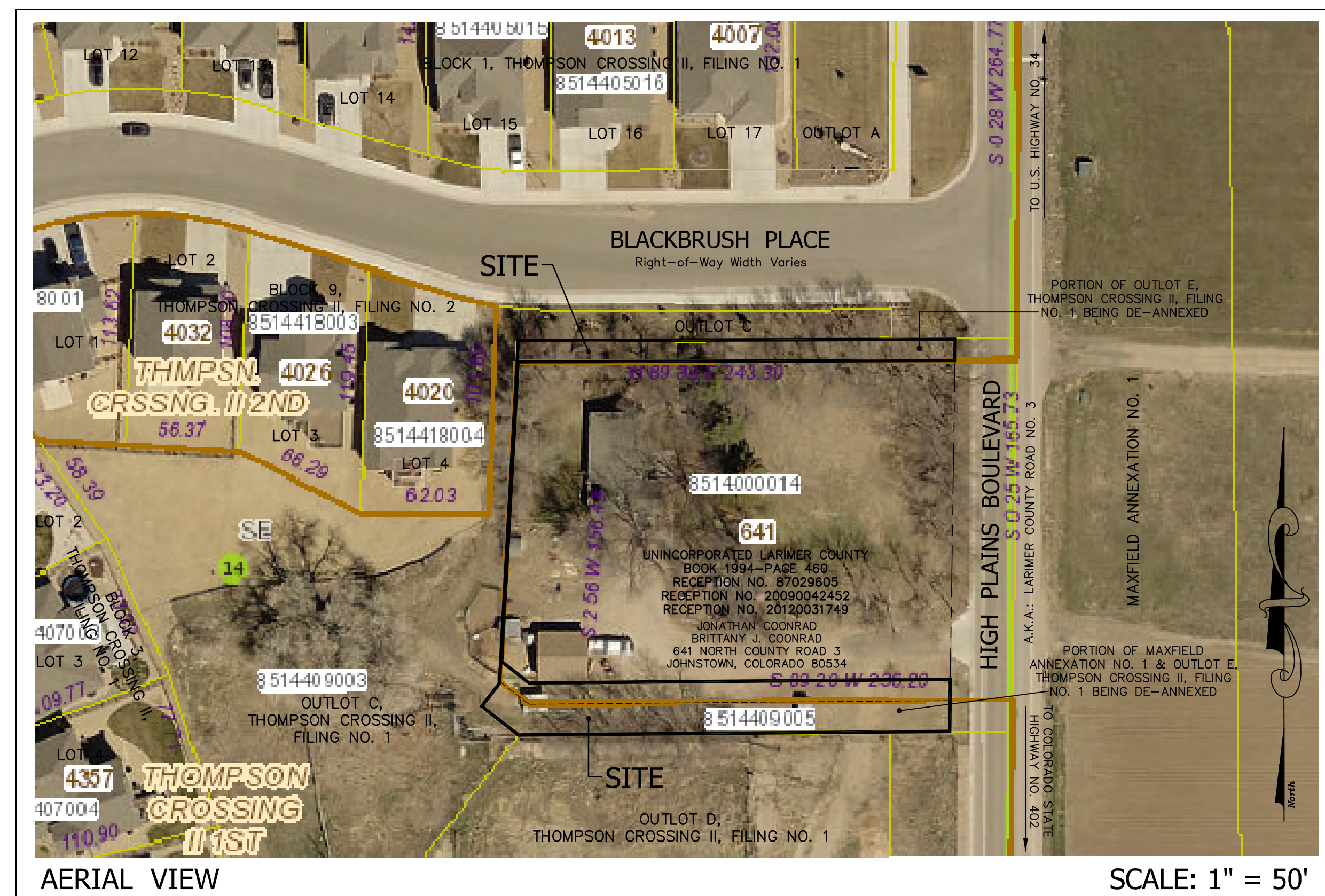
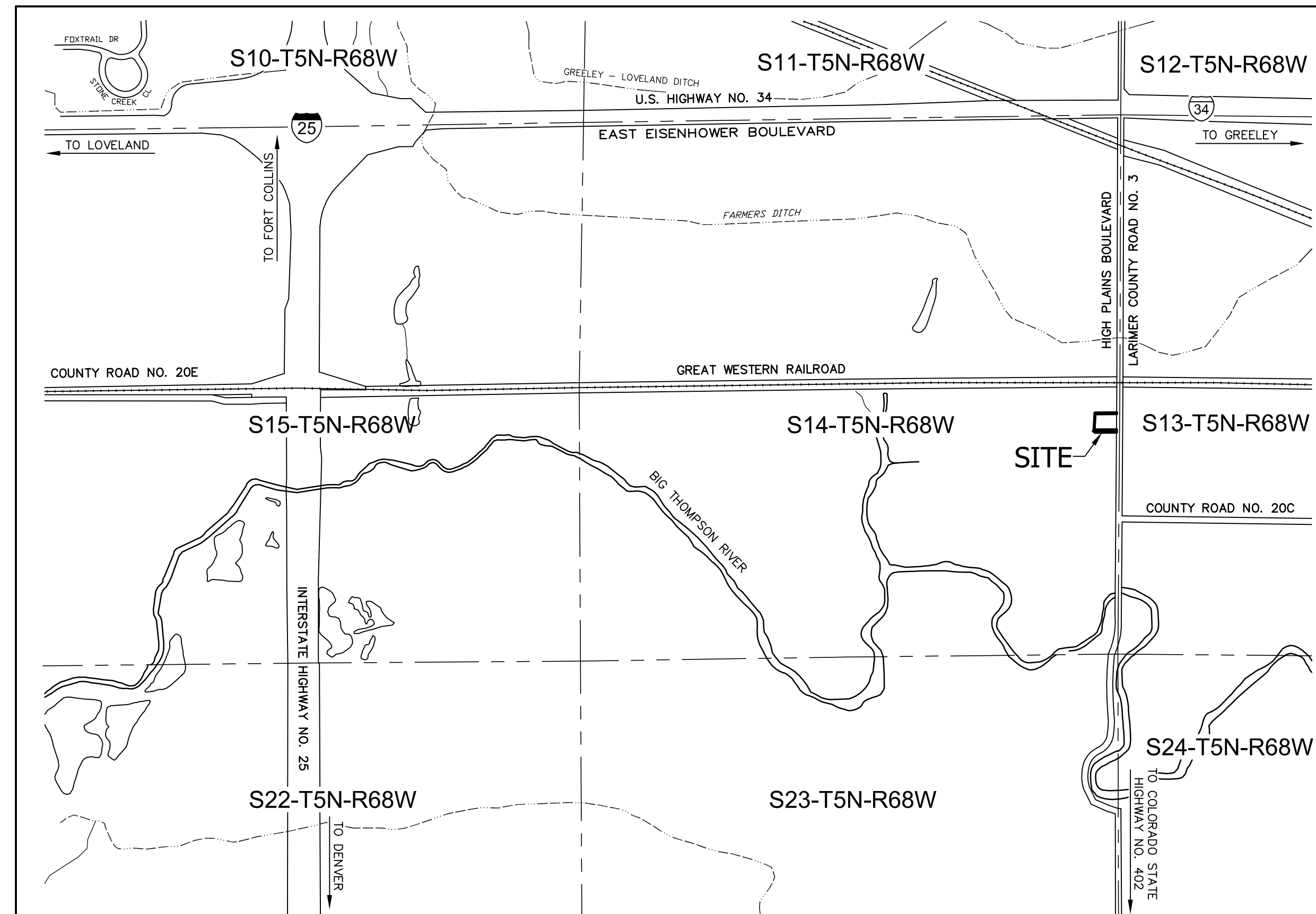


