TOWN OF JOHNSTOWN, COLORADO ORDINANCE NO. 2024-244

ANNEXING CERTAIN UNINCORPORATED LANDS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 0.098 ACRES AND KNOWN AS THE FRONT RANGE FIRE RESCUE FIRE PROTECTION DISTRICT ANNEXATION

WHEREAS, the Town of Johnstown, Colorado ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, by Resolution No. 2024-05, the Town Council found a petition for annexation of certain property situated in the Southeast Quarter of Section 6, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, consisting of approximately 0.098 acres, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference, known as the "Front Range Fire Rescue Fire Protection District Annexation," to be in substantial compliance with C.R.S. § 31-12-107(1); and

WHEREAS, after notice pursuant to C.R.S. § 31-12-108, on March 18, 2024, the Town Council has held a public hearing on the proposed annexation to determine if the annexation complies with C.R.S. §§ 31-12-104 and 105; and

WHEREAS, the Town Council has determined that the requirements of C.R.S. §§ 31-12-104 and 105 have been met, that an election is not required and that no additional terms or conditions are to be imposed on the annexed area.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

<u>Section 1.</u> The annexation of certain unincorporated property situated in the Southeast Quarter of Section 6, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, consisting of approximately 0.098 acres, being more particularly described on <u>Exhibit A</u>, be and the same is hereby approved and said unincorporated area is hereby incorporated and made a part of the Town of Johnstown, Colorado.

<u>Section 2.</u> That the annexation of such unincorporated area to the Town of Johnstown, Colorado shall be complete and effective on the effective date of this Ordinance, except for the purpose of general property taxes, and shall be effective as to general property taxes on and after the first day of January, 2025.

<u>Section 3.</u> That, within thirty (30) days of the effective date of this Ordinance, the Town Clerk be and is hereby authorized and directed to:

- A. File one copy of the annexation map with the original of the annexation ordinance in the office of the Town Clerk; and
- B. File three certified copies of the annexation ordinance and map of the area annexed containing a legal description of such area with the Weld County Clerk and Recorder.

Section 4. This Ordinance shall take effect as provided by State law.

INTRODUCED AND APPROVEI	O on first reading by the Town Council of the Town of
Johnstown, Colorado, this day of	, 2024.
	TOWN OF JOHNSTOWN, COLORADO
ATTEST:	, and the second se
By:	By:
Hannah Hill, Town Clerk	Troy D. Mellon, Mayor
2024.	vn, Colorado, this day of, TOWN OF JOHNSTOWN, COLORADO
ATTEST:	
By:	By:
Hannah Hill, Town Clerk	Troy D. Mellon, Mayor

FRFR STATION 1 ANNEXATION

TO THE TOWN OF JOHNSTOWN, COLORADO
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
0.098 Acres

PROPERTY DESCRIPTION per deed

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 PROPERTY DESCRIPTION

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 (±).

By:	As:			
Witness my hand and seal this	day of, 20			
NOTARIAL CERTIFICATE				
STATE OF COLORADO)				
COUNTY OF LARIMER)			41.:	a ·
	nowledged before me by	as	this	day o
, 20	•			
Witness my Hand and Official Seal				
My commission expires:	•			
TOWN COUNCIL APPROVAL				
	PATIONI 1 AND INVATIONI:	ad and accompand to the Toyam of L	hngtoven	
Colorado by Ordinance Number	FATION 1 ANNEXATION is approv passed and a	adopted on final reading at a regu	lar meeting	
of the Town Council of the Town of	of Johnstown, Colorado held on the	day of		
20				
	Attest:			

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Annexation 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

LEGEND

ANNEXATION TABLE

TOTAL BOUNDARY: 315.71 L.F. CONTIGUOUS BOUNDARY: 219.78 L.F. 1/6 OF TOTAL BOUNDARY 52.62 L.F. RATIO 1:1.44

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".

