

DEED OF DEDICATION FOR RIGHT OF WAY

(_____)

KNOW ALL BY THESE PRESENTS, that **HPE L12 CAC LLC**, a Colorado limited liability company, **HPE L12 CDC LLC**, a Colorado limited liability company, **HPE L12 LJT LLC**, a Colorado limited liability company, **HPE L12 CFC LLC**, a Colorado limited liability company, **HPE L12 SLC LLC**, a Colorado limited liability company, **HPE L12 LMY LLC**, a Colorado limited liability company, **HPE L12 KDC LLC**, a Colorado limited liability company, **HPE S12 CAC LLC**, a Colorado limited liability company, **HPE S12 CDC LLC**, a Colorado limited liability company, **HPE S12 LJT LLC**, a Colorado limited liability company, **HPE S12 CFC LLC**, a Colorado limited liability company, **HPE S12 SLC LLC**, a Colorado limited liability company, **HPE S12 LMY LLC**, a Colorado limited liability company, **HPE S12 KDC LLC**, a Colorado limited liability company, **JEANIE D MCDONALD CARLSON 2012 TRUST**, **LISA CARLSON 2012 TRUST**, **HEIDI CARLSON 2012 TRUST**, **STEVEN E YOUNG 2017 TRUST**, **CRAIG L THORNTON 2017 TRUST**, and **CORY J THORNTON**, an individual, (collectively, "Grantor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby dedicate, grant, transfer and convey to the Town of Johnstown, Colorado, a Colorado home rule municipal corporation ("Grantee"), and Grantee does hereby accept on behalf of the public, for use as a public right-of-way for street, road and utility purposes, on, over, across, under, along, and within, the real property located in Weld County, State of Colorado, as described on Exhibit A attached hereto and incorporated herein by this reference, containing a legal description and a depiction of the real property, with all appurtenances (the "Property").

TO HAVE AND TO HOLD the above described, dedicated, granted, transferred and conveyed Property unto said Grantee, its successors and assigns forever.

Grantor warrants and covenants to Grantee that Grantor is the lawful owner of the Property and has the right and authority to dedicate, grant and convey said Property as set forth herein, and that the Property is free from all monetary encumbrances and monetary restrictions of any kind, except general taxes for the current or subsequent years. Grantor shall warrant and forever defend the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof by, through or under Grantor, subject to any and all matters of record.

Acceptance of this conveyance by the Grantee shall not impose upon the Grantee any obligation for the opening, widening, installation, improvement or maintenance of the Property.

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IN WITNESS WHEREOF, the parties have executed this document this 4th day of May,
2021

[SIGNATURES PAGES TO FOLLOW]

HPE S12 CDC LLC



Clarke D Carlson, Manager

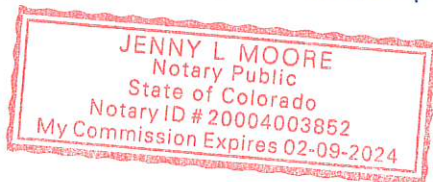

Clay F Carlson, Manager

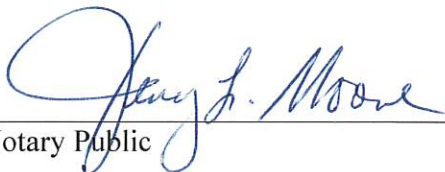
STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

SUBSCRIBED AND SWORN to before me this 23rd day of April, 2021, by Clarke D Carlson and Clay F Carlson as Managers of HPE S12 CDC LLC.

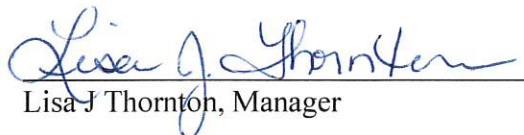
WITNESS my hand and official seal.

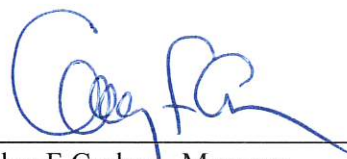
My commission expires: 02/09/2024




Notary Public

HPE S12 LJT LLC


Lisa J Thornton, Manager

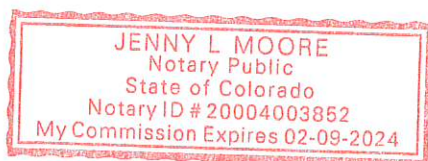

Clay F Carlson, Manager

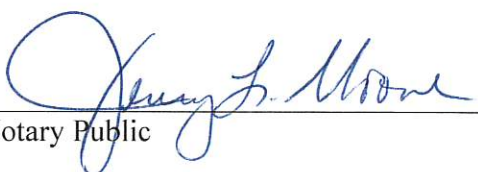
STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

SUBSCRIBED AND SWORN to before me this 23rd day of April, 2021, by Lisa J Thornton and Clay F Carlson as Managers of HPE S12 LJT LLC.

