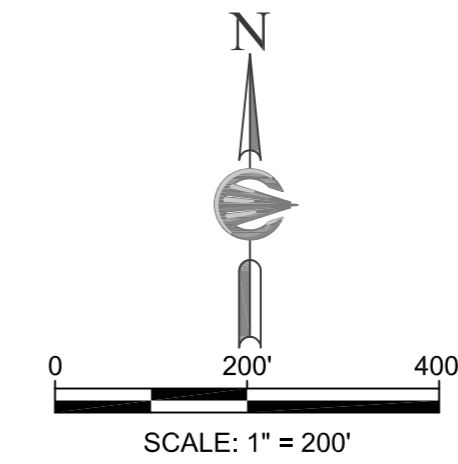