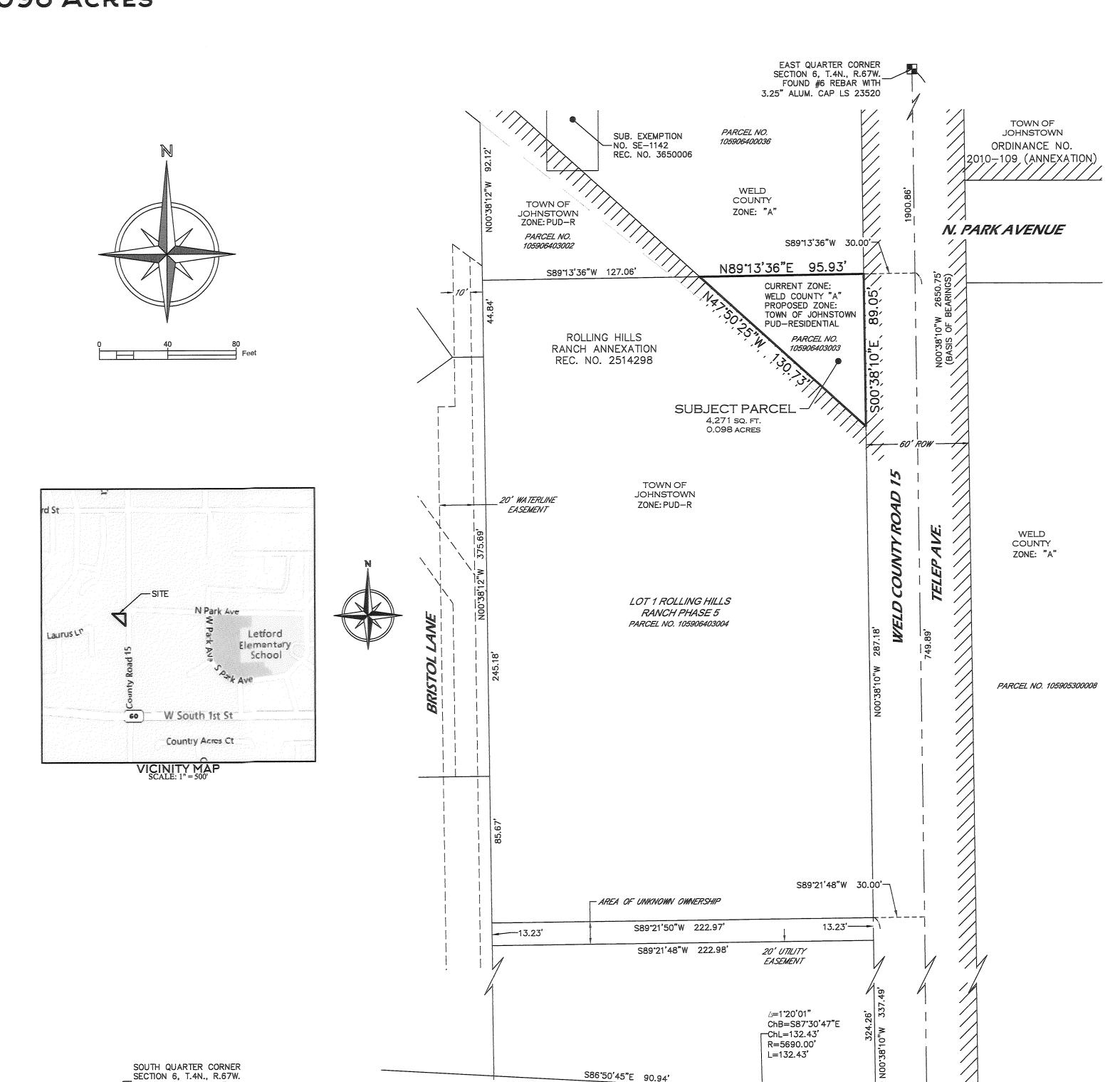
TITLE COMMITMENT NOTE

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)



N03'01'45"E 33.06'

COLORADO STATE HIGHWAY 60

223.36'



FOUND #6 REBAR WITH
3.25" ALUM. CAP LS 20613

	PROJECT NO: 2022198	PROJECT NAME: 100 TELEP AVE.	REVISIONS:	DATE:	
	DATE: 1-10-2024 CLIENT: FRFR	REDLINES	8-8-22		
		CLIENT: FRFR	REDLINES	1-10-24	
	DRAWN BY: MAK	FILE NAME: 2022198_ANNEX			
	DRAWN BT. MAK	TILL NAME. 2022130_ANNEX			
	CHECKED BY: SIP	SCALE: 1" = 40'			
CHECKED DT. 311	CHECKED D1. OH				

N03°01'45"E 34.12'-

SHEET 1 OF 1

SOUTHEAST CORNER SECTION 6, T.4N., R.67W.

3.25" ALUM. CAP

LS 38346

-FOUND #6 REBAR WITH