

WAGGONER FARM ZONING MAP

TOWN OF JOHNSTOWN, COLORADO

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
17.444 ACRES

PARCEL DESCRIPTION

All that part of the Southeast 1/4 of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, lying and being southeast of the lower or south and east bank of the canal of the Consolidated Home Supply Ditch and Reservoir Company in said Quarter Section, and south of the lateral ditch in said quarter section known as The Eberhart Lateral.

EXCEPTING therefrom that parcel as conveyed in Warranty Deed recorded January 5, 1911 in Book 337 at Page 409, as Reception Number 162565 of the records of the Weld County Clerk and Recorder.

ALSO EXCEPTING therefrom, a parcel as conveyed in Deed recorded May 3, 1957 in Book 1477 at Page 16, as Reception Number 1253788 of the records of the Weld County Clerk and Recorder.

ALSO EXCEPTING therefrom, a parcel as conveyed in Deed recorded May 3, 1957 in Book 1477 at Page 18, as Reception Number 1253789 of the records of the Weld County Clerk and Recorder.

ALSO EXCEPTING therefrom, a parcel as conveyed in Deed recorded May 3, 1957 in Book 1477 at Page 20, as Reception Number 1253790 of the records of the Weld County Clerk and Recorder.

TOGETHER WITH:

That parcel described in Bargain and Sale Deed recorded _____, 2024 as Reception Number _____ of the records of the Weld County Clerk and Recorder, Town of Johnstown, County of Weld, State of Colorado.

TOGETHER WITH:

That parcel described in Bargain and Sale Deed recorded _____, 2024 as Reception Number _____ of the records of the Weld County Clerk and Recorder, Town of Johnstown, County of Weld, State of Colorado.

and being more particularly described as follows, to wit:

COMMENCING at the Southeast Corner of said Section 1, and assuming the south line of said Southeast Quarter as bearing South 89°22'43" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2,652.47 feet monumented by a #6 rebar with a 2" aluminum cap stamped LS 23500 at the Southeast Corner of Section 1 and monumented by a #6 rebar with a 2.5" aluminum cap stamped LS 12374 at the South Quarter Corner of Section 1, and with all other bearings contained herein relative thereto;

THENCE North 05°50'52" West, along the east line of said Southeast Quarter, a distance of 23.80 feet to the northeast corner of that parcel described in Right-of-Way Deed recorded May 3, 1957, in Book 1477 at Page 20, as reception No. 1253790 of the records of the Weld County Clerk and Recorder, and the POINT OF BEGINNING;

THENCE along the north lines of Right-of-Way parcels, Reception No. 1253788, Reception No. 1253789 and Reception No. 1253790 the following two courses;

THENCE South 89°43'16" West, a distance of 165.09 feet;
THENCE South 89°42'13" West a distance of 1,152.60 feet to a 1/2" rebar with a 2" aluminum cap;
THENCE North 03°45'01" East, along an existing fence line, a distance of 387.19 feet to the centerline of the concrete irrigation canal of the Home Supply Ditch;
THENCE along the centerline of said Home Supply Ditch the following 13 courses;
THENCE North 27°55'00" East a distance of 98.10 feet;
THENCE North 33°55'52" East a distance of 73.03 feet;
THENCE North 46°52'30" East a distance of 47.66 feet;
THENCE North 60°59'36" East a distance of 22.85 feet;
THENCE North 77°48'56" East a distance of 156.81 feet;
THENCE North 79°39'59" East a distance of 84.00 feet;
THENCE North 87°54'42" East a distance of 44.57 feet;
THENCE South 86°04'26" East a distance of 306.85 feet;
THENCE North 88°52'57" East a distance of 52.70 feet;
THENCE North 82°05'53" East a distance of 50.11 feet;
THENCE North 80°27'37" East a distance of 40.02 feet;
THENCE North 73°56'16" East a distance of 42.04 feet;
THENCE North 64°47'00" East a distance of 62.02 feet;
THENCE South 72°42'18" East, departing said centerline, a distance of 187.87 feet to a #3 rebar;
THENCE South 67°15'47" East a distance of 96.96 feet to the east line of said Southeast Quarter;
THENCE South 05°50'52" East, along said east line, a distance of 561.52 feet to the north line of Reception No. 1253790, and the POINT OF BEGINNING.

Said described parcel of land contains 759,848 Square Feet or 17.444 Acres, more or less (±).

OWNERS: MIC TDC Hwy 60 Johnstown, LLC, a Colorado Limited Liability Company.

