FRFR STATION 1 ZONING MAP

Situate in the Southeast Quarter of Section 6, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

PROPERTY DESCRIPTION

LOT 1, ROLLING HILLS RANCH PHASE 5, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

TOGETHER WITH THOSE PORTIONS AS CONVEYED BY DEED RECORDED AUGUST 30, 2005 AT RECEPTION NO. 3318001 AND CORRECTION DEED RECORDED JANUARY 18, 2007 AT RECEPTION NO. 3449443 AND CORRECTION DEED RECORDED MAY 8, 2007 AT RECEPTION NO. 3474369 AND DEED RECORDED DECEMBER 11, 2019 AT RECEPTION NO. 4548956 AND DEED RECORDED OCTOBER 23, 2020 AT RECEPTION NO. 4643684.

EXCEPTING THOSE PORTIONS AS CONVEYED BY DEED RECORDED AUGUST 30, 2005 AT RECEPTION 3318000 AND CORRECTION DEED RECORDED JANUARY 18, 2007 AT RECEPTION NO. 3449444 AND DEED RECORDED DECEMBER 11, 2019 AT RECEPTION NO. 4548957 AND DEED RECORDED OCTOBER 23, 2020 AT RECEPTION NO. 4643683.

AS-SURVEYED DESCRIPTION - SUBJECT PARCEL

A tract of land, being part of that parcel described in the Quitclaim Deed recorded October 23, 2020, as Reception No. 4643684 of the records of the Weld County Clerk and Recorder (WCCR), situate in the Southeast Quarter (SE1/4) of Section Six (6), 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, and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 6, monumented by a #6 rebar with 3.25" aluminum cap stamped LS 38346 and assuming the East line of said SE1/4 as bearing North 00°38'10" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2650.75 feet, monumented by a #6 rebar with 3.25" aluminum cap stamped LS 23520 at the East Quarter corner and with all other bearings contained herein relative thereto;

THENCE North 00°38'10" West, along said East line, a distance of 749.89 feet;
THENCE South 89°13'36" West a distance of 30.00 feet to a point on the West Right of Way (ROW) of Weld County Road 15, said point being the Northeast corner of said Reception No. 4643684 and to the POINT OF BEGINNING;

THENCE South 00°38'10" East, along said West ROW, a distance of 89.05 feet to the Southeast corner of the Excepted Parcel described in Rolling Hills Ranch Annexation to the Town of Johnstown, recorded October 4, 1996, as Reception No. 2514298 of the records of the WCCR;
THENCE North 47°50'25" West, along the Southwesterly line of said Excepted Parcel, a distance of 130.73 feet to the North line of said Reception No. 4643684;
THENCE North 89°13'36" East, along said North line, a distance of 95.93 feet to the POINT OF BEGINNING;

Said described parcel of land contains 4,271 Square Feet or 0.098 Acres, more or less (±).

OWNER: Front Range Fire Rescue Fire Protection District, as the successor entity to Johnstown Fire Protection District

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: _____.

TOWN COUNCIL APPROVAL

This Map to be known as FRFR STATION 1 ZONING MAP 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___.

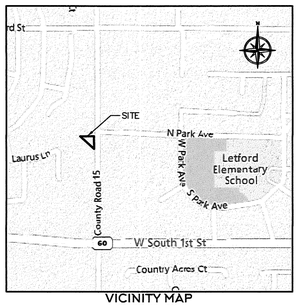
_____ Attest:_____
Gary Lebsack, Mayor Town Clerk

SURVEYOR'S CERTIFICATE

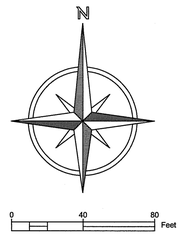
I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Zoning Map is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion. I further state that this certificate does not extend to any unnamed parties or the successors and/or assigns.

COLORADO LICENSED STEVEN PARKS 38346 PROFESSIONAL LAND SURVEYOR 2-12-2024

_____
Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



VICINITY MAP
SCALE: 1" = 500'



Owner: Front Range Fire Rescue Fire Protection District
101 S. Irene Ave
Milliken, CO 80543

Applicant: Bernie Covillo
101 S. Irene Ave
Milliken, CO 80543
970-587-4464

Surveyor: Majestic Surveying, LLC
C/O Steven Parks, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-833-5698

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the Southeast Quarter of Section 6, Township 4 North, Range 67 West of the 6th P.M. monumented as shown on this drawing, as bearing North 00°38'10" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2650.75 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 FCIF25197625, dated January 2, 2024, as prepared by Land Title Guarantee Company to delineate the aforesaid information.