DE-ANNEXATION FROM THE TOWN OF JOHNSTOWN, COLORADO EXHIBIT MAP

BEING A DE-ANNEXATION OF AN INCORPORATED PARCEL OF LAND, BEING A PORTION OF THE MAXFIELD ANNEXATION NO. 1 & ALL OF OUTLOT E, THOMPSON CROSSING II, FILING NO. 1, ALL BEING SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO

SHEET 1 OF 2



PROPERTY DESCRIPTION (COONRAD PROPERTY - RECEPTION NO. 20090042452):

All that portion of the North Half of the Southeast Quarter of Section 14, Township 5 North, Range 68 West of the 6th P.M., Larimer County, Colorado, more particularly described as follows:

Considering the East line of the Southeast Quarter as bearing North-South and with all bearings contained herein relative thereto:

Commencing at the Northeast corner of said Southeast Quarter; thence along said East line of the Southeast Quarter, South 294.77 feet to the Easterly prolongation of an existing East-West fence line and the True Point of Beginning; thence continuing along said East line of the Southeast Quarter South 165.73 feet to the centerline of a 30 Foot Permanent Access Easement as per Larimer County Exemption, as recorded in Book 1875 at Page 682, records of said County; thence along centerline the following two courses and distances: (1) South 88°54'49" West 238.29 feet; (2) North 52°44'29" West 17.59 feet to the Southerly prolongation of an existing North-South fence; thence along said prolongation and said existing fence line North 02°32'10" East 156.43 feet to an existing East-West fence line and a point which bears South 89°13'40" West from the True point of Beginning; thence along said existing fence line and its Easterly prolongation North 89°13'40" East 243.30 feet to the True Point of Beginning. Together with a Permanent, Non-Exclusive Easement for Ingress and Egress over and across the aforesaid 30.00 foot Permanent Access Easement, second parties, their heirs, successors and assigns, together with all other persons, their heirs, successors and assigns, who have the legal right to the use of said easement, shall at all times hereafter bear the expense of maintaining the said easement.

