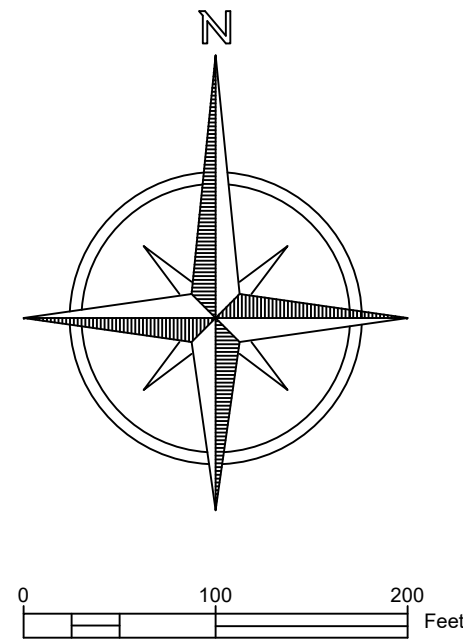


NORTH RIDGE ZONING MAP
TOWN OF JOHNSTOWN, COLORADO
SITUATE IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO
36.971 ACRES



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

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 bearing contained herein relative thereto;

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.

PLANNING AND ZONING APPROVAL

This Map to be known as NORTH RIDGE ZONING MAP 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 the ____ day of _____, 20__.

Chair Planning & Zoning Commission

TOWN COUNCIL APPROVAL

This Map to be known as NORTH RIDGE ZONING MAP 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__.

Mayor _____ Attest: _____
Town Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

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 feet and with all other bearings contained herein relative thereto.

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

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

TITLE COMMITMENT NOTE

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, LLC to determine ownership or easements of record.

OWNER: ENTITY

By: _____ As: _____

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

NOTARIAL CERTIFICATE

STATE OF COLORADO)
 ss
COUNTY OF LARIMER)
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: _____

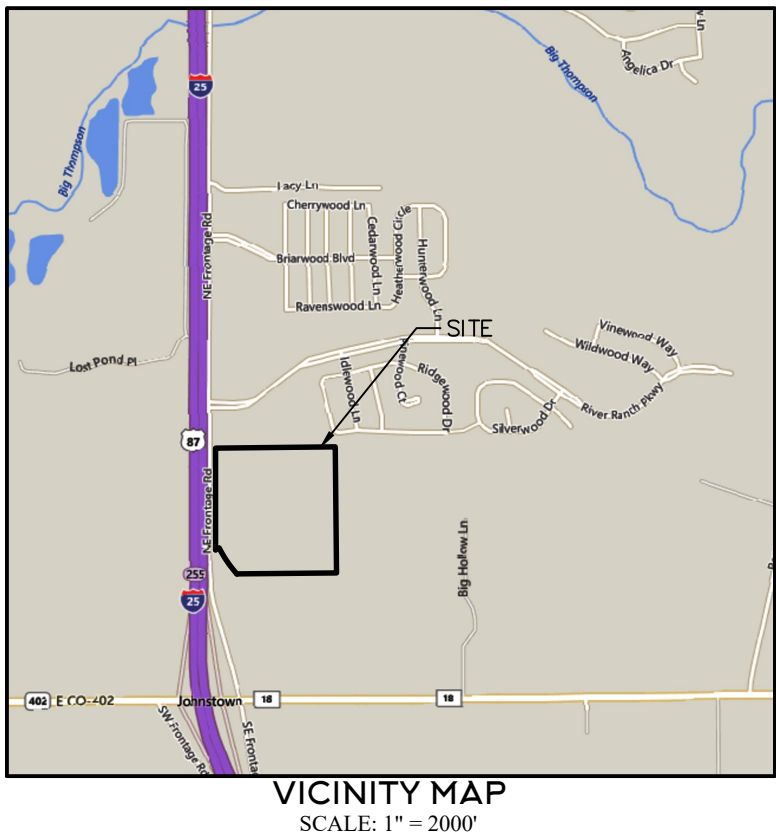
Witness my hand and seal this ____ day of _____, 20__.

