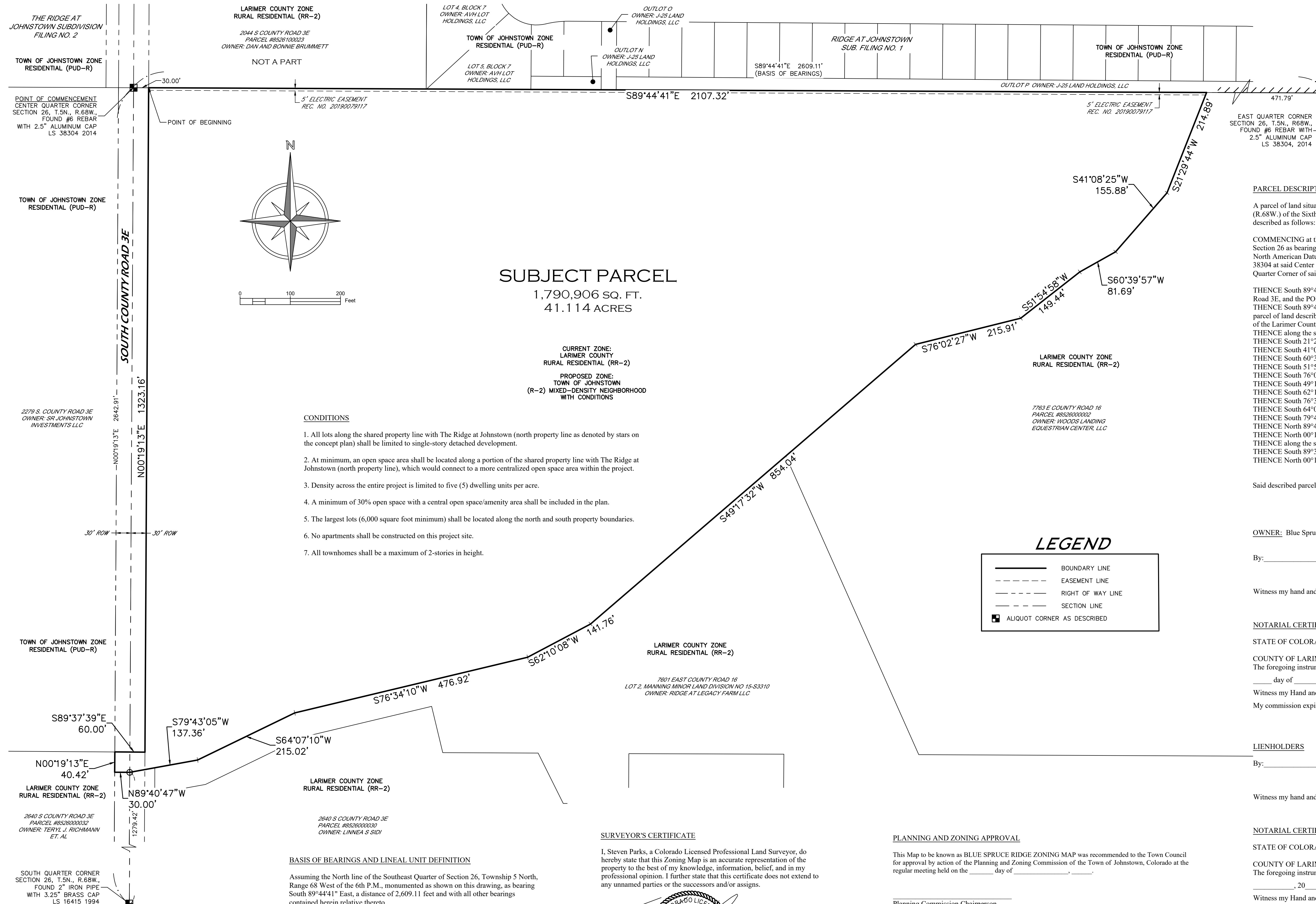


# BLUE SPRUCE RIDGE ZONING MAP

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
 COUNTY OF LARIMER, STATE OF COLORADO



**SUBJECT PARCEL**  
 1,790,906 SQ. FT.  
 41.114 ACRES

CURRENT ZONE:  
 LARIMER COUNTY  
 RURAL RESIDENTIAL (RR-2)

PROPOSED ZONE:  
 TOWN OF JOHNSTOWN  
 (R-2) MIXED-DENSITY NEIGHBORHOOD  
 WITH CONDITIONS

**CONDITIONS**

- All lots along the shared property line with The Ridge at Johnstown (north property line as denoted by stars on the concept plan) shall be limited to single-story detached development.
- At minimum, an open space area shall be located along a portion of the shared property line with The Ridge at Johnstown (north property line), which would connect to a more centralized open space area within the project.
- Density across the entire project is limited to five (5) dwelling units per acre.
- A minimum of 30% open space with a central open space/amenity area shall be included in the plan.
- The largest lots (6,000 square foot minimum) shall be located along the north and south property boundaries.
- No apartments shall be constructed on this project site.
- All townhomes shall be a maximum of 2-stories in height.

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**

Assuming the North line of the Southeast Quarter of Section 26, Township 5 North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing South 89°44'41" East, a distance of 2,609.11 feet and with all other bearings contained herein relative thereto.

