

ARCHDIOCESE ANNEXATION No. 2

The Northeast Quarter of the Northeast Quarter of Section 16, and a Portion of the Northwest Quarter of the Northwest Quarter of Section 15, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado

PROPERTY DESCRIPTION (PER ALTA COMMITMENT ORDER No. N0034909-030-RSB-ES, Amendment No. 1):

The N1/2 of the NE1/4 of Section 16, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado

PROPERTY DESCRIPTION-ARCHDIOCESE ANNEXATION No. 2:

An area of land being Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Sixteen (16), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Section 16 and assuming the East line of the Northeast Quarter (NE1/4) of Section 16 as monumented by a 2.5" aluminum pipe with a 3.25" aluminum cap stamped LS 13155 at the North end and by a #6 rebar with a 2.0" aluminum cap stamped LS 22097 at the South end, as bearing South 00°44'50" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2592.40 feet, with all other bearings contained herein being relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

THENCE South 88°26'46" East along the Easterly extension of the North line of said Section 16 a distance of 30.02 feet to the East right-of-way line of County Road 19;

THENCE South 00°44'50" East along said East right-of-way line a distance of 1295.90 feet to the Easterly extension of the South line of the NE1/4NE1/4 of said section 16;

THENCE North 89°01'10" West along said extension and said South line a distance of 1387.22 feet to the calculated position of the Northeast Sixteenth corner of said Section 16;

THENCE North 00°54'49" West along the West line of said NE1/4NE1/4 a distance of 1309.95 feet to the calculated position of the East Sixteenth corner of said section 16;

THENCE South 88°26'46" East along the North line of said NE1/4NE1/4 a distance of 1361.50 feet to the Northeast corner of said Section 16 and to the **POINT OF BEGINNING**.

Said area of land contains **41.53 Acres** (+/-1,809,007 sq.ft.) and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.

OWNER'S APPROVAL

Know all men by these presents, that I/we, Archdiocese of Denver, being the sole owner(s) of the land described herein, have caused said land to be annexed under the name of **ARCHDIOCESE ANNEXATION No. 2**

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____ 20____.