County of Larimer, State of Colorado

PROPERTY DESCRIPTION (COONRAD PROPERTY - RECEPTION NO. 2017003131):

Outlot E, Thompson Crossing II, Filing No. 1, Town of Johnstown, County of Larimer, State of Colorado

Grantor and Grantee acknowledge that Access Easement No. 8702960 is on Outlot E and will continue to be used for access to Outlot D

Also known by street and number as: N/A Johnstown, Co. 80534

DE-ANNEXED AREA TABULATION		
OUTLOT E, THOMPSON CROSSING II, FILING NO. 1	5,712.9± S.F.	0.13± AC.
PORTION OF MAXFIELD ANNEXATION NO. 1	2,276.0± S.F.	0.05± AC.
TOTAL DE-ANNEXATION AREA	7,988.9± S.F.	0.18± AC.

GENERAL NOTES:

- The property described and depicted for De-Annexation From The Town Of Johnstown, Colorado as originally annexed to the Town of Johnstown, Colorado was initially annexed into the Town of Johnstown, Colorado with the Map of the Maxfield Annexation No. 1, Town of Johnstown, County of Larimer, State of Colorado as filed for record November 9, 2007 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20070084418 and subsequently platted as Outlot E with the Final Plat of Thompson Crossing II, Filing No. 1, Town of Johnstown, County of Larimer, State of Colorado as filed for record August 11, 2015 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20150052904.
- This De-Annexation From The Town Of Johnstown, Colorado Exhibit Map and Property Description shown here were prepared from recorded Plats, recorded Deeds and other information provided by others. This De-Annexation From The Town Of Johnstown, Colorado Exhibit Map does not constitute an Improvement Location Certificate, Improvement Survey Plat, Land Survey Plat or a monumented boundary survey of the subject property for De-Annexation. No field work was performed for the preparation of this De-Annexation From The Town Of Johnstown, Colorado Exhibit Map and Property Description shown hereon.
- This De-Annexation From The Town Of Johnstown, Colorado Exhibit Map was prepared without the benefit of a Commitment For Title Insurance or Title Policy. No further easement and/or right of way research, other than may be shown on this Map, was requested by the client or performed by InterMill Land Surveying, Inc. for the preparation of this Map. Easements and/or rights-of-way, if shown on this Map, were taken from recorded final plats, recorded surveys, recorded deeds, grants of easement(s), known information and information provided by others. The easements and rights of way which may be shown hereon may not be complete, are based on general information, and are to be used only in this context. The Parcel Property Description, as shown on this Map, was created by InterMill Land Surveying, Inc. during the preparation of this Map.
- Recorded Plats and/or Maps used for the preparation of this Map:
 - Zeller Exemption Map, County of Larimer, State of Colorado as filed for record July 11, 1979 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado in Book 1968 at Page 571 (Reception No. 316278).
 - Map of the Maxfield Annexation No. 1, Town of Johnstown, County of Larimer, State of Colorado as filed for record November 9, 2007 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20070084418.
 - Final Plat of Thompson Crossing II, Filing No. 1, Town of Johnstown, County of Larimer, State of Colorado as filed for record August 11, 2015 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20150052904.
 - Final Plat of Thompson Crossing II, Filing No. 2, Town of Johnstown, County of Larimer, State of Colorado as filed for record March 28, 2016 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20160018469.

Recorded Deeds used for the preparation of this Map:

- Warranty Deed as filed for record October 10, 1979 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado in Book 1994 at Page 460 (Reception No. 331522).
- Warranty Deed as filed for record May 22, 1987 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 87029605.
- Special Warranty Deed as filed for record June 25, 2009 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20090042452.
- Quit Claim Deed as filed for record May 15, 2012 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20120031749. Note: The Parcel Property Description (Exhibit A) contained within this document contains errors.
- Larimer County Add-On Agreement as filed for record August 20, 2018 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20180051420.

Other Recorded Documents used for the preparation of this Map:

- Adjacent property description(s) and ownership information, if shown on this Map, per the most recent records (April 10, 2021) of the Office of the Assessor of Larimer County, Colorado.

OUTLOT E, THOMPSON CROSSING II, FILING NO. 1
PROPERTY OWNER(S) AT TIME OF MAPPING:
 JONATHAN COONRAD
 BRITTANY J. COONRAD
 641 NORTH COUNTY ROAD NO. 3
 JOHNSTOWN, COLORADO 80534

LARIMER COUNTY PARCEL
 I.D. NO.: 85144-09-005

Information in this box obtained from the Larimer County Assessor's Property Information Website on April 9, 2021

