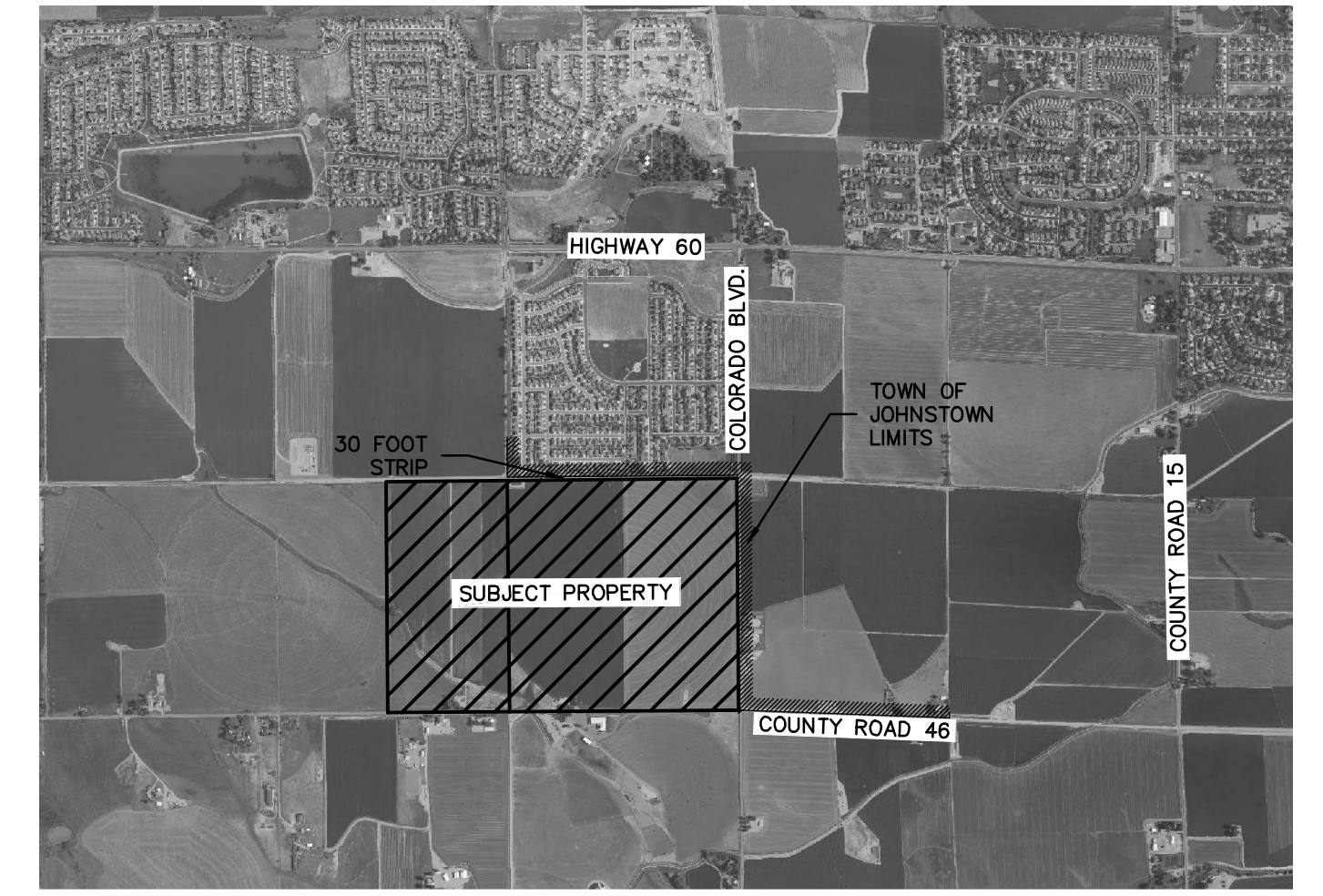
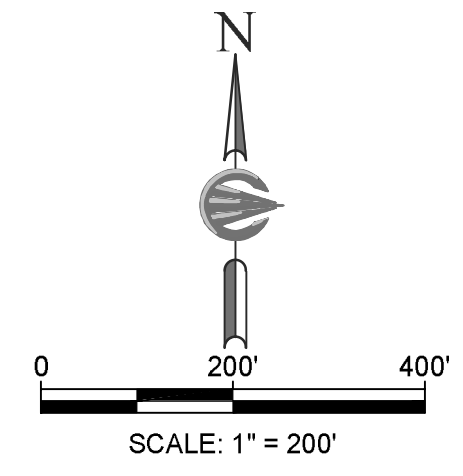


# WHITEHALL ANNEXATION PLAT

EAST HALF OF SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 12,  
TOWNSHIP 4 NORTH, RANGE 68 WEST, 6TH P.M.  
COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP  
1"=200'

