

LARSON PROPERTY ANNEXATION

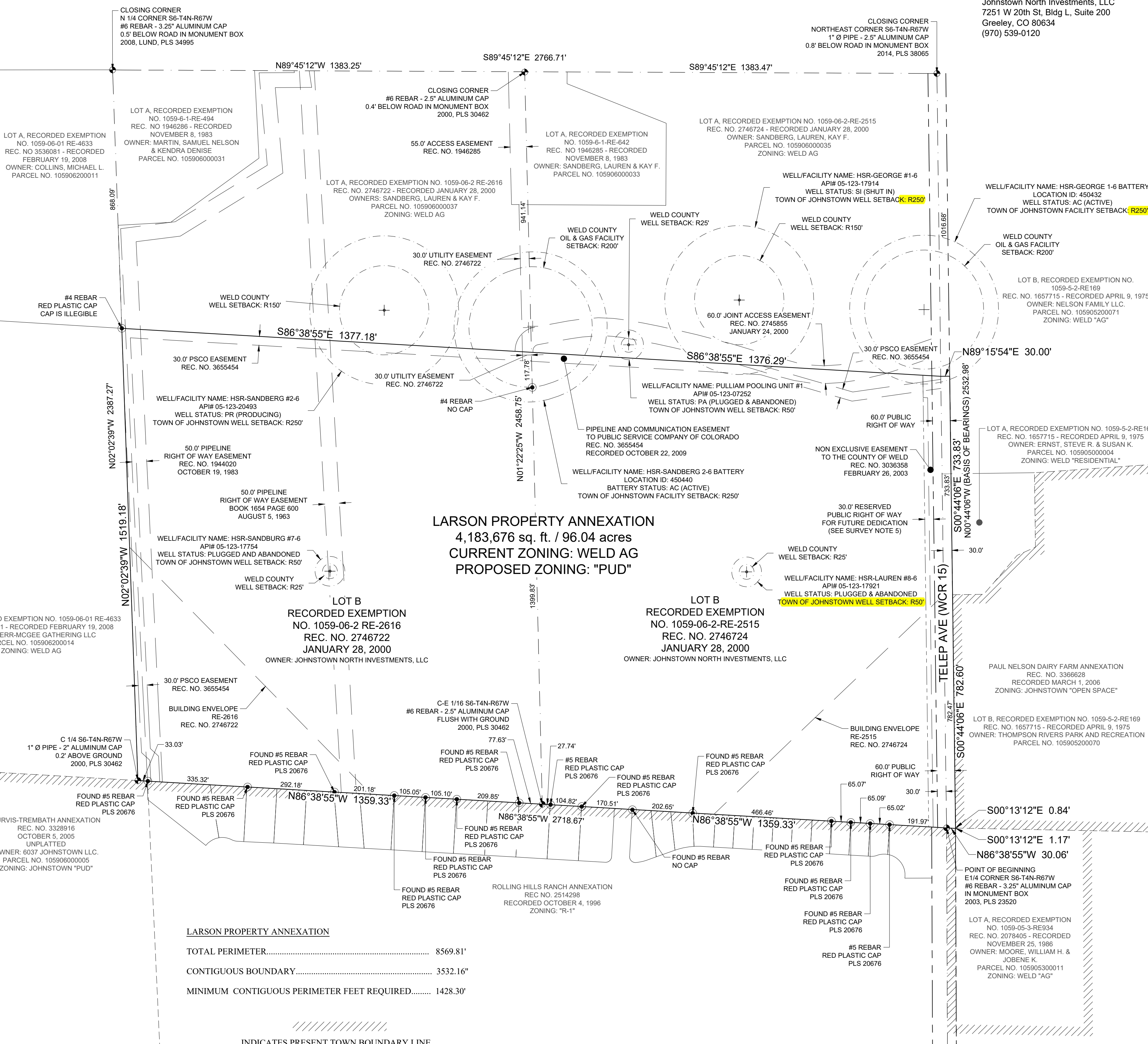
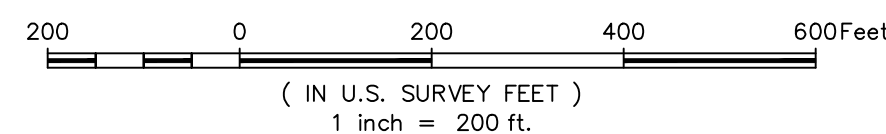
TO THE TOWN OF JOHNSTOWN

