

WEST RIDGE ZONING MAP
TOWN OF JOHNSTOWN, COLORADO
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO
133.386 ACRES

PROPERTY DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section Twenty-two (22), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.) being more particularly described as follows:

Parcel 1:

The Southwest 1/4 of Section 22, Township 5 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, less that portion contained in that deed recorded May 27, 1986 at Reception No. 86026975 and less that portion deeded to the County of Larimer, State of Colorado for road purposes in Book 934 at Page 55 and less that portion deeded to the Board of County commissioners of Larimer County for highway right of way in that deed recorded August 4, 1942 in Book 742 at Page 164 and less that portion contained in the Rule and Order recorded September 26, 1961 in Book 1152 at Page 302 , AND EXCEPTING THEREFROM those portions conveyed to Department of Transportation, State of Colorado by Warranty Deed recorded December 15, 2020 at Reception No. 20200105901.

Parcel 2:

All that portion of the Southwest One-Quarter of Section 22, Township 5 North, Range 68 West of the of the 6th P.M., Larimer County, Colorado more particularly described as follows: Considering the South line of said Southwest One-Quarter of Section 22 as bearing North 89°06'54" East with all bearings contained herein relative thereto. Beginning at the Southwest corner of said Section 22; thence along said South line of the Southwest One-Quarter of Section 22 North 89°06'54" East 1149.27 feet; thence leaving said South line North 01°25'15" East 1326.08 feet; thence South 89°17'38" West 1187.38 feet to the West line of said Southwest One-Quarter of Section 22; thence along said West line South 00°13'51" East 1328.80 feet to the Point of Beginning. Less that portion contained in that Deed recorded December 30, 1986 at Reception No. 86076437 and also less that portion deeded to the County of Larimer, State of Colorado for road purposes in Book 934 at Page 55 , County of Larimer, State of Colorado. AND EXCEPTING THEREFROM those portions conveyed to Department of Transportation, State of Colorado by Warranty Deed recorded December 15, 2020 at Reception No. 20200105901.

Source: Heritage Title Company Order No. 459-HS0810671-414, Amendment No. 9, dated March 5, 2024.

Said parcels contain 5,810,281 Square Feet or 133.386 Acres more or less by this survey.

OWNER: West Ridge HoldCo, LLC, a Colorado limited liability company

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF WELD)
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 West Ridge 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: _____
Mayor Town Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Southwest Quarter of Section 22, Township 5 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing North 00°42'39" East, a distance of 2634.37 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 459-HS0810671-414, Amendment No. 9, dated March 5, 2024, as prepared by Heritage Title 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.

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.

PRELIMINARY

DESCRIPTIONS OF PROPOSED REZONING PARCELS

Parcel 1 - Proposed R-1 Zoning

A parcel of land, situate in the Southwest Quarter (SW1/4) of Section Twenty-two (22), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 22 and assuming the West line of said SW1/4 as bearing North 00°42'39" East, a distance of 2,634.37 feet Monumented by a 2.5" aluminum cap in a monument box stamped LS 20676 at the South end, and a 2.5" aluminum cap stamped LS 12374 at the North end, and with all other bearings contained herein relative thereto;

THENCE North 00°42'39" East, along said West line, a distance of 1,467.74 feet to the POINT OF BEGINNING; THENCE North 00°42'39" East, continuing along said West line, a distance of 1,166.63 feet to the West Quarter Corner of said Section 22; THENCE South 89°45'29" East, along the North line of said SW1/4, a distance of 1,364.53 feet; THENCE South 00°03'35" West a distance of 909.11 feet to a Point of Curvature (PC); THENCE along the arc of a curve concave to the West a distance of 179.61 feet, having a Radius of 475.00 feet, a Delta of 21°39'54" and is subtended by a Chord that bears South 10°53'32" West a distance of 178.54 feet to a Point of Tangency (PT); THENCE South 21°43'28" West a distance of 99.64 feet; THENCE North 89°17'21" West a distance of 1,307.53 feet to the POINT OF BEGINNING.

Said described parcel of land contains 1,600,575 Square Feet or 36.744 Acres, more or less (±).