By: _____ As: _____

NOTARIAL CERTIFICATE

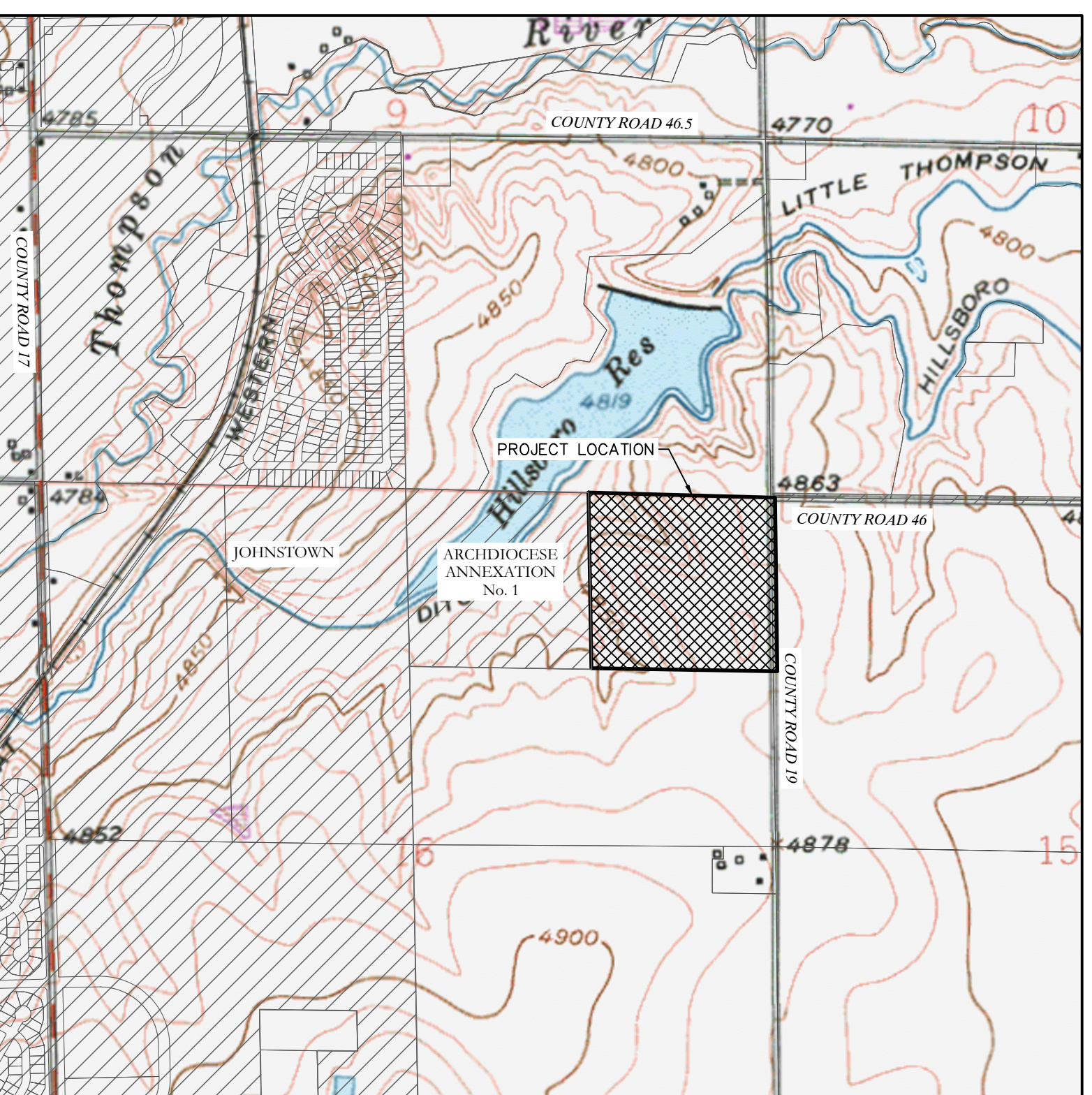
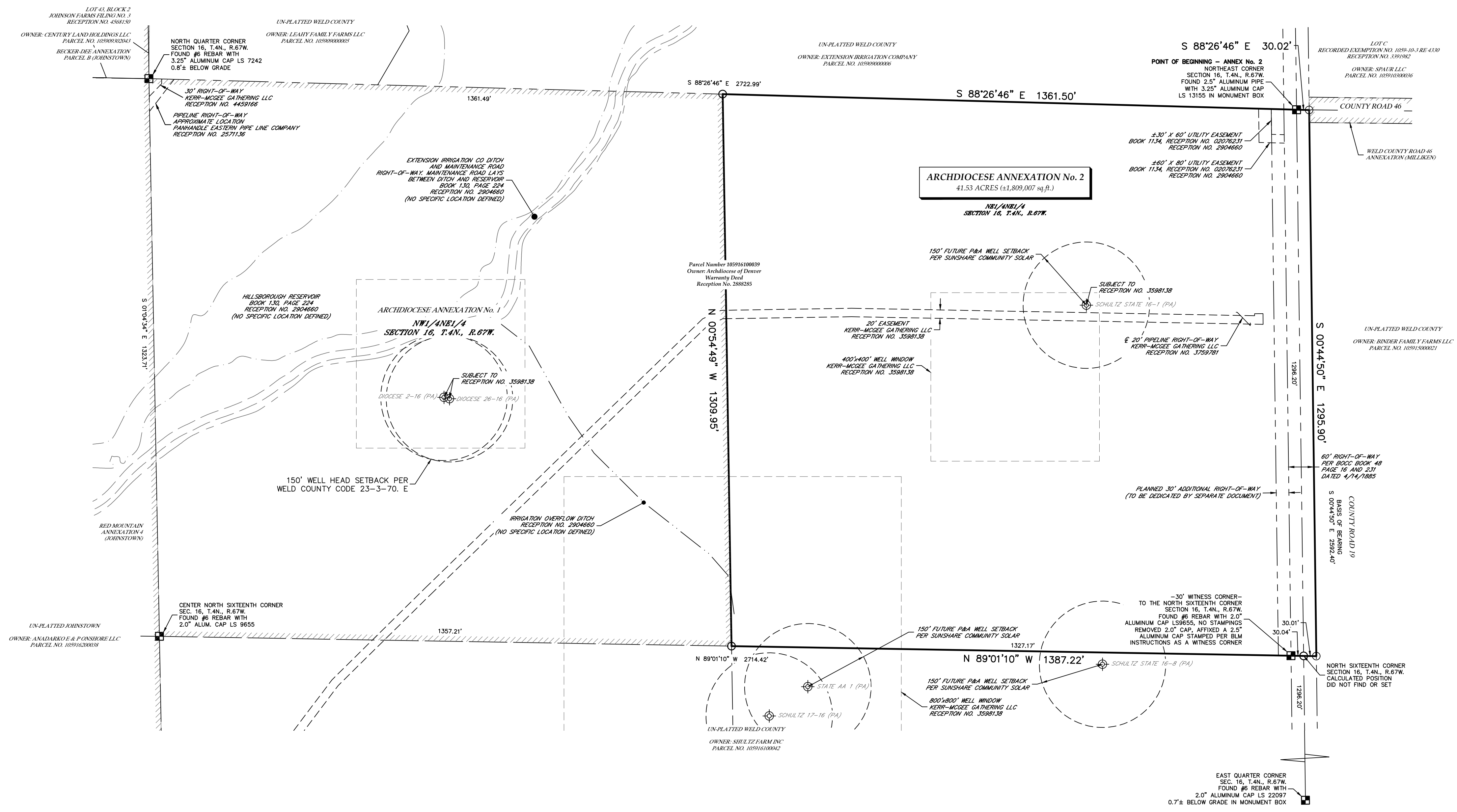
STATE OF _____)
COUNTY OF _____)
The foregoing instrument was acknowledged before me by _____
this _____ day of _____, 20____. Witness my hand and seal.

