

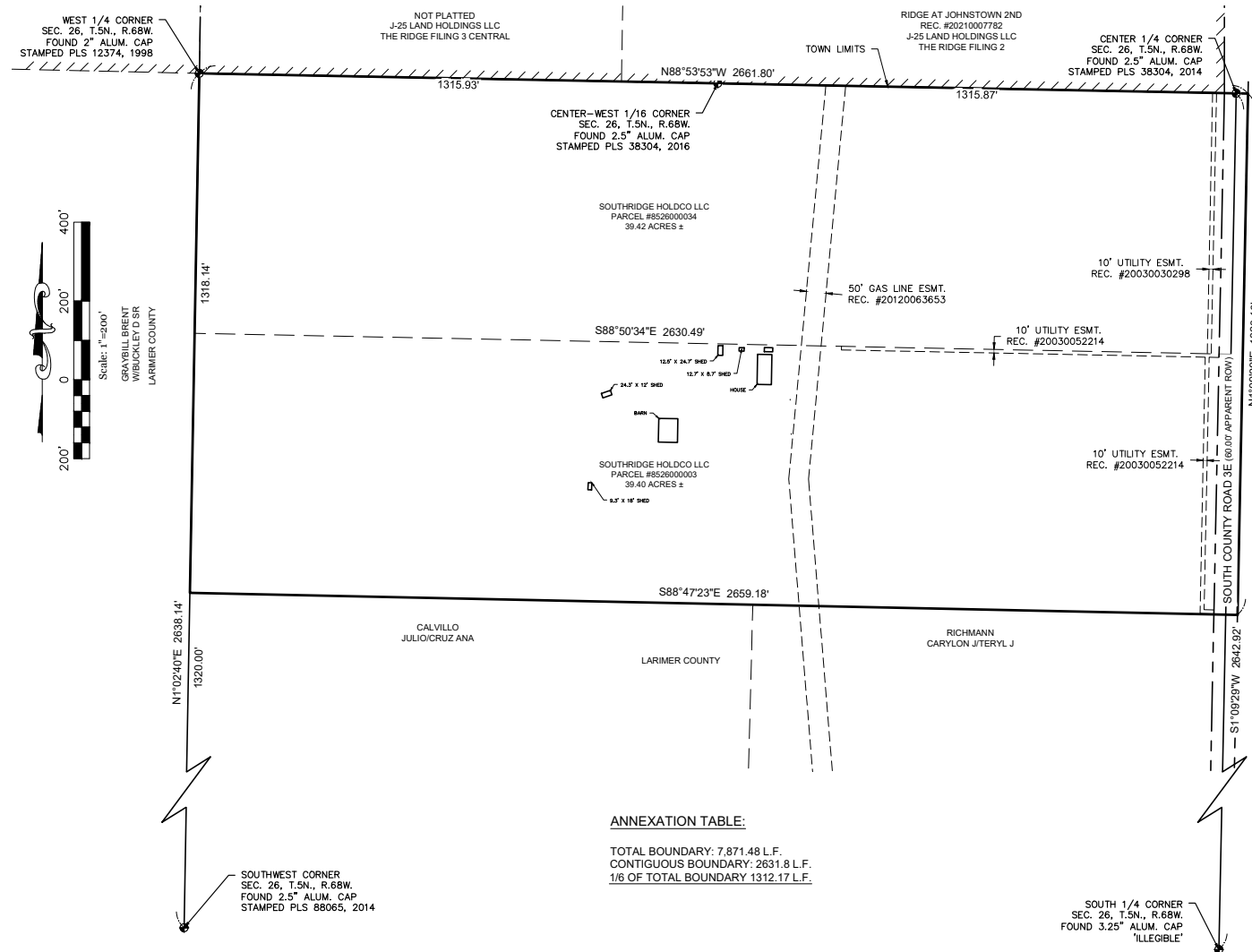
SOUTH RIDGE ANNEXATION

LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

ANNEXATION DESCRIPTION:

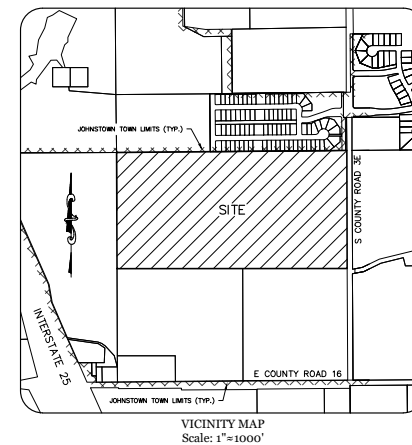
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 AS BEARING NORTH 01°02'40" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG SAID WEST LINE NORTH 01°02'40" EAST 1320.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 01°02'40" EAST 1,318.14 FEET; TO THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 26 SOUTH 88°53'53" EAST 2661.80 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 26; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 26 SOUTH 01°09'29" WEST 1,323.16 FEET; THENCE DEPARTING SAID CENTERLINE N 88°47'23" W, A DISTANCE OF 2,659.18 FEET TO THE TRUE POINT OF BEGINNING.



ANNEXATION TABLE:

TOTAL BOUNDARY:	7,871.48 L.F.
CONTIGUOUS BOUNDARY:	2631.8 L.F.
1/6 OF TOTAL BOUNDARY:	1312.17 L.F.



OWNER:

BY: _____ AS: _____

WITNESS MY HAND AND SEAL THIS ___ DAY OF _____, 2021.

LIENHOLDERS:

BY: _____ AS: _____

WITNESS MY HAND AND SEAL THIS ___ DAY OF _____, 2021.

TOWN COUNCIL APPROVAL:

THIS MAP TO BE KNOWN AS SOUTH RIDGE ANNEXATION 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 _____, 2021.

MAYOR _____ ATTEST: _____
TOWN CLERK

LEGEND

- FOUND MONUMENT AS NOTED
- LINE-TYPES AND HATCHING
- EASEMENT
- RIGHT-OF-WAY
- RIGHT-OF-WAY CENTERLINE
- LOT LINE
- PARCEL LINE

TITLE COMMITMENT NOTES:

FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, WASHBURN LAND SURVEYING, LLC RELIED UPON TITLE COMMITMENT ORDER NUMBER 459-H0639005-820-GRO, BY HERITAGE TITLE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 17, 2021 AT 5:30 P.M. AND TITLE COMMITMENT ORDER NUMBER 459-H0639006-820-GRO, BY HERITAGE TITLE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 11, 2021 AT 5:30 P.M.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH RANGE 68 WEST OF THE 6TH P.M., SAID LINE IS ASSUMED TO BEAR NORTH 1°02'40" EAST AND IS MONUMENTED AS SHOWN HEREON.

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 AFTER THE DATE OF CERTIFICATION.

SURVEYOR'S STATEMENT

I, CHAD R. WASHBURN, 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, AND BELIEF. I FURTHER STATE THAT THIS CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES OR THE SUCCESSORS AND/OR ASSIGNS.



CHAD R. WASHBURN
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 37963
FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC.
970.232.9645



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