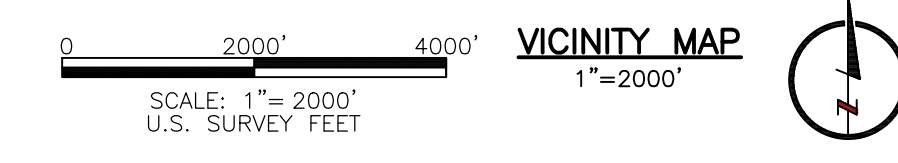
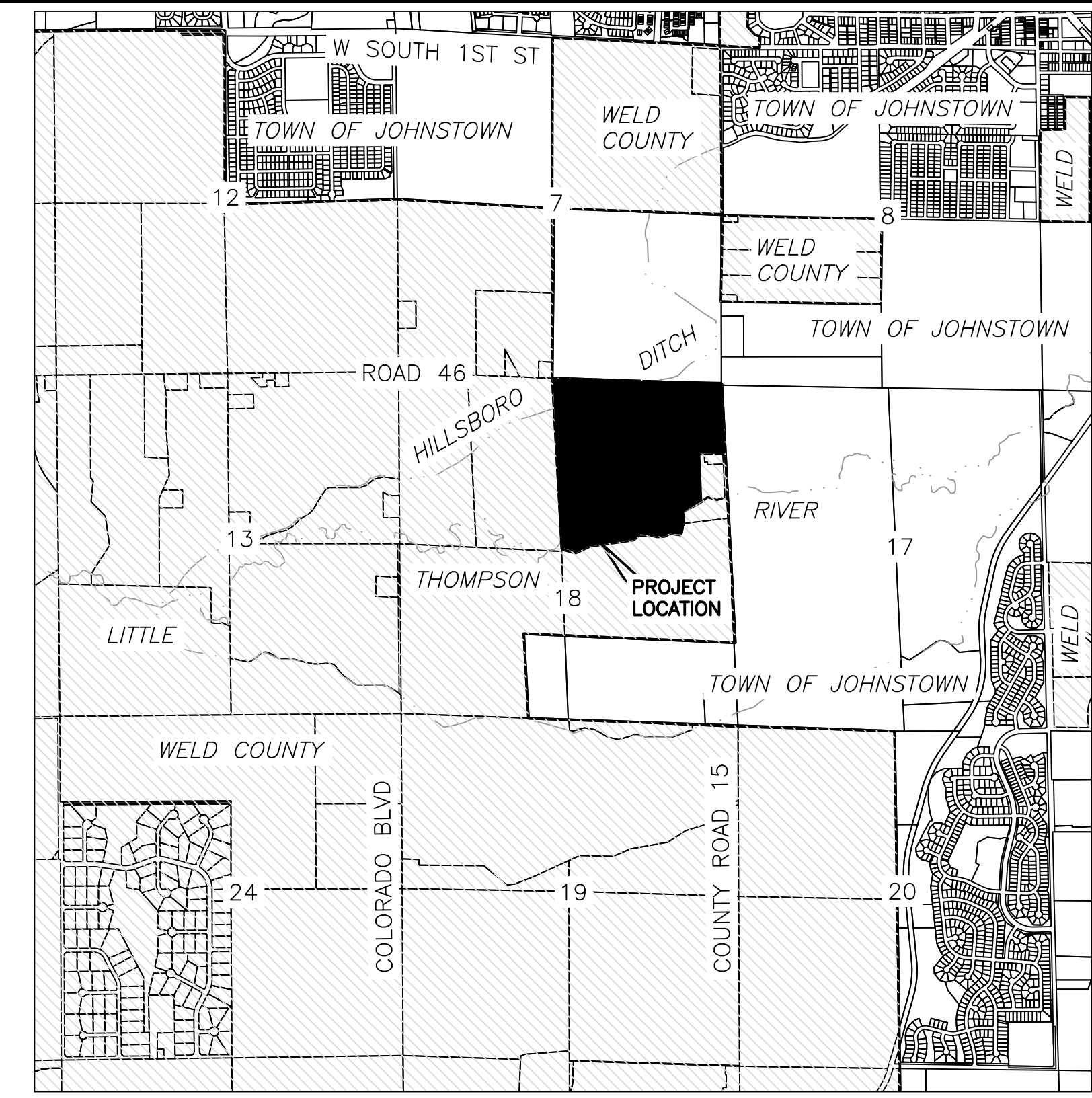
