

ARCHDIOCESE ANNEXATION ZONING MAP

Part of the North Half of the Northeast Quarter of Section 16 and a Portion of the West Half of the Northwest Quarter of Section 15, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado

PROPERTY DESCRIPTION

An area of land being a portion of the North Half of the Northeast Quarter (N1/2NE1/4) of Section Sixteen (16) and a portion of the West Half of the Northwest Quarter (W1/2NW1/4) of Section 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;

COMMENCING at the North Quarter corner of said Section 16 and assuming the North line of the Northeast Quarter (NE1/4) of said Section 16 as monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 7242 at the West end and a 2.5" aluminum pipe with a 3.25" aluminum cap stamped LS 13155 at the East end, as bearing South 88°26'46" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2722.98 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 said North line of the NE1/4 a distance of 1742.42 feet to the **POINT OF BEGINNING**;

THENCE continuing South 88°26'46" East along said North line a distance of 980.56 feet to the Northeast corner of said Section 16;

THENCE South 89°22'30" East along the approximate North line of the W1/2NW1/4 of said Section 15 a distance of 30.01 feet to the East right-of-way line of County Road Nineteen (19);

THENCE South 00°44'50" East along said East right-of-way line a distance of 1296.39 feet to the Easterly extension of the South line of the N1/2NE1/4 of said Section 16;

THENCE North 89°01'10" West along said Easterly extension a distance of 30.01 feet to the North Sixteenth corner of said Section 16;

THENCE North 89°01'10" West along the South line of said N1/2NE1/4 a distance of 2714.42 feet to the Center North Sixteenth corner of Section 16;

THENCE North 01°04'34" West along the West line of said N1/2NE1/4 a distance of 269.30 feet;

THENCE South 89°01'10" East a distance of 1357.98 feet;

THENCE North 00°54'49" West a distance of 756.16 feet;

THENCE North 90°00'00" East a distance of 376.23 feet;

THENCE North 00°00'16" East a distance of 274.14 feet to the North line of the N1/2NE1/4 of said Section 16 and to the **POINT OF BEGINNING**.

Said area of land contains 47.49 Acres (+/-2,068,673 sq.ft.) and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.

OWNER'S APPROVAL

Know all men by these presents, that I/we, Archdiocese of Denver, being the sole owner(s) of the land described herein, have caused said land to be annexed under the name of **ARCHDIOCESE ANNEXATION ZONING MAP**.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 20____.

Archdiocese of Denver, by Keith Parsons COO,
Attorney in Fact for Most Reverend Samuel J. Aquila, S.T.L., Archbishop of Denver

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

The foregoing instrument was acknowledged before me by Keith Parsons COO, Attorney in Fact for Most Reverend Samuel J. Aquila, S.T.L., Archbishop of Denver

