

# ARCHDIOCESE ANNEXATION ZONING MAP

The North Half of the Northeast Quarter of Section 16, Township 4 North, Range 67 West  
of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado

PROPERTY DESCRIPTION – SUBJECT PROPERTY (PER ALTA COMMITMENT ORDER No. N0034909-030-85B-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 – HA ZONING:

An area of land being the Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) 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:

COMMENCING 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 North 88°26'46" West along the North line of the NE1/4 of Section 16 a distance of 1361.50 feet to the calculated position of the East Sixteenth corner of said Section 16 and to the POINT OF BEGINNING;

THENCE South 00°54'49" East along the East line of the NW1/4NE1/4 of said Section 16 a distance of 1309.95 feet to the calculated position of the Northeast Sixteenth corner of said Section 16;

THENCE North 89°01'10" West along the South line of said NW1/4NE1/4 a distance of 1357.21 feet to the Center North Sixteenth corner of said Section 16;

THENCE North 01°04'34" West along the West line of said NW1/4NE1/4 a distance of 1323.71 feet to the North Quarter corner of said Section 16;

THENCE South 88°26'46" East along the North line of said NW1/4NE1/4 a distance of 1361.49 feet to the calculated position of the East Sixteenth corner of said Section 16 and to the POINT OF BEGINNING.

Said area of land contains 41.06 Acres (+/-1,788,614 sq.ft.) and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.

PROPERTY DESCRIPTION – PUD-MU ZONING:

An area of land being Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Sixteen (16) and a portion of the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section Fifteen (15), 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;

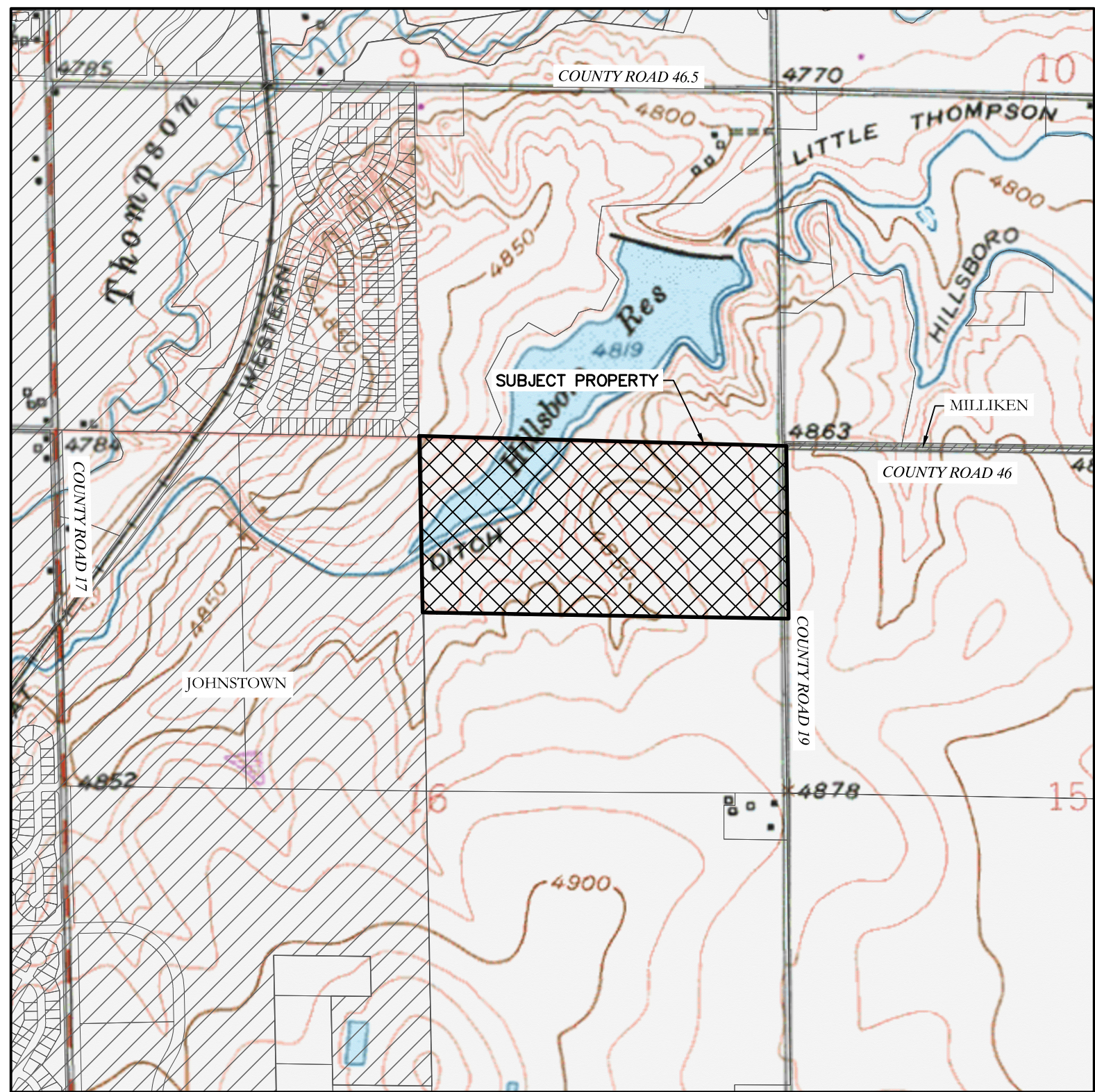
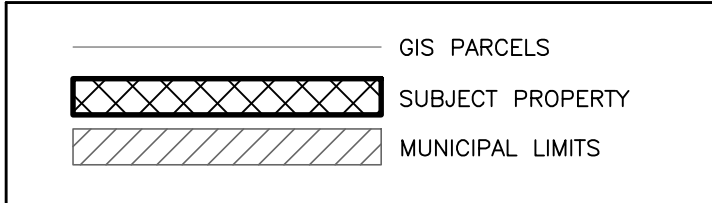
THENCE South 88°26'46" East along the North line of said NE1/4NE1/4 a distance of 1361.50 feet to the Northeast corner of said Section 16 and to the POINT OF BEGINNING.