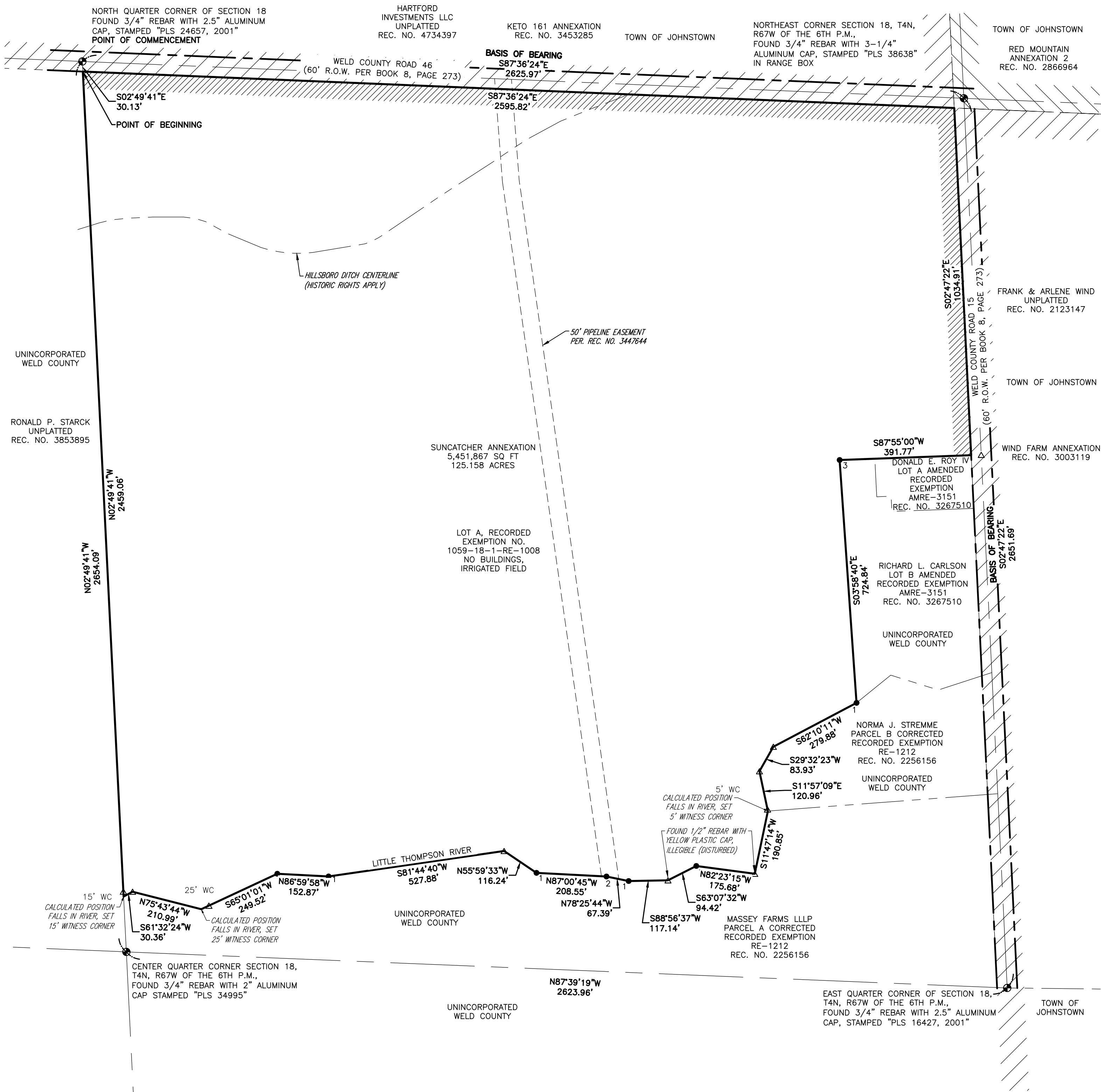
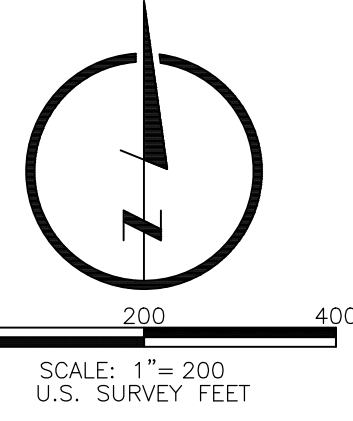


