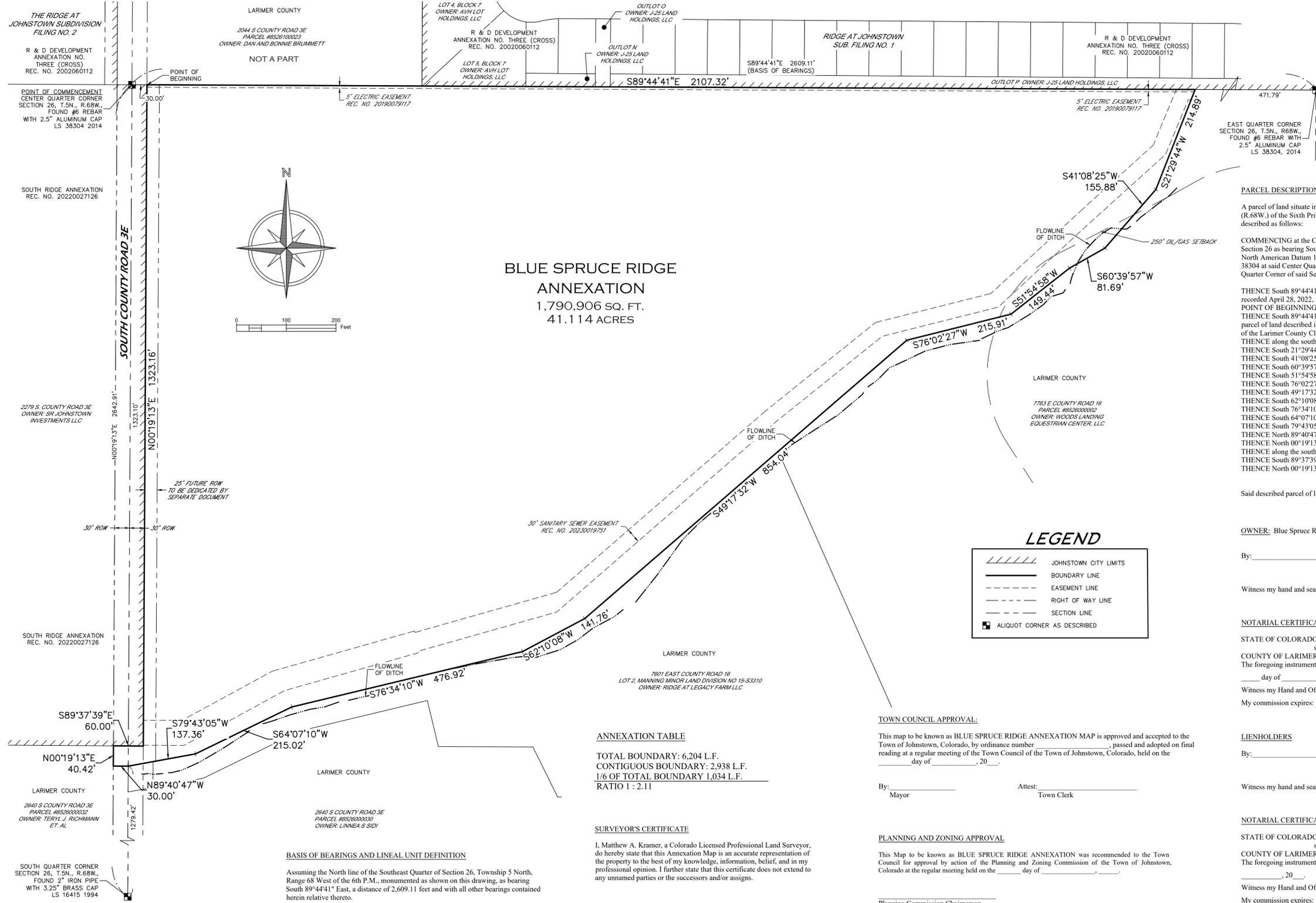


# BLUE SPRUCE RIDGE ANNEXATION MAP

BEING AN ANNEXATION TO THE TOWN OF JOHNSTOWN, COLORADO  
 SITUATE IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
 COUNTY OF LARIMER, STATE OF COLORADO  
 41.114 ACRES