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.

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 N0034909-030-85B-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.

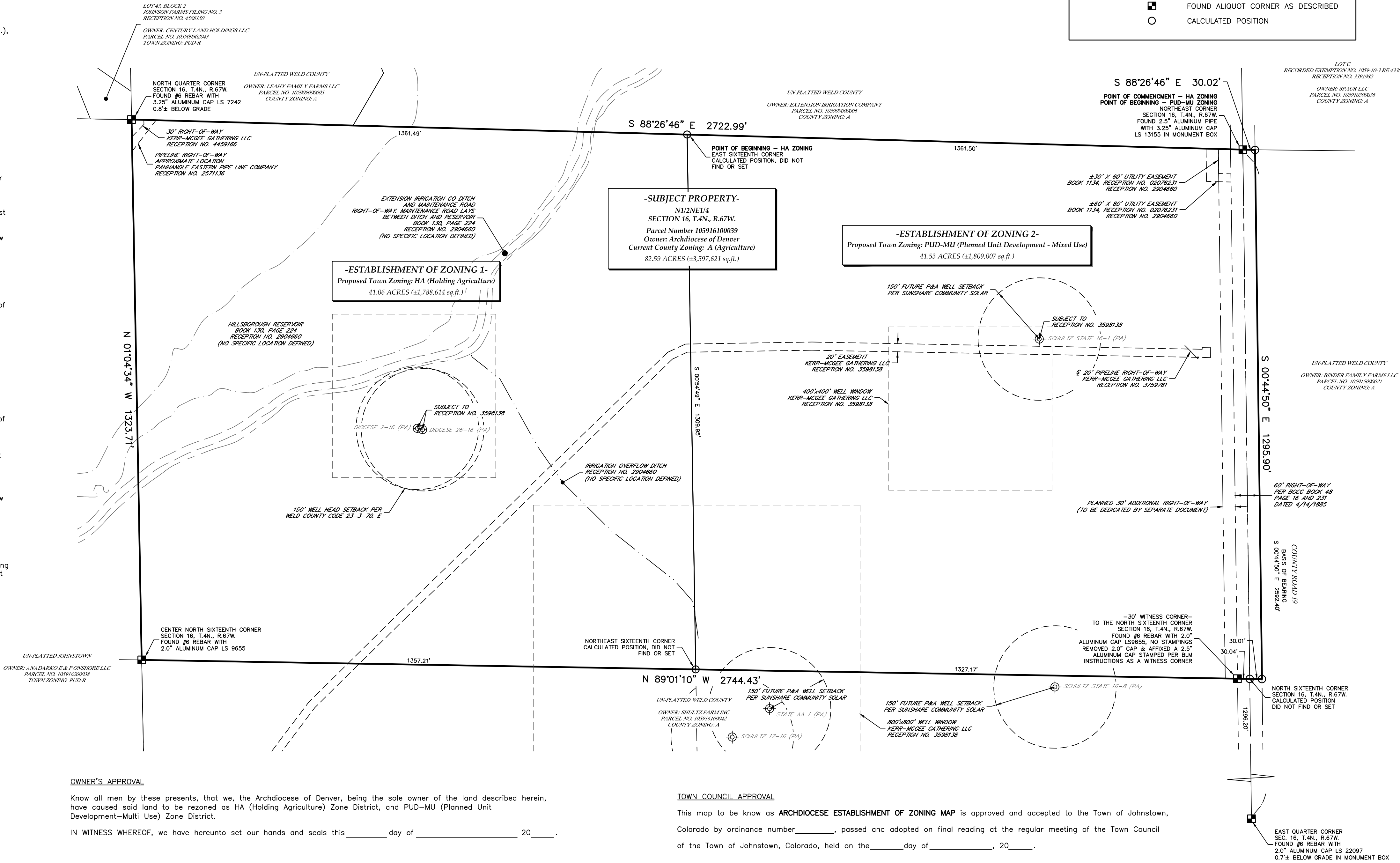
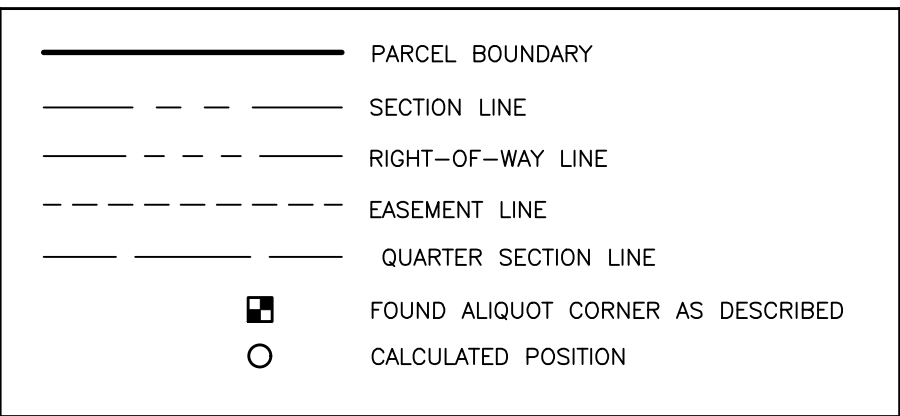
## LEGEND