Parcel 2 - Proposed R-2 Zoning

A parcel of land, situate in the Southwest Quarter (SW1/4) of Section Twenty-two (22), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 22 and assuming the West line of said SW1/4 as bearing North 00°42'39" East, a distance of 2,634.37 feet Monumented by a 2.5" aluminum cap in a monument box stamped LS 20676 on the South end, and a 2.5" aluminum cap stamped LS 12374 on the North end, and with all other bearings contained herein relative thereto;

THENCE North 00°42'39" East, along said West line, a distance of 676.42 feet to the POINT OF BEGINNING; THENCE North 00°42'39" East, continuing along said West line, a distance of 791.32 feet; THENCE South 89°17'21" East a distance of 1,307.53 feet; THENCE South 21°43'28" West a distance of 260.33 feet to a Point of Curvature (PC); THENCE along the arc of a curve concave to the Southeast a distance of 179.61 feet, having a Radius of 475.00 feet, a Delta of 21°39'54" and is subtended by a Chord that bears South 10°53'32" West a distance of 178.54 feet to a Point of Tangency (PT); THENCE South 00°03'35" West a distance of 209.11 feet; THENCE North 89°56'25" West a distance of 211.21 feet to a Point of Curvature (PC); THENCE along the arc of a curve concave to the South a distance of 175.55 feet, having a Radius of 475.00 feet, a Delta of 21°10'29" and is subtended by a Chord that bears South 79°28'20" West a distance of 174.55 feet to a Point of Tangency (PT); THENCE South 68°53'06" West a distance of 237.69 feet to a Point of Curvature (PC); THENCE along the arc of a curve concave to the North a distance of 175.55 feet, having a Radius of 475.00 feet, a Delta of 21°10'29" and is subtended by a Chord that bears South 79°28'20" West a distance of 174.55 feet to a Point of Tangency (PT); THENCE North 89°56'25" West a distance of 410.76 feet to the POINT OF BEGINNING.

Said described parcel of land contains 875,342 Square Feet or 20.095 Acres, more or less (±).

Parcel 3 - Proposed MU-RC Zoning

A parcel of land, situate in the Southwest Quarter (SW1/4) of Section Twenty-two (22), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 22 and assuming the West line of said SW1/4 as bearing North 00°42'39" East, a distance of 2,634.37 feet Monumented by a 2.5" aluminum cap in a monument box stamped LS 20676 on the South end, and a 2.5" aluminum cap stamped LS 12374 on the North end, and with all other bearings contained herein relative thereto;

THENCE North 00°42'39" East, along said West line, a distance of 636.42 feet to the POINT OF BEGINNING; THENCE North 00°42'39" East, continuing along said West line, a distance of 40.00 feet; THENCE South 89°56'25" East a distance of 410.76 feet to a Point of Curvature (PC); THENCE along the arc of a curve concave to the North a distance of 175.55 feet, having a Radius of 475.00 feet, a Delta of 21°10'29" and is subtended by a Chord that bears North 79°28'20" East a distance of 174.55 feet to a Point of Tangency (PT); THENCE North 68°53'06" East a distance of 237.69 feet to a Point of Curvature (PC); THENCE along the arc of a curve concave to the South a distance of 175.55 feet, having a Radius of 475.00 feet, a Delta of 21°10'29" and is subtended by a Chord that bears North 79°28'20" East a distance of 174.55 feet to a Point of Tangency (PT); THENCE South 89°56'25" East a distance of 211.21 feet; THENCE North 00°03'35" East a distance of 209.11 feet to a Point of Curvature (PC); THENCE along the arc of a curve concave to the Southeast a distance of 179.61 feet, having a Radius of 475.00 feet, a Delta of 21°39'54" and is subtended by a Chord that bears North 10°53'32" East a distance of 178.54 feet to a Point of Tangency (PT); THENCE North 21°43'28" East a distance of 260.33 feet; THENCE South 89°17'21" East a distance of 1,018.55 feet to a point on the West line of the right-of-way addition to I-25 and State Highway 402 recorded December 15, 2020 as Reception Number 20200105901 of the Records of the Larimer County Clerk and Recorder; The following 12 courses are along the West and North lines of said right-of-way addition.

THENCE South 00°48'37" West a distance of 868.09 feet; THENCE South 09°22'34" West a distance of 320.50 feet; THENCE South 31°42'58" East a distance of 33.25 feet; THENCE South 05°55'50" West a distance of 86.26 feet; THENCE South 45°55'59" West a distance of 90.93 feet; THENCE South 80°09'56" West a distance of 102.98 feet; THENCE South 89°32'13" West a distance of 190.80 feet; THENCE North 86°40'02" West a distance of 248.58 feet; THENCE South 89°48'52" West a distance of 78.25 feet; THENCE South 86°00'13" West a distance of 133.48 feet; THENCE North 89°47'20" West a distance of 283.77 feet; THENCE South 84°04'47" West a distance of 338.57 feet to a point on the North line of the State Highway 402 right-of-way as recorded July 16, 1952 as Book 934 Page 55 of the Records of the Larimer County Clerk and Recorder; THENCE North 89°56'25" West, along said North right-of-way line, a distance of 490.94 feet to a point on the East line of that parcel recorded December 30, 1986 as Reception Number 19860076437 of the Records of the Larimer County Clerk and Recorder; THENCE North 00°42'39" East, along said East line, a distance of 606.42 feet to the Northeast corner of said parcel; THENCE North 89°56'25" West, along the North line of said parcel, a distance of 359.18 feet to the POINT OF BEGINNING.