MAPPING PREPARED FOR:
 JONATHAN COONRAD and BRITTANY J. COONRAD
 641 NORTH COUNTY ROAD NO. 3
 JOHNSTOWN, COLORADO 80534

PROPERTY DESCRIPTION FOR DE-ANNEXATION FROM THE TOWN OF JOHNSTOWN, COLORADO

That portion of an Incorporated Parcel of Land, being a portion of Maxfield Annexation No. 1 and a portion of Outlot E, Thompson Crossing II, Filing No. 1, all being situate in the Northeast Quarter of the Southeast Quarter of Section 14, Township 5 North, Range 68 West of the 6th P.M., Town of Johnstown, County of Larimer, State of Colorado being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 14 and considering the East line of the Northeast Quarter of the Southeast Quarter of said Section 14 as bearing South 00°35'37" West and with all bearings contained herein relative thereto; thence along said East line of the Northeast Quarter of the Southeast Quarter of said Section 14 South 00°35'37" West 294.77 feet to the Northeast Corner of said Outlot E, Thompson Crossing II, Filing No. 1; said Northeast corner also being the Northeast corner of those certain parcels of land as filed for record in Book 1994 at Page 460 and Reception Nos. 87029605, 20090042452 & 20120031749, records of Larimer County, Colorado; thence departing said East line of the Northeast Quarter of the Southeast Quarter of said Section 14 and along the North line of said Outlot E, Thompson Crossing II, Filing No. 1 and along the North line of said parcels of land as filed for record in Book 1994 at Page 460 and Reception Nos. 87029605, 20090042452 & 20120031749 South 89°49'17" West 30.00 feet, more or less, to a point on the Westerly right-of-way line for High Plains Boulevard (aka: Larimer County Road No. 3) and the TRUE POINT OF BEGINNING; thence continuing along said North line of said Outlot E, Thompson Crossing II, Filing No. 1 and along the North line of said parcels of land as filed for record in Book 1994 at Page 460 and Reception Nos. 87029605, 20090042452 & 20120031749 South 89°49'17" West 213.30 feet, more or less, to the Northwest corner of said Outlot E, Thompson Crossing II, Filing No. 1; said Northwest corner also being the Northwest corner of said certain parcels of land as filed for record in Book 1994 at Page 460 and Reception Nos. 87029605, 20090042452 & 20120031749; thence departing said North line of said Outlot E, Thompson Crossing II, Filing No. 1 and departing said North line of said parcels of land as filed for record in Book 1994 at Page 460 and Reception Nos. 87029605, 20090042452 & 20120031749 and along the Westerly line of said Outlot E, Thompson Crossing II, Filing No. 1 and along the Westerly line of said certain parcels of land as filed for record in Book 1994 at Page 460 and Reception Nos. 87029605, 20090042452 & 20120031749 and along the Southerly prolongation of said Westerly line of said certain parcels of land as filed for record in Book 1994 at Page 460 and Reception Nos. 87029605, 20090042452 & 20120031749 South 03°06'47" West 167.42 feet to an angle point in the Westerly line of said Outlot E, Thompson Crossing II, Filing No. 1; thence departing said Southerly prolongation of said Westerly line of said certain parcels of land as filed for record in Book 1994 at Page 460 and Reception Nos. 87029605, 20090042452 & 20120031749 and continuing along said Westerly line of said Outlot E, Thompson Crossing II, Filing No. 1 South 37°51'08" West 14.20 feet, more or less, to the Southwest corner of said Outlot E, Thompson Crossing II, Filing No. 1; thence departing said Westerly line of said Outlot E, Thompson Crossing II, Filing No. 1 and along the Southerly line of said Outlot E, Thompson Crossing II, Filing No. 1 South 52°08'52" West 22.81 feet, more or less, to an angle point in the Southerly line of said Outlot E, Thompson Crossing II, Filing No. 1; thence continuing along said Southerly line of said Outlot E, Thompson Crossing II, Filing No. 1 North 89°30'26" East 211.12 feet, more or less, to a point on the Westerly right-of-way line for High Plains Boulevard (aka: Larimer County Road No. 3); thence departing said Southerly line of said Outlot E, Thompson Crossing II, Filing No. 1 and along said Westerly right-of-way line for High Plains Boulevard (aka: Larimer County Road No. 3) North 00°35'37" East 25.35 feet, more or less, to a point on the South line of said certain parcels of land as filed for record in Book 1994 at Page 460 and Reception Nos. 87029605, 20090042452 & 20120031749 South 89°30'26" West 206.19 feet to an angle point in the South line of said certain parcels of land as filed for record in Book 1994 at Page 460 and Reception Nos. 87029605, 20090042452 & 20120031749 and continuing along said South line of said certain parcels of land as filed for record in Book 1994 at Page 460 and Reception Nos. 87029605, 20090042452 & 20120031749 and along said Easterly line of said Outlot E, Thompson Crossing II, Filing No. 1 North 03°06'47" East 146.41 feet, more or less, to a point on the South line of said Outlot E, Thompson Crossing II, Filing No. 1; thence departing said Easterly line of said Outlot E, Thompson Crossing II, Filing No. 1 and along said South line of said Outlot E, Thompson Crossing II, Filing No. 1 North 89°49'17" East 213.30 feet, more or less, to a point on the Westerly right-of-way line for High Plains Boulevard (aka: Larimer County Road No. 3); thence departing said South line of said Outlot E, Thompson Crossing II, Filing No. 1 and along said Westerly right-of-way line for High Plains Boulevard (aka: Larimer County Road No. 3) North 00°35'37" East 10.35 feet, more or less, to a point on the North line of said Outlot E, Thompson Crossing II, Filing No. 1 and a point on the North line of said parcels of land as filed for record in Book 1994 at Page 460 and Reception Nos. 87029605, 20090042452 & 20120031749; said point being the TRUE POINT OF BEGINNING.