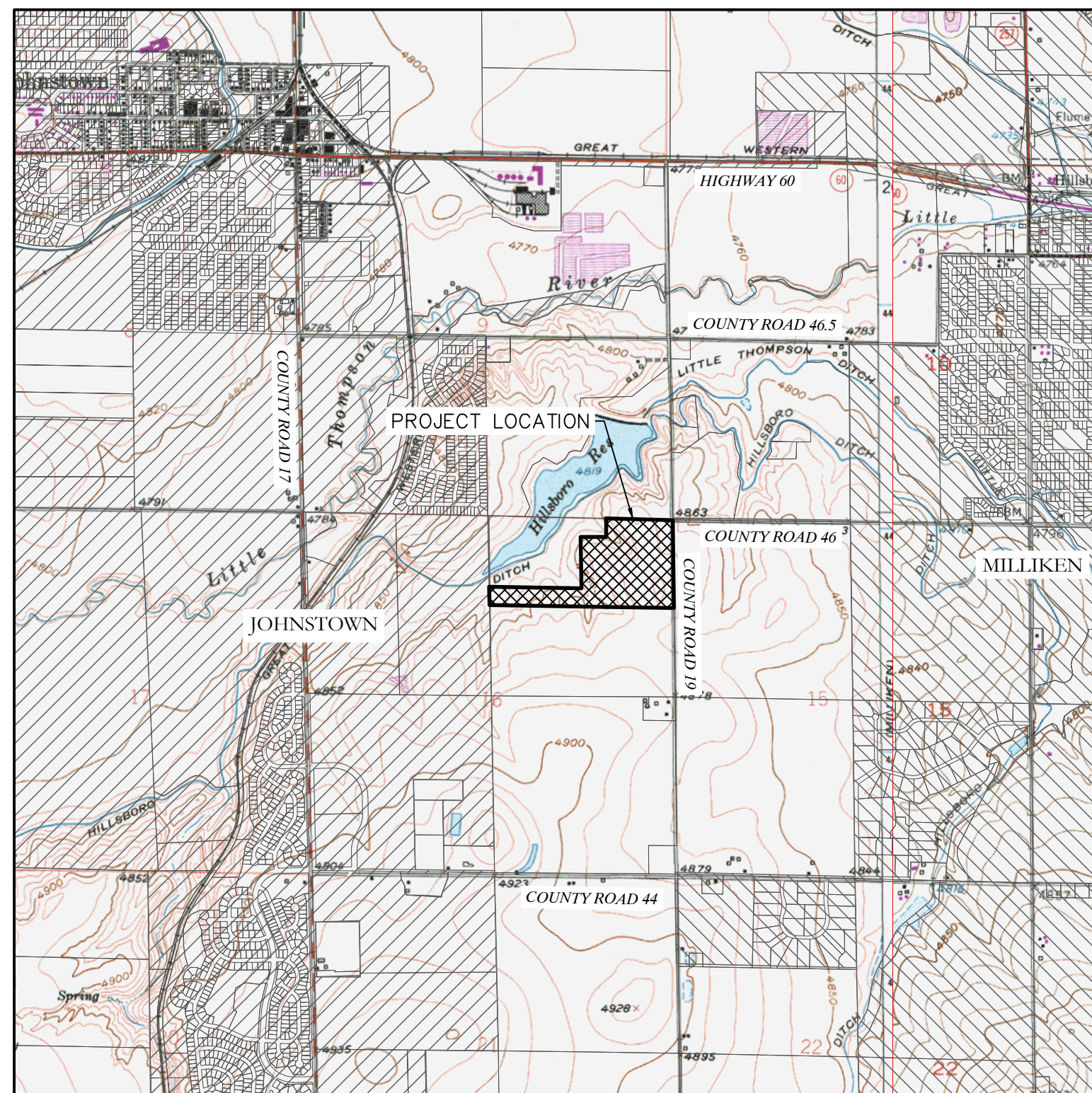
this _____ day of _____, 20____. Witness my hand and seal.

