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

EXTENSION IRRIGATION CO DITCH

(NO SPECIFIC LOCATION DEFINED)

-ESTABLISHMENT OF ZONING 1-

Proposed Town Zoning: HA (Holding Agriculture)

41.06 ACRES (±1.788.614 sa.ft.)

BETWEEN DITCH AND RESERVOIR

-OF-WAY, MAINTENANCE ROAD LAY

AND MAINTENANCE ROAD

RECEPTION NO. 290466

OWNER: CENTURY LAND HOLDINGS LLC

NORTH QUARTER CORNER

0.8'± BELOW GRADE

SECTION 16, T.4N., R.67W. FOUND #6 REBAR WITH

3.25" ALUMINUM CAP LS 7242

30' RIGHT-OF-WAY

PIPELINE RIGHT-OF-WAY

- KERR-MCGEE GATHERING LLC RECEPTION NO. 4459166

APPROXIMATE LOCATION PANHANDLE EASTERN PIPE LINE COMPANY

CENTER NORTH SIXTEENTH CORNER
SECTION 16, T.4N., R.67W.
FOUND #6 REBAR WITH
2.0" ALUMINUM CAP LS 9655

UN-PLATTED JOHNSTOWN

OWNER: ANADARKO F & PONSHORE I I C

TOWN ZONING: PUD-R

UN-PLATTED WELD COUNTY

OWNER: LEAHY FAMILY FARMS LLC

COUNTY ZONING: A

(NO SPECIFIC LOCATION DEFINED)

PARCEL NO. 10590930204. TOWN ZONING: PUD-R

-ESTABLISHMENT OF ZONING 2-

Proposed Town Zoning: PUD-MU (Planned Unit Development - Mixed Use

41.53 ACRES (±1,809,007 sq.ft.)

150' FUTURE P&A WELL SETBACK

UN-PLATTED WELD COUNTY

OWNER: EXTENSION IRRIGATION COMPANY

COUNTY ZONING: A

20' EASEMENT KERR-MCGEE GATHERING LLC RECEPTION NO. 3598138

400'x400' WELL WINDOW

150' FUTURE PALA WELL SETRACK

PER SUNSHARE COMMUNITY SOLAR

POINT OF BEGINNING - HA ZONING

EAST SIXTEENTH CORNER
CALCULATED POSITION, DID NOT
FIND OR SET

S 88°26'46" E 2722.99'

-SUBJECT PROPERTY-

N1/2NE1/4

SECTION 16, T.4N., R.67W.

Parcel Number 105916100039

Owner: Archdiocese of Denver

Current County Zoning: A (Agriculture)

82.59 ACRES (±3,597,621 sq.ft.)

IRRIGATION OVERFLOW DITCH

CALCULATED POSITION, DID NOT FIND OR SET

UN-PLATTED WELD COUNTY

PARCEL NO. 105916100042

(NO SPECIFIC LOCATION DEFINED

----- RIGHT-OF-WAY LINE ---- EASEMENT LINE —— —— QUARTER SECTION LINE FOUND ALIQUOT CORNER AS DESCRIBED

LEGEND

PARCEL BOUNDARY

— — — SECTION LINE

S 88°26'46" E 30.02'

FOUND 2.5" ALUMINUM PIPE

LS 13155 IN MONUMENT BOX

POINT OF COMMENCMENT — HA ZONING POINT OF BEGINNING — PUD—MU ZONING NORTHEAST CORNER SECTION 16, T.4N., R.67W.

±30' X 60' UTILITY EASEMENT

RECEPTION NO. 2904660

BOOK 1134. RECEPTION NO. 02076231 -

±60' X 80' UTILITY EASEMENT BOOK 1134, RECEPTION NO. 02076231

€ 20' PIPELINE RIGHT-OF-WAY KERR-MCGEE GATHERING LLC

PLANNED 30' ADDITIONAL RIGHT-OF-WAY

(TO BE DEDICATED BY SEPARATE DOCUMENT)

-30' WITNESS CORNER-TO THE NORTH SIXTEENTH CORNER SECTION 16, T.4N., R.67W.

ALUMINUM CAP LS9655. NO STAMPING

SCHULTZ STATE 16-8 (PA)

REMOVED 2.0" CAP & AFFIXED A 2.5"

FOUND #6 REBAR WITH 2.0"

SCHULTZ STATE 16-1 (PA)

CALCULATED POSITION

LOT C RECORDED EXEMPTION NO. 1059-10-3 RE 4330

RECEPTION NO. 3391982

OWNER: SPAUR LLC

UN-PLATTED WELD COUNTY

OWNER: BINDER FAMILY FARMS LLC

COUNTY ZONING: A

60' RIGHT-OF-WAY PER BOCC BOOK 48 PAGE 16 AND 231

DATED 4/14/1885

NORTH SIXTEENTH CORNER
SECTION 16, T.4N., R.67W.
CALCULATED POSITION
DID NOT FIND OR SET

EAST QUARTER CORNER SEC. 16, T.4N., R.67W. -FOUND #6 REBAR WITH

2.0" ALÜMINUM CAP LS 22097 0.7'± BELOW GRADE IN MONUMENT BOX

SCALE - 1"=150'

PARCEL NO. 10591030003 COUNTY ZONING: A

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

PROPERTY DESCRIPTION - SUBJECT PROPERTY (PER ALTA COMMITMENT ORDER No. N0034909-030-8SB-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

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 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

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

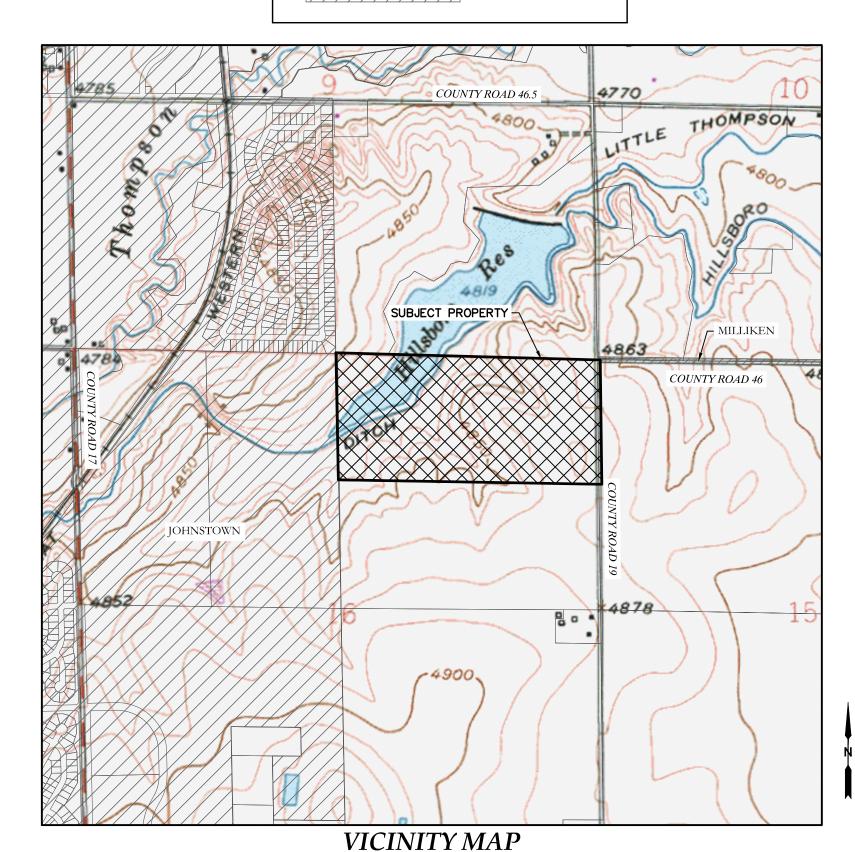
Northeast Sixteenth corner of said Section 16; THENCE North 00°54'49" West along the West line of said NE1/4NE1/4 a distance of 1309.95 feet to the calculated position of the East Sixteenth corner of said section 16; THENCE South 88°26'46" East along the North line of said NE1/4NE1/4 a distance of 1361.50 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.

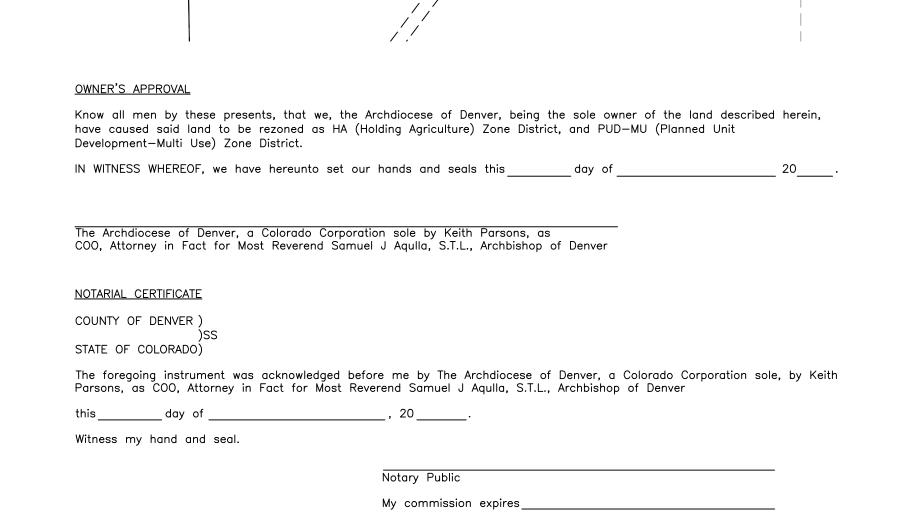
TITLE COMMITMENT NOTE

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—8SB—ES. Amendment No. 1, having an effective date of June 23, 2022, as prepared by Fidelity National Title Insurance Company to delineate the aforesaid

LEGEND GIS PARCELS SUBJECT PROPERTY MUNICIPAL LIMITS



SCALE - 1"=1000"



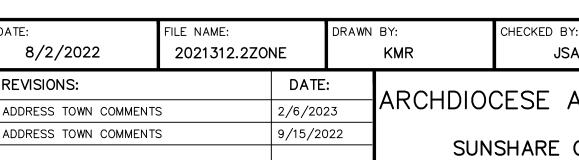
150' WELL HEAD SETBACK PER _ WELD COUNTY CODE 23-3-70. E

TOWN COUNCIL APPROVAL This map to be know 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____ 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 Sheet 1 of 1 **PRELIMINARY** Jason S. Allee-On behalf of Lat40°, Inc. Colorado Licensed Professional Land Surveyor No. 38479

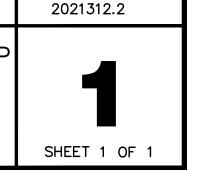
150' FUTURE P&A WELL SETBACK PER SUNSHARE COMMUNITY SOLAR

KERR-MCGEE GATHERING LLC

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.)



ARCHDIOCESE ANNEX ZONING MAP SUNSHARE COMMUNITY SOLAR 1724 GILPIN STREET DENVER, CO 80218



PROJECT #:

450

Lat40°, Inc. Professional Land Surveyors 6250 W. 10th Street, Unit 2 Greeley, CO 80634 O: 970-515-5294