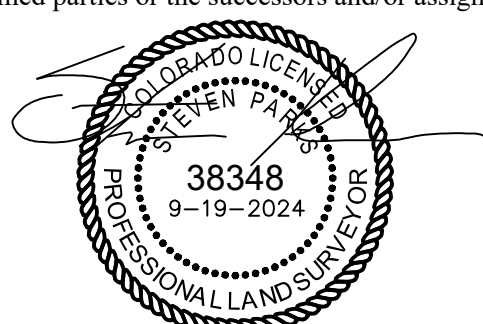
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

**TITLE COMMITMENT NOTE**

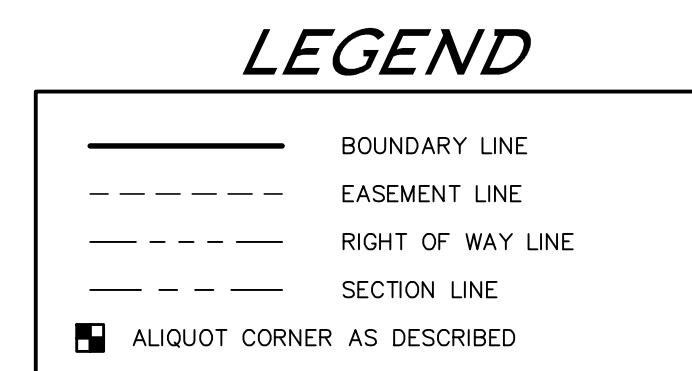
For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 459-HS0823182-414, dated August 28, 2023, as prepared by Heritage Title Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

**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.



Steven Parks - On Behalf of Majestic Surveying, LLC  
 Colorado Licensed Professional Land Surveyor #38348  
 stevenp@majesticsurveying.com



**PARCEL DESCRIPTION:**

A parcel of land situate in the South Half of Section Twenty-six (26), 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 and being more particularly described as follows:

COMMENCING at the Center Quarter Corner of said Section 26 and assuming the north line of the Southeast Quarter of said Section 26 as bearing South 89°44'41" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2,609.11 feet, monumented by a #6 rebar with 2.5" aluminum cap stamped LS 38304 at said Center Quarter Corner and monumented by a #6 rebar with a 2.5" aluminum cap stamped LS 38304 at the East Quarter Corner of said Section 26 and with all other bearings contained herein relative thereto;

THENCE South 89°44'41" East, along said north line, a distance of 30.00 feet to the east Right-of-Way line of South County Road 3E, and the POINT OF BEGINNING;

THENCE South 89°44'41" East, continuing along said north line, a distance of 2,107.32 feet, to the northeast corner of that parcel of land described in Special Warranty Deed recorded March 17, 2023, as reception number 20230010204 of the records of the Larimer County Clerk and Recorder;

THENCE along the southerly line of said reception number 20230010204 the following ten (10) courses:

- THENCE South 21°29'44" West a distance of 214.89 feet;
- THENCE South 41°08'25" West a distance of 155.88 feet;
- THENCE South 60°39'57" West a distance of 81.69 feet;
- THENCE South 51°54'58" West a distance of 149.44 feet;
- THENCE South 76°02'27" West a distance of 215.91 feet;
- THENCE South 49°17'32" West a distance of 854.04 feet;
- THENCE South 62°10'08" West a distance of 141.76 feet;
- THENCE South 76°34'10" West a distance of 476.92 feet;
- THENCE South 64°07'10" West a distance of 215.02 feet;
- THENCE South 79°43'05" West a distance of 137.36 feet to the west line of said Southeast Quarter;
- THENCE North 89°40'47" West a distance of 30.00 feet to the west Right-of-Way line of South County Road 3E;
- THENCE North 00°19'13" East, along said west line, a distance of 40.42 feet, to the south line of said South Ridge Annexation;
- THENCE along the south and east lines of South Ridge Annexation the following two courses:
- THENCE South 89°37'39" East a distance of 60.00 feet to the east Right-of-Way line of South County Road 3E;
- THENCE North 00°19'13" East, along said east line, a distance of 1,323.16 feet to the POINT OF BEGINNING.

Said described parcel of land contains 1,790,906 Square Feet or 41.114 Acres, more or less (±).

**OWNER:** Blue Spruce Ridge HoldCO LLC

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: \_\_\_\_\_.

**PLANNING AND ZONING APPROVAL**

This Map to be known as BLUE SPRUCE 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 \_\_\_\_\_, \_\_\_\_\_.

Planning Commission Chairperson

<b>PROJ. NO:</b> 2022266-A	<b>PROJECT NAME:</b> BLUE SPRUCE	<b>REVISIONS:</b>	<b>DATE:</b>
<b>DATE:</b> 2-8-2024	<b>CLIENT:</b> H & G	<b>REDLINES</b>	<b>1-4-24</b>
<b>DRAWN BY:</b> MAK	<b>FILE NAME:</b> 2022266-A_ZONE	<b>REVISIONS</b>	<b>9-19-24</b>
<b>CHECKED BY:</b> SIP	<b>SCALE:</b> 1" = 100'		



**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)