My commission expires _____ Notary Public

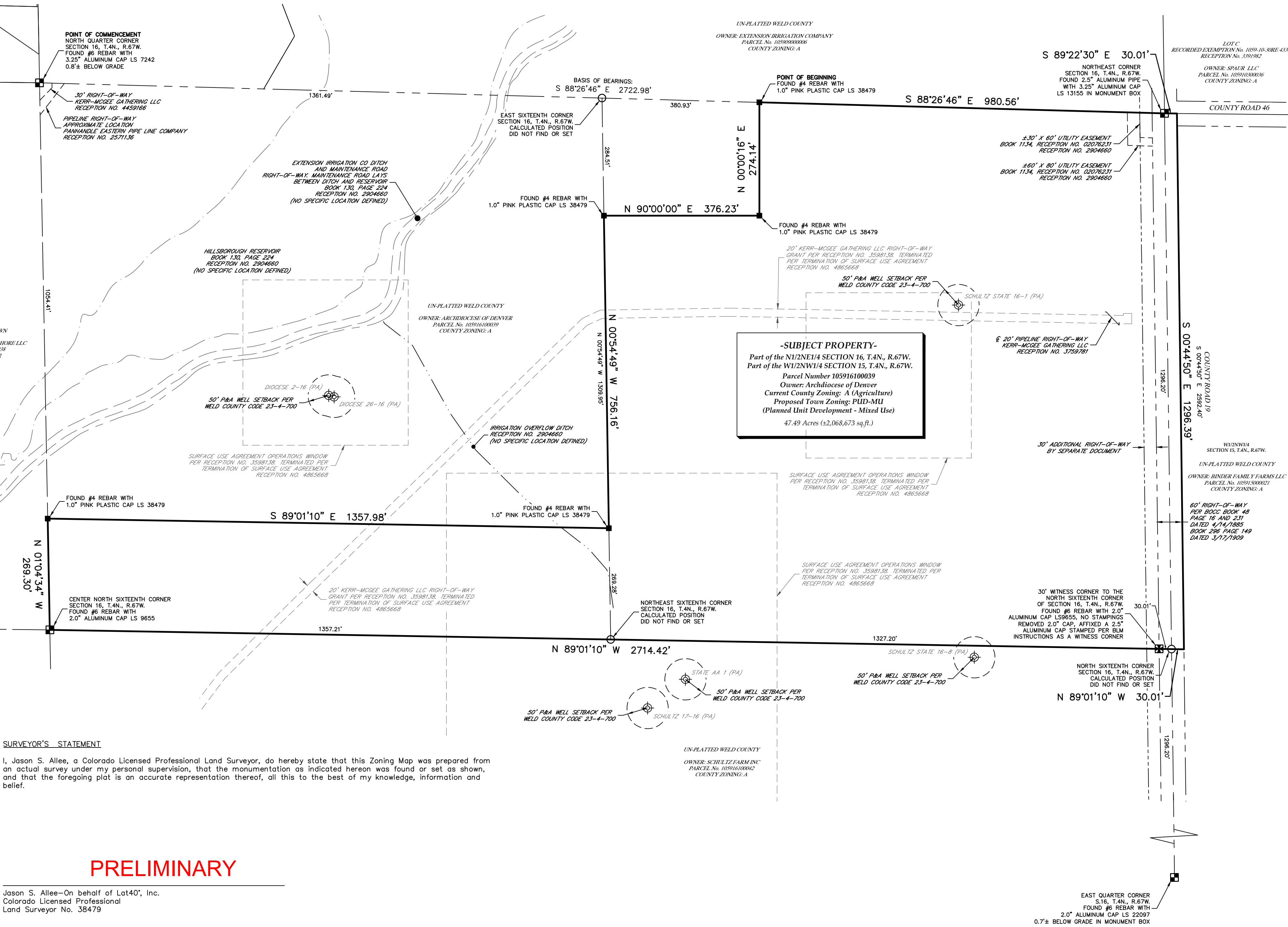
TOWN COUNCIL APPROVAL

This map to be known as **ARCHDIOCESE ANNEXATION 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 _____, 20____.

BY: _____ Mayor Seal Attest: _____ Town Clerk



VICINITY MAP
SCALE = 1"=200'



SURVEYOR'S STATEMENT

I, Jason S. Allee, a Colorado Licensed Professional Land Surveyor, do hereby state that this Zoning Map 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 belief.

PRELIMINARY

Jason S. Allee-On behalf of Lat40°, Inc.
Colorado Licensed Professional
Land Surveyor No. 38479

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.)

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northeast Quarter (NE1/4) of Section 16, T.4., R.67W., as monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 7242 at the West end and a 2.5" aluminum pipe with a 3.25" aluminum cap stamped LS 13155 at the East end, as bearing South 88°26'46" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2722.98 feet with all other bearings contained herein relative thereto.

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

VICINITY LEGEND



LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:

ARCHDIOCESE ANNEXATION ZONING MAP

ARCHDIOCESE PROPERTY - JOHNSTOWN, CO
WELD COUNTY - SECTION 16, T.4N., R.67W.
ARCHDIOCESE OF DENVER
1300 SOUTH STEELE STREET, DENVER, CO 80210

DRAWN BY: LD	SCALE: AS NOTED	DATE: 3/28/2023
CHECKED BY: JA	PROJECT #: 2023108	SHEET: 1 OF 1