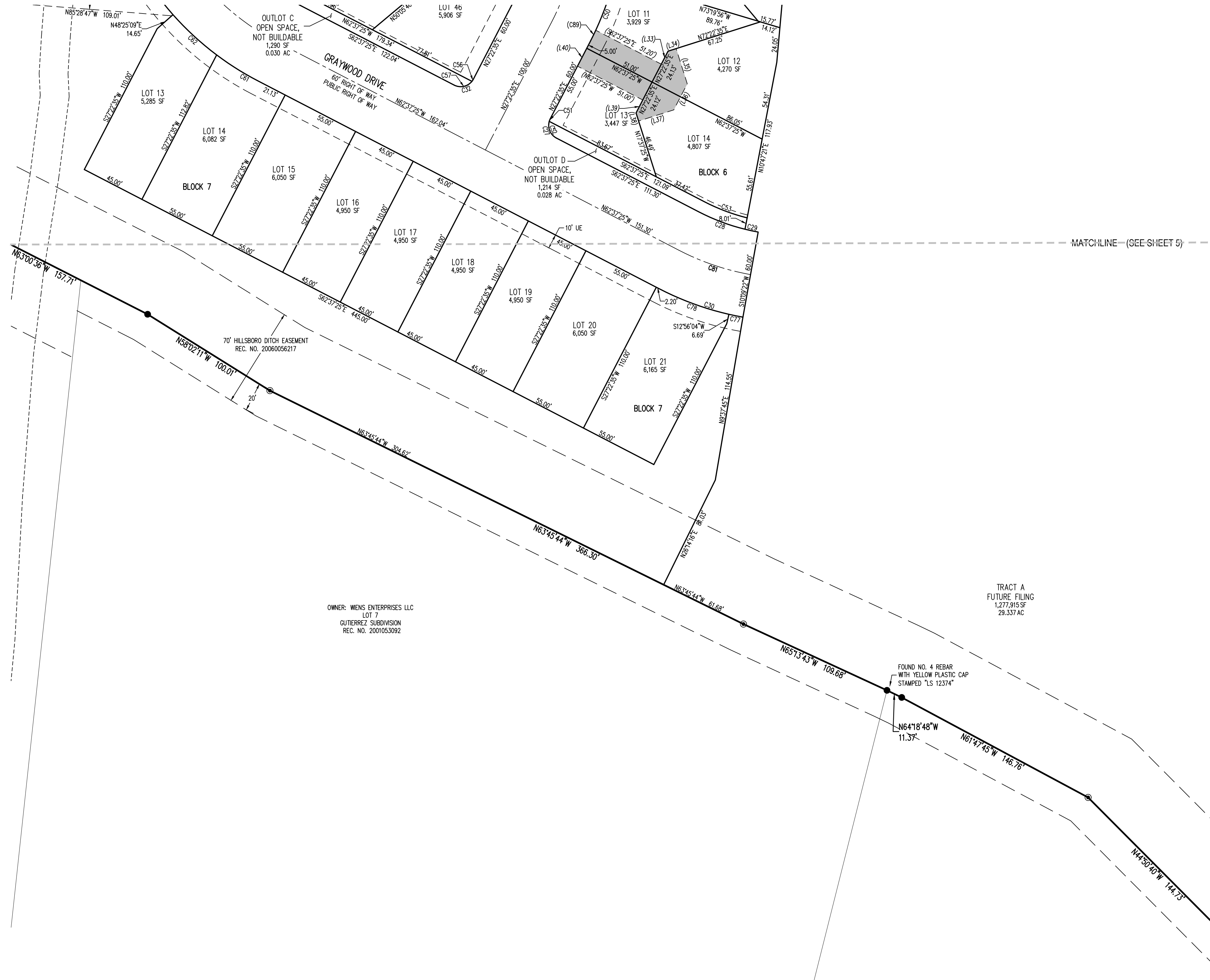
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THOMPSON RIVER RANCH FILING NO. 12

FINAL PLAT



LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - PLS ALIQUOT LINE
- - - EASEMENT LINE
- ◆ ALIQUOT CORNER (AS DESCRIBED)
- FOUND 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 370677 UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 370677 UNLESS OTHERWISE NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED PLS 380268
- FOUND NO. 4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 324444
- REC. NO. RECEPTION NUMBER
- UE UTILITY EASEMENT
- ACCESS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENT
- (DIM) ALL EASEMENT DIMENSIONS ARE IN PARENTHESES

#	Date	Issue / Description	Init.
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