Containing 7,988.9 Square Feet (0.18 Acres), more or less, and being subject to all existing easements and/or rights-of-ways now in use or of record.

NOTE: The Parcel Property Description, as shown above, was created by InterMill Land Surveying, Inc. on May 18, 2021.

PETITIONER(S) FOR DE-ANNEXATION:

JONATHAN COONRAD and BRITTANY J. COONRAD

Jonathan Coonrad
 Brittany J. Coonrad

STATE OF COLORADO)
 COUNTY OF LARIMER)SS

Subscribed and sworn to before me this ___ day of _____, 20___, by Jonathan Coonrad and Brittany J. Coonrad.

Witness My Hand And Official Seal.
 My Commission Expires _____

Notary Public _____

TOWN COUNCIL APPROVAL CERTIFICATE:

This De-Annexation From The Town Of Johnstown, Colorado Exhibit Map was approved and accepted by the Town Council of the Town of Johnstown, Colorado by Ordinance No. _____, passed and adopted on the final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado at a regular meeting held on the ___ day of _____, 20___.

By: _____ Attest: _____
 Mayor Town Clerk

LAND SURVEYOR'S CERTIFICATION

I, Steven J. Stencel, a Professional Land Surveyor licensed in the State of Colorado, do hereby certify that this De-Annexation From The Town Of Johnstown, Colorado Exhibit Map and Property Description were prepared by me or under my direct supervision and that this De-Annexation From The Town Of Johnstown, Colorado Exhibit Map does not constitute an Improvement Location Certificate, Improvement Survey Plat, Land Survey Plat or a monumented boundary survey of the subject property for De-Annexation.

PREPARED BY AND ON BEHALF OF:
 INTERMILL LAND SURVEYING, INC.
 1301 NORTH CLEVELAND AVENUE
 LOVELAND, COLORADO 80537
 P: (970) 669-0516

Steven John Stencel
 Colorado PLS No. 30462
 Date: _____

STATEMENT OF LINEAR UNITS USED: Linear Units Used for this mapping - U.S. Survey Feet

BASIS OF BEARINGS STATEMENT: Basis of Bearings for this Map are based on the record bearing of South 00°35'37" West on the East line of the Northeast Quarter of the Southeast Quarter of Section 14, Township 5 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado. Record bearing derived for the Final Plat of Thompson Crossing II, Filing No. 1, Town of Johnstown, County of Larimer, State of Colorado as filed for record August 11, 2015 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20150052904.

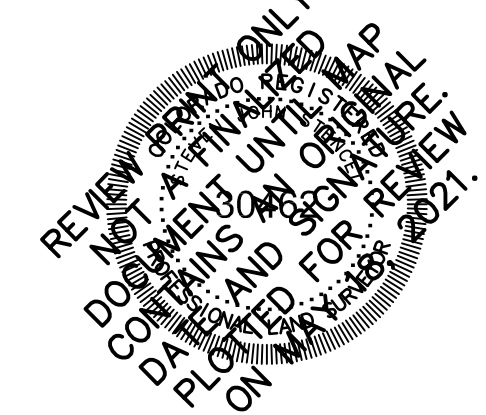
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DATE: _____
 BY: _____
 REVISIONS:
 2. Bureau County Road Right-of-Way Area From Mapping and Reissue De-Annexation Local Ordinance
 1. Revisions Per Town of Johnstown Review

INTERMILL LAND SURVEYING, INC.
 BUS. (970)-666-0516 / FX (970)-635-4775
 1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537
 CLIENT: JONATHAN and BRITTANY COONRAD
 641 NORTH COUNTY ROAD NO. 3, JOHNSTOWN, COLORADO 80534

DE-ANNEXATION EXHIBIT MAP
 PORTION OF THE SE 1/4 OF S14-T5N-R68W, LARIMER COUNTY, COLORADO

DRAWN BY: RGP
 CHECKED BY: _____
 APPROVED BY: _____
 Original Preparation: 04-07-2021
 DATE: 05-17-2021
 SCALE: As Shown
 PROJECT NO.: P-17-8301
 SHEET OF
 1 2