## VICINITY MAP

SCALE – 1"=1000'

## LEGEND



## OWNER'S APPROVAL

Know all men by these presents, that we, the Archdiocese of Denver, being the sole owner of the land described herein, have caused said land to be rezoned as HA (Holding Agriculture) Zone District, and PUD-MU (Planned Unit Development-Multi Use) Zone District.

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

The Archdiocese of Denver, a Colorado Corporation sole by Keith Parsons, as COO, Attorney in Fact for Most Reverend Samuel J Aquila, S.T.L., Archbishop of Denver

## NOTARIAL CERTIFICATE

COUNTY OF DENVER )

STATE OF COLORADO )

The foregoing instrument was acknowledged before me by The Archdiocese of Denver, a Colorado Corporation sole, by Keith Parsons, as COO, Attorney in Fact for Most Reverend Samuel J Aquila, S.T.L., Archbishop of Denver

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Witness my hand and seal.

Notary Public  
My commission expires \_\_\_\_\_

## TOWN COUNCIL APPROVAL

This map to be known as ARCHDIOCESE ESTABLISHMENT OF ZONING MAP 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

## SURVEYOR'S STATEMENT

I, Jason S. Allee, a Colorado Licensed Professional Land Surveyor, do hereby state that this Zoning 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  
Jason S. Allee—On behalf of Lat40°, Inc.  
Colorado Licensed Professional  
Land Surveyor No. 38479

PRELIMINARY

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

DATE: 8/2/2022	FILE NAME: 2021312.2ZONE	DRAWN BY: KMR	CHECKED BY: JSA	SCALE: AS NOTED	PROJECT #: 2021312.2
REVISIONS:	DATE:	ARCHDIOCESE ANNEX ZONING MAP FOR SUNSHARE COMMUNITY SOLAR 1724 GILPIN STREET DENVER, CO 80218			
ADDRESS TOWN COMMENTS	2/6/2023				
ADDRESS TOWN COMMENTS	9/15/2022				

1  
SHEET 1 OF 1