

ARCHDIOCESE ANNEXATION No. 1 - 3

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

PROPERTY DESCRIPTION — ARCHDIOCESE ANNEXATION No. 1

An area of land being a portion of the Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) of Section Sixteen (16), 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 01°04'34" East along the West line of the NE1/4 of said Section 16 a distance of 1054.41 feet to the **POINT OF BEGINNING**,

THENCE South 79°32'21" East a distance of 673.25 feet;
THENCE South 77°23'12" West a distance of 673.25 feet to the Center North Sixteenth corner of said Section 16;
THENCE North 01°04'34" West along the West line of the NW1/4NE1/4 a distance of 269.30 feet to the **POINT OF BEGINNING**.

Said area of land contains 2.04 Acres (+/-88,822 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 No. 1-3**.

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 No. 1-3** 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

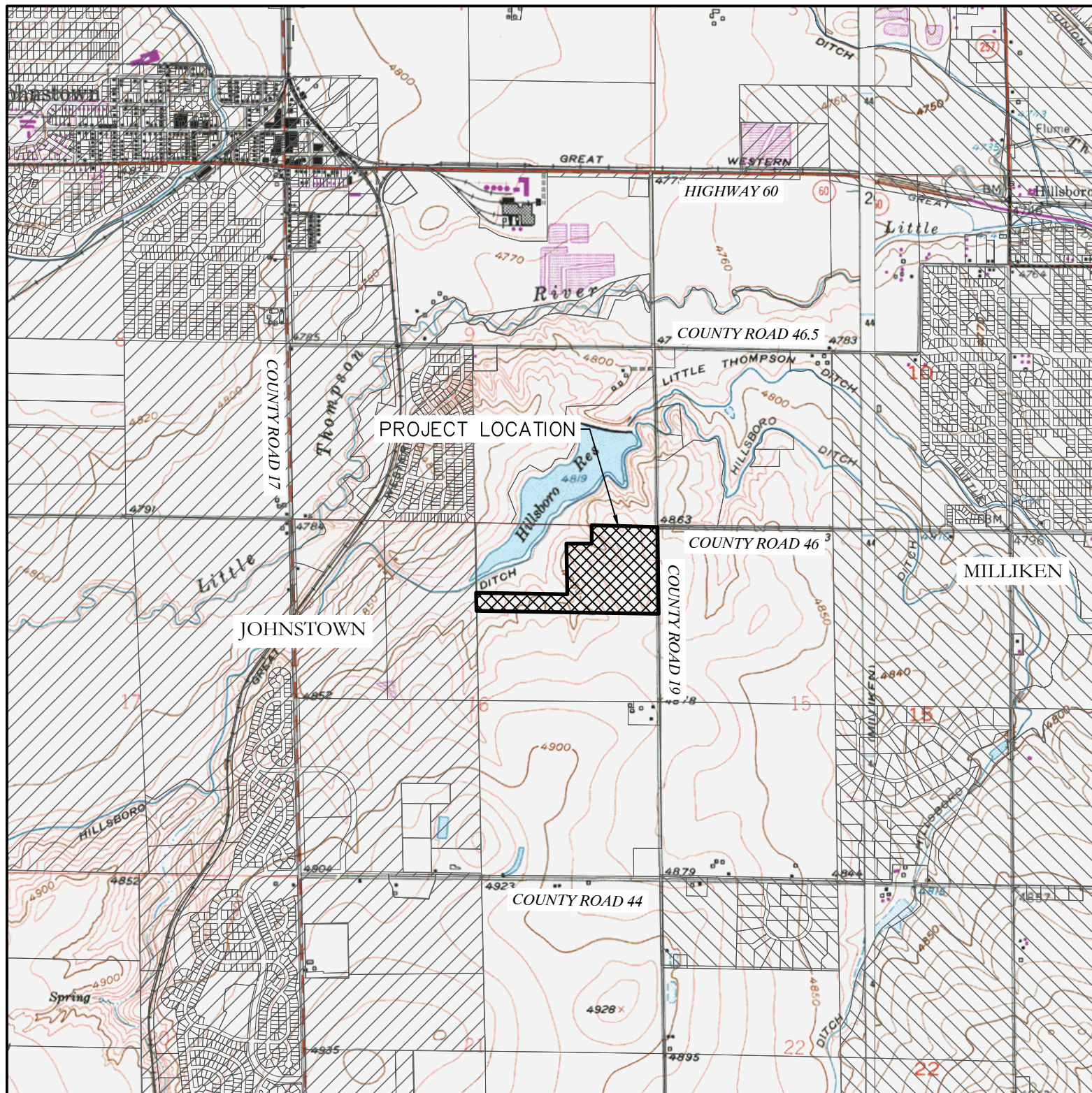
SURVEYOR'S STATEMENT

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

Sheet 1 of 3

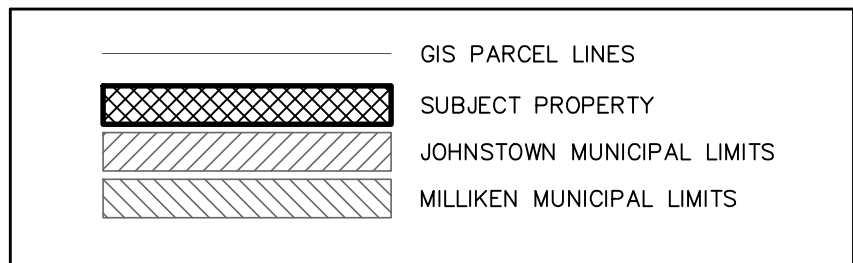
Jason S. Allee—On behalf of Lat40°, Inc.
Colorado Licensed Professional
Land Surveyor No. 38479