Said described parcel of land contains 2,153,890 Square Feet or 49.447 Acres, more or less (±).

DESCRIPTIONS OF PROPOSED REZONING PARCELS continued

Parcel 4 - Proposed I-1 Zoning

A parcel of land, situate in the Southwest Quarter (SW1/4) of Section Twenty-two (22), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the West Quarter Corner of said Section 22 and assuming the North line of said SW1/4 as bearing South 89°45'29" East, a distance of 2,646.62 feet Monumented by a 2.5" aluminum cap stamped LS 12374 on the West end, and a #6 rebar with a 3.25" aluminum cap stamped LS 16847 on the East end, and with all other bearings contained herein relative thereto;

THENCE South 89°45'29" East, along said North line, a distance of 1,364.53 feet to the POINT OF BEGINNING; THENCE South 89°45'29" East, continuing along said North line, a distance of 1,032.08 feet, to a point on the West right-of-way line of I-25, which bears 250.01 feet along said North line from the Center Quarter Corner of said Section 22; THENCE South 00°47'12" West, along said West right-of-way line as recorded September 26, 1961 as Book 1152 Page 305 of the Records of the Larimer County Clerk and Recorder, a distance of 305.10 feet; The following 2 courses are along the West right-of-way line of I-25 as recorded December 15, 2020 as Reception Number 20200105901 of the Records of the Larimer County Clerk and Recorder. THENCE South 06°35'54" West a distance of 679.41 feet; THENCE South 00°48'37" West a distance of 205.32 feet; THENCE North 89°17'21" West a distance of 1,018.55 feet; THENCE North 21°43'28" East a distance of 99.64 feet to a Point of Curvature (PC); THENCE along the arc of a curve concave to the West a distance of 179.61 feet, having a Radius of 475.00 feet, a Delta of 21°39'54" and is subtended by a Chord that bears North 10°53'32" East a distance of 178.54 feet to a Point of Tangency (PT); THENCE North 00°03'35" East a distance of 909.11 feet to the POINT OF BEGINNING.

Said described parcel of land contains 1,180,473 Square Feet or 27.100 Acres, more or less (±).

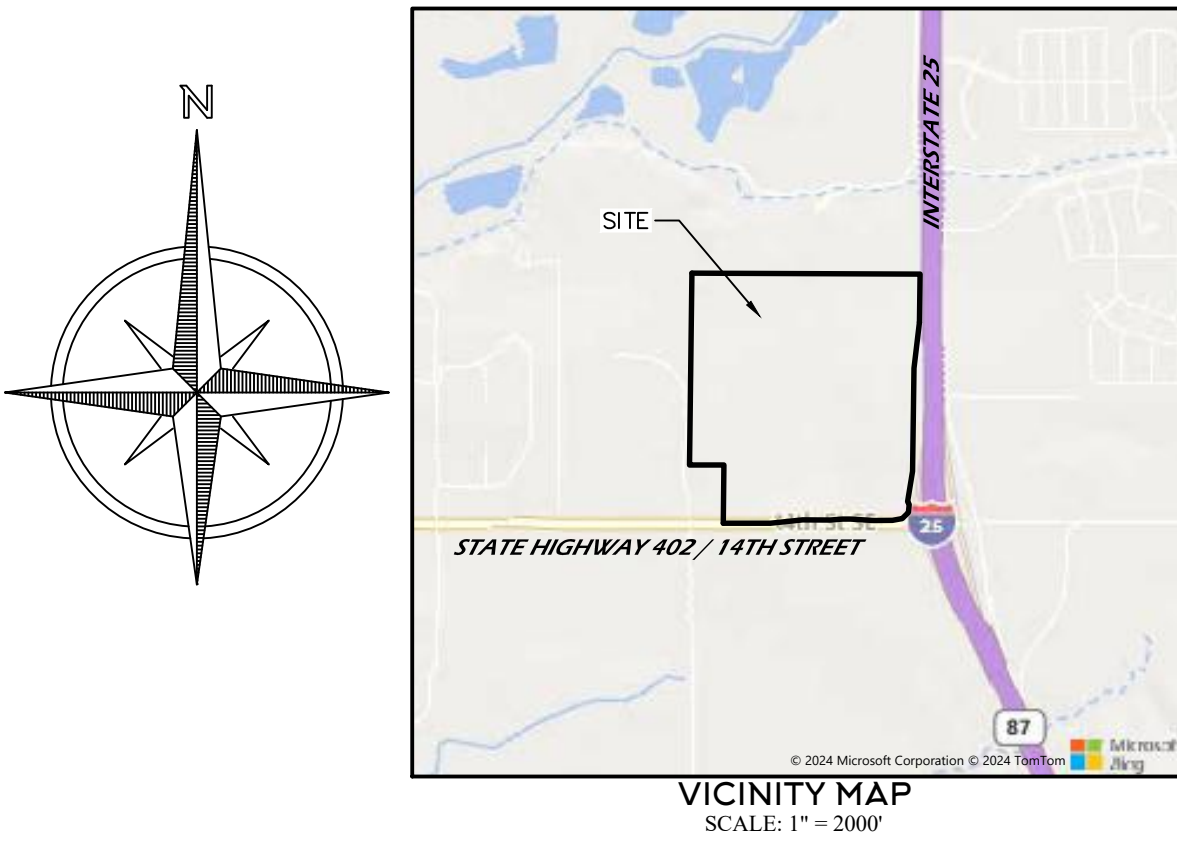
NOTES:

- 1. Current property address: 5531 E. Highway 402 & Vacant Land, Johnstown, CO 80534 Source: Heritage Title Company Order No. 459-HS0810671-414, Amendment No. 9, dated March 5, 2024
- 2. There may be other documents related to the Subject Property that were not discovered by the land surveyor.
- 3. Adjacent property owner information per the Larimer County Assessor's Map.
- 4. Annexation and zoning information per the Town of Johnstown and City of Loveland Zoning Map and GIS.
- 5. The ditch centerline, as surveyed by Paul A. Hernandez and recorded February 22, 2005 at Reception Number 20050014155, has been shown, however no easement width was stated. A 20' Ditch Easement was dedicated with Reception No. 20210054639 but this location does not coincide with the located position of the Guard Lateral ditch. A 20' Ditch Easement may exist centered on the existing ditch location.
- 6. The Irrigation Pipeline Easement Agreement recorded January 26, 2023 at Reception Number 20230003347 indicates that a 20 foot wide pipeline easement exists between the Subject Parcel and the Magalski parcel, adjacent to the Southwest, but does not define a location for the easement. The easement is intended to serve the Magalski parcel with water from the Gard Lateral Ditch. No evidence of an existing service line to the Magalski parcel was discovered during this survey.

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)

	PROJECT NO: 2024199	PROJECT NAME: WEST RIDGE	REVISIONS:	DATE:
	DATE: 8-7-2024	CLIENT: CALIBER	REVISED PARCELS 3 & 4 - AU	9-5-24
	DRAWN BY: AU	FILE NAME: 2024199ZONE		
	CHECKED BY: SIP	SCALE: N/A		

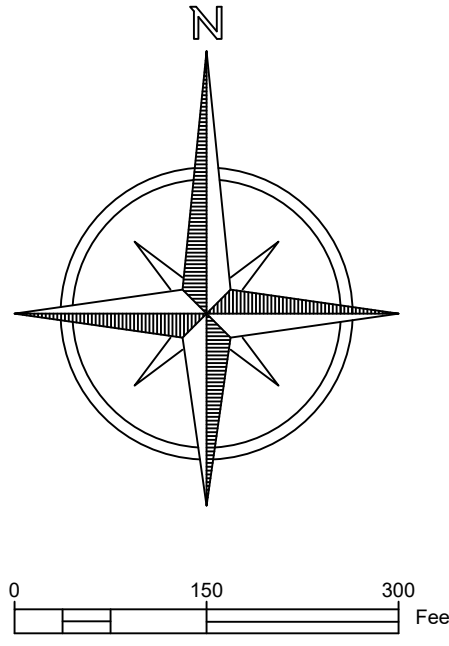


LEGEND

- ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP, "EPS GROUP," LS38049
- CALCULATED POSITION
- FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348
- FLOW LINE AS DESCRIBED
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE

PROJECT NO: 2024199	PROJECT NAME: WEST RIDGE	REVISIONS:	DATE:
DATE: 8-7-2024	CLIENT: CALIBER	REVISED PARCELS 3 & 4 - AU	9-5-24
DRAWN BY: AU	FILE NAME: 2024199ZONE		
CHECKED BY: SIP	SCALE: N/A		

