NORTH RIDGE ANNEXATION

TO THE TOWN OF JOHNSTOWN, COLORADO

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.

COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY DESCRIPTION

The Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section Twenty-two (22), 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,

EXCEPT THOSE PARCELS DESCRIBED IN THE FOLLOWING DOCUMENTS:

Reception No. 20180039394 Book 712, Page 186

bearing contained herein relative thereto;

and being more particularly described by metes and bounds as follows:

COMMENCING at the Center Quarter corner of said Section 22 and assuming the North line of said NW1/4SE1/4 as bearing North 89°31'03" East, as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1320.19 feet, and with all

THENCE North 89°31'03" East along said North line a distance of 75.00 feet to the East line of said Book 712, Page 186 and to the POINT OF BEGINNING;
THENCE North 89°31'03" East continuing along said North line a distance of 1245.19 feet to the Northeast corner of

the NW1/4SE1/4;
THENCE South 00°33'46" East along the East line of the NW1/4SE1/4 a distance of 1311.33 feet to the Southeast

corner of the NW1/4SE1/4; THENCE South 89°29'02" West along the South line of the NW1/4SE1/4 a distance of 1038.10 feet;

Thence along the Westerly lines of said Reception No. 20180039395 the following three courses: THENCE along the arc of a curve, non-tangent to the aforesaid line, concave to the Northeast a distance of 325.89 feet, having a Radius of 1255.00 feet, a Delta of 14°52'41" and is subtended by a Chord that bears North 34°24'06" West a distance of 324.97 feet;

THENCE South 63°02'02" West along a line non-tangent to the aforesaid curve a distance of 42.17 feet to the East line of Book 712, Page 186;

THENCE North 00°03'59" East along said East line a distance of 1061.12 feet to the POINT OF BEGINNING;

Said parcel contains 1,610,450 Square Feet or 36.971 Acres more or less by this survey.

OWNER: ENTITY		
By:	As:	
Witness my hand and seal this	lay of , 20 .	

county of Larimer)

NOTARIAL CERTIFICATE

STATE OF COLORADO

The foregoing instrument was acknowledged before me by _____ as _____this ____ day of ______, 20___.

Witness my Hand and Official Seal.

My commission expires: .

LIENHOLDERS

By:_____ As:____

Witness my hand and seal this _____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____ as ____ this ____ day of ____

Witness my Hand and Official Seal.

My commission expires:

Brianwood Brid Code Brianwood Line Ravenswood Line Ravenswood

PLANNING AND ZONING APPROVAL

Chair, Planning & Zoning Commission

TOWN COUNCIL APPROVAL

Colorado by Ordinance Number

TITLE COMMITMENT NOTE

LLC to determine ownership or easements of record.

ANNEXATION TABLE

RATIO 1:1.08

TOTAL BOUNDARY: 5,023 L.F.

CONTIGUOUS BOUNDARY: 4,656 L.F.

1/6 OF TOTAL BOUNDARY 837 L.F.

This Map to be known as NORTH RIDGE ANNEXATION was recommended to the Town Council for approval by

action of the Planning and Zoning Commission of the Town of Johnstown, Colorado at the regular meeting held on

This Map to be known as NORTH RIDGE ANNEXATION is approved and accepted to the Town of Johnstown,

Assuming the North line of the Northwest Quarter of the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing North 89°31'03" East, a distance of 1320.19

According to Colorado law you must commence any legal action based upon any defect in this survey within three

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 35100-19-11002, dated October 17, 2019, as prepared by North American Title Company of Colorado to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying,

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. (13-80-105 C.R.S. 2012)

of the Town Council of the Town of Johnstown, Colorado held on the _____ day of _

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

feet and with all other bearings contained herein relative thereto.

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

, passed and adopted on final reading at a regular meeting

Town Clerk

LEGEND

_		BOUNDARY LINE
_		EASEMENT LINE
_		RIGHT OF WAY LIN
_		SECTION LINE
_	/////	TOWN LIMITS
	ALIQUOT CORNER	R AS DESCRIBED
\$ \$ ₹	WITNESS CORNER	2