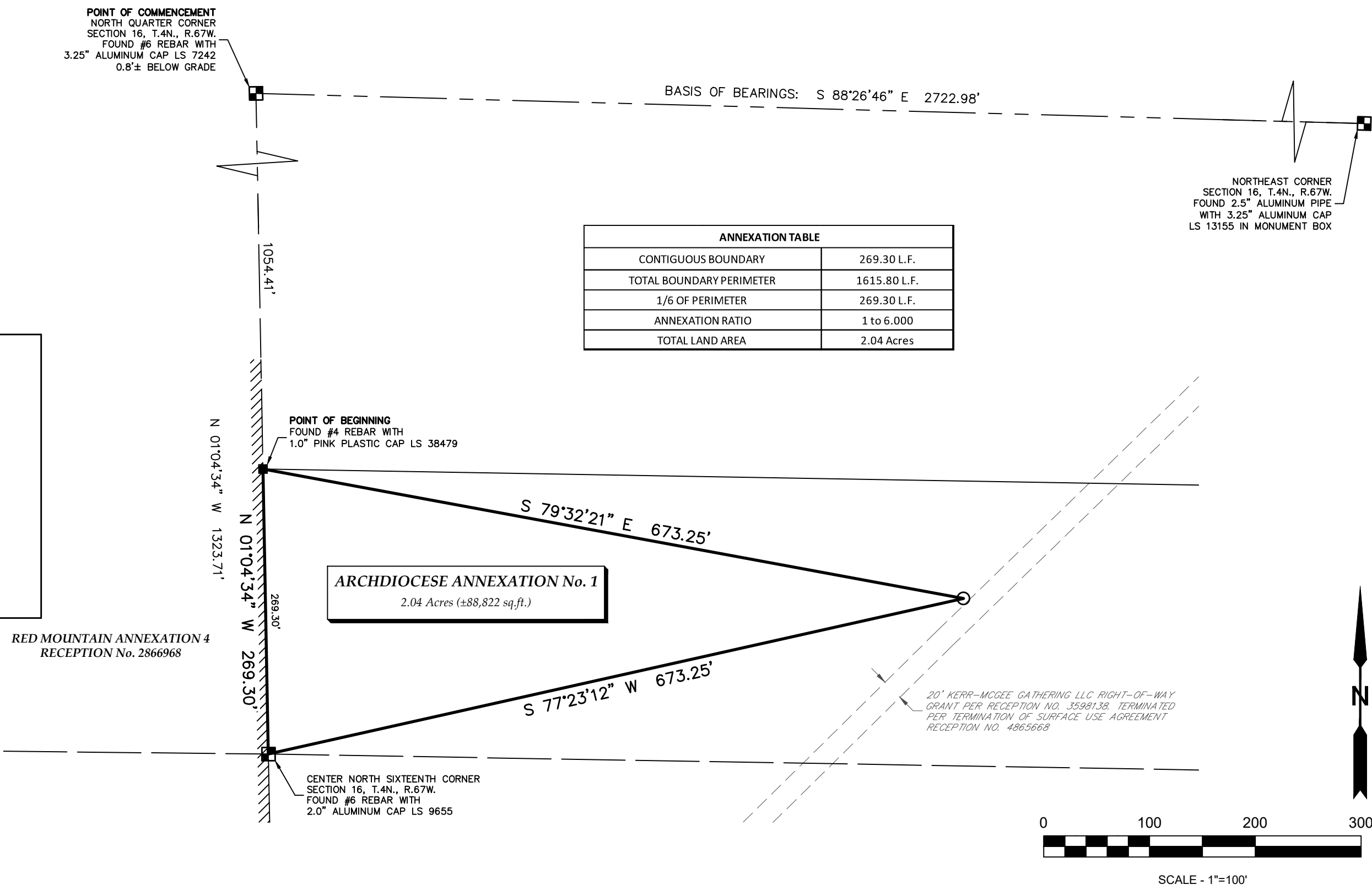
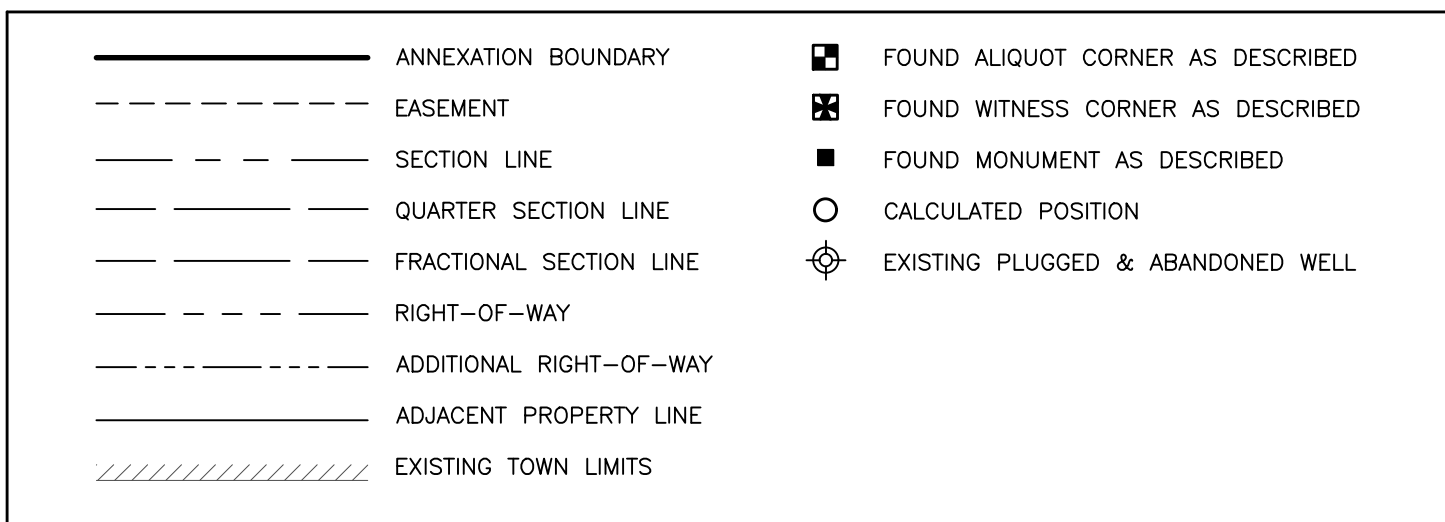
VICINITY MAP

SCALE - 1"=2000'

VICINITY LEGEND



LEGEND



ARCHDIOCESE ANNEXATION No. 1
2.04 Acres (±88,822 sq.ft.)



