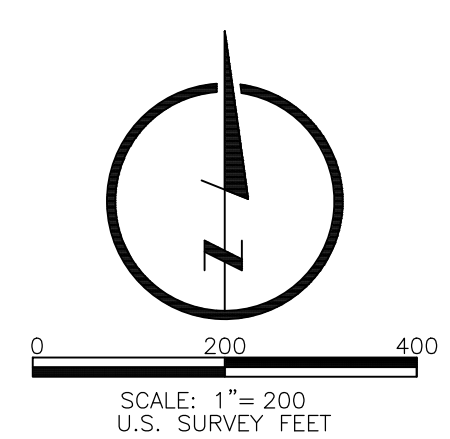
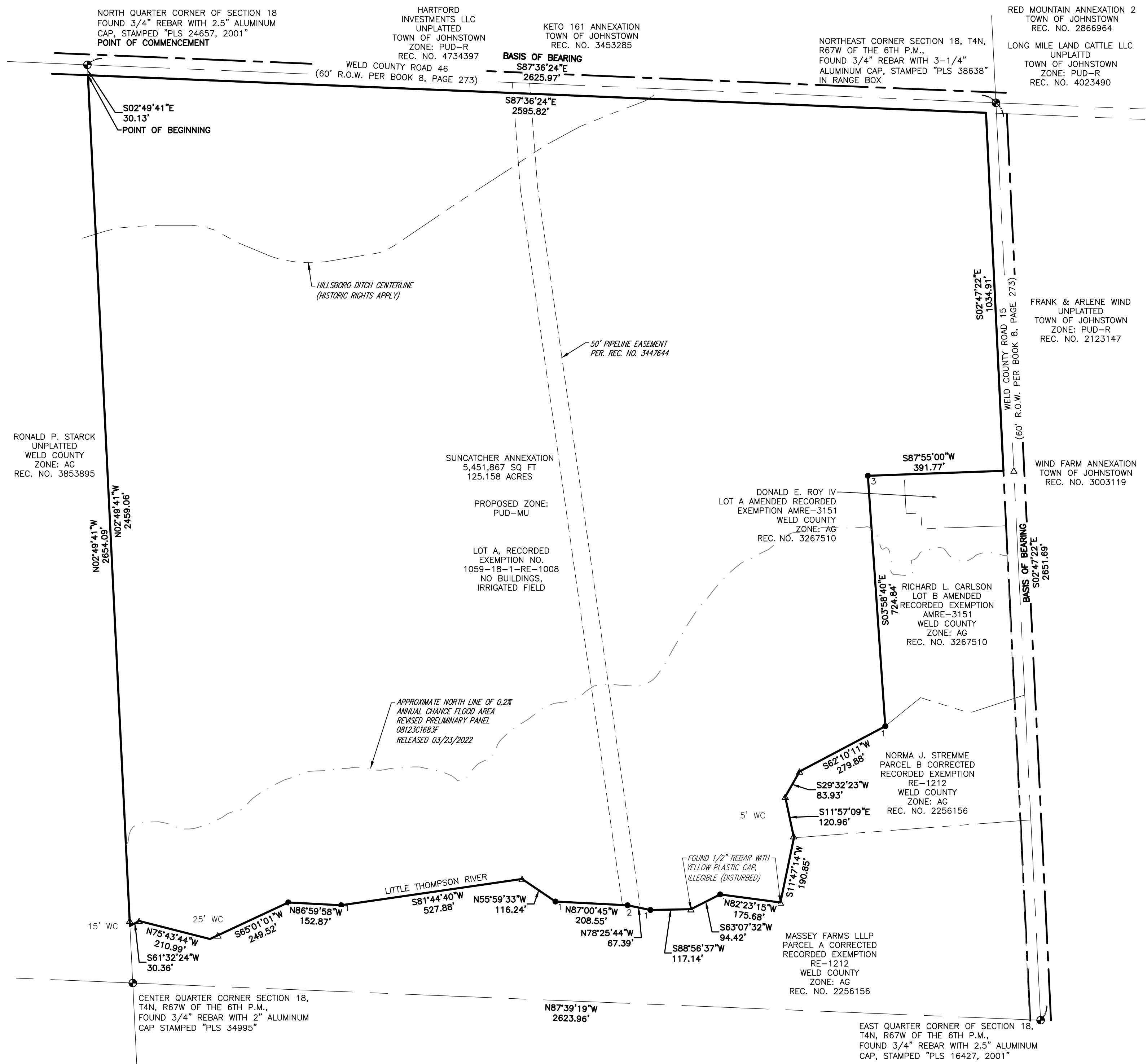
