

**TOWN OF JOHNSTOWN, COLORADO**  
**ORDINANCE NO. 2024-244**

**ANNEXING CERTAIN UNINCORPORATED LANDS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 0.098 ACRES AND KNOWN AS THE FRONT RANGE FIRE RESCUE FIRE PROTECTION DISTRICT ANNEXATION**

**WHEREAS**, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

**WHEREAS**, the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS**, by Resolution No. 2024-05, the Town Council found a petition for annexation of certain property situated in the Southeast Quarter of Section 6, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, consisting of approximately 0.098 acres, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference, known as the “Front Range Fire Rescue Fire Protection District Annexation,” to be in substantial compliance with C.R.S. § 31-12-107(1); and

**WHEREAS**, after notice pursuant to C.R.S. § 31-12-108, on March 18, 2024, the Town Council has held a public hearing on the proposed annexation to determine if the annexation complies with C.R.S. §§ 31-12-104 and 105; and

**WHEREAS**, the Town Council has determined that the requirements of C.R.S. §§ 31-12-104 and 105 have been met, that an election is not required and that no additional terms or conditions are to be imposed on the annexed area.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

**Section 1.** The annexation of certain unincorporated property situated in the Southeast Quarter of Section 6, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, consisting of approximately 0.098 acres, being more particularly described on Exhibit A, be and the same is hereby approved and said unincorporated area is hereby incorporated and made a part of the Town of Johnstown, Colorado.

**Section 2.** That the annexation of such unincorporated area to the Town of Johnstown, Colorado shall be complete and effective on the effective date of this Ordinance, except for the purpose of general property taxes, and shall be effective as to general property taxes on and after the first day of January, 2025.

**Section 3.** That, within thirty (30) days of the effective date of this Ordinance, the Town Clerk be and is hereby authorized and directed to:

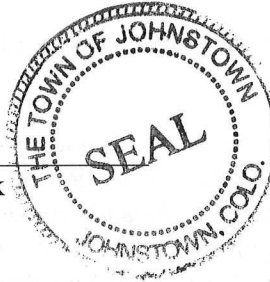
- A. File one copy of the annexation map with the original of the annexation ordinance in the office of the Town Clerk; and
- B. File three certified copies of the annexation ordinance and map of the area annexed containing a legal description of such area with the Weld County Clerk and Recorder.

**Section 4.** This Ordinance shall take effect as provided by State law.

**INTRODUCED AND APPROVED** on first reading by the Town Council of the Town of Johnstown, Colorado, this 13 day of March, 2024.

**ATTEST:**

By: Hannah Hill  
Hannah Hill, Town Clerk



**TOWN OF JOHNSTOWN, COLORADO**

By: Troy D. Mellon  
Troy D. Mellon, Mayor

**PASSED UPON FINAL APPROVAL AND ADOPTED** on second reading by the Town Council of the Town of Johnstown, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Hannah Hill, Town Clerk

By: \_\_\_\_\_  
Troy D. Mellon, Mayor

# FRFR STATION 1 ANNEXATION

## TO THE TOWN OF JOHNSTOWN, COLORADO

### SITUATE IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

0.098 ACRES

**PROPERTY DESCRIPTIONS** see also

LOT 1, ROLLING HILLS RANCH PHASE 4, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

TOGETHER WITH THESE PORTIONS AS CONTAINED BY DEEDS RECORDING NO. 445843, 445844, 445845, 445846, 445847, 445848, 445849, 445850, 445851, 445852, 445853, 445854, 445855, 445856, 445857, 445858, 445859, 445860, 445861, 445862, 445863, 445864, 445865, 445866, 445867, 445868, 445869, 445870, 445871, 445872, 445873, 445874, 445875, 445876, 445877, 445878, 445879, 445880, 445881, 445882, 445883, 445884, 445885, 445886, 445887, 445888, 445889, 445890, 445891, 445892, 445893, 445894, 445895, 445896, 445897, 445898, 445899, 445900, 445901, 445902, 445903, 445904, 445905, 445906, 445907, 445908, 445909, 445910, 445911, 445912, 445913, 445914, 445915, 445916, 445917, 445918, 445919, 445920, 445921, 445922, 445923, 445924, 445925, 445926, 445927, 445928, 445929, 445930, 445931, 445932, 445933, 445934, 445935, 445936, 445937, 445938, 445939, 445940, 445941, 445942, 445943, 445944, 445945, 445946, 445947, 445948, 445949, 445950, 445951, 445952, 445953, 445954, 445955, 445956, 445957, 445958, 445959, 445960, 445961, 445962, 445963, 445964, 445965, 445966, 445967, 445968, 445969, 445970, 445971, 445972, 445973, 445974, 445975, 445976, 445977, 445978, 445979, 445980, 445981, 445982, 445983, 445984, 445985, 445986, 445987, 445988, 445989, 445990, 445991, 445992, 445993, 445994, 445995, 445996, 445997, 445998, 445999, 446000.