**OWNERS:**  
SAUER WHITEHALL LLC

CYNTHIA I. SAUER  
STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING DEDICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY CYNTHIA I. SAUER  
ON THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2021  
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**OWNERS:**  
SAUER PHANTOM 5 LLC

ALEX SAUER  
STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING DEDICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY CYNTHIA I. SAUER  
ON THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2021  
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**TOWN COUNCIL APPROVAL:**

THIS MAP TO BE KNOWN AS WHITEHALL ANNEXATION PLAT 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\_\_\_\_

\_\_\_\_\_  
GARY LEBSACK, MAYOR  
DATE \_\_\_\_\_

ATTEST: TOWN CLERK  
\_\_\_\_\_  
DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT OF AREA AS DEPICTED  
ON THE PROPERTY HEREON WAS PREPARED FROM SURVEY DATA AND  
FIELD NOTES FROM SURVEY PERFORMED IN THE FIELD AND ON THE  
GROUND AND COMPLETED FEBRUARY 8 UNDER MY DIRECT SUPERVISION,  
TO BE COMPLETE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

*Benjamin K. Fontenot*  
09/02/2021  
(SIGNATURE OF SURVEYOR)

BENJAMIN K. FONTENOT  
(PRINTED NAME)

REGISTERED SURVEYOR: BENJAMIN K. FONTENOT, LS  
STATE OF: COLORADO  
REGISTRATION NUMBER: 38702

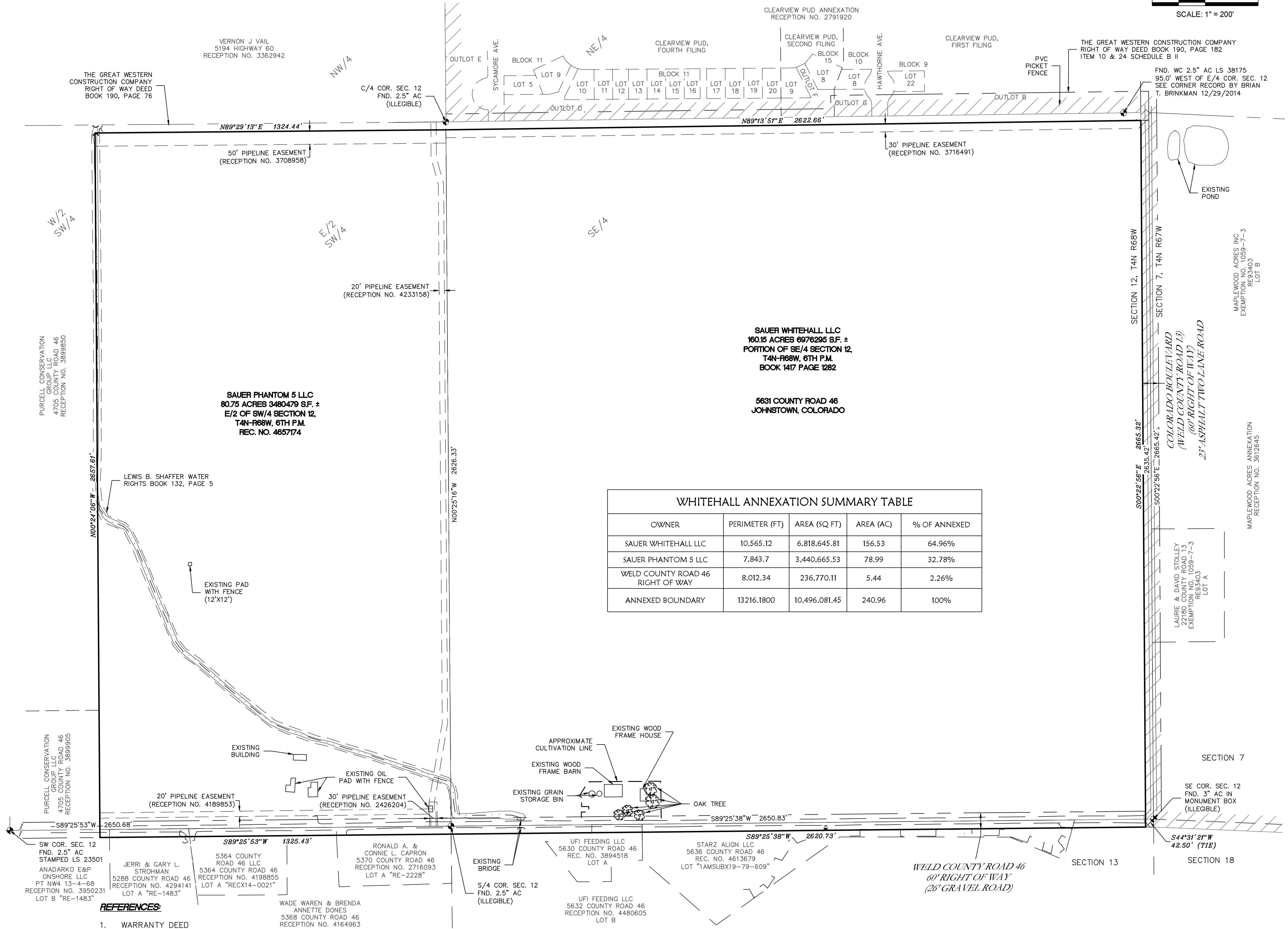
DATE	REQUEST BY	REVISED	CHECK	DATE	REQUEST BY	REVISED	CHECK

PROJECT: 1058.01  
 DRAWING: 1058.01  
 DATE: 06/14/21  
 REV. DATE: 07/12/21  
 CHECK BY: BKF

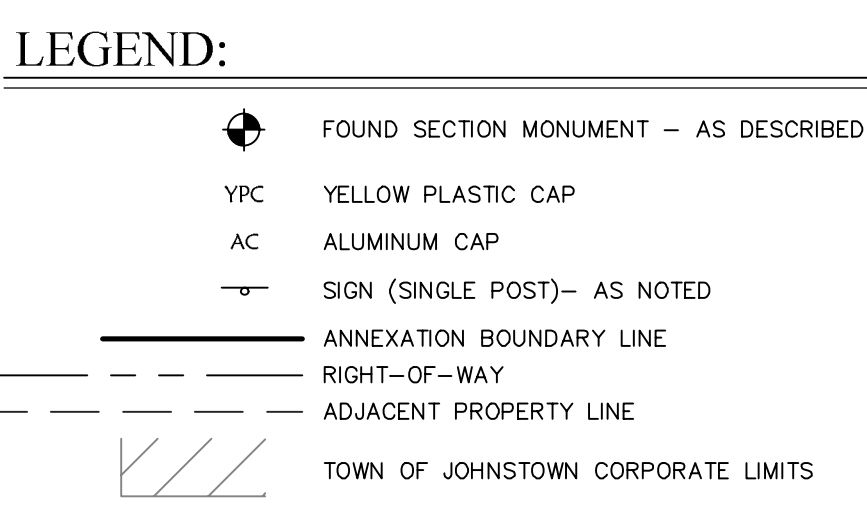