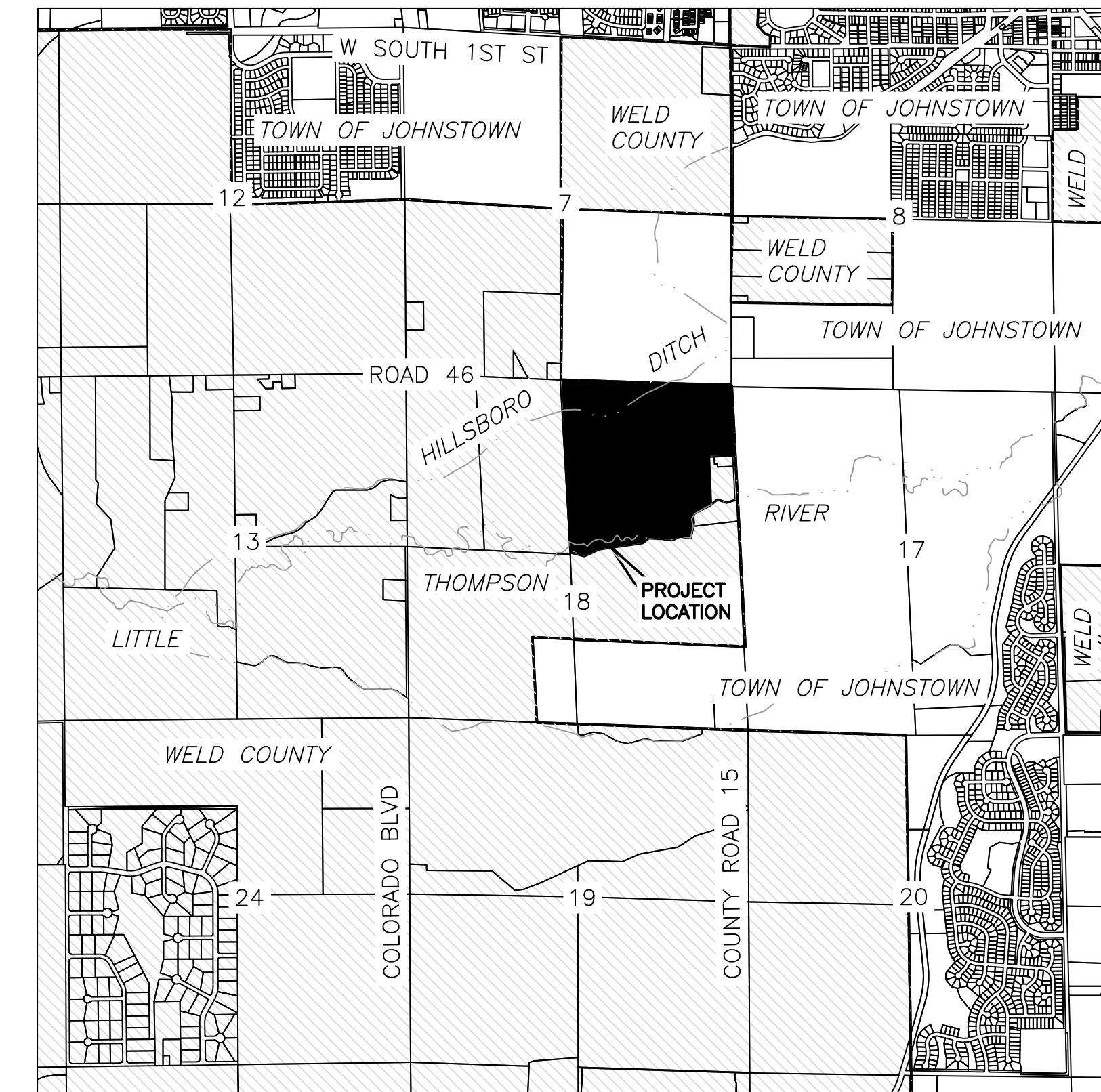


SUNCATCHER ZONING PLAT

OF A PORTION OF LOT A OF RECORDED EXEMPTION NO. 1059-18-1-RE 1008, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



LEGEND

—	PROPERTY LINE
- - -	LOT LINE
- - - - -	SECTION LINE
- - - - -	RIGHT OF WAY
- - - - -	EASEMENT
Δ	MONUMENT SET (5/8" REBAR W/ 1 1/4" YPC STAMPED LS-31159)
Δ X" WC	MONUMENT SET (2-1/2" ALUMINUM CAP STAMPED "X" WITNESS CORNER, PLS 31159)
● 1	FOUND 1/2" REBAR WITH 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE
● 2	FOUND 1/2" REBAR WITH 1-1/4" YELLOW PLASTIC CAP, LS 12374
● 3	FOUND 1/2" REBAR WITH 1" RED PLASTIC CAP, ILLEGIBLE
●	SECTION CORNER, AS DESCRIBED

REZONE LEGAL DESCRIPTION:
 LOT A, RECORDED EXEMPTION NO. 1059-18-1-RE-1008, EXCEPT THE EAST 30 FEET AND THE NORTH 30 FEET THEREOF, THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.;

THENCE SOUTH 02°49'41" EAST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 FOR 30.13 FEET TO THE SOUTH RIGHT-OF-WAY OF WELD COUNTY ROAD 46, ALSO BEING THE SOUTH LINE OF THE KETO 161 ANNEXATION, REC. NO. 3453285, SAID POINT ALSO BEING THE POINT OF BEGINNING;
 THENCE SOUTH 87°36'24" EAST ON THE SOUTH RIGHT-OF-WAY OF WELD COUNTY ROAD 46, ALSO BEING THE SOUTH LINE OF THE KETO 161 ANNEXATION, REC. NO. 3453285, FOR 2595.82 FEET TO THE WEST RIGHT OF WAY OF WELD COUNTY ROAD 15, ALSO THE WEST LINE OF THE WIND FARM ANNEXATION, REC. NO. 3003119;
 THENCE SOUTH 02°47'22" EAST ON THE WEST LINE OF SAID WEST RIGHT OF WAY, ALSO THE WEST LINE OF SAID WIND FARM ANNEXATION FOR 1034.91 FEET TO THE NORTH LINE OF LOT A OF AMENDED RECORDED EXEMPTION AMRE-3151, REC. NO. 3267510;
 THENCE SOUTH 87°55'00" WEST ON THE NORTH LINES OF LOTS A AND B OF AMENDED RECORDED EXEMPTION AMRE-3151, REC. NO. 3267510, FOR 391.77 FEET;
 THENCE SOUTH 03°58'40" EAST ON THE WEST LINE OF LOT B OF SAID AMENDED RECORDED EXEMPTION AMRE-3151 FOR 724.84 FEET;
 THENCE ALONG THE NORTHERLY BOUNDARY OF PARCELS A AND B OF CORRECTED RECORDED EXEMPTION RE-1212, REC. NO. 2256156 FOR THE FOLLOWING 15 COURSES:
 THENCE SOUTH 62°10'11" WEST FOR 279.88 FEET;
 THENCE SOUTH 29°32'23" WEST FOR 83.93 FEET;
 THENCE SOUTH 11°57'09" EAST FOR 120.96 FEET;
 THENCE SOUTH 11°47'14" WEST FOR 190.85 FEET;
 THENCE NORTH 82°23'15" WEST FOR 175.68 FEET;
 THENCE SOUTH 63°07'32" WEST FOR 94.42 FEET;
 THENCE SOUTH 88°56'37" WEST FOR 117.14 FEET;
 THENCE NORTH 78°25'44" WEST FOR 67.39 FEET;
 THENCE NORTH 87°00'45" WEST FOR 208.55 FEET;
 THENCE SOUTH 55°59'33" WEST FOR 116.24 FEET;
 THENCE SOUTH 81°44'40" WEST FOR 527.88 FEET;
 THENCE NORTH 86°59'58" WEST FOR 152.87 FEET;
 THENCE SOUTH 65°01'01" WEST FOR 249.52 FEET;
 THENCE NORTH 75°43'44" WEST FOR 210.99 FEET;
 THENCE SOUTH 61°32'24" WEST FOR 30.36 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;
 THENCE NORTH 02°49'41" WEST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 FOR 2459.06 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINS 5,451,867 SQUARE FEET, 125.158 ACRES MORE OR LESS.