# SUNCATCHER ANNEXATION TO THE TOWN OF JOHNSTOWN

OF A PORTION OF LOT A OF RECORDED EXEMPTION NO. 1059-18-1-RE 1008, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



### LEGEND

|  |                                  |  |   |
|--|----------------------------------|--|---|
|  | SUBJECT PROPERTY LINE            |  | MONUMENT SET (5/8" REBAR W/ 1 1/4" YPC STAMPED LS-31159)                  |
|  | LOT LINE                         |  | MONUMENT SET (2-1/2" ALUMINUM CAP STAMPED 'X' WITNESS CORNER, PLS 31159") |
|  | ANNEXATION/JOHNSTOWN TOWN LIMITS |  | FOUND 1/2" REBAR WITH 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE                |
|  | CONTIGUOUS PERIMETER             |  | FOUND 1/2" REBAR WITH 1-1/4" YELLOW PLASTIC CAP, LS 12374                 |
|  | SECTION LINE                     |  | FOUND 1/2" REBAR WITH 1" RED PLASTIC CAP, ILLEGIBLE                       |
|  | RIGHT OF WAY                     |  | SECTION CORNER, AS DESCRIBED  |
|  | EASEMENT                         |  |   |

### ANNEXATION PERIMETER DESCRIPTION:

LOT A, RECORDED EXEMPTION NO. 1059-18-1-RE-1008, EXCEPT THE EAST 30 FEET AND THE NORTH 30 FEET THEREOF, THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.;

THENCE SOUTH 02°49'41" EAST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 FOR 30.13 FEET TO THE SOUTH RIGHT-OF-WAY OF WELD COUNTY ROAD 46, ALSO BEING THE SOUTH LINE OF THE KETO 161 ANNEXATION, REC. NO. 3453285, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 87°36'24" EAST ON THE SOUTH RIGHT-OF-WAY OF WELD COUNTY ROAD 46, ALSO BEING THE SOUTH LINE OF THE KETO 161 ANNEXATION, REC. NO. 3453285, FOR 2595.82 FEET TO THE WEST RIGHT OF WAY OF WELD COUNTY ROAD 15, ALSO THE WEST LINE OF THE WIND FARM ANNEXATION, REC. NO. 3003119; THENCE SOUTH 02°47'22" EAST ON THE WEST LINE OF SAID WEST RIGHT OF WAY, ALSO THE WEST LINE OF SAID WIND FARM ANNEXATION FOR 1034.91 FEET TO THE NORTH LINE OF LOT A OF AMENDED RECORDED EXEMPTION AMRE-3151, REC. NO. 3267510;

THENCE SOUTH 87°55'00" WEST ON THE NORTH LINES OF LOTS A AND B OF AMENDED RECORDED EXEMPTION AMRE-3151, REC. NO. 3267510, FOR 391.77 FEET; THENCE SOUTH 03°58'40" EAST ON THE WEST LINE OF LOT B OF SAID AMENDED RECORDED EXEMPTION AMRE-3151 FOR 724.84 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF PARCELS A AND B OF CORRECTED RECORDED EXEMPTION RE-1212, REC. NO. 2256165 FOR THE FOLLOWING 15 COURSES:

THENCE SOUTH 62°10'11" WEST FOR 279.88 FEET;

THENCE SOUTH 29°32'23" WEST FOR 83.93 FEET;

THENCE SOUTH 11°57'09" EAST FOR 120.96 FEET;

THENCE SOUTH 11°47'14" WEST FOR 190.85 FEET;

THENCE NORTH 82°23'15" WEST FOR 175.68 FEET;

THENCE SOUTH 63°07'32" WEST FOR 94.42 FEET;

THENCE SOUTH 88°56'37" WEST FOR 117.14 FEET;

THENCE NORTH 78°25'44" WEST FOR 67.39 FEET;

THENCE NORTH 87°00'45" WEST FOR 208.55 FEET;

THENCE NORTH 55°59'33" WEST FOR 116.24 FEET;

THENCE SOUTH 81°44'40" WEST FOR 527.88 FEET;

THENCE NORTH 86°58'58" WEST FOR 152.87 FEET;

THENCE SOUTH 65°01'01" WEST FOR 249.52 FEET;

THENCE NORTH 75°43'44" WEST FOR 210.99 FEET;

THENCE SOUTH 61°32'24" WEST FOR 30.36 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH 02°49'41" WEST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 FOR 2459.06 FEET TO THE POINT OF BEGINNING.