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

REVISIONS	
DESCRIPTION:	DATE:

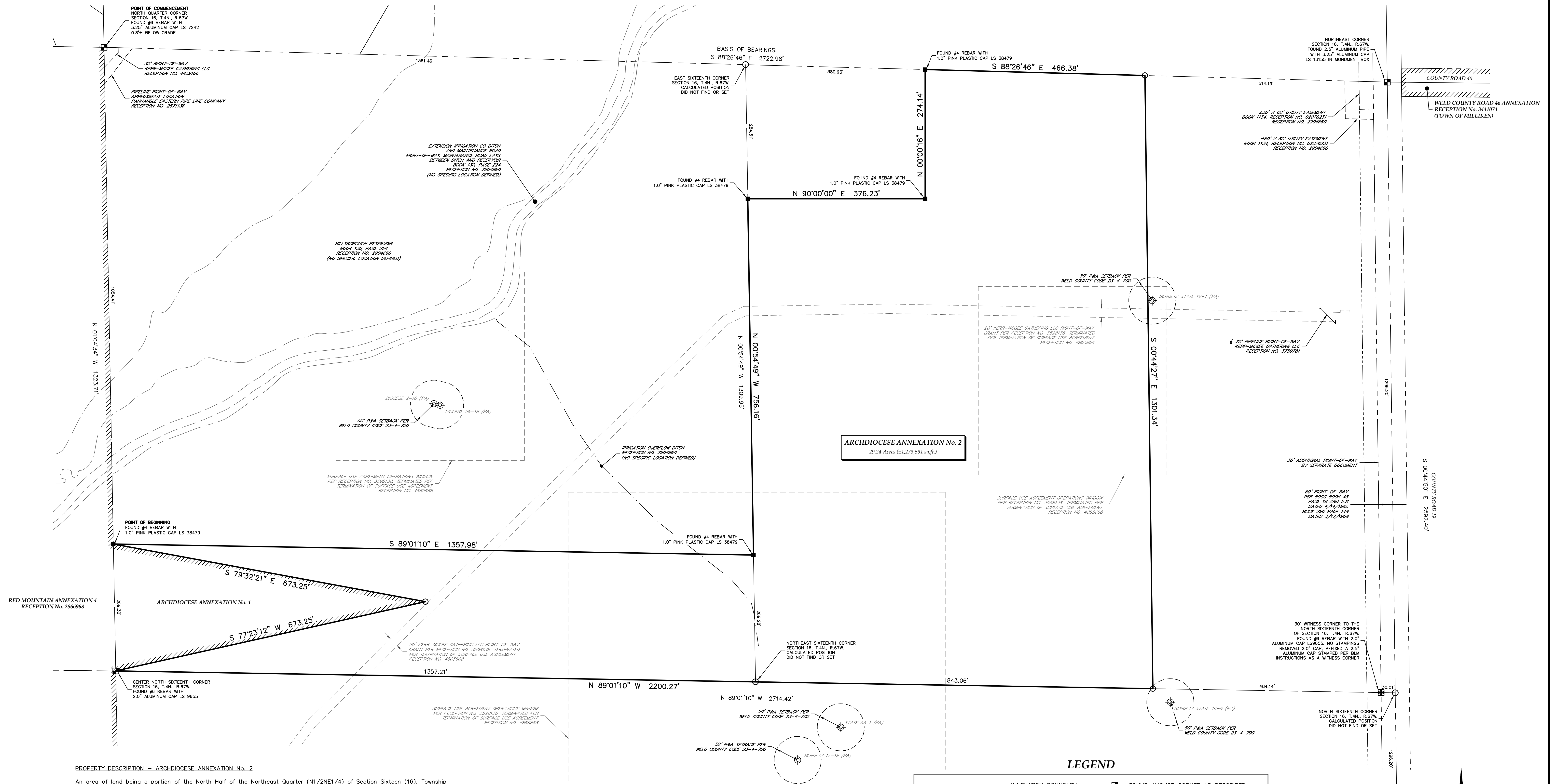
DRAWN BY: LD	SCALE: AS NOTED	DATE: 3/28/2023
CHECKED BY: JA	PROJECT #: 2023108	SHEET: 1 OF 3

ARCHDIOCESE ANNEXATION No. 1-3
ARCHDIOCESE PROPERTY - JOHNSTOWN, CO
WELD COUNTY - SECTION 16, T.4N., R.67W.
ARCHDIOCESE OF DENVER
1300 SOUTH STEELE STREET, DENVER, CO 80210