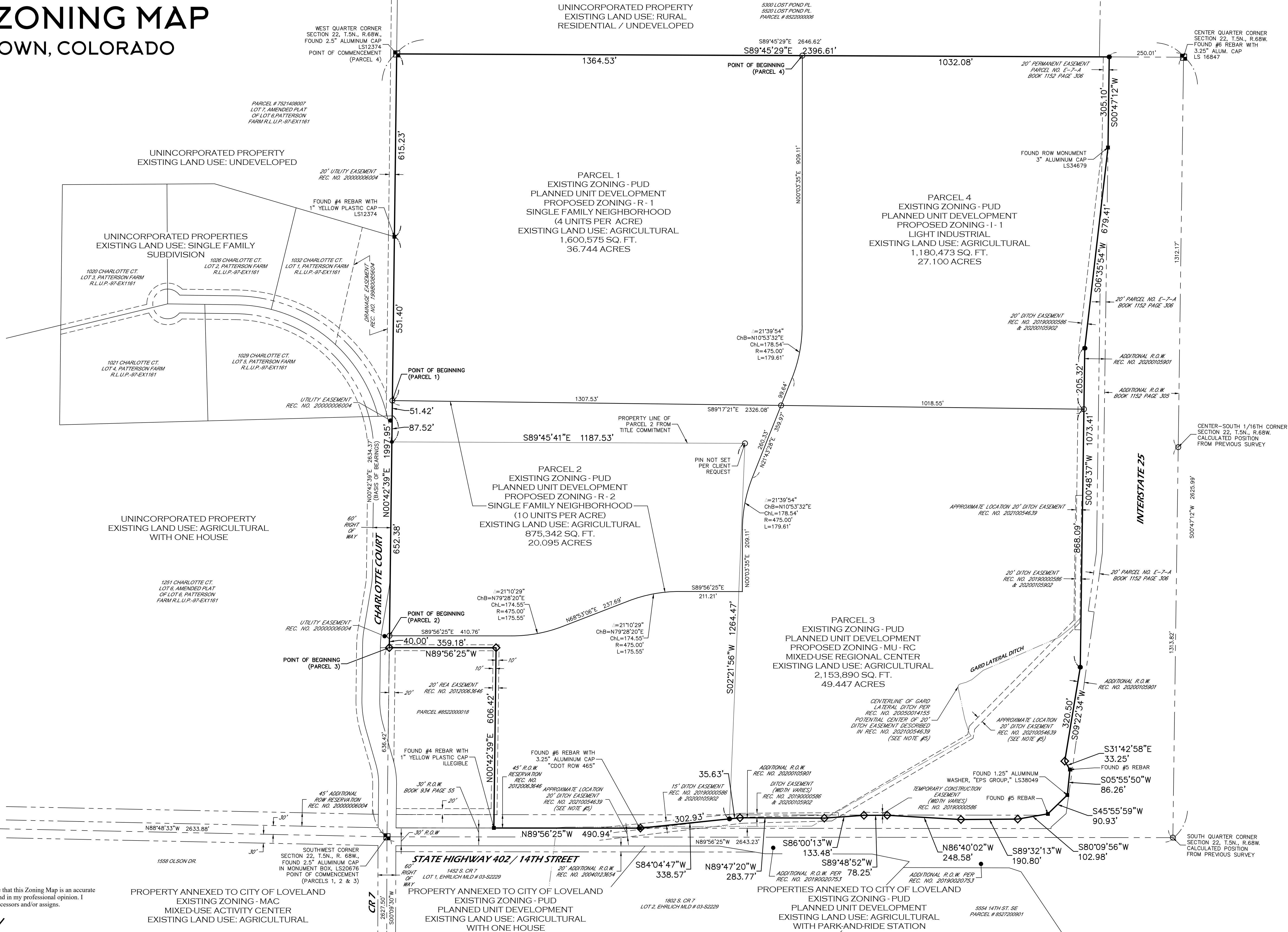
WEST RIDGE ZONING MAP
TOWN OF JOHNSTOWN, COLORADO



LEGEND
- Aliquot corner as described
- Found monument as described
- Found #5 rebar with yellow plastic cap, 'EPS GROUP,' LS38049
- Calculated position
- Found #4 rebar with red plastic cap LS 38348
- Flow line as described
- Boundary line
- Easement line
- Right of way line
- Section line

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

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)



Majestic Surveying logo and project details table

PROJECT NO: 2024199	PROJECT NAME: WEST RIDGE	REVISIONS:	DATE:
DATE: 8-7-2024	CLIENT: CALIBER	REVISED PARCELS 3 & 4 - AU	9-5-24
DRAWN BY: AU	FILE NAME: 2024199ZONE		
CHECKED BY: SIP	SCALE: 1" = 150'		

2 SHEET 2 OF 2