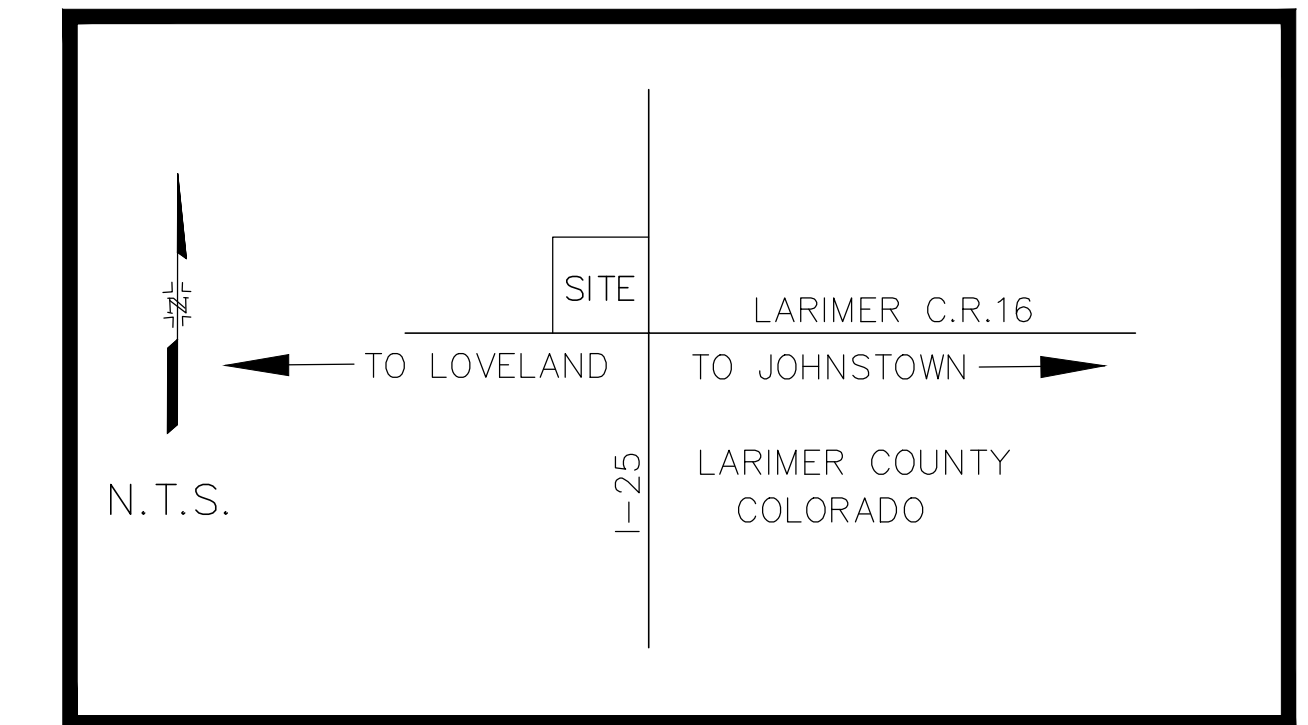


YELLOW ROOF ZONING TO THE TOWN OF JOHNSTOWN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 68 WEST OF
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO.



VICINITY MAP

ZONING DESCRIPTION:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 27, WHICH POINT IS 1247.9 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE WESTERLY ON THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 170 FEET; THENCE ON AN ANGLE OF 75°27'30" TO THE RIGHT A DISTANCE OF 531.2 FEET; THENCE ON AN ANGLE OF 104°12'30" TO THE RIGHT A DISTANCE OF 519.68 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 185; THENCE ON AN ANGLE OF 75°27'30" TO THE RIGHT ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 442.59 FEET; THENCE ON AN ANGLE OF 93°51'30" TO THE RIGHT A DISTANCE OF 333.2 FEET; THENCE ON AN ANGLE OF 79°19'00" TO THE LEFT A DISTANCE OF 24.0 FEET TO THE POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO.

NOTES:

1. THE PROPOSED ZONING IS INDUSTRIAL LIGHT (I-1).
2. BEARINGS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 68 WEST AS NORTH 89°47'30" WEST ACCORDING TO RIGHT-OF-WAY CONVEYANCE TO COLORADO DEPARTMENT OF HIGHWAYS RECORDED OCTOBER 31, 1960 IN BOOK 1128, PAGE 3.
3. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT 139063676802, DATED FEBRUARY 4, 2021 WAS RELIED UPON FOR RECORD DATA REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS MAP.
4. THIS MAP WAS COMPILED USING EXISTING PLATS, DEEDS, LEGAL DESCRIPTIONS, AND OTHER DOCUMENTS AND IS NOT BASED ON A FIELD SURVEY NOR SHOULD IT BE CONSTRUED AS A BOUNDARY SURVEY.
5. THE TOTAL AREA OF THE ANNEXED PROPERTY IS 248,282SF (5.70 ACRES).
6. PROPERTY ADDRESS: 6163 EAST COUNTY ROAD 16, LOVELAND, CO 80537
7. THIS MAP IS NOT A LAND SURVEY PLAT.
8. SEWER TO BE UNDER INTERSTATE 25 TO CONNECT TO TOWN OF JOHNSTOWN SEWER SYSTEM UPON FURTHER DEVELOPMENT OF SITE.
9. LITTLE THOMPSON WATER DISTRICT WILL BE ALLOWED TO SERVICE PROPERTY UNTIL FURTHER DEVELOPMENT EXTENDS TOWN OF JOHNSTOWN WATER ADJACENT TO PROPERTY.