SHEET SIZE: 24X36

ARCHDIOCESE ANNEXATION No. 1 - 3

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



PROPERTY DESCRIPTION – ARCHDIOCESE ANNEXATION No. 2

An area of land being a portion of the North Half of the Northeast Quarter (N1/2NE1/4) of Section Sixteen (16), 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 S 20° 58' 26" E (2011), being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (East), 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 01°04'34" East along the West line of the NE1/4 of said Section 16 a distance of 1054.41 feet to the **POINT OF BEGINNING**;

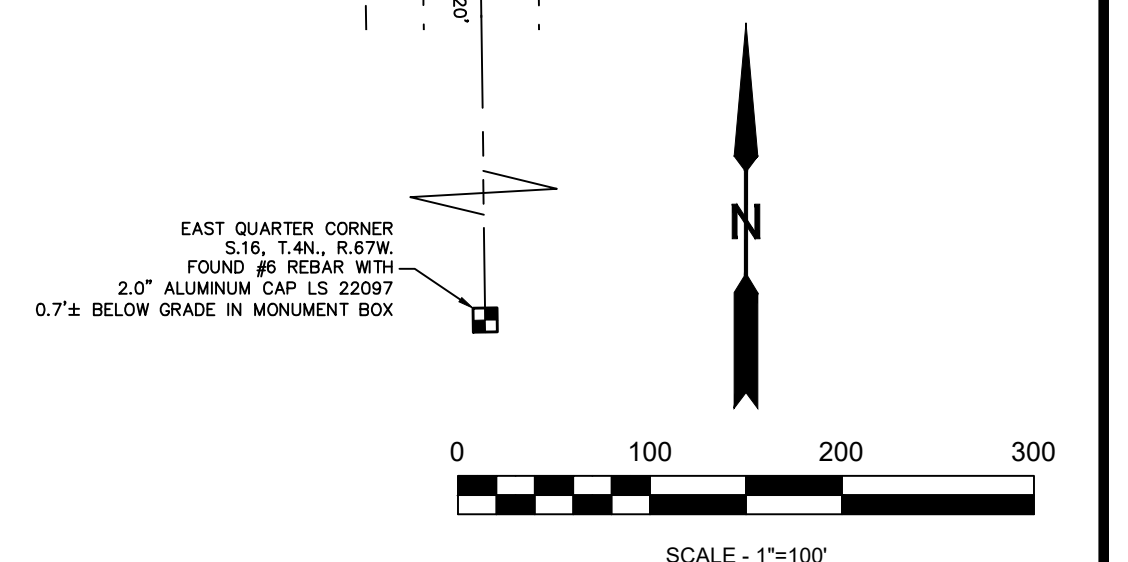
THENCE South 89°01'10" East a distance of 1357.98 feet;
 THENCE North 00°54'49" West a distance of 756.16 feet;
 THENCE North 90°00'00" East a distance of 376.23 feet;
 THENCE North 00°00'16" East a distance of 274.14 feet to the North line of said N1/2NE1/4;
 THENCE North 89°26'48" East along said North line a distance of 466.38 feet;
 THENCE South 00°44'27" East a distance of 1301.34 feet to the South line of said N1/2NE1/4;
 THENCE North 90°11'00" West along said South line a distance of 2200.27 feet to the Center North Sixteenth corner of said Section 16;
 THENCE North 77°23'12" East a distance of 673.25 feet;
 THENCE North 79°32'21" West a distance of 673.25 feet to the POINT OF BEGINNING.

Said area of land contains 29.24 Acres (+/-1,273,591 sq.ft.) and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY	1346.50
TOTAL BOUNDARY PERIMETER	8079.00
1/6 OF PERIMETER	1346.50
ANNEXATION RATIO	1 to 6.000
TOTAL LAND AREA	29.94

LEGEND

	ANNEXATION BOUNDARY		FOUND ALIQUOT CORNER AS DESCRIBED
	EASEMENT		FOUND WITNESS CORNER AS DESCRIBED
	SECTION LINE		FOUND MONUMENT AS DESCRIBED
	QUARTER SECTION LINE		CALCULATED POSITION
	FRACTIONAL SECTION LINE		EXISTING PLUGGED & ABANDONED WELL
	RIGHT-OF-WAY		
	ADDITIONAL RIGHT-OF-WAY		
	ADJACENT PROPERTY LINE		
	EXISTING TOWN LIMITS		



