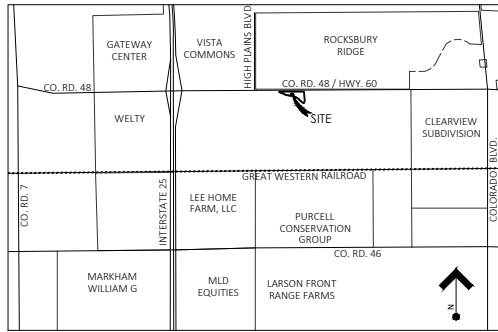


NORTH LEDGE ROCK CENTER ZONING MAP

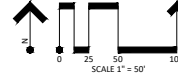
SUBDIVISION EXEMPTION NO. 665, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
Scale 1" = 2,000'

SURVEYOR'S NOTES:

- 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POINT CONSULTING, LLC RELIED UPON THE FOLLOWING TITLE COMMITMENT PREPARED BY CHICAGO TITLE OF COLORADO:
- ORDER NO. C2070545-100-EM-CPE, EFFECTIVE DATE OF MARCH 18, 2022.
- ZONING INFORMATION DERIVED FROM:
PARCELS OUTSIDE SECTION 11, TOWN OF JOHNSTOWN, COLORADO - ZONING MAP WITH A DATA CURRENT AS OF DATE OF DECEMBER, 11 2020;
PARCELS WITHIN SECTION 11, ENCOMPASSES AN ONGOING PROJECT WHERE AS OTHER DOCUMENTS ARE CHANGING THE CURRENT ZONING.
- THE SUBJECT PROPERTY IS WITHIN THE TOWN OF JOHNSTOWN.
- PUBLISHED PROPERTY ADDRESS: 4822 W. SOUTH 15TH, JOHNSTOWN, CO 80534
- THE SUBJECT PROPERTY CONTAINS 149,661 SQUARE FEET OR 3.436 ACRES, MORE OR LESS.
- UNIT OF MEASURE: DISTANCES SHOWN HEREON ARE U.S. SURVEY FOOT.
- BASIS OF BEARINGS: BEING THE NORTH SECTION LINE OF THE NORTHEAST ONE-QUARTER SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON AS N 89°04'42" E.



ABBREVIATIONS:

SEC.	SECTION
COR.	CORNER
R.O.W.	RIGHT OF WAY
N.	NORTH
E.	EAST
S.	SOUTH
W.	WEST
FT.	U.S. SURVEY FOOT
SQ. FT.	SQUARE FOOT
AC.	ACRE
TYP.	TYPICAL
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATION SOCIETY OF PROFESSIONAL SURVEYORS
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY

MAP LEGEND:

- SET 24" WS REBAR & ALUMINUM CAP "SURVEY LS 38570"
 - SET NAIL & ALUMINUM TAG "SURVEY LS 38570"
 - FOUND ROYAL PIPE
 - FOUND IRON PIPE
 - FOUND REBAR
- SECTION LINE
 - BOUNDARY LINE
 - LOT LINE
 - ADJACENT BOUNDARY LINE
 - EASEMENT LINE
 - ZONE DELINEATION
 - TOWN OF JOHNSTOWN JURISDICTION LIMITS

LINE TABLE		
TAG #	LENGTH	DIRECTION
L 1	12.82	N00°09'42" E
L 2	65.42	N65°14'38" W
L 3	65.72	N76°41'48" W
L 4	72.92	N87°18'09" W
L 5	42.88	N70°19'49" W
L 6	65.40	N47°51'00" W
L 7	39.49	N60°31'04" W

CURVE TABLE				
TAG #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C 1	10.21	305.79	81°22'05"	N02°02'29" W
C 2	86.39	888.31	174°14'19"	N67°13'28" W
C 3	55.86	300.68	107°38'40"	N89°44'24" W
C 4	52.35	406.56	72°27'37"	N89°33'27" W
C 5	81.41	456.82	107°12'37"	N76°56'40" W
C 6	75.19	275.76	115°17'23"	N59°44'23" W
C 7	72.05	926.26	4°27'24"	N50°31'47" W
C 8	111.24	742.26	8°33'13"	N52°02'33" W

LEGAL DESCRIPTION:

SUBDIVISION EXEMPTION NO. 665 RECORDED DECEMBER 18, 1997 IN BOOK 1638 AT RECEPTION NO. 258500, BEING A PART OF THE NE 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, EXCEPTING THEREFROM A PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO BY INSTRUMENT RECORDED MAY 10, 1957 IN BOOK 1477 AT PAGE 290, COUNTY OF WELD, STATE OF COLORADO.

PURPOSE STATEMENT:

THIS ZONING MAP EXHIBIT DEPICTS A ZONING CHANGE UPON THE ENTIRETY OF SUBDIVISION EXEMPTION 665, RECEPTION NUMBER 2585001.