WITNESS my hand and official seal.

My commission expires: 02/09/2024





Notary Public

GRANTORS:

HPE L12 CAC LLC


Shirley E Carlson, Manager


Clay F Carlson, Manager


HPE L12 CDC LLC


Shirley E Carlson, Manager


Clay F Carlson, Manager


HPE L12 LJT LLC


Shirley E Carlson, Manager


Clay F Carlson, Manager

HPE L12 CFC LLC


Shirley E Carlson, Manager


Clay F Carlson, Manager

HPE L12 SLC LLC


Shirley E Carlson, Manager

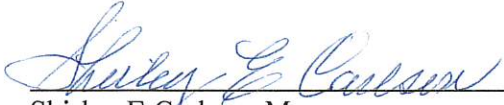

Clay F Carlson, Manager

HPE L12 LMY LLC


Shirley E Carlson, Manager


Clay F Carlson, Manager

HPE L12 KDC LLC


Shirley E Carlson, Manager

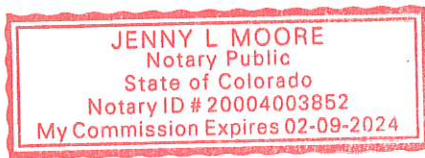

Clay F Carlson, Manager


STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

SUBSCRIBED AND SWORN to before me this 23rd day of April, 2021,
by Shirley E Carlson and Clay F Carlson as Managers of HPE L12 CAC LLC, HPE L12 CDC LLC,
HPE L12 LJT LLC, HPE L12 CFC LLC, HPE L12 SLC LLC, HPE L12 LMY LLC and HPE L12
KDC LLC.


WITNESS my hand and official seal.

My commission expires: 02/09/2024




Notary Public

HPE S12 CAC LLC


Ryan L Carlson, Manager

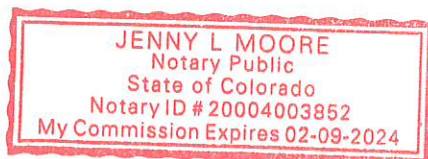

Clay F Carlson, Manager

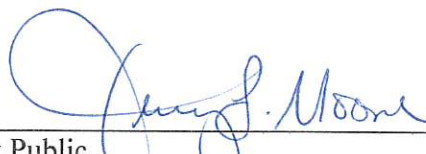
STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

SUBSCRIBED AND SWORN to before me this 23rd day of April,
2021, by Ryan L Carlson and Clay F Carlson as Managers of HPE S12 CAC LLC.


WITNESS my hand and official seal.

My commission expires: 02/09/2024




Notary Public

HPE S12 CFC LLC



Clay F Carlson, Manager



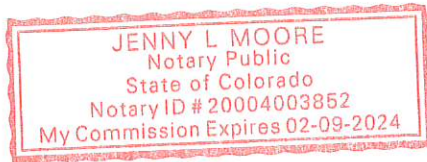
Lisa J Thornton, Manager

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

SUBSCRIBED AND SWORN to before me this 23rd day of April,
2021, by Clay F Carlson and Lisa J Thornton as Managers of HPE S12 CFC LLC

WITNESS my hand and official seal.

My commission expires: 02/09/2024





Notary Public

HPE S12 SLC LLC



Scott L Carlson, Manager



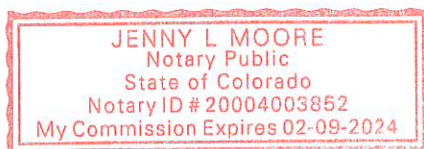
Clay F Carlson, Manager

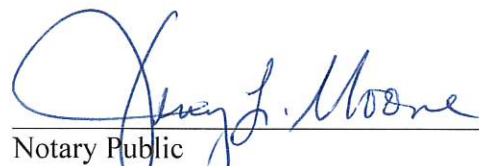
STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

SUBSCRIBED AND SWORN to before me this 23rd day of April,
2021, by Scott L Carlson and Clay F Carlson as Managers of HPE S12 SLC LLC.