- GENERAL NOTES:**
- 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.
 - ALL EASEMENTS AND RIGHT-OF-WAYS ARE REFERENCED FROM: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER FCIF25180842, WITH AN EFFECTIVE DATE OF OCTOBER 07, 2020 AT 5:00 P.M.
 - BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., BEARS SOUTH 02°47'22" EAST FOR 2651.69 FEET, BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3/4" REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED "PLS 38638" AND AT THE EAST QUARTER CORNER BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 16427, 2001", BASED ON THE COLORADO STATE PLANE NORTH COORDINATE SYSTEM, NAD83 (2011), WITH ALL OTHER BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
 - AN ADDITIONAL 30' RIGHT OF WAY WILL BE DEDICATED BY THE PLAT OF SUNCATCHER SUBDIVISION FOR RIGHT OF WAY ALONG COUNTY ROAD 46 AND COUNTY ROAD 15.

TOWN COUNCIL APPROVAL
 THE PLAT, TO BE KNOWN AS THE SUNCATCHER ZONING PLAT, IS HEREBY APPROVED AND ACCEPTED TO THE TOWN OF JOHNSTOWN, COLORADO, BY ORDINANCE NO. _____, PASSED AND ADOPTED ON THE FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, HELD ON _____ DAY OF _____, 20____.
 MAYOR _____
 TOWN CLERK _____ (ATTEST)

LAND SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS ZONING PLAT IS BASED UPON A FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO.
 LAINE A. LANDAU, COLORADO PLS 31159
 LAMP RYNEARSON
 LAINE.LANDAU@LAMPRYNEARSON.COM
 DATE OF SIGNATURE: _____

LAMP RYNEARSON
 LAMPRYNEARSON.COM
 OMAHA, NEBRASKA
 14710 W. DODGE RD., STE. 100 (402)496.2498
 FORT COLLINS, COLORADO
 4715 INNOVATION DR., STE. 100 (970)226.0342
 KANSAS CITY, MISSOURI
 8001 STATE LINE RD., STE. 200 (816)351.0440

SUNCATCHER ZONING PLAT
LOT A RECORDED EXEMPTION NO. 1059-18-1-RE 1008
A PORTION OF THE NORTHEAST 1/4 OF SECTION 18
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
PIVOT JOHNSTOWN
JOHNSTOWN, COLORADO

811
 Know what's below.
 Call before you dig.
REVISIONS
 8/23/2021 FIRST SUBMITTAL
 10/25/2021 LAL REVISED PER TOWN COMMENTS
 1/24/2022 LAL REVISED PER TOWN COMMENTS
 5/5/2022 LAL REVISED PER TOWN COMMENTS
DESIGNER / DRAFTER
 LAINE LANDAU/JOSH CROAK
DATE
 5/5/2022
PROJECT NUMBER
 0221008.01
BOOK AND PAGE
 SHEET
 1 OF 1

U:\Projects\2022\1008.01_Pivot_Johnston\ALAIN\DWG\0221008.01_Pivot_Johnston.dwg, 5/5/2022, 8:28:41 AM, LAINE LANDAU, LAMP RYNEARSON