**ASSUMED PROPERTY DESCRIPTION**

A tract of land being Part of that parcel described as the Quailhills Deed recorded October 23, 2010, as Recreation No. 446044 of the Weld County Assessor's Office, Section 6, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 6, as more fully described by a plat with 2.57" aluminum cap stamped U.S. 24194 and bearing North 89° 53' 36" West, along said East line, a distance of 160.73 feet to the Southeast corner of the Excepted Parcel described as the Rolling Hills Ranch Addition to the Town of Johnstown, recorded October 1, 1994, as Recreation No. 2514298 of the Weld County Assessor's Office, Section 6, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, and bearing North 89° 53' 36" West, along said East line, a distance of 160.73 feet to the North line of said Tractence North 89° 53' 36" West, along the South-westerly line of said Excepted Parcel, a distance of 160.73 feet to the North line of said Tractence North 89° 53' 36" West, along said North line, a distance of 95.93 feet to the POINT OF BEGINNING.

Said described parcel of land contains 2.711 Square Feet or 0.098 Acres, more or less (s).

**ANNEXATION TABLE**

TOTAL BOUNDARY: 3151.71 L.F.  
CONTIGUOUS BOUNDARY: 219.78 L.F.  
1/6 OF TOTAL BOUNDARY: 52.62 L.F.  
RATIO 1:1.44

**OWNER:** Front Range Fire Rescue Fire Protection District  
101 S. Inere Ave  
Milliken, CO 80543

**APPLICANT:** Benito Covillo  
101 S. Inere Ave  
Milliken, CO 80543  
970-437-4444

**SURVEYOR:** Majestic Surveying, LLC  
CO Seven Parks, PLS  
1111 Diamond Valley Drive, Suite 104  
Boulder, CO 80506  
970-433-5698

**BASE OF BEARINGS AND LINEAL UNDEFINITION**

Assuming the East line of the Southeast Quarter of Section 6, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, as shown on the map, to be the East line of the Southeast Quarter of Section 6, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, as shown on the map, the bearings and distances of the boundaries of the subject parcel are as follows:

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

**TITLE COMMITMENT NOTE**

For all information regarding encumbrances, rights of way and title of record, Majestic Surveying, LLC refers you to the Commitment Number FCEP25197625, dated January 2, 2024, as prepared by Land Title Guarantees Company to disclose the address information.

This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or encumbrance of record.

**TOWN COUNCIL APPROVAL**

The Board of the Town of Johnstown, Colorado, has approved this Survey of the Town of Johnstown, Colorado by Ordinance Number \_\_\_\_\_ passed and adopted on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at the Town Council of the Town of Johnstown, Colorado held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