**WHITEHALL ANNEXATION PLAT**  
 E/2 SW/4 AND SE/4 SEC. 12, T4N, R68W, 6TH P.M.  
 WELD COUNTY, COLORADO

**WHITEHALL ANNEXATION SUMMARY TABLE**

OWNER	PERIMETER (FT)	AREA (SQ FT)	AREA (AC)	% OF ANNEXED
SAUER WHITEHALL LLC	10,565.12	6,818,645.81	156.53	64.96%
SAUER PHANTOM 5 LLC	7,843.7	3,440,665.53	78.99	32.78%
WELD COUNTY ROAD 46 RIGHT OF WAY	8,012.34	236,770.11	5.44	2.26%
ANNEXED BOUNDARY	13216.1800	10,496,081.45	240.96	100%



- REFERENCES:**
- WARRANTY DEED RECEPTION NO. 4657174
  - WARRANTY DEED BOOK 1417 PAGE 1282 RECEPTION NO. 2364754
  - CLEARVIEW P.U.D. FIRST FILING RECEPTION NO. 2915577
  - CLEARVIEW P.U.D. SECOND FILING RECEPTION NO. 3024732
  - CLEARVIEW P.U.D. FOURTH FILING RECEPTION NO. 3866659
  - RECORDED EXEMPTION NO. 1061-13-1-RE1917 RECEPTION NO. 25278721
  - RECORDED EXEMPTION NO. 1059-7-3-RE93403 RECEPTION NO. 3011360
  - SPECIAL WARRANTY DEED RECEPTION NO. 3899850
  - SPECIAL WARRANTY DEED RECEPTION NO. 3899905
  - QUITCLAIM DEED RECEPTION NO. 3362942
  - ALTA/NSPS SURVEY FOR SAUER WHITEHALL LLC, BY COFFEY ENGINEERING AND SURVEYING DATED 1/18/21, SIGNED BY BENJAMIN K. FONTENOT LS NO. 38702.



**CONTIGUITY STATEMENT:**

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION: 13216.18'  
ONE-SIXTH OF TOTAL PERIMETER AREA: 2202.70'  
PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING TOWN LIMITS: 2665.32'

THE TOTAL CONTIGUOUS PERIMETER IS 20.02%

DRAWING FILENAME: \\vandervort\p\proj\1058.01 - Weld - E/2 SW/4 AND SE/4 SEC. 12, T4N, R68W, 6TH P.M. - 12.dwg  
 LAYOUT NAME: 24-381-SAUER PHANTOM ANNEX  
 DATE: Sep 02, 2021 - 12:59pm CAD OPERATOR: Fontenot