BLUE SPRUCE RIDGE ANNEXATION MAP Being an Annexation to the Town of Johnstown, Colorado SITUATE IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO 41.114 ACRES LARIMER COUNTY OWNER: AVH LOT OWNER: J-25 LAND THE RIDGE AT HOLDINGS, LLC HOLDINGS, LLC JOHNSTOWN SUBDIVISION 2044 S COUNTY ROAD 3E FILING NO. 2 R & D DEVELOPMENT RIDGE AT JOHNSTOWN PARCEL #8526100023 R & D DEVELOPMENT ANNEXATION NO. THREE (CROSS) OWNER: DAN AND BONNIE BRUMMETT SUB. FILING NO. 1 ANNEXATION NO. THREE (CROSS) REC. NO. 20020060112 OUTLOT N R & D DEVELOPMENT REC. NO. 20020060112 OWNER: J-25 LAND ANNEXATION NO. **NOT A PART** HOLDINGS, LLC S89*44'41"E 2609.11' THREE (CROSS) OWNER: AVH LOT (BASIS OF BEARINGS) REC. NO. 2002060112 HOLDINGS, LLC BEGINNING POINT OF COMMENCEMENT CENTER QUARTER CORNER 5' ELECTRIC EASEMENT SECTION 26, T.5N., R.68W., FOUND #6 REBAR REC. NO. 20190079117 WITH 2.5" ALUMINUM CAP EAST QUARTER CORNER SECTION 26, T.5N., R68W., FOUND #6 REBAR WITH-2.5" ALUMINUM CAP LS 38304, 2014 S41°08'25"V SOUTH RIDGE ANNEXATION PARCEL DESCRIPTION: A parcel of land situate in the South Half of Section Twenty-six (26), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly COMMENCING at the Center Quarter Corner of said Section 26 and assuming the north line of the Southeast Quarter of said Section 26 as bearing South 89°44'41" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2,609.11 feet, monumented by a #6 rebar with 2.5" aluminum cap stamped LS BLUE SPRUCE RIDGE 38304 at said Center Quarter Corner and monumented by a #6 rebar with a 2.5" aluminum cap stamped LS 38304 at the East S60°39'57"W Quarter Corner of said Section 26 and with all other bearings contained herein relative thereto; ANNEXATION THENCE South 89°44'41" East, along said north line, a distance of 30.00 feet to the east line of South Ridge Annexation, as recorded April 28, 2022, as reception number 20220027126 of the records of the Larimer County Clerk and Recorder, and the 1,790,906 sq. ft. THENCE South 89°44'41" East, continuing along said north line, a distance of 2,107.32 feet, to the northeast corner of that 41.114 ACRES parcel of land described in Special Warranty Deed recorded March 17, 2023, as reception number 20230010204 of the records of the Larimer County Clerk and Recorder; THENCE along the southerly line of said reception number 20230010204 the following ten (10) courses; THENCE South 21°29'44" West a distance of 214.89 feet; THENCE South 41°08'25" West a distance of 155.88 feet; THENCE South 60°39'57" West a distance of 81.69 feet; THENCE South 51°54'58" West a distance of 149.44 feet; LARIMER COUNTY THENCE South 76°02'27" West a distance of 215.91 feet; THENCE South 49°17'32" West a distance of 854.04 feet THENCE South 62°10'08" West a distance of 141.76 feet; 7763 E COUNTY ROAD 16 THENCE South 76°34'10" West a distance of 476.92 feet; PARCEL #8526000002 OWNER: SR JOHNSTOWN OWNER: WOODS LANDING THENCE South 64°07'10" West a distance of 215.02 feet: INVESTMENTS LLC EQUESTRIAN CENTER, LLC THENCE South 79°43'05" West a distance of 137.36 feet to the west line of said Southeast Ouarter: THENCE North 89°40'47" West a distance of 30.00 feet to the west Right-of-Way line of South County Road 3E; THENCE North 00°19'13" East, along said west line, a distance of 40.42 feet, to the south line of said South Ridge Annexation; THENCE along the south and east lines of South Ridge Annexation the following two courses; THENCE South 89°37'39" East a distance of 60.00 feet to the east Right-of-Way line of South County Road 3E; THENCE North 00°19'13" East, along said east line, a distance of 1,323.16 feet to the POINT OF BEGINNING. 