

EAST LEDGE ROCK CENTER ZONING MAP

LOT "B" RE 2092 AND LOT "A" RE 2092, OF RECORDED EXEMPTION NO. 1060-11-1-RE 2092,
SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO

PURPOSE STATEMENT:

THIS ZONING MAP EXHIBIT DEPICTS A ZONING CHANGE UPON THE ENTIRETY OF LOT "B" RE 2092 AND LOT "A" RE 2092, OF RECORDED EXEMPTION NO. 1060-11-1-RE 2092.

LEGAL DESCRIPTION:

THE NORTHEAST QUARTER (NE ¼) OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, WELD COUNTY COLORADO
EXCEPT: THE SOUTH 30 FEET THEREOF AS CONVEYED TO GREAT WESTERN CONSTRUCTION COMPANY BY INSTRUMENTS RECORDED FEBRUARY 19, 1902 IN BOOK 190 AT PAGE 77.

ALSO EXCEPTING: A PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO BY INSTRUMENT RECORDED MAY 10, 1957 IN BOOK 1477 AT PAGE 290

ALSO EXCEPTING: SUBDIVISION EXEMPTION 665

TOWN COUNCIL APPROVAL:

THIS MAP TO BE KNOWN AS _____ 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____.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

MAP LEGEND:

- SET 24" #5 REBAR & ALUMINUM CAP "SURVEY LS 38570"
- SET NAIL & ALUMINUM TAG "SURVEY LS 38570"
- FOUND GOVERNMENT CORNER
- FOUND IRON PIPE
- FOUND REBAR

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE
- ZONE DELINEATION
- TOWN OF JOHNSTOWN JURISDICTION LIMITS

LINE TABLE		
TAG #	LENGTH	DIRECTION
L 1	12.82'	S00°09'42"W
L 2	65.45'	S65°14'36"E
L 3	65.78'	S76°41'48"E
L 4	72.95'	S82°18'09"E
L 5	40.88'	S70°19'40"E
L 6	65.46'	S47°51'00"E
L 7	39.49'	S60°31'04"E
L 8	71.26'	N25°37'54"E
L 9	50.17'	S60°33'11"E
L 10	21.67'	S69°03'58"E
L 11	150.86'	S78°36'38"E
L 12	302.80'	N40°52'40"E
L 13	127.53'	N49°50'24"E
L 14	21.83'	N00°23'51"W

CURVE TABLE				
TAG #	LENGTH	RADIUS	DELTA	CHORD BEARING
C 1	50.213'	350.790'	008°12'05"	S74°01'29"E
C 2	86.394'	888.380'	005°34'19"	S67°31'38"E
C 3	55.861'	300.680'	010°38'40"	S69°44'24"E
C 4	52.345'	406.560'	007°22'37"	S80°33'27"E
C 5	81.407'	456.820'	010°12'37"	S76°56'40"E
C 6	75.193'	275.760'	015°37'23"	S59°44'23"E
C 7	72.048'	926.260'	004°27'24"	S50°31'47"E
C 8	111.243'	742.260'	008°35'13"	S52°02'53"E
C 9	28.393'	170.430'	009°32'43"	S64°29'22"E
C 10	31.219'	209.920'	008°31'15"	S72°33'42"E
C 11	276.291'	255.940'	061°51'06"	N74°07'04"E
C 12	46.653'	260.330'	010°16'04"	N42°36'05"E
C 13	79.197'	646.960'	007°00'50"	N55°44'14"E

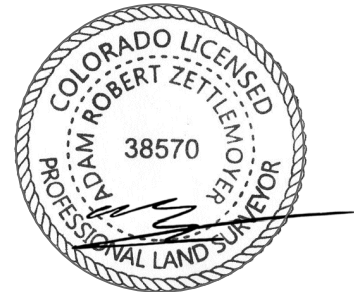
SURVEYOR'S NOTES:

- 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POINT CONSULTING, LLC RELIED UPON THE FOLLOWING TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:
ORDER NO. FCC25186901-3, EFFECTIVE DATE OF MAY 25, 2021 AT 5:00 P.M.
- THE SUBJECT PROPERTY CONTAINS 6,752,470 SQUARE FEET OR 155.015 ACRES, MORE OR LESS.
- THE SUBJECT PROPERTY IS WITHIN THE TOWN OF JOHNSTOWN.
- UNIT OF MEASURE: DISTANCES SHOWN HEREON ARE U.S. SURVEY FOOT.
- BASIS OF BEARINGS: BEING THE WEST SECTION LINE OF THE NORTHEAST ONE-QUARTER SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON AS N 00°26'18" W.