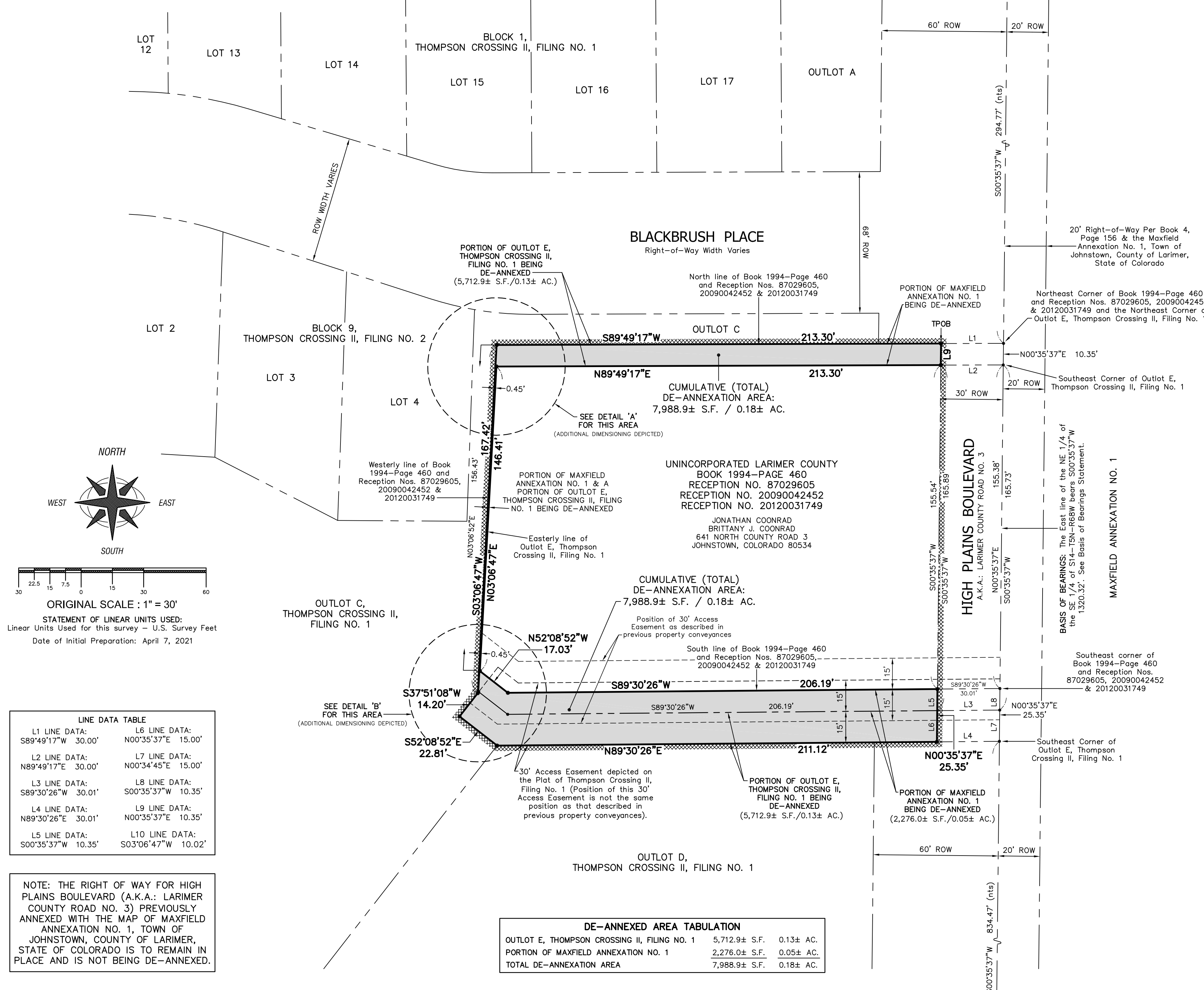
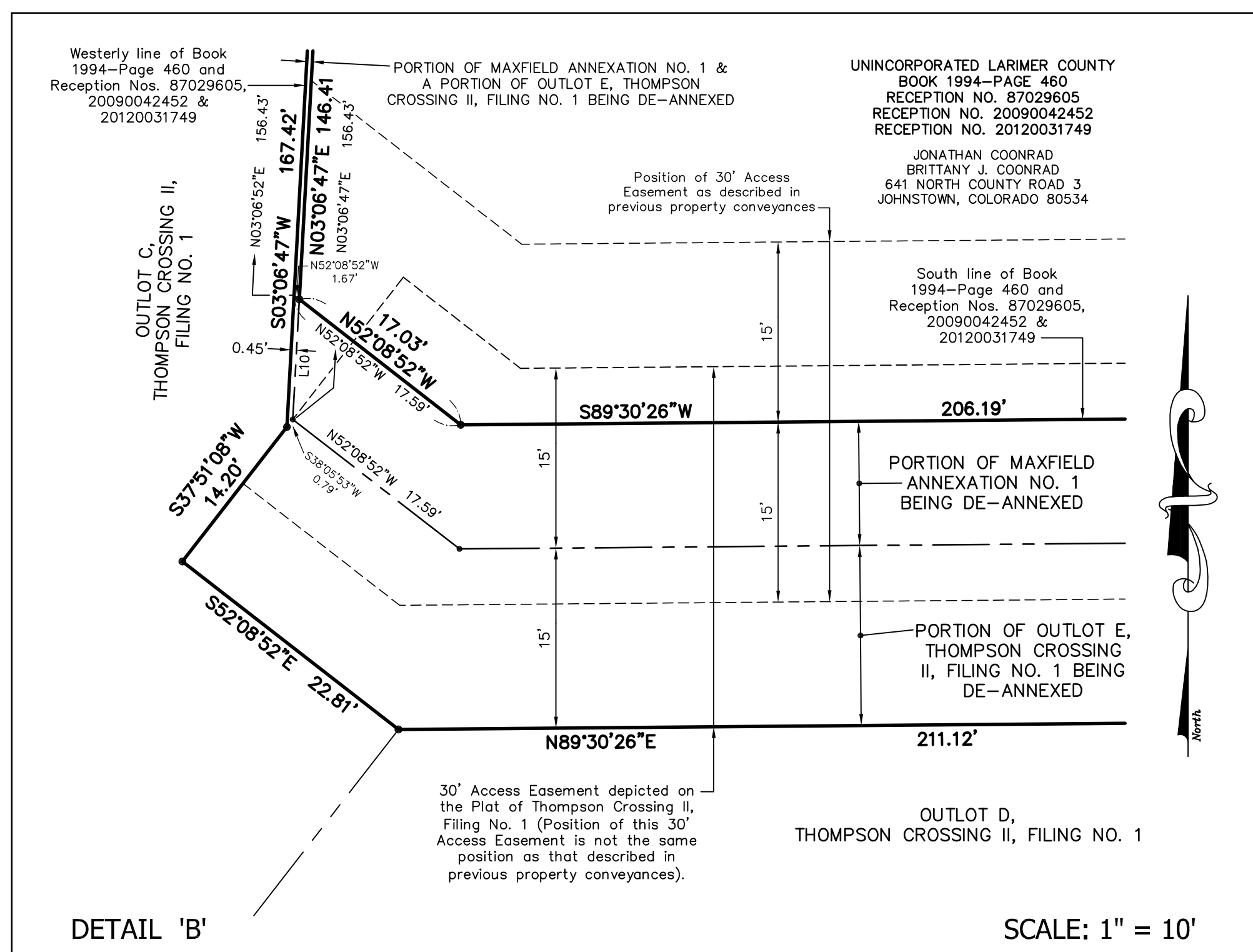
