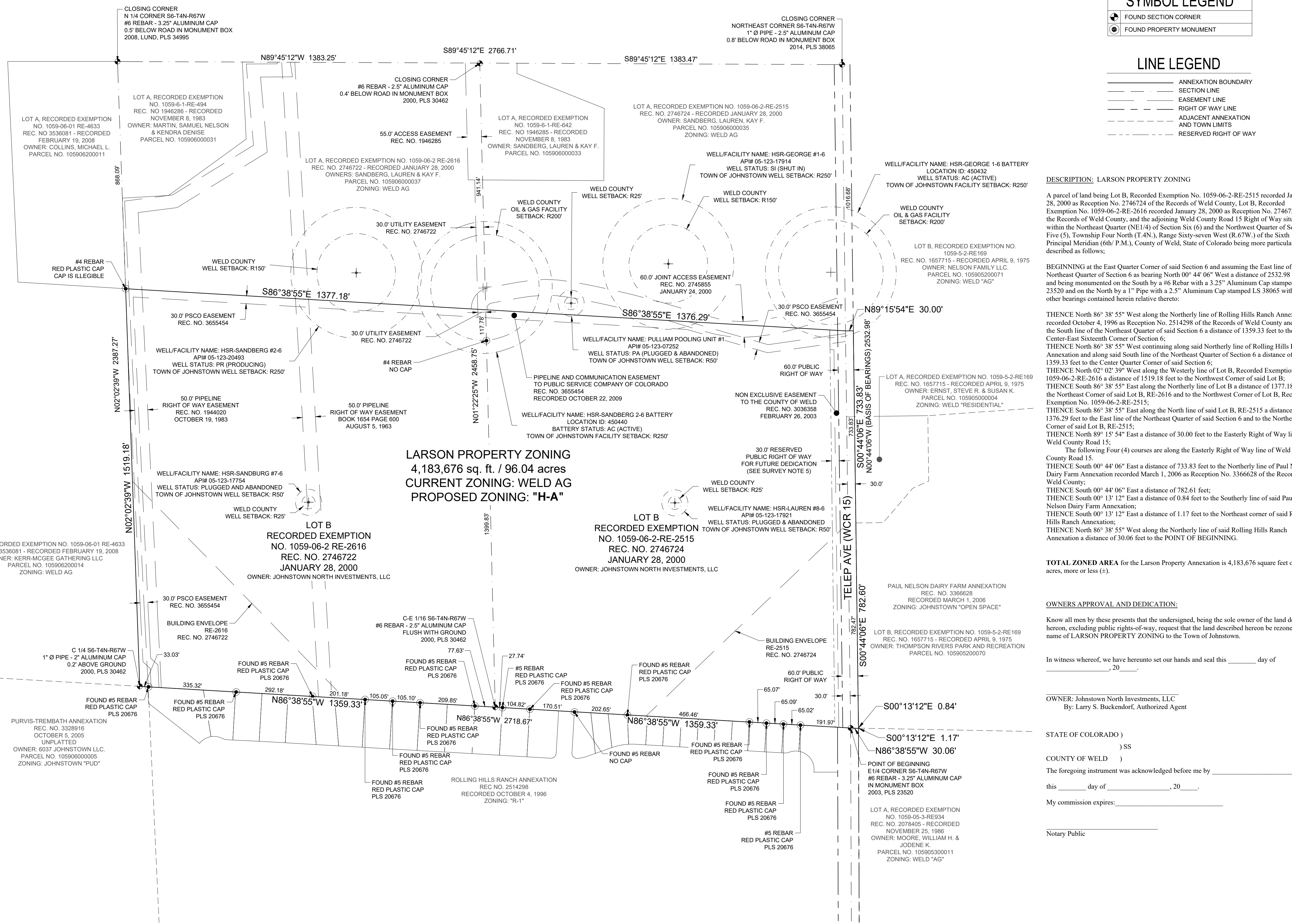
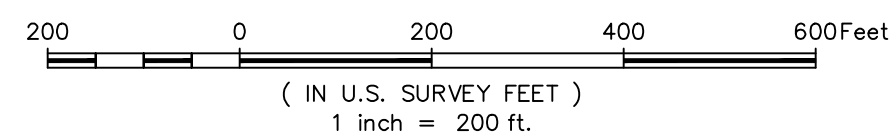