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20 ____.

Witness my Hand and Official Seal.

My commission expires: _____.

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

LIENHOLDERS - EQUITY BANK

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20 ____.

Witness my Hand and Official Seal.

My commission expires: _____.

TOWN COUNCIL APPROVAL

This Map to be known as WAGGONER FARM ZONING MAP is approved and accepted to the Town of Johnstown, Colorado by Ordinance 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 _____, 20 ____.

Mayor _____ Attest: _____
Town Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing South 89°22'43" West, a distance of 2,652.47 feet and with all other bearings contained herein relative thereto.

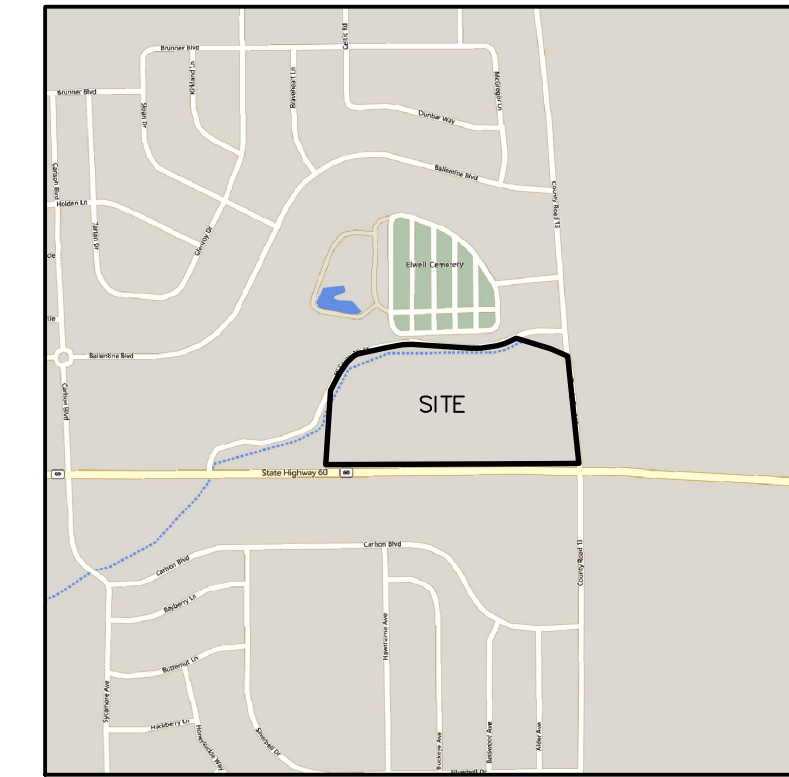
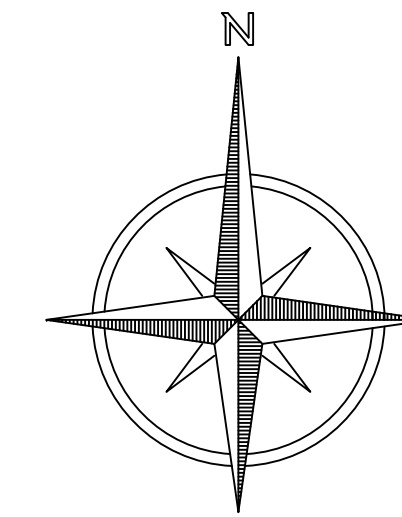
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 459-HS0819500-414, Amendment No. 6, dated August 5, 2024, as prepared by Heritage Title Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

SURVEYOR'S CERTIFICATE

I, Matthew A. Kramer, a Colorado Licensed Professional Land Surveyor, do hereby state that this Zoning Map is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion. I further state that this certificate does not extend to any unnamed parties or the successors and/or assigns.



VICINITY MAP
SCALE: 1" = 1000'

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N05°50'52"W | 23.80' |
| L2 | N03°45'01"E | 31.32' |
| L3 | N27°55'00"E | 98.10' |
| L4 | N33°55'52"E | 73.03' |
| L5 | N46°52'30"E | 47.66' |
| L6 | N60°59'36"E | 22.85' |
| L7 | N79°39'59"E | 84.00' |
| L8 | N87°54'42"E | 44.57' |
| L9 | N88°52'57"E | 52.70' |
| L10 | N82°05'53"E | 50.11' |
| L11 | N80°27'37"E | 40.02' |
| L12 | N73°56'16"E | 42.04' |
| L13 | N64°47'00"E | 62.02' |
| L14 | N84°31'53"E | 9.79' |
| L15 | N01°02'06"E | 4.52' |
| L16 | N60°59'36"E | 22.85' |
| L17 | N46°52'30"E | 47.66' |
| L18 | N33°55'52"E | 73.03' |
| L19 | N27°55'17"E | 97.98' |
| L20 | N05°29'27"W | 27.54' |
| L21 | S89°38'13"W | 33.30' |
| L22 | S00°46'08"E | 76.22' |