REVISIONS		ARCHDIOCESE ANNEXATION No. 1-3 ARCHDIOCESE PROPERTY - JOHNSTOWN, CO WELD COUNTY - SECTION 16, T.4N., R.67W. ARCHDIOCESE OF DENVER 1300 SOUTH STEELE STREET, DENVER, CO 80210		
DESCRIPTION:	DATE:			
		DRAWN BY: LD	SCALE: AS NOTED	DATE: 3/28/2023
		CHECKED BY: JA	PROJECT #: 2023108	SHEET: 2 OF 3

ARCHDIOCESE ANNEXATION No. 1-3

ARCHDIOCESE PROPERTY - JOHNSTOWN, CO

WELD COUNTY - SECTION 16, T.4N., R.67W.

ARCHDIOCESE OF DENVER
1232 SOUTH STEELE STREET, DENVER, CO 80212

1300 SOUTH STEELE STREET, DENVER, CO 80210			
REMARKS: 1. P	DATE: 10/22/2022	TIME: 10:00	BY: J. J. J.

SCALE: AS NOTED	DATE: 3/28/2023
PROJECT #: 2023108	SHEET: 2 OF 3

Sheet 2 of 3

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

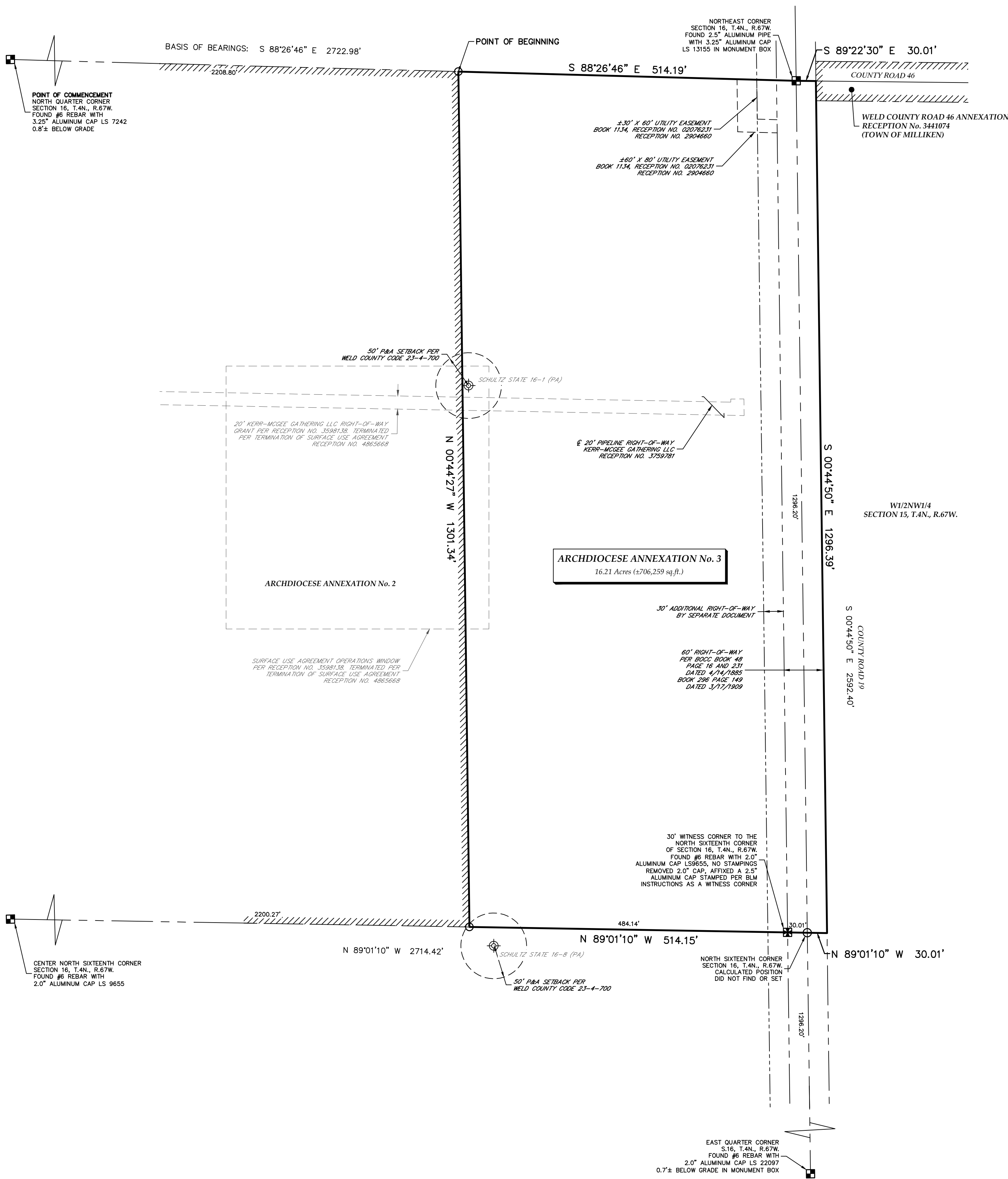


LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

PRELIMINARY

ARCHDIOCESE ANNEXATION No. 1 - 3

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 — ARCHDIOCESE ANNEXATION No. 3

An area of land being a portion of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Sixteen (16) and a portion of the West Half of the Northwest Quarter (W1/2NW1/4) of Section Fifteen (15), both of 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 the North line of the NE1/4 of said Section 16 a distance of 2208.80 feet to the POINT OF BEGINNING;