TOWN COUNCIL APPROVAL

THIS MAP TO BE KNOWN AS YELLOW ROOF ZONING 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 _____.

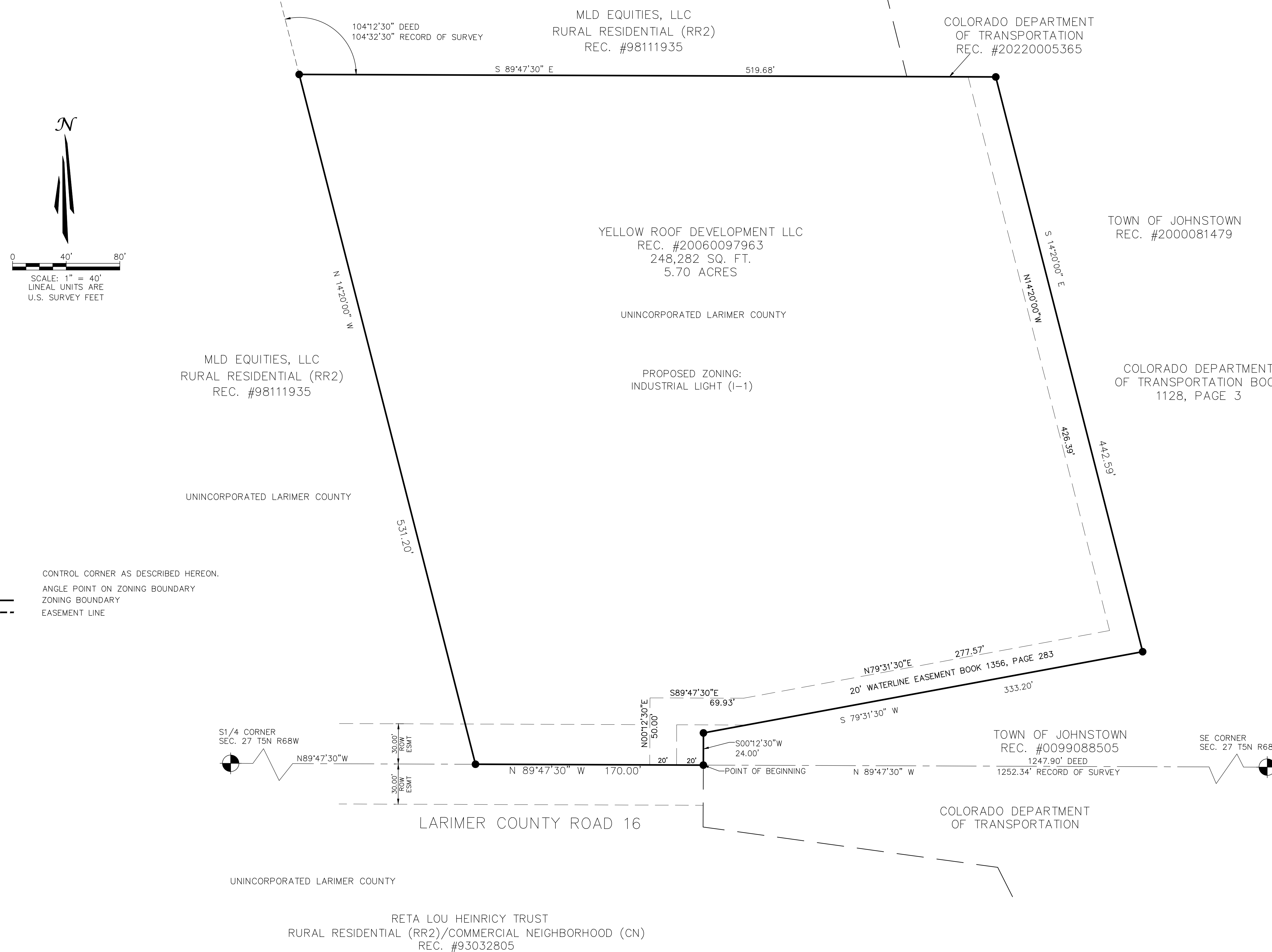
BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

SURVEYOR CERTIFICATE:

I, STEVEN B. VARRIANO, A COLORADO REGISTERED 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 B. VARRIANO, P.L.S. 30126



NO.	DESCRIPTION	BY	DATE

6163 East County Road 16
Loveland, CO 80537
p: 970.613.1447
www.tait.com

TAIT
& ASSOCIATES
ENGINEERING ENVIRONMENTAL BUILDING LAND
SURVEYING COUNTY SURVEYORS
Since 1944

DRAWN: KR
DATE: 12/20/2023
CHECKED: SV
DATE: 12/20/2023
REVISION #:
DATE:
JOB NO.: C01158A

ZONING MAP
YELLOW ROOF ZONING
A PORTION OF THE SE 1/4 SEC 27, T5N, R68W
LARIMER COUNTY, COLORADO