My commission expires _____
Notary Public

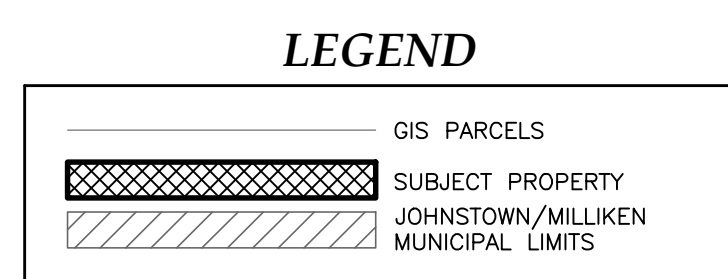
TOWN COUNCIL APPROVAL

This map to be known as **ARCHDIOCESE ANNEXATION No. 2** is approved and accepted to the Town of Johnstown, Colorado by ordinance number _____, passed and adopted on final reading at the regular meeting of the Town Council of the Town of Johnstown, Colorado, held on the _____ day of _____, 20____.

By: _____ Mayor Seal Attest: _____ Town Clerk



VICINITY MAP
SCALE - 1"=1000'



TITLE COMMITMENT NOTE

This survey does not constitute a title search by Lat40, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, Lat40, Inc. relied upon Title Commitment File Number N0034909-030-RSB-ES, Amendment No. 1, having an effective date of June 23, 2022, as prepared by Fidelity National Title Insurance Company to delineate the aforesaid information.

NOTE

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 hereon. (13-80-105 C.R.S.)

SURVEYOR'S STATEMENT

I, Jason S. Allee, a Colorado Licensed Professional Land Surveyor, do hereby state that this Annexation Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon was found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

SHEET 1 OF 1 **PRELIMINARY**

Jason S. Allee--On behalf of Lat40°, Inc.
Colorado Licensed Professional
Land Surveyor No. 38479

LAT 40
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

DATE: 7/20/2022	FILE NAME: 2021312.2ANNEX	DRAWN BY: KMR	CHECKED BY: JSA	SCALE: AS NOTED	PROJECT #: 2021312.2
REVISIONS:	DATE:	ARCHDIOCESE ANNEXATION No. 2			
ADDRESS TOWN COMMENTS	9/15/2022	FOR SUNSHARE COMMUNITY SOLAR 1724 GILPIN STREET DENVER, CO 80218			
					1 SHEET 1 OF 1

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	1309.95
TOTAL BOUNDARY PERIMETER (L.F.)	5384.59
1/6 OF PERIMETER (L.F.)	897.43
ANNEXATION RATIO (1 to X)	4.11
TOTAL LAND AREA (Acres)	41.53