THENCE continuing South 88°26'46" East along said North line a distance of 514.19 feet to the Northeast corner of said Section 16;

THENCE South 89°22'30" East along the approximate North line of said W1/2NW1/4 of 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 said NE1/4NE1/4 of 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 continuing North 89°01'10" West along said South line of the NE1/4NE1/4 a distance of 514.15 feet;

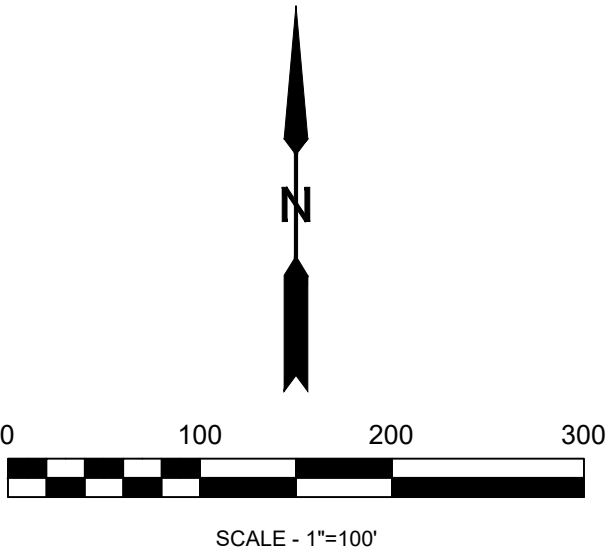
THENCE North 00°44'27" West a distance of 1301.34 feet to the North line of said NE1/4NE1/4 of Section 16 and to the POINT OF BEGINNING.

Said area of land contains 16.21 Acres (±706,259 sq.ft.) and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.

LEGEND

	ANNEXATION BOUNDARY		FOUND ALIQUOT CORNER AS DESCRIBED
	EASEMENT		FOUND WITNESS CORNER AS DESCRIBED
	SECTION LINE		FOUND MONUMENT AS DESCRIBED
	QUARTER SECTION LINE		CALCULATED POSITION
	FRACTIONAL SECTION LINE		EXISTING PLUGGED & ABANDONED WELL
	RIGHT-OF-WAY		
	ADDITIONAL RIGHT-OF-WAY		
	ADJACENT PROPERTY LINE		
	EXISTING TOWN LIMITS		

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY	1301.34 L.F.
TOTAL BOUNDARY PERIMETER	3686.09 L.F.
1/6 OF PERIMETER	614.35 L.F.
ANNEXATION RATIO	1 to 2.833
TOTAL LAND AREA	16.21 Acres



REVISIONS	
DESCRIPTION:	DATE: