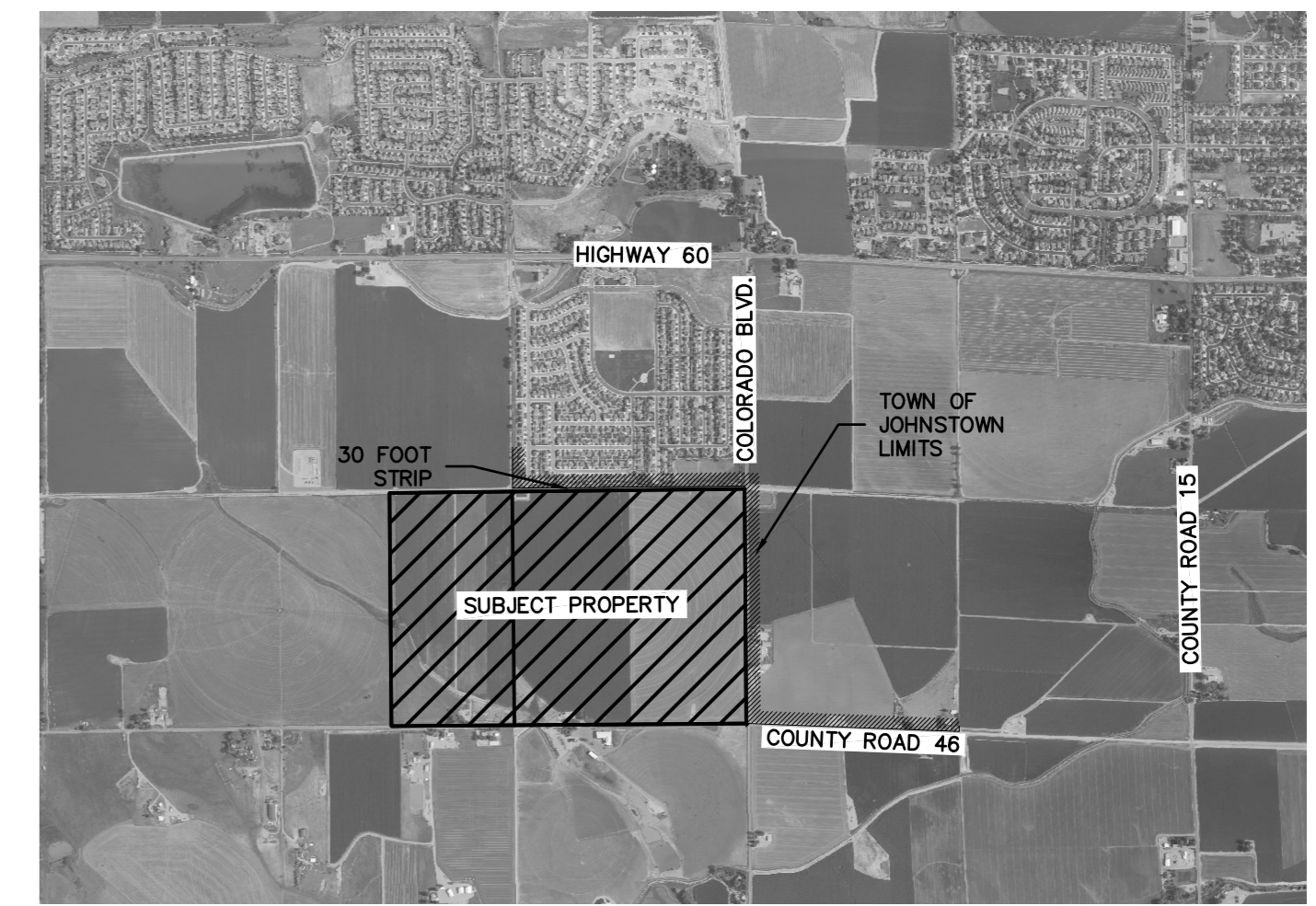
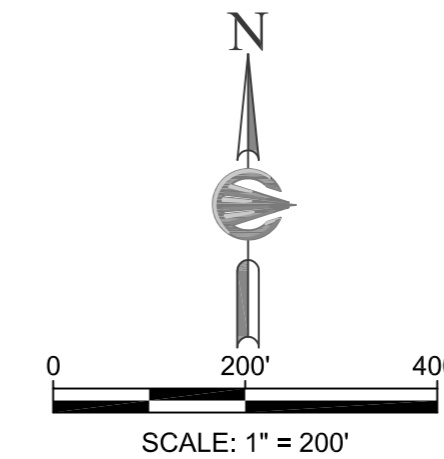
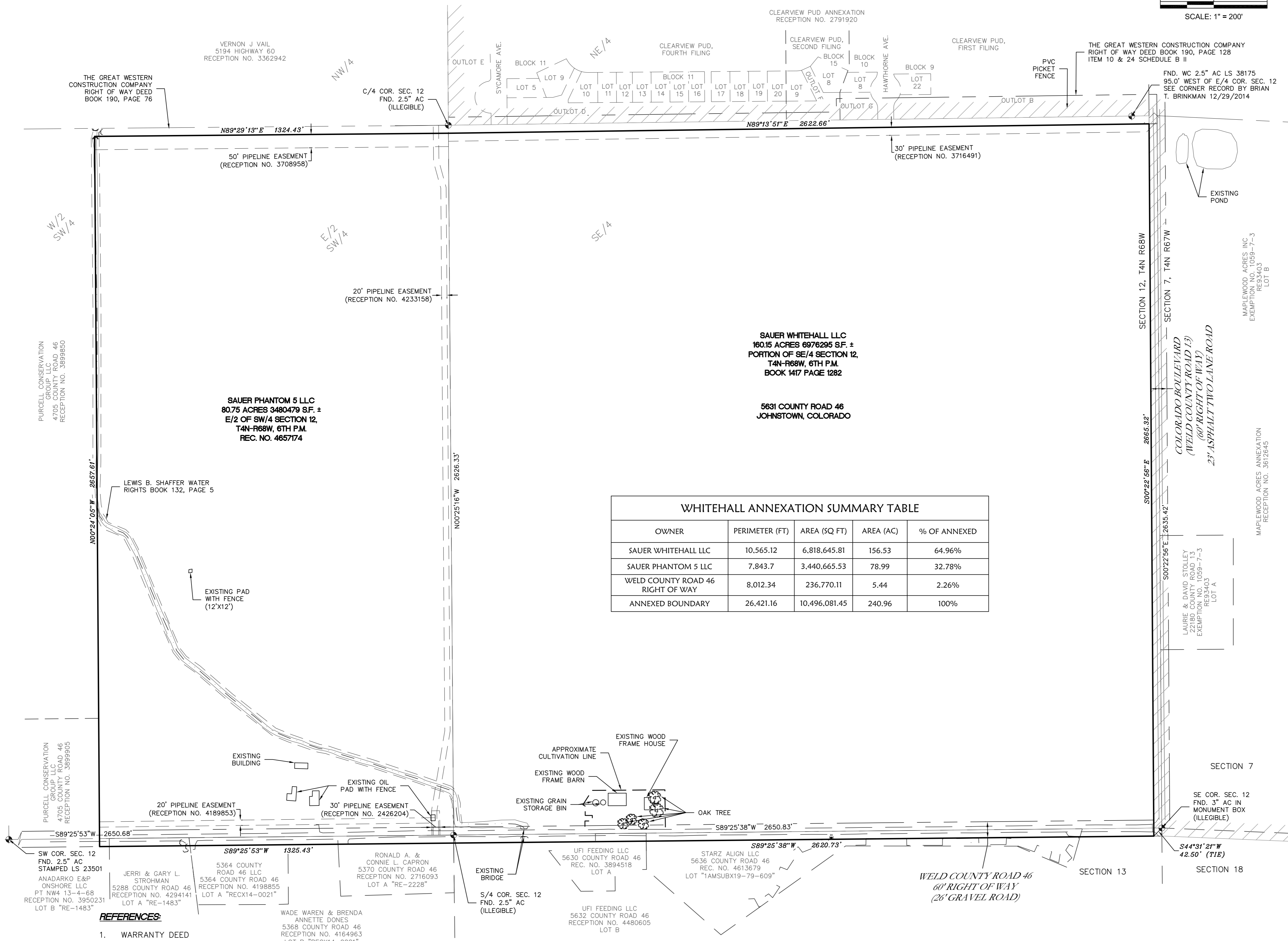


WHITEHALL ANNEXATION PLAT

EAST HALF OF SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 4 NORTH, RANGE 68 WEST, 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
1"=200'



SAUER WHITEHALL LLC
160.15 ACRES 6976295 SF. ±
PORTION OF SE/4 SECTION 12,
T4N-R68W, 6TH P.M.
BOOK 1417 PAGE 1282

5631 COUNTY ROAD 46
JOHNSTOWN, COLORADO

SAUER PHANTOM 5 LLC
80.75 ACRES 3480479 SF. ±
E/2 OF SW/4 SECTION 12,
T4N-R68W, 6TH P.M.
REC. NO. 4657174

| WHITEHALL ANNEXATION SUMMARY TABLE | | | | |
|-------------------------------------|----------------|---------------|-----------|--------------|
| OWNER | PERIMETER (FT) | AREA (SQ FT) | AREA (AC) | % OF ANNEXED |
| SAUER WHITEHALL LLC | 10,565.12 | 6,818,645.81 | 156.53 | 64.96% |
| SAUER PHANTOM 5 LLC | 7,843.7 | 3,440,665.53 | 78.99 | 32.78% |
| WELD COUNTY ROAD 46 RIGHT OF WAY | 8,012.34 | 236,770.11 | 5.44 | 2.26% |
| ANNEXED BOUNDARY | 26,421.16 | 10,496,081.45 | 240.96 | 100% |

- REFERENCES:**
- WARRANTY DEED RECEPTION NO. 4657174
 - WARRANTY DEED BOOK 1417 PAGE 1282 RECEPTION NO. 2364754
 - CLEARVIEW P.U.D. FIRST FILING RECEPTION NO. 2915577
 - CLEARVIEW P.U.D. SECOND FILING RECEPTION NO. 3024732
 - CLEARVIEW P.U.D. FOURTH FILING RECEPTION NO. 3866659
 - RECORDED EXEMPTION NO. 1061-13-1-RE1917 RECEPTION NO. 25278721
 - RECORDED EXEMPTION NO. 1059-7-3-RE93403 RECEPTION NO. 3011360
 - SPECIAL WARRANTY DEED RECEPTION NO. 3899850
 - SPECIAL WARRANTY DEED RECEPTION NO. 3899905
 - QUITCLAIM DEED RECEPTION NO. 3362942
 - ALTA/NSPS SURVEY FOR SAUER WHITEHALL LLC, BY COFFEY ENGINEERING AND SURVEYING DATED 1/18/21, SIGNED BY BENJAMIN K. FONTENOT LS NO. 38702.

- LEGEND:**
- FOUND SECTION MONUMENT - AS DESCRIBED
 - YPC YELLOW PLASTIC CAP
 - AC ALUMINUM CAP
 - SIGN (SINGLE POST) - AS NOTED
 - ANNEXATION BOUNDARY LINE
 - RIGHT-OF-WAY
 - ADJACENT PROPERTY LINE
 - TOWN OF JOHNSTOWN CORPORATE LIMITS

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION: 26421.16'
ONE-SIXTH OF TOTAL PERIMETER AREA: 4403.53'
PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING TOWN LIMITS: 2665.32'

THE TOTAL CONTIGUOUS PERIMETER IS 10%

OWNERS:
SAUER WHITEHALL LLC

CYNTHIA I. SAUER
STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING DEDICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY CYNTHIA I. SAUER ON THIS _____ DAY _____, 2021

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

OWNERS:
SAUER PHANTOM 5 LLC

CYNTHIA I. SAUER
STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING DEDICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY CYNTHIA I. SAUER ON THIS _____ DAY _____, 2021

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

TOWN COUNCIL APPROVAL:

THIS MAP TO BE KNOWN AS WHITEHALL ANNEXATION PLAT 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____.

GARY LEBSACK, MAYOR _____ DATE _____

ATTEST: TOWN CLERK _____ DATE _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT OF AREA AS DEPICTED ON THE PROPERTY HEREON WAS PREPARED FROM SURVEY DATA AND FIELD NOTES FROM SURVEY PERFORMED IN THE FIELD AND ON THE GROUND AND COMPLETED FEBRUARY 8 UNDER MY DIRECT SUPERVISION, TO BE COMPLETE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

Benjamin K. Fontenot 07/12/2021
(SIGNATURE OF SURVEYOR)

BENJAMIN K. FONTENOT
(PRINTED NAME)

REGISTERED SURVEYOR: BENJAMIN K. FONTENOT, LS
STATE OF: COLORADO
REGISTRATION NUMBER: 38702



WHITEHALL ANNEXATION PLAT
E/2 SW/4 AND SE/4 SEC. 12, T4N, R68W, 6TH P.M.
WELD COUNTY, COLORADO