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L23 | N05°50'52"W | 63.78' |
| L24 | N89°04'59"E | 18.29' |
| L25 | N89°04'59"E | 18.17' |
| L26 | N00°03'47"E | 27.00' |
| L27 | S89°54'51"E | 28.42' |
| L28 | S89°57'56"E | 18.91' |
| L29 | N00°00'25"E | 13.50' |
| L30 | N89°59'35"W | 13.93' |
| L31 | S24°06'52"W | 66.65' |
| L32 | S27°55'17"W | 95.84' |
| L33 | S33°55'52"W | 60.69' |
| L34 | N58°38'42"W | 42.31' |
| L35 | N00°41'07"W | 26.69' |
| L36 | N89°56'05"W | 31.27' |
| L37 | S00°03'55"W | 10.78' |
| L38 | S89°56'05"E | 45.37' |
| L39 | S89°56'05"E | 40.37' |
| L40 | S89°56'05"E | 5.00' |
| L41 | S00°03'47"W | 5.00' |
| L42 | N89°55'30"W | 86.46' |
| L43 | N00°03'44"E | 18.00' |
| L44 | S89°56'05"E | 20.00' |

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L45 | S00°03'55"W | 18.00' |
| L46 | N00°03'55"E | 27.52' |
| L47 | N89°45'09"W | 14.48' |
| L48 | N00°14'51"E | 20.00' |
| L49 | S89°45'09"E | 10.00' |
| L50 | N00°14'51"E | 19.24' |
| L51 | S89°45'09"E | 20.00' |
| L52 | S00°14'51"W | 15.71' |
| L53 | S89°56'05"E | 35.41' |
| L54 | S89°56'05"E | 20.40' |
| L55 | N00°00'00"E | 19.68' |
| L56 | N90°00'00"E | 20.00' |
| L57 | N00°00'00"E | 19.70' |
| L58 | N44°39'21"E | 59.62' |
| L59 | S44°39'21"W | 50.91' |
| L60 | S67°09'21"W | 64.78' |
| L61 | N67°09'21"E | 55.39' |
| L62 | N00°21'32"W | 3.09' |
| L63 | N89°38'28"E | 20.00' |
| L64 | S00°21'32"E | 16.46' |

LEGEND

| | | | |
|--|-------------------|--|--|
| | BOUNDARY LINE | | ALIQUOT CORNER AS DESCRIBED |
| | RIGHT OF WAY LINE | | FOUND MONUMENT AS DESCRIBED |
| | SECTION LINE | | CALCULATED POSITION |
| | CENTERLINE | | SET 24" OF #4 REBAR WITH PINK PLASTIC CAP LS 38844 |
| | LANDSCAPE BUFFER | | FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 7242 |

PRELIMINARY

Matthew A. Kramer - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38844



| | | | |
|---------------------|-------------------------|------------|-------|
| PROJECT NO: 2023313 | PROJECT NAME: WAGGONER | REVISIONS: | DATE: |
| DATE: 8-21-2024 | CLIENT: TDC DEVELOPMENT | | |
| DRAWN BY: MAK | FILE NAME: 2023313ZONE | | |
| CHECKED BY: SIP | SCALE: = N/A | | |