LOT B, RECORDED EXEMPTION NO. 1059-06-2 RE-2515, LOT B, RECORDED EXEMPTION NO. 1059-06-2-RE-2616 AND

A PORTION OF ADJOINING WELD COUNTY ROAD 15 RIGHT OF WAY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5

TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



LARSON PROPERTY ANNEXATION
4,183,676 sq. ft. / 96.04 acres
CURRENT ZONING: WELD AG
PROPOSED ZONING: "PUD"

LARSON PROPERTY ANNEXATION	
TOTAL PERIMETER.....	8569.81'
CONTIGUOUS BOUNDARY.....	3532.16"
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED.....	1428.30'

INDICATES PRESENT TOWN BOUNDARY LINE

OWNER/DEVELOPER
Johnstown North Investments, LLC
Northern Engineering Services, Inc.
7251 W 20th St, Bldg L, Suite 200
Greeley, CO 80634
(970) 539-0120

SITE ENGINEER
Northern Engineering Services, Inc.
Nick Haws
301 N Howes St, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

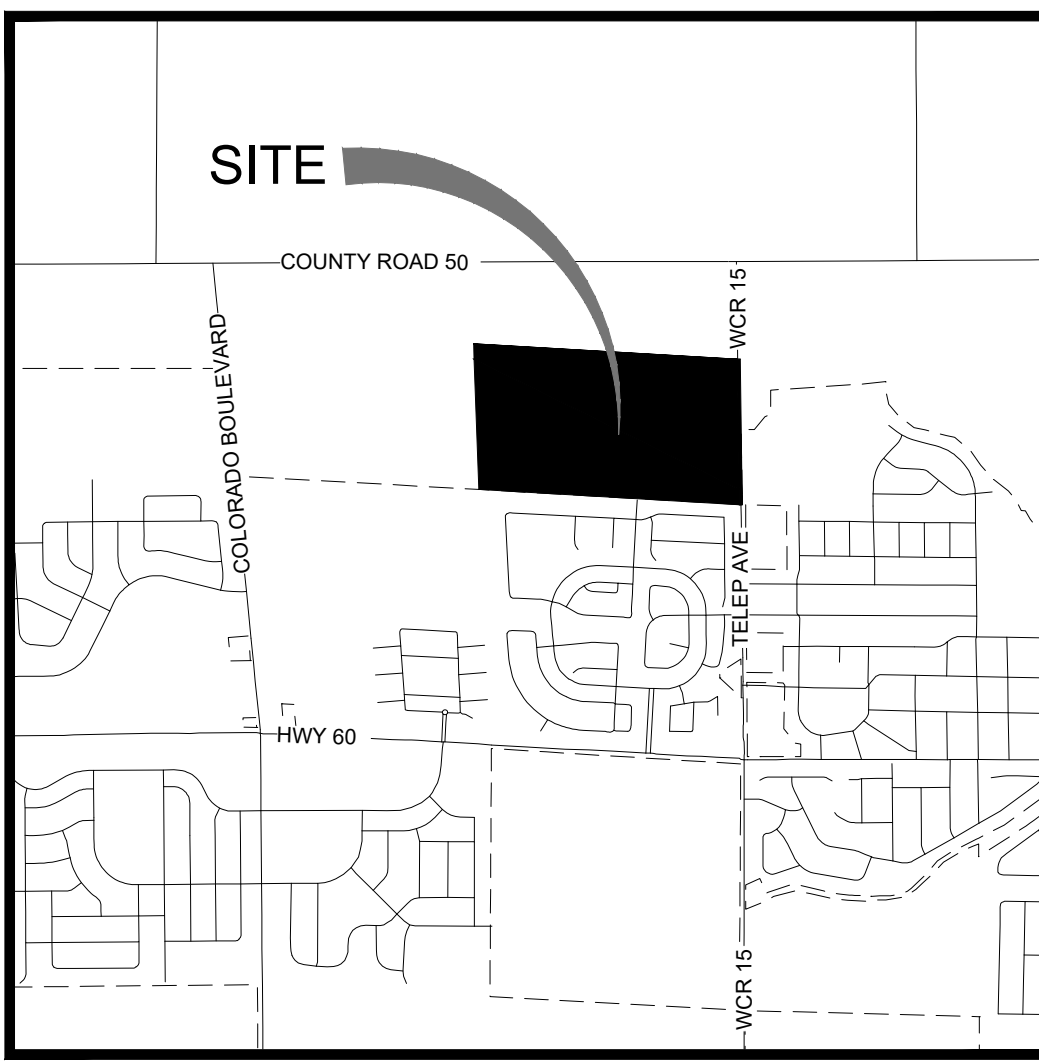
SYMBOL LEGEND

	FOUND SECTION CORNER
	FOUND PROPERTY MONUMENT

LINE LEGEND

	ANNEXATION BOUNDARY
	SECTION LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	ADJACENT ANNEXATION AND TOWN LIMITS
	RESERVED RIGHT OF WAY

SURVEYOR
Northern Engineering Services, Inc.
Robert C. Tessel, PLS
301 N Howes St #100
Fort Collins, Colorado 80521
(970) 221-4158



Right-to-Farm Statement
Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept that there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever.

Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning; flies and mosquitoes; and hunting and trapping activities; shooting sports, legalizing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 3-5-5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production.

Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes or other structures, unless they have an adjudicated right to the water.

Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of state and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers.

People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high-speed traffic, sand bars, puncture vines, territorial farm dogs and livestock and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

DESCRIPTION: LARSON PROPERTY ANNEXATION

A parcel of land being Lot B, Recorded Exemption No. 1059-06-2-RE-2515 recorded January 28, 2000 as Reception No. 2746724 of the Records of Weld County, Lot B, Recorded Exemption No. 1059-06-2-RE-2616 recorded January 28, 2000 as Reception No. 2746722 of the Records of Weld County, and the adjoining Weld County Road 15 Right of Way situated within the Northeast Quarter (NE1/4) of Section Six (6) and the Northwest Quarter of Section Five (5), 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, hereinafter more particularly described as follows:

BEGINNING at the East Quarter Corner of said Section 6 and assuming the East line of the Northeast Quarter of Section 6 as bearing North 00° 44' 06" West a distance of 2532.98 feet, and being monumented on the South by a #6 Rebar with a 3.25" Aluminum Cap stamped LS 23520 and on the North by a 1" Pipe with a 2.5" Aluminum Cap stamped LS 38065 with all other bearings contained herein relative thereto:

THENCE North 86° 38' 55" West along the Northerly line of Rolling Hills Ranch Annexation recorded October 4, 1996 as Reception No. 2514298 of the Records of Weld County and along the South line of the Northeast Quarter of said Section 6 a distance of 1359.33 feet to the Center-East Sixteenth Corner of Section 6;

THENCE North 86° 38' 55" West continuing along said Northerly line of Rolling Hills Ranch Annexation and along said South line of the Northeast Quarter of Section 6 a distance of 1359.33 feet to the Center Quarter Corner of said Section 6;

THENCE North 02° 02' 39" West along the Westerly line of Lot B, Recorded Exemption No. 1059-06-2-RE-2515 a distance of 1519.18 feet to the Northwest Corner of said Lot B;

THENCE South 86° 38' 55" East along the Northerly line of Lot B a distance of 1377.18 feet to the Northeast Corner of said Lot B, RE-2616 and to the Northwest Corner of said Lot B, Recorded Exemption No. 1059-06-2-RE-2515;

THENCE South 86° 38' 55" East along the North line of said Lot B, RE-2515 a distance of 1376.29 feet to the East line of the Northeast Quarter of said Section 6 and to the Northeast Corner of said Lot B, RE-2515;

THENCE North 89° 15' 54" East a distance of 30.00 feet to the Easterly Right of Way line of Weld County Road 15;

The following Four (4) courses are along the Easterly Right of Way line of Weld County Road 15:

THENCE South 00° 44' 06" East a distance of 782.61 feet;

THENCE South 00° 13' 12" East a distance of 0.84 feet to the Southerly line of said Paul Nelson Dairy Farm Annexation;

THENCE South 00° 13' 12" East a distance of 1.17 feet to the Northeast corner of said Rolling Hills Ranch Annexation;

THENCE North 86° 38' 55" West along the Northerly line of said Rolling Hills Ranch Annexation a distance of 30.06 feet to the POINT OF BEGINNING.