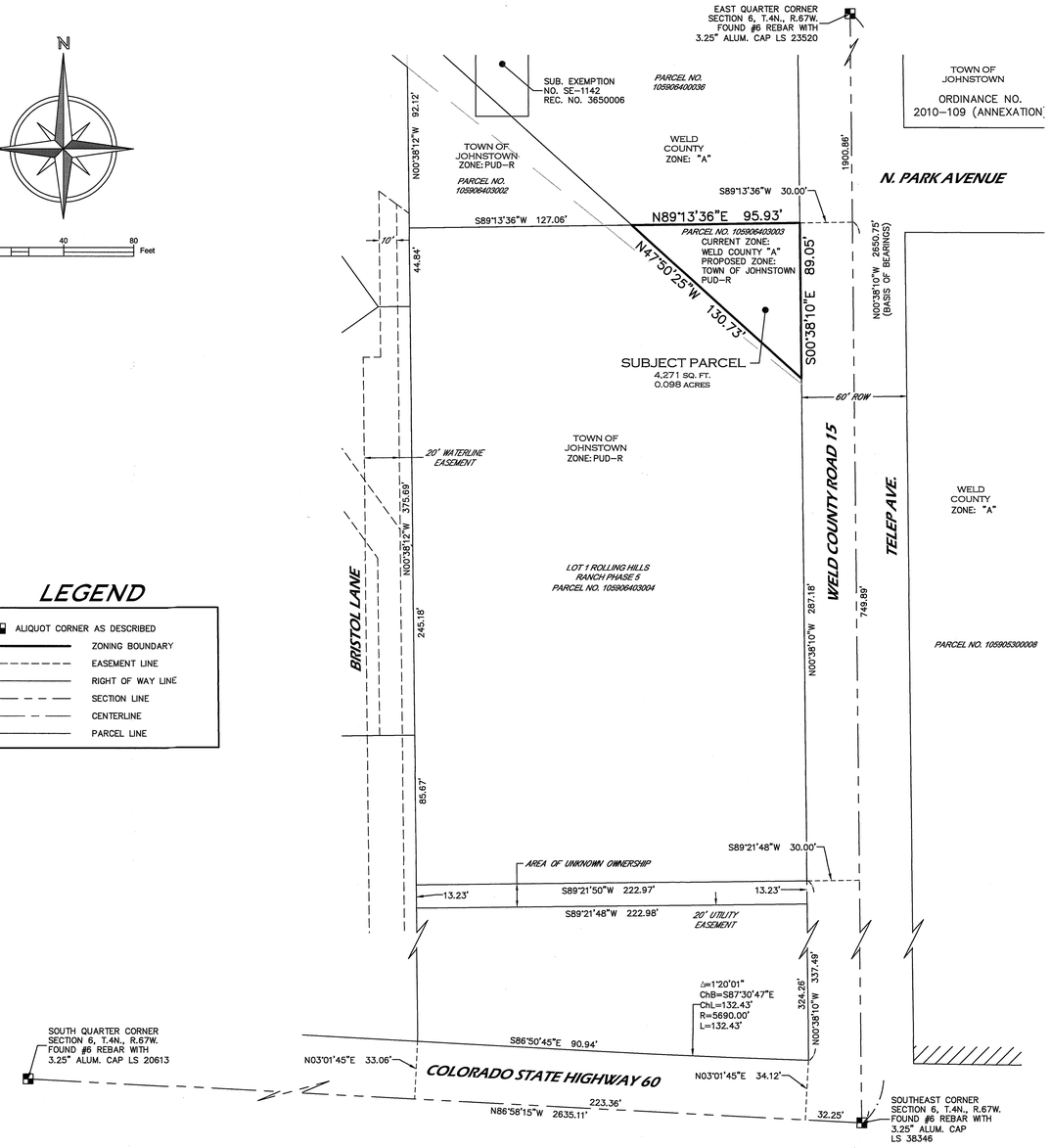
This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

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)

LEGEND

- ALIQUOT CORNER AS DESCRIBED
- ZONING BOUNDARY
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- PARCEL LINE



MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2022198	PROJECT NAME: 100 TELEP AVE.	REVISIONS:	DATE:	1
DATE: 1-10-2024	CLIENT: FRFR	REDLINES	8-8-22	
		REDLINES	1-4-24	
DRAWN BY: MAK	FILE NAME: 2022198_ZONE			
CHECKED BY: SIP	SCALE: 1" = 40'			SHEET 1 OF 1