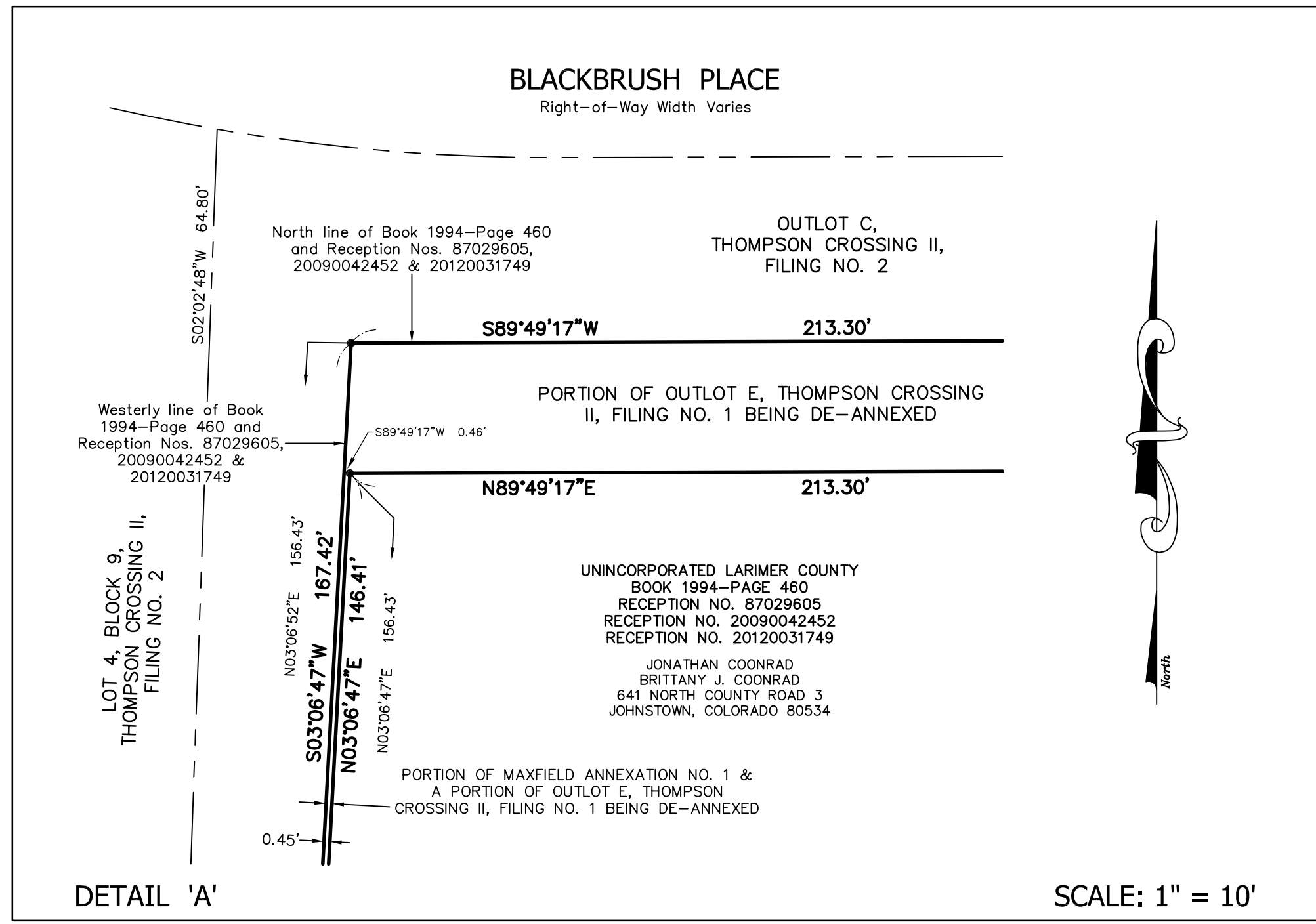