TOTAL ANNEXED AREA for the Larson Property Annexation is 4,183,676 square feet or 96.04 acres, more or less (±).

OWNERS APPROVAL AND DEDICATION:

Know all men by these presents that the undersigned, being the sole owner of the land described herein, excluding public rights-of-way, request that the land described herein be annexed under the name of LARSON PROPERTY ANNEXATION to the Town of Johnstown.

In witness whereof, we have hereunto set our hands and seal this _____ day of _____, 20____.

OWNER: Johnstown North Investments, LLC
By: Larry S. Buckendorf, Authorized Agent

STATE OF COLORADO)
) SS
COUNTY OF WELD)
The foregoing instrument was acknowledged before me by
this _____ day of _____, 20____.

My commission expires: _____

Notary Public: _____

TOWN COUNCIL APPROVAL:

This Map to be known as LARSON PROPERTY ANNEXATION 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____.

Troy Mellon, Mayor
Attest: Hannah Hill, Town Clerk

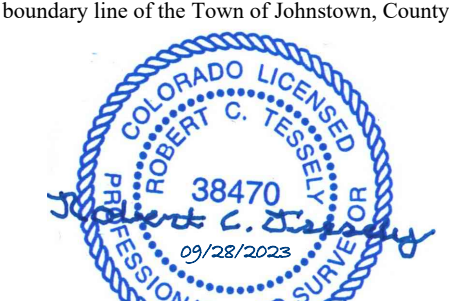
SURVEYOR NOTES:

1. Basis of Bearings: The East line of the Northeast Quarter of Section 6 as bearing North 00°44'06" West (assumed bearing) and Monumented as shown herein.
2. Unit of measure is U.S. Survey Feet.
3. No rights-of-way or easements, except those shown hereon, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.
4. This survey does not constitute a title search by the Surveyor. For information regarding additional easements, Northern Engineering relied upon File Number: 459-H06644691-084-L1.9, dated November 24, 2021 prepared by Heritage Title Company, Inc.
5. 30.0' of additional public right of way to be reserved for future dedication to the Town of Johnstown.
6. This Annexation Map is not a statutory monumented Land Survey as defined by the State of Colorado. Monuments shown hereon are for depicted reference purposes only.
7. The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 C.R. 730-1).
8. The status for all oil & gas wells and facilities are noted as defined by the Colorado Energy & Carbon Management Commission. Weld County oil & gas setback information is per Weld County Code, Sec. 23-3-50. Town of Johnstown oil & gas setback information is per Johnstown Land Use & Development Code, Chapter 17, Article 5.

SURVEYOR'S CERTIFICATION:

I, Robert C. Tessel, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description of land proposed to be annexed to the Town of Johnstown, County of Weld, State of Colorado, was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge, information, belief, and in my professional opinion.

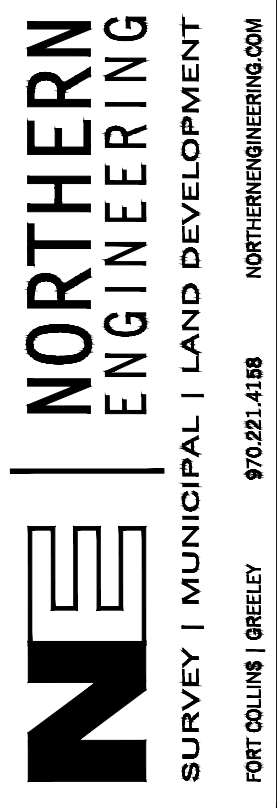
I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Johnstown, County of Weld, State of Colorado.



Robert C. Tessel
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 hereon.

SECTION: 3 & 6
TOWNSHIP: 4 N
RANGE: 67 W of the 6th PM



DATE: 09/28/2023
PROJECT: 1159-005
CLIENT: JOURNEY HOMES
DRAWN BY: S. PACUIN
REVIEWED BY: R. TESSELY

LARSON PROPERTY ANNEXATION
LOT B, RE-2515, LOT B, RE-2616 AND
WCR 15 ROW, WELD COUNTY, COLORADO