### GENERAL NOTES:

- 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.
- TOTAL PERIMETER 9,833.07 FEET, 1/6TH TOTAL PERIMETER IS 1,638.85 FEET. CONTIGUOUS > 1/6 3,630.74 > 1,638.85
- ALL EASEMENTS AND RIGHT-OF-WAYS ARE REFERENCED FROM: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER FCIF25180842, WITH AN EFFECTIVE DATE OF OCTOBER 07, 2020 AT 5:00 P.M.
- BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., BEARS SOUTH 02°47'22" EAST FOR 2651.69 FEET, BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3/4" REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED "PLS 38638" AND AT THE EAST QUARTER CORNER BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 16427, 2001", BASED ON THE COLORADO STATE PLANE NORTH COORDINATE SYSTEM, MAD83 (2011), WITH ALL OTHER BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
- AN ADDITIONAL 30' RIGHT OF WAY WILL BE DEDICATED BY THE PLAT OF SUNCATCHER SUBDIVISION FOR RIGHT OF WAY ALONG COUNTY ROAD 46 AND COUNTY ROAD 15.

### TOWN COUNCIL APPROVAL:

THE PLAT, TO BE KNOWN AS THE \_\_\_\_\_ ANNEXATION, IS HEREBY APPROVED AND ACCEPTED TO THE TOWN OF JOHNSTOWN, COLORADO, BY ORDINANCE NO. \_\_\_\_\_ PASSED AND ADOPTED ON THE FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR — GARY LEBSACK \_\_\_\_\_ DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

### LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT IS BASED UPON A FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO, AND THAT AT LEAST 1/6 OF THE PERIMETER OF THE ABOVE-DESCRIBED PROPERTY IS CONTIGUOUS TO THE CURRENT BOUNDARY OF THE TOWN OF JOHNSTOWN, COLORADO

LAINE A. LANDAU, COLORADO PLS 31159  
LAMP RYNEARSON  
LAINE.LANDAU@LAMPRYNEARSON.COM  
DATE OF SIGNATURE: \_\_\_\_\_

**LAMP RYNEARSON**  
LAMPRYNEARSON.COM  
OMAHA, NEBRASKA  
14710 W. DODGE RD., STE. 100 (402)496.2498  
FORT COLLINS, COLORADO  
4715 INNOVATION DR., STE. 100 (970)226.0342  
KANSAS CITY, MISSOURI  
8001 STATE LINE RD., STE. 200 (816)351.0440

**SUNCATCHER ANNEXATION**  
**LOT A RECORDED EXEMPTION NO. 1059-18-1-RE 1008**  
**A PORTION OF THE NORTHEAST 1/4 OF SECTION 18**  
**TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.**  
**PIVOT JOHNSTOWN**  
**JOHNSTOWN, COLORADO**

**811**  
Know what's below.  
Call before you dig.

**REVISIONS**

|            |                              |
|------------|------------------------------|
| 8/23/2021  | FIRST SUBMITTAL              |
| 10/25/2021 | REVISE PER TOWN COMMENTS     |
| 1/24/2022  | REVISE PER TOWN COMMENTS     |
| 5/5/2022   | LAL REVISE PER TOWN COMMENTS |

**DESIGNER / DRAFTER**  
LAINE LANDAU/JOSH CROAK  
**DATE**  
5/5/2022  
**PROJECT NUMBER**  
0221008.01  
**BOOK AND PAGE**

**SHEET**  
1 OF 1

U:\Projects\2022\1008-01\_Pivot\_Johnstown\_ALA\LAMPRYNEARSON\2022\1008-ANNEXATION\_PLAT.dwg, 5/5/2022, 8:01:18 AM, LAINE LANDAU, LAMP RYNEARSON