CLIENT: JONATHAN and BRITTANY COONRAD
 DE-ANNEXATION EXHIBIT MAP
 PORTION OF THE SE 1/4 OF S14-T5N-R68W, LARIMER COUNTY, CO.

DE-ANNEXATION FROM THE TOWN OF JOHNSTOWN, COLORADO EXHIBIT MAP

BEING A DE-ANNEXATION OF AN INCORPORATED PARCEL OF LAND, BEING A PORTION OF THE MAXFIELD ANNEXATION NO. 1 & ALL OF OUTLOT E, THOMPSON CROSSING II, FILING NO. 1, ALL BEING SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO

SHEET 2 OF 2



LINE DATA TABLE	
L1 LINE DATA: S89°49'17"W 30.00'	L6 LINE DATA: N00°35'37"E 15.00'
L2 LINE DATA: N89°49'17"E 30.00'	L7 LINE DATA: N00°34'45"E 15.00'
L3 LINE DATA: S89°30'26"W 30.01'	L8 LINE DATA: S00°35'37"W 10.35'
L4 LINE DATA: N89°30'26"E 30.01'	L9 LINE DATA: N00°35'37"E 10.35'
L5 LINE DATA: S00°35'37"W 10.35'	L10 LINE DATA: S03°06'47"W 10.02'

NOTE: THE RIGHT OF WAY FOR HIGH PLAINS BOULEVARD (A.K.A.: LARIMER COUNTY ROAD NO. 3) PREVIOUSLY ANNEXED WITH THE MAP OF MAXFIELD ANNEXATION NO. 1, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO IS TO REMAIN IN PLACE AND IS NOT BEING DE-ANNEXED.

ABBREVIATION LEGEND	
N: North	Gov't: Government
S: South	U.S.: United States
E: East	BLM: Bureau of Land Management
W: West	GLO: General Land Office
NW: Northwest	¼: One-Quarter
SW: Southwest	AP: Angle Point
SE: Southeast	±: Plus or Minus
SW: Southwest	ROW: Right-Of-Way
KM: Kilometer	No.: Number
Mi: Mile	L: Line
Meas.: Measured	C: Curve
Rec.: Record	RB: Radial Bearing
Calc.: Calculated	Emt.: Easement
PR: Pro-Rated	
FD: Found	NTS: Not To Scale
Dia: Diameter	Fx: Fence
O.D.: Outside Diameter	S-T-N-R-W: Section-Township-Range
I.D.: Inside Diameter	I.D.: Identification
(When defining Monuments)	(When defining Parcel Identification)

PREPARED BY AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
P: (970) 669-0516
Steven John Stencil
Colorado PLS No. 30462
Date: _____

DE-ANNEXED AREA TABULATION		
OUTLOT E, THOMPSON CROSSING II, FILING NO. 1	5,712.9± S.F.	0.13± AC.
PORTION OF MAXFIELD ANNEXATION NO. 1	2,276.0± S.F.	0.05± AC.
TOTAL DE-ANNEXATION AREA	7,988.9± S.F.	0.18± AC.

BASIS OF BEARINGS STATEMENT: Basis of Bearings for this Map are based on the record bearing of South 00°35'37" West on the East line of the Northeast Quarter of the Southeast Quarter of Section 14, Township 5 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado. Record bearing derived for the Final Plat of Thompson Crossing II, Filing No. 1, Town of Johnstown, County of Larimer, State of Colorado as filed for record August 11, 2015 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20150052904.

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.

DATE: _____

BY: _____

REVISIONS:

2. Remove County Road Right-of-Way Area From Mapping and Revise De-Annexation Legal Description	RGF	05-18-2021
1. Revisions Per Town of Johnstown Review	RGF	05-17-2021

CLIENT: JONATHAN and BRITTANY COONRAD
641 NORTH COUNTY ROAD NO. 3, JOHNSTOWN, COLORADO 80534

TITLE: DE-ANNEXATION EXHIBIT MAP
PORTION OF THE SE 1/4 OF S14-T5N-R68W, LARIMER COUNTY, COLORADO

DRAWN BY: RGF

CHECKED BY: _____

APPROVED BY: _____

Original Preparation: 04-07-2021
DATE: 05-17-2021
SCALE: 1" = 30'

PROJECT NO.: P-17-8301

SHEET	OF
2	2

CLIENT: JONATHAN and BRITTANY COONRAD
DE-ANNEXATION EXHIBIT MAP
PORTION OF THE SE 1/4 OF S14-T5N-R68W, LARIMER COUNTY, CO.