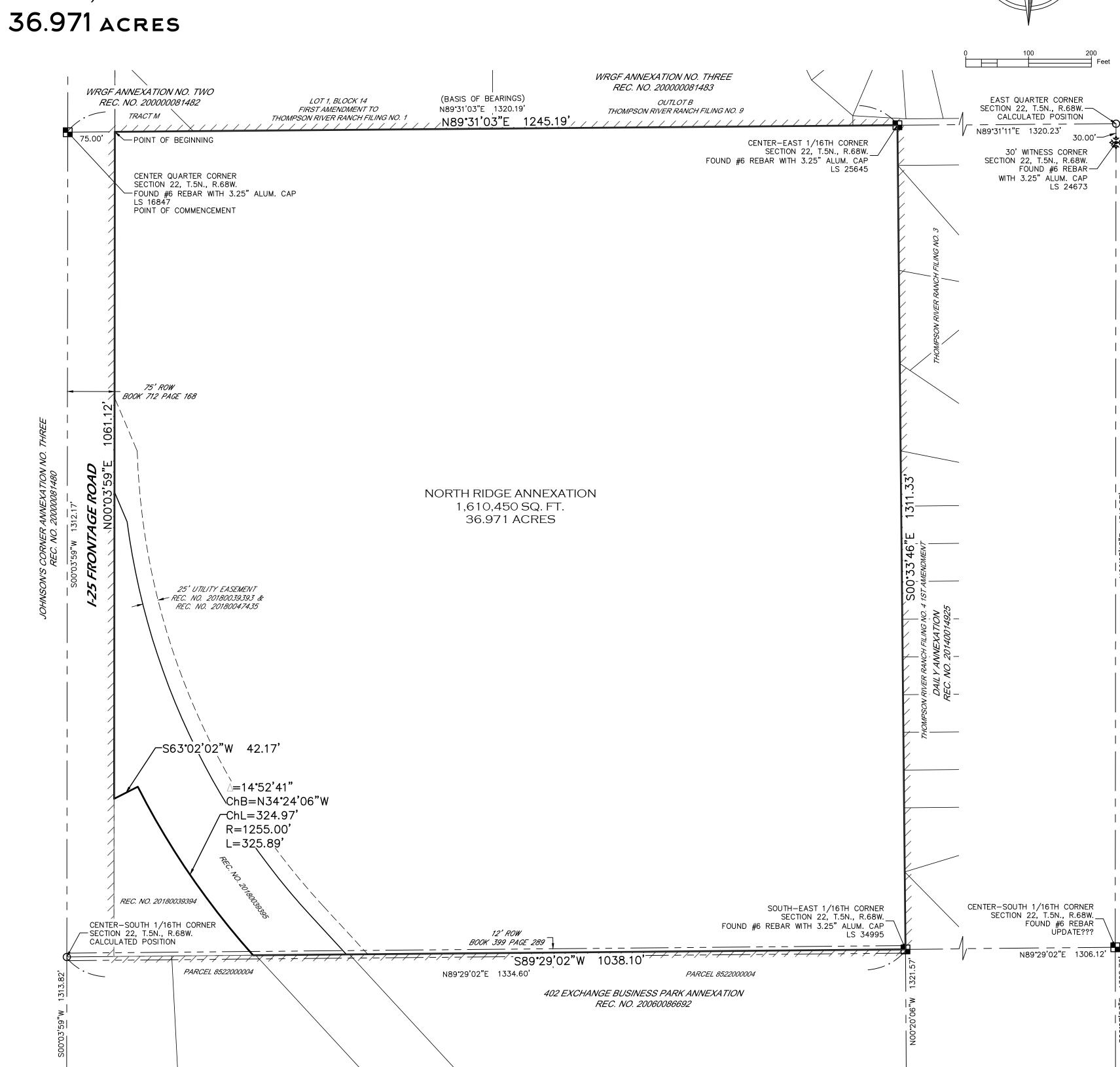
O CALCULATED POSITION

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Annexation 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 successors and/or assigns.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC Colorado Licensed Professional Land Surveyor #38348





N89°49'00"E 1343.80'

SOUTH QUARTER CORNER

— SECTION 22, T.5N., R.68W.

CALCULATED POSITION

PROJECT NO: 2020124	PROJECT NAME: NORTH RIDGE	REVISIONS:	DATE:	
DATE: 5-12-2020	CLIENT: JUB ENGINEERS			
DRAWN BY: SIP	FILE NAME: 2020124ANNEX			
CHECKED BY: SIP	SCALE: 1" = 100'			SHEET 1 OF 1

EAST 1/16TH CORNER

CALCULATED POSITION

SECTION 22, T.5N., R.68W.

SOUTHEAST CORNER SECTION 22, T.5N., R.68W.

N89°47'49"E 1301.39'

WITH 2" ALUM. CAP ILLEGIBLE

FOUND #6 REBAR