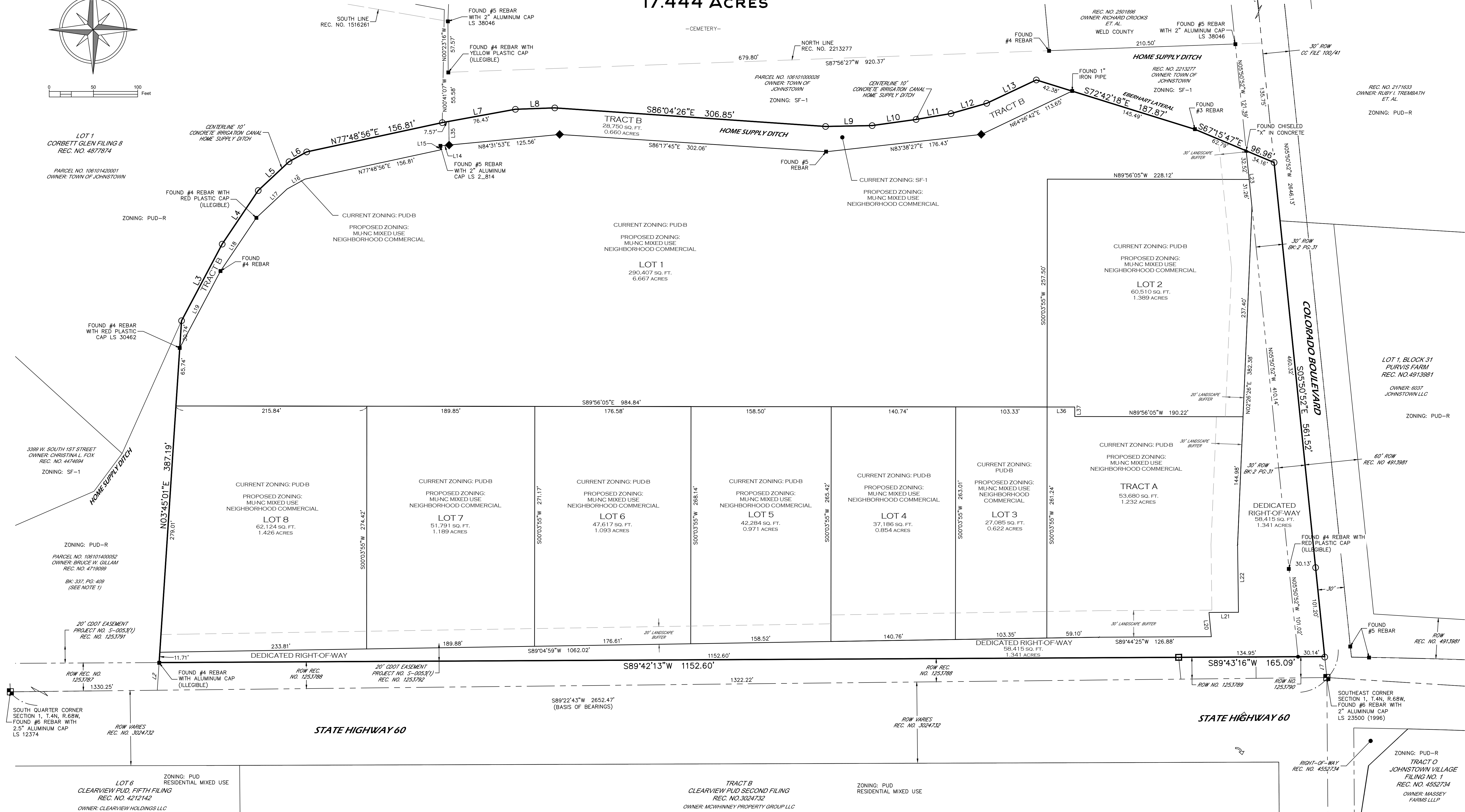
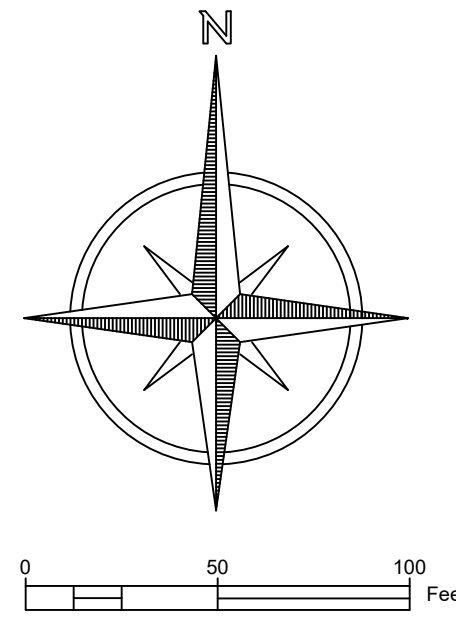
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PRELIMINARY

Matthew A. Kramer - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38844



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| DATE: 8-21-2024 | CLIENT: TDC DEVELOPMENT | | |
| DRAWN BY: MAK | FILE NAME: 2023313ZONE | | |
| CHECKED BY: SIP | SCALE: 1" = 50' | | |

2

SHEET 2 OF 2