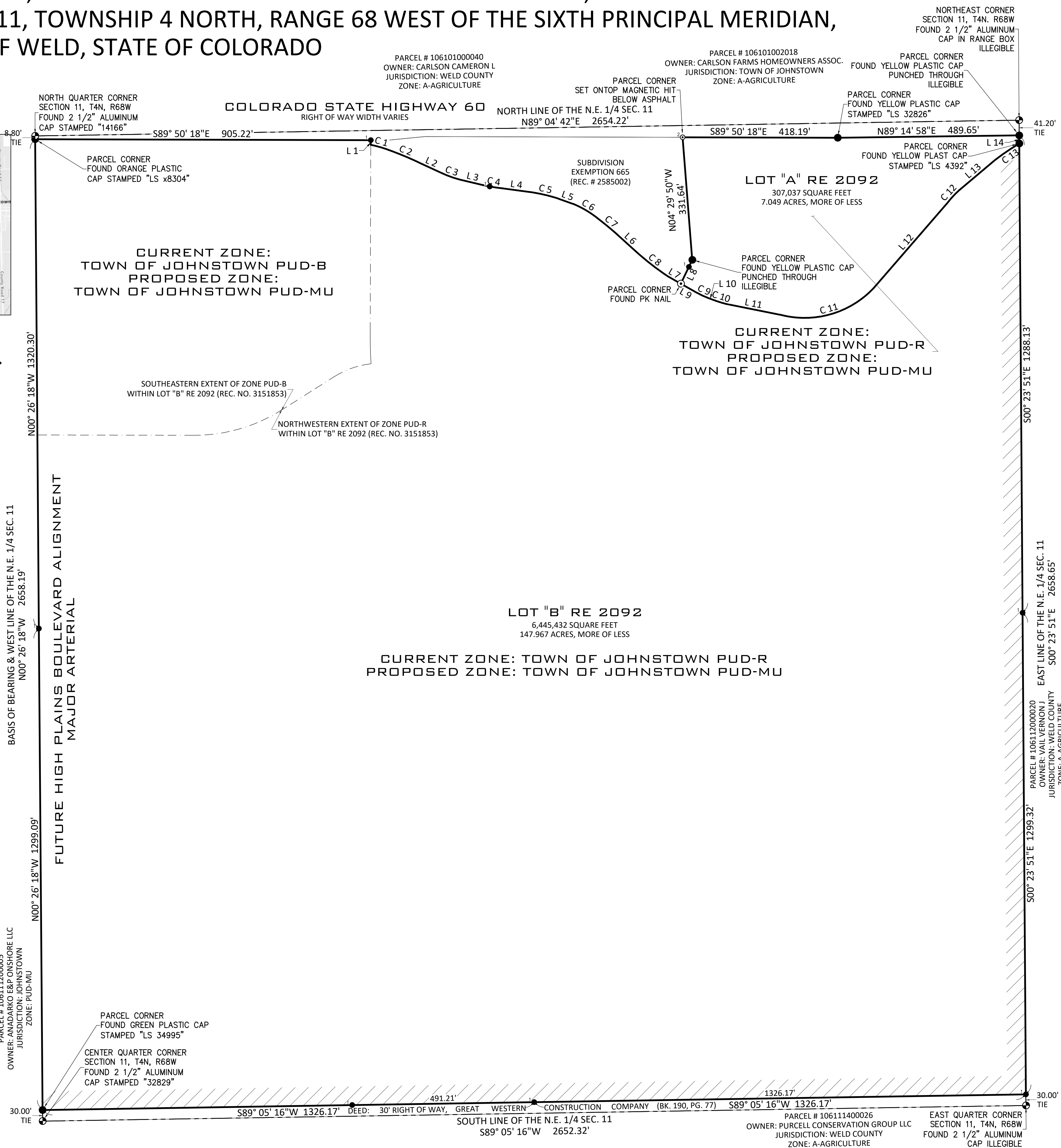
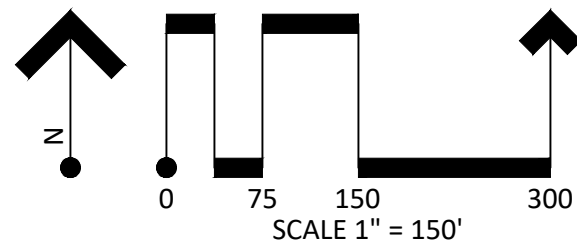
SURVEYING CERTIFICATE:

I, ADAM R. ZETZLEMOYER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS ZONING MAP IS AN ACCURATE REPRESENTATION OF THE PROPERTY TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION. I FURTHER STATE THAT THIS CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES OR THE SUCCESSOR AND/OR ASSIGNS.

ADAM R. ZETZLEMOYER, PLS
COLORADO LICENSE NUMBER 38570
FOR AND ON BEHALF OF
POINT CONSULTING, LLC
8460 W KEN CARYL AVE
LITTLETON, CO 80128
(702) 258-6836
azettlemoyer@pnt-llc.com



VICINITY MAP
Scale 1" = 3,500'



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PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

PROJECT COORDINATION
HEADED BY JIM SHIFTON
FOR AND ON BEHALF OF
POINT CONSULTING, LLC

EXHIBIT
**EAST LEDGE ROCK CENTER
ZONING MAP**
WELD COUNTY, COLORADO

DATE
12.10.2021
12.13.2021
- - - - -
- - - - -
- - - - -

DESCRIPTION
ORIGINAL PREPARATION
1ST CITY COMMENTS
- - - - -
- - - - -
- - - - -

ZONING MAP EXHIBIT
JOB NO. 21.022
SHEET 1/1