WITNESS my hand and official seal.

My commission expires: 02/09/2024



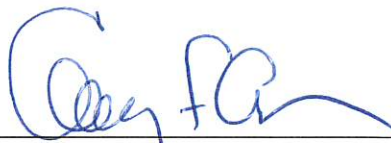


Notary Public

HPE S12 LMY LLC



Linnea M Young, Manager



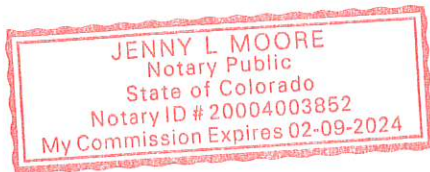
Clay F Carlson, Manager

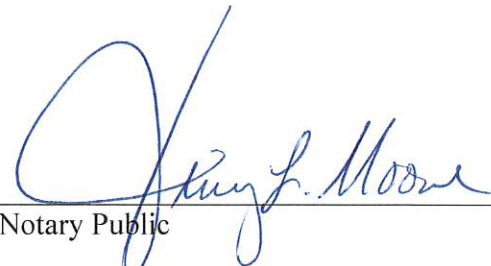
STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

SUBSCRIBED AND SWORN to before me this 23rd day of April,
2021, by Linnea M Young and Clay F Carlson as Managers of HPE S12 LMY LLC.

WITNESS my hand and official seal.

My commission expires: 08/09/2024





Notary Public

HPE S12 KDC LLC



Kent D Carlson, Manager



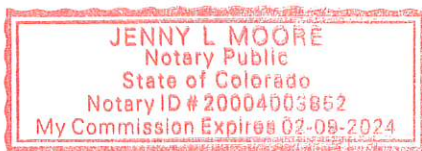
Clay F Carlson, Manager

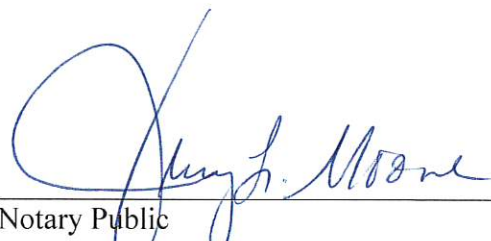
STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

SUBSCRIBED AND SWORN to before me this 23rd day of April,
2021, by Kent D Carlson and Clay F Carlson as Managers of HPE S12 KDC LLC.

WITNESS my hand and official seal.

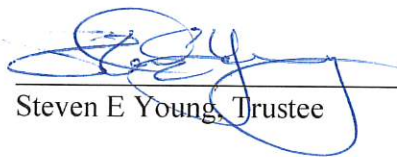
My commission expires: 08/09/2024





Notary Public

STEVEN E YOUNG 2017 TRUST

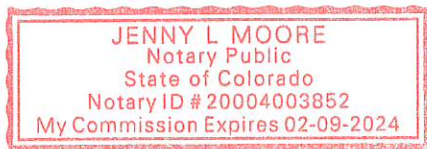

Steven E Young, Trustee


STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

SUBSCRIBED AND SWORN to before me this 23rd day of April,
2021, by Steven E Young as Trustee of the Steven E Young 2017 Trust.

WITNESS my hand and official seal.

My commission expires: 02/09/2024




Notary Public

CRAIG L THORNTON 2017 TRUST

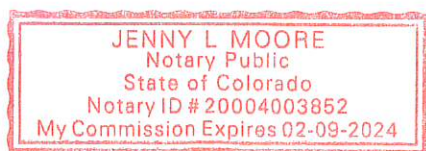

Craig L Thornton, Trustee


STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

SUBSCRIBED AND SWORN to before me this 23rd day of April,
2021, by Craig L Thornton as Trustee of the Craig L Thornton 2017 Trust.

WITNESS my hand and official seal.