TOWN COUNCIL APPROVAL:

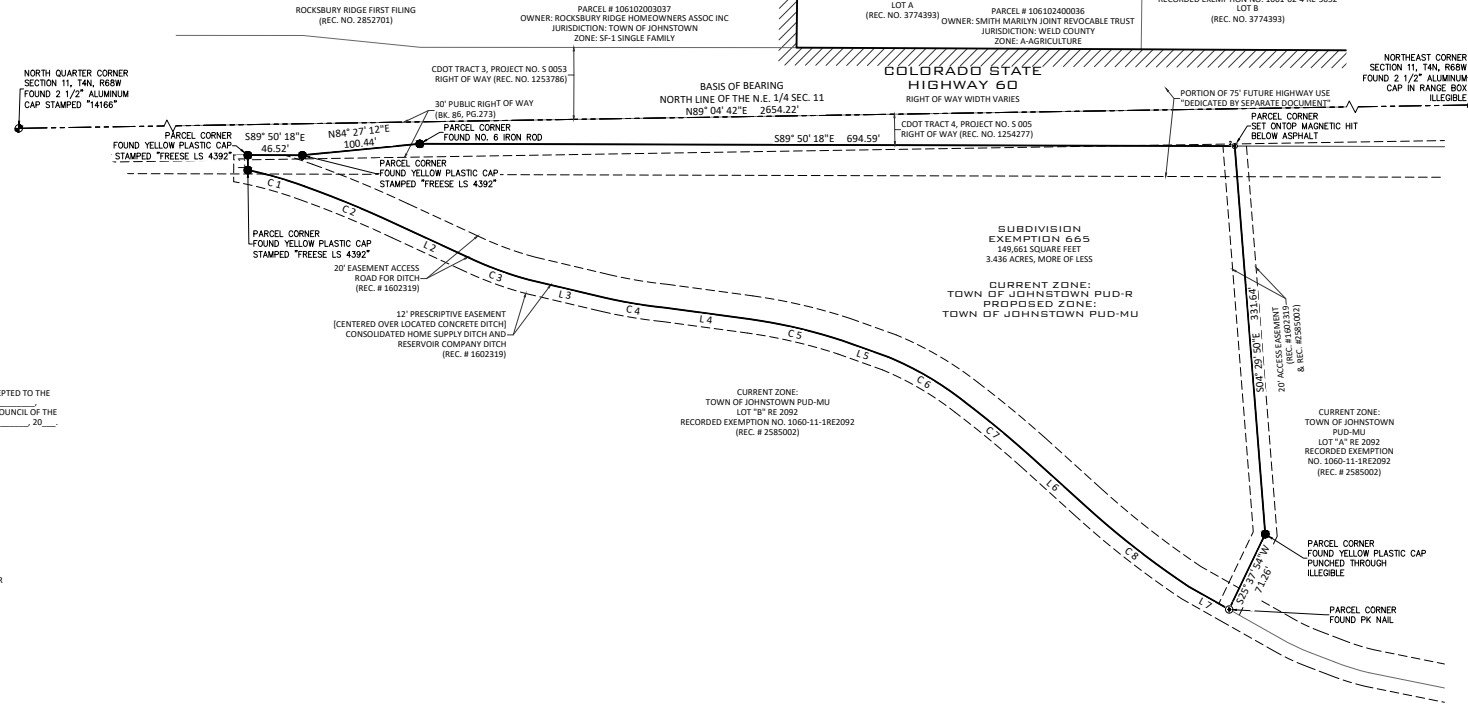
THIS MAP TO BE COUNCIL AS _____ IS APPROVED AND ACCEPTED TO THE TOWN OF JOHNSTOWN, COLORADO BY ORDINANCE NUMBER _____ PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, HELD ON THE _____ DAY OF _____ 20____.

BY: _____ MAYOR ATTEST: _____ TOWN CLERK

CERTIFICATION:

I, ADAM R. ZETTELMEYER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, 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 SUCCESSOR AND/OR ASSIGNS.

ADAM R. ZETTELMEYER, PLS
COLORADO LICENSE NUMBER 38570
FOR AND ON BEHALF OF
POINT CONSULTING, LLC
8460 W KEN CARLY AVE
LITTLETON, CO 80120
(702) 258-6836
azettelmeoyer@pnt-llc.com



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PLANNING
CIVIL ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND SURVEYING

NORTH LEDGE ROCK CENTER
ZONING MAP
TOWN OF JOHNSTOWN, COLORADO
JOB NO. 21.1022

DATE	DESCRIPTION
04-11-2022	ORIGINAL PREPARATION
04-24-2022	TOWN COMMENTS
05-12-2022	FINAL

SHEET 1/1