**BLUE SPRUCE RIDGE ANNEXATION**  
 1,790,906 SQ. FT.  
 41.114 ACRES

**PARCEL DESCRIPTION:**  
 A parcel of land situate in the South Half of Section Twenty-six (26), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly described as follows:  
 COMMENCING at the Center Quarter Corner of said Section 26 and assuming the north line of the Southeast Quarter of said Section 26 as bearing South 89°44'41" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2,609.11 feet, monumented by a #6 rebar with 2.5" aluminum cap stamped LS 38304 at said Center Quarter Corner and monumented by a #6 rebar with a 2.5" aluminum cap stamped LS 38304 at the East Quarter Corner of said Section 26 and with all other bearings contained herein relative thereto;  
 THENCE South 89°44'41" East, along said north line, a distance of 30.00 feet to the east line of South Ridge Annexation, as recorded April 28, 2022, as reception number 20220027126 of the records of the Larimer County Clerk and Recorder, and the POINT OF BEGINNING;  
 THENCE South 89°44'41" East, continuing along said north line, a distance of 2,107.32 feet, to the northeast corner of that parcel of land described in Special Warranty Deed recorded March 17, 2023, as reception number 20230010204 of the records of the Larimer County Clerk and Recorder;  
 THENCE along the southerly line of said reception number 20230010204 the following ten (10) courses:  
 THENCE South 21°29'44" West a distance of 214.89 feet;  
 THENCE South 41°08'25" West a distance of 155.88 feet;  
 THENCE South 60°39'57" West a distance of 81.69 feet;  
 THENCE South 51°54'58" West a distance of 149.44 feet;  
 THENCE South 76°02'27" West a distance of 215.91 feet;  
 THENCE South 49°17'32" West a distance of 854.04 feet;  
 THENCE South 62°10'08" West a distance of 141.76 feet;  
 THENCE South 76°34'10" West a distance of 476.92 feet;  
 THENCE South 64°07'10" West a distance of 215.02 feet;  
 THENCE South 79°43'05" West a distance of 137.36 feet to the west line of said Southeast Quarter;  
 THENCE North 89°40'47" East a distance of 30.00 feet to the west Right-of-Way line of South County Road 3E;  
 THENCE North 00°19'13" East, along said west line, a distance of 40.42 feet, to the south line of said South Ridge Annexation;  
 THENCE along the south and east lines of South Ridge Annexation the following two courses;  
 THENCE South 89°37'39" East a distance of 60.00 feet to the east Right-of-Way line of South County Road 3E;  
 THENCE North 00°19'13" East, along said east line, a distance of 1,323.16 feet to the POINT OF BEGINNING.

Said described parcel of land contains 1,790,906 Square Feet or 41.114 Acres, more or less (±).

**OWNER:** Blue Spruce Ridge HoldCO LLC  
 By: \_\_\_\_\_ As: \_\_\_\_\_

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**NOTARIAL CERTIFICATE**  
 STATE OF COLORADO )  
 COUNTY OF LARIMER )  
 The foregoing instrument was acknowledged before me by \_\_\_\_\_ as \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 Witness my Hand and Official Seal.  
 My commission expires: \_\_\_\_\_.

**LIENHOLDERS**  
 By: \_\_\_\_\_ As: \_\_\_\_\_

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**NOTARIAL CERTIFICATE**  
 STATE OF COLORADO )  
 COUNTY OF LARIMER )  
 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 BLUE SPRUCE RIDGE ANNEXATION 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\_\_\_\_.

By: \_\_\_\_\_ Mayor Attest: \_\_\_\_\_ Town Clerk

**PLANNING AND ZONING APPROVAL**  
 This Map to be known as BLUE SPRUCE RIDGE ANNEXATION was recommended to the Town Council for approval by action of the Planning and Zoning Commission of the Town of Johnstown, Colorado at the regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Planning Commission Chairperson \_\_\_\_\_

**ANNEXATION TABLE**

TOTAL BOUNDARY:	6,204 L.F.
CONTIGUOUS BOUNDARY:	2,938 L.F.
1/6 OF TOTAL BOUNDARY	1,034 L.F.
RATIO 1 :	2.11

**SURVEYOR'S CERTIFICATE**  
 I, Matthew A. Kramer, 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.

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**  
 Assuming the North line of the Southeast Quarter of Section 26, Township 5 North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing South 89°44'41" East, a distance of 2,609.11 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-HS0823182-414, dated August 28, 2023, 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.

**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)

## PRELIMINARY

Matthew A. Kramer - On Behalf of Majestic Surveying, LLC  
 Colorado Licensed Professional Land Surveyor #38844  
 mattk@majesticsurveying.com



PROJ. NO: 2022266-A	PROJECT NAME: BLUE SPRUCE	REVISIONS:	DATE:
DATE: 6-9-2023	CLIENT: H & G	REDLINES:	1-4-24
DRAWN BY: MAK	FILE NAME: 2022266-A_ANNEX		
CHECKED BY: MF	SCALE: 1" = 100'		