My commission expires: 02/09/2024




Notary Public

JEANIE D MCDONALD CARLSON 2012 TRUST



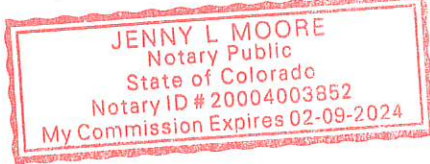
Clay F Carlson, Trustee

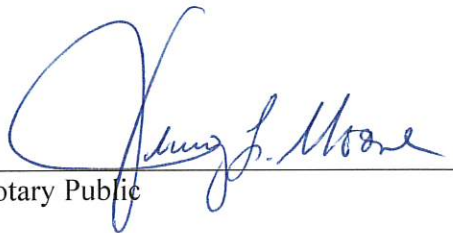
STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

SUBSCRIBED AND SWORN to before me this 23rd day of April, 2021, by Clay F Carlson as Trustee of the Jeanie D McDonald Carlson 2012 Trust.

WITNESS my hand and official seal.

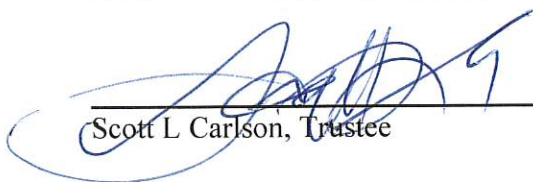
My commission expires: 02/09/2024





Notary Public

LISA CARLSON 2012 TRUST



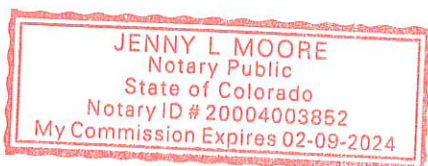
Scott L Carlson, Trustee


STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

SUBSCRIBED AND SWORN to before me this 23rd day of April, 2021, by Scott L Carlson as Trustee of the Lisa Carlson 2012 Trust.

WITNESS my hand and official seal.

My commission expires: 02/09/2024





Notary Public

HEIDI CARLSON 2012 TRUST

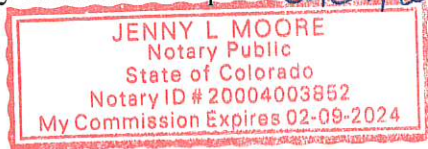

Kent D Carlson, Trustee

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

SUBSCRIBED AND SWORN to before me this 23rd day of April,
2021, by Kent D Carlson as Trustee of the Heidi Carlson 2012 Trust.

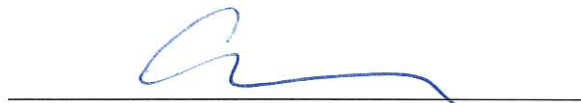
WITNESS my hand and official seal.

My commission expires: 02/09/2024




Notary Public

CORY J THORNTON, an individual

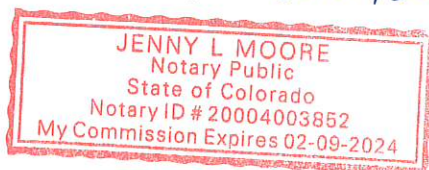

Cory J Thornton

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

SUBSCRIBED AND SWORN to before me this 23rd day of April,
2021, by Cory J Thornton, an individual.

WITNESS my hand and official seal.

My commission expires: 02/09/2024




Notary Public

ACCEPTANCE

The Town of Johnstown, Colorado, hereby accepts the above Deed of Dedication for Right of Way for municipal purposes as defined herein.

Dated this _____ day of _____, 2021.

TOWN OF JOHNSTOWN, COLORADO
A Municipal Corporation

By: _____
Matt LeCerf, Town Manager

ATTEST:

Dy: _____
Diana Seele, Town Clerk

EXHIBIT A

(See attached legal description and depiction of the Property)

EXHIBIT A

LEGAL DESCRIPTION

A 60-FOOT WIDE STRIP OF LAND BEING THE WEST 60 FEET OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4664351 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER; SITUATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN; TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4664351, BEING A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 2, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 2 BEARS NORTH 88°58'49" EAST, A DISTANCE OF 2,648.62 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 06°25'27" WEST, ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4664351, A DISTANCE OF 2,285.39 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 50;

THENCE NORTH 89°47'55" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 60.36 FEET TO A POINT ON A LINE 60 FEET EAST OF AND PARALLEL WITH SAID WEST LINE;

THENCE SOUTH 06°25'27" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2,284.52 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER;

THENCE SOUTH 88°58'49" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 60.27 FEET TO THE **POINT OF BEGINNING**.