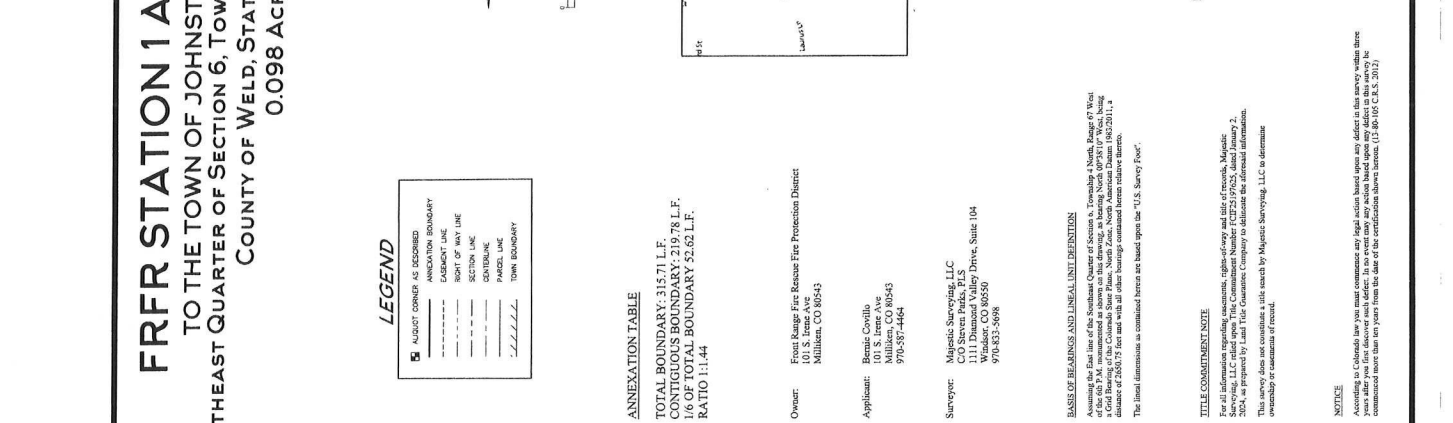
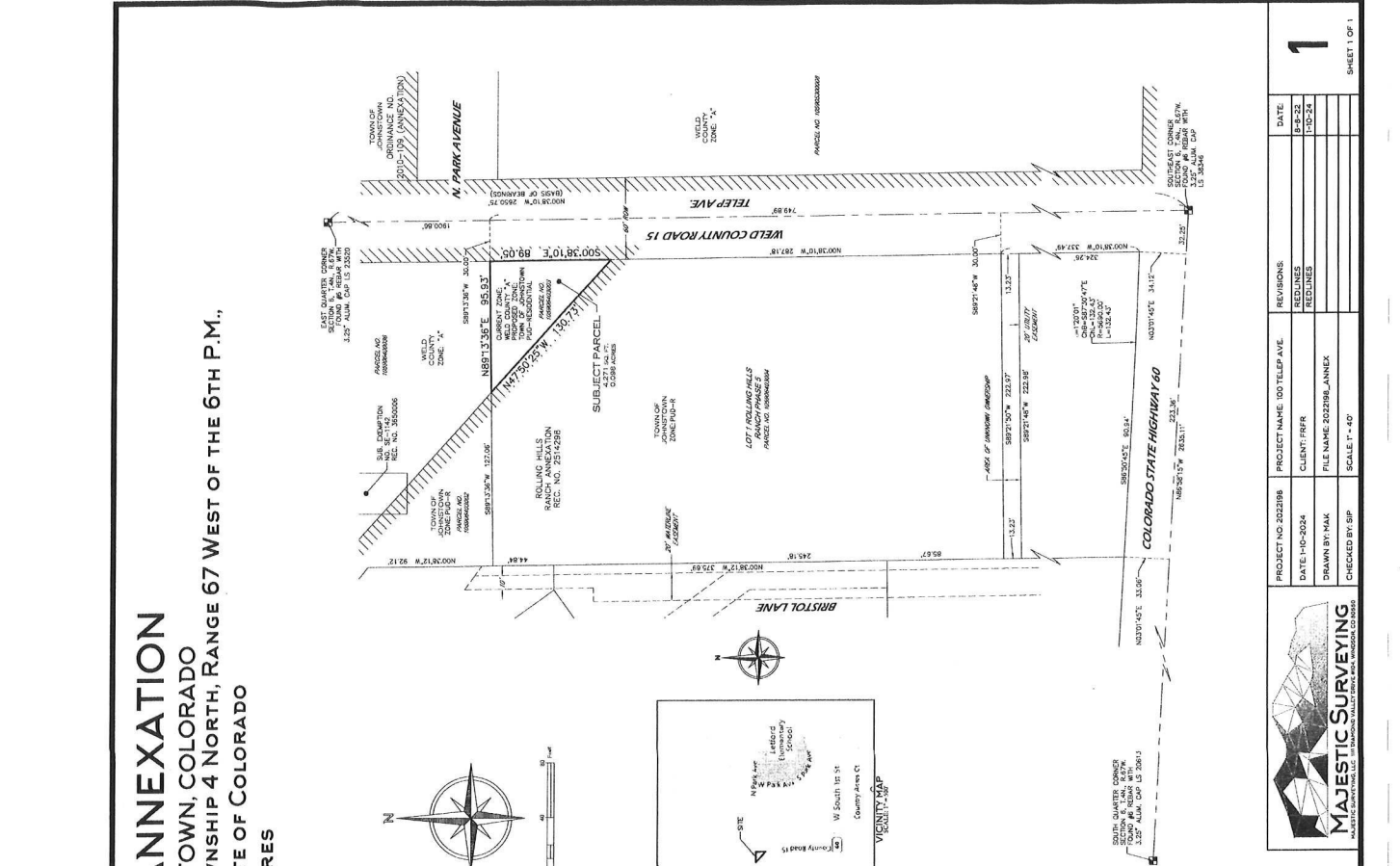
Attest: Town Clerk

Copy: Librarian, Mayor

**SURVEYOR'S CERTIFICATE**

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Assumption Map is an opinion. I further state that this Assumption Map is not intended to be used as a title search or as a substitute for a title search and does not extend to any unannounced parties of the successive and/or surveys.

Steven Parks, PLS  
3546  
247-2474



REVISIONS	DATE
B-2-24	11-22-24
REDLINES	
FILE NAME: 2022298_ANNEX	
CLIENT: FRFR	
PROJECT NAME: 100 TELEP AVE	
PROJECT NO: 2022298	
CHECKED BY: BPP	SCALE: 1" = 40'
DRAWN BY: HAK	
DATE: 10-20-24	