25' FUTURE ROW ← TO BE DEDICATED BY Said described parcel of land contains 1,790,906 Square Feet or 41.114 Acres, more or less (±). SEPARATE DOCUMENT 30' SANITARY SEWER EASEMENT REC. NO. 20230019751 OWNER: Blue Spruce Ridge HoldCO LLC LEGEND ///// JOHNSTOWN CITY LIMITS BOUNDARY LINE EASEMENT LINE Witness my hand and seal this day of , 20 . — — — SECTION LINE NOTARIAL CERTIFICATE ALIQUOT CORNER AS DESCRIBED SOUTH RIDGE ANNEXATION STATE OF COLORADO) REC. NO. 20220027126 LARIMER COUNTY COUNTY OF LARIMER) The foregoing instrument was acknowledged before me by 7601 EAST COUNTY ROAD 16 LOT 2, MANNING MINOR LAND DIVISION NO 15-S3310 OWNER: RIDGE AT LEGACY FARM LLC Witness my Hand and Official Seal. My commission expires: S89°37'39"E TOWN COUNCIL APPROVAL: _S79[•]43'05"W´ 60.00 _ 137.36' S64°07'10"W This map to be known as BLUE SPRUCE RIDGE ANNEXATION MAP is approved and accepted to the ANNEXATION TABLE 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 TOTAL BOUNDARY: 6,204 L.F. CONTIGUOUS BOUNDARY: 2,938 L.F. LARIMER COUNTY 1/6 OF TOTAL BOUNDARY 1,034 L.F. LN89°40'47"W RATIO 1: 2.11 Witness my hand and seal this _____ day of ______, 20 ____. LARIMER COUNTY 2640 S COUNTY ROAD 3E 2640 S COUNTY ROAD 3E PARCEL #8526000032 OWNER: TERYL J. RICHMANN PARCEL #8526000030 NOTARIAL CERTIFICATE OWNER: LINNEA S SIDI SURVEYOR'S CERTIFICATE STATE OF COLORADO) PLANNING AND ZONING APPROVAL I, Matthew A. Kramer, a Colorado Licensed Professional Land Surveyor, do hereby state that this Annexation Map is an accurate representation of COUNTY OF LARIMER) This Map to be known as BLUE SPRUCE RIDGE ANNEXATION was recommended to the Town BASIS OF BEARINGS AND LINEAL UNIT DEFINITION the property to the best of my knowledge, information, belief, and in my The foregoing instrument was acknowledged before me by Council for approval by action of the Planning and Zoning Commission of the Town of Johnstown, SOUTH QUARTER CORNER professional opinion. I further state that this certificate does not extend to Colorado at the regular meeting held on the _____ day of ____ Assuming the North line of the Southeast Quarter of Section 26, Township 5 North, SECTION 26, T.5N., R.68W., _____, 20____. any unnamed parties or the successors and/or assigns. FOUND 2" IRON PIPE-Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing Witness my Hand and Official Seal. WITH 3.25" BRASS CAP South 89°44'41" East, a distance of 2,609.11 feet and with all other bearings contained LS 16415 1994 My commission expires: Planning Commission Chairperson The lineal dimensions as contained herein are based upon the "U.S. Survey Foot". PRELIMINARY **REVISIONS:** PROJ. NO: 2022266-A PROJECT NAME: BLUE SPRUCE DATE TITLE COMMITMENT NOTE REDLINES 1-4-24 CLIENT: H & G DATE: 6-9-2023 According to Colorado law you must commence any legal action For all information regarding easements, rights-of-way and title of records, Majestic based upon any defect in this survey within three years after you first Surveying, LLC relied upon Title Commitment Number 459-HS0823182-414, dated discover such defect. In no event may any action based upon any FILE NAME: 2022266-A_ANNEX August 28, 2023, as prepared by Heritage Title Company to delineate the aforesaid DRAWN BY: MAK

SCALE: 1" = 100'

SHEET 1 OF 1

Matthew A. Kramer - On Behalf of Majestic Surveying, LLC

Colorado Licensed Professional Land Surveyor #38844

mattk@majesticsurveying.com

information. This survey does not constitute a title search by Majestic Surveying,

LLC to determine ownership or easements of record.

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)