NOTARIAL CERTIFICATE

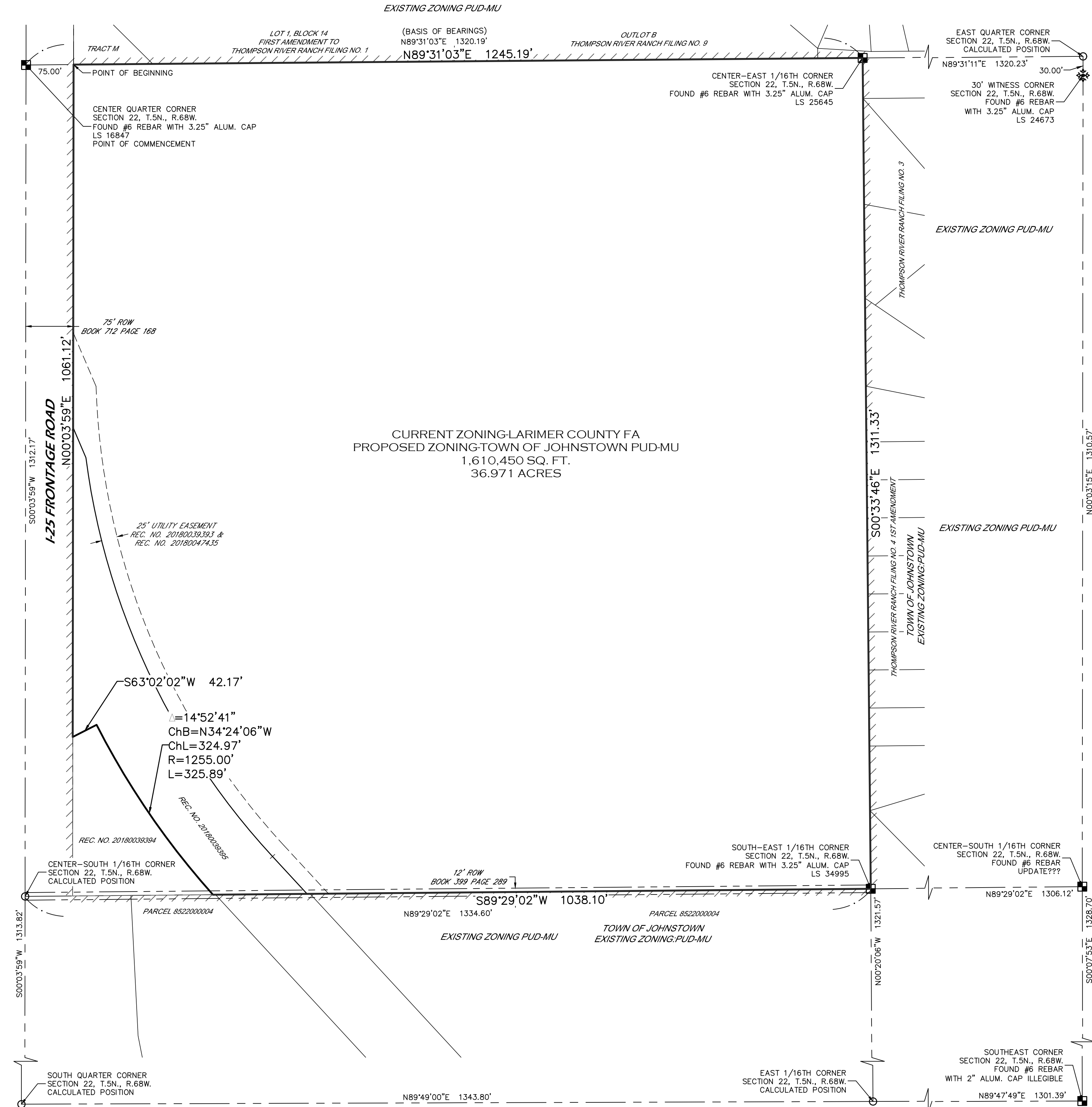
STATE OF COLORADO)
 ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____ as _____ this ____ day of _____, 20__.
Witness my Hand and Official Seal.
My commission expires: _____.

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, 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 successors and/or assigns.



LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	SECTION LINE
	TOWN LIMITS
	ALIQUOT CORNER AS DESCRIBED
	WITNESS CORNER
	CALCULATED POSITION



PRELIMINARY

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



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

1
SHEET 1 OF 1