LARSON PROPERTY ZONING

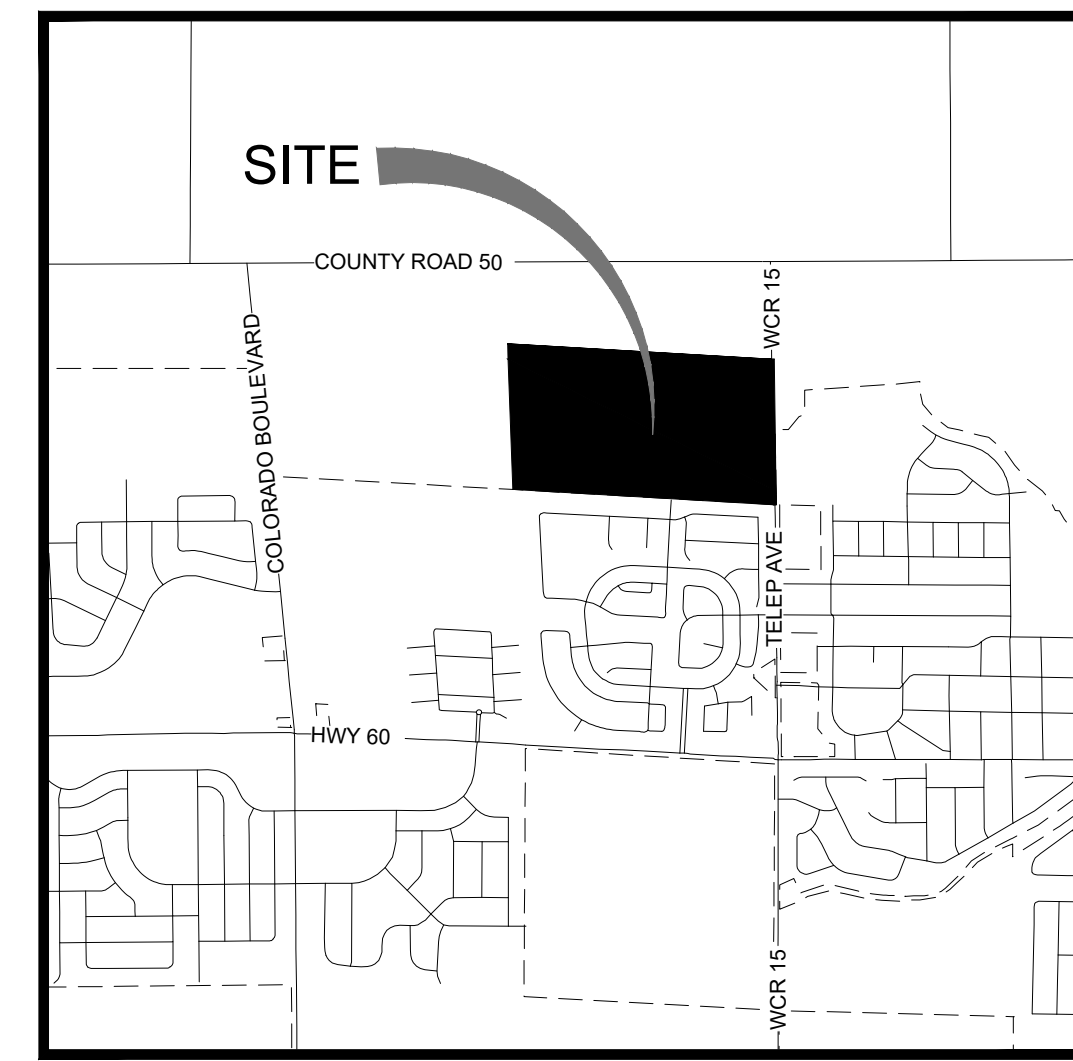
TO THE TOWN OF JOHNSTOWN

LOT B, RECORDED EXEMPTION NO. 1059-06-2 RE-2515, LOT B, RECORDED EXEMPTION NO. 1059-06-2-RE-2616 AND A PORTION OF ADJOINING WELD COUNTY ROAD 15 RIGHT OF WAY LOCATED IN THE NORTHEAST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



SYMBOL LEGEND	
	FOUND SECTION CORNER
	FOUND PROPERTY MONUMENT

LINE LEGEND	
	ANNEXATION BOUNDARY
	SECTION LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	ADJACENT ANNEXATION AND TOWN LIMITS
	RESERVED RIGHT OF WAY



VICINITY MAP 1" = 2000'

OWNER/DEVELOPER
Johnstown North Investments, LLC
7251 W 20th St, Bldg L, Suite 200
Greely, CO 80634
(970) 539-0120

SITE ENGINEER
Northern Engineering Services, Inc.
Nick Haws
301 N. Howes St, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR
Northern Engineering Services, Inc.
Robert C. Tesseley, PLS
301 N Howes St #100
Fort Collins, Colorado 80521
(970) 221-4158

TOWN COUNCIL APPROVAL:
This Map to be known as LARSON PROPERTY ANNEXATION 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__.

Attest: Hannah Hill, Town Clerk

SURVEYOR NOTES:
1. Basis of Bearings: The East line of the Northeast Quarter of Section 6 as bearing North 00°44'06" West (assumed bearing) and Monumented as shown hereon.
2. Unit of measure is U.S. Survey Feet.
3. No rights-of-way or easements, except those shown hereon, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.

4. This survey does not constitute a title search by the surveyor. For information regarding additional easements, Northern Engineering relied upon File Number: 459-H06644691-084-LL9, dated November 24, 2021 prepared by Heritage Title Company, Inc.
5. 30.0' of additional public right of way to be reserved for future dedication to the Town of Johnstown.
6. This Zoning Map is not a statutory monumented Land Survey as defined by the State of Colorado. Monuments shown hereon are for depicted reference purposes only.
7. The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).
8. The status for all oil & gas wells and facilities are noted as defined by the Colorado Energy & Carbon Management Commission. Weld County oil & gas setback information is per Weld County Code, Sec. 23-3-50. Town of Johnstown oil & gas setback information is per Johnstown Land Use & Development Code, Chapter 17, Article 5.

SURVEYOR'S CERTIFICATION:
I, Robert C. Tesseley, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description of land proposed to be annexed to the Town of Johnstown, County of Weld, State of Colorado, was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge, information, belief, and in my professional opinion.
I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Johnstown, County of Weld, State of Colorado.

Robert C. Tesseley - on behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #38470

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.

SECTION: 3 & 6
TOWNSHIP: 4 N
RANGE: 67 W of the 6th PM

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT

FOR COLLINE | GREELY 970.221.4158

DATE: 09/28/2023	SCALE: 1" = 200'	REVIEWED BY: R. TESSELEY
PROJECT: 1159-005	CLIENT: JOURNEY HOMES	DRAWN BY: S. PALCIN

LARSON PROPERTY ZONING
LOT B, RE-2515, LOT B, RE-2616 AND
WCR 15 ROW, WELD COUNTY, COLORADO