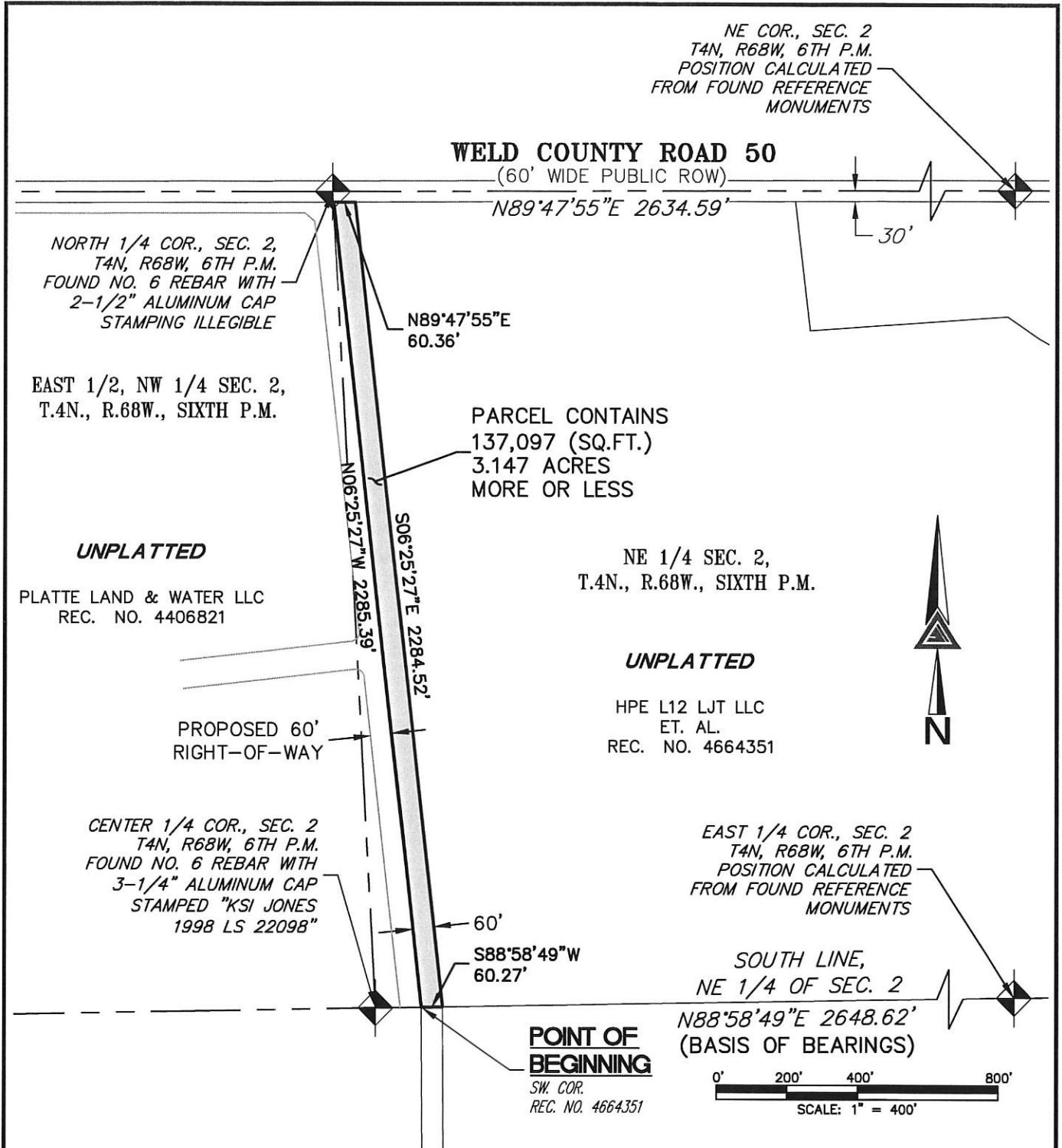
CONTAINING AN AREA OF 3.147 ACRES, (137,097 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



JAMES E. LYNCH, PLS NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\DWG\EXHIBITS\
DWG NAME: ROW Dedication.DWG
DWG: JEL CHK: JRW
DATE: 4/1/2021
SCALE: 1" = 400'



300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

PARCEL EXHIBIT
NE 1/4, SEC. 2, T4N, R68W, 6TH P.M.
JOHNSTOWN, COLORADO

JOB NUMBER 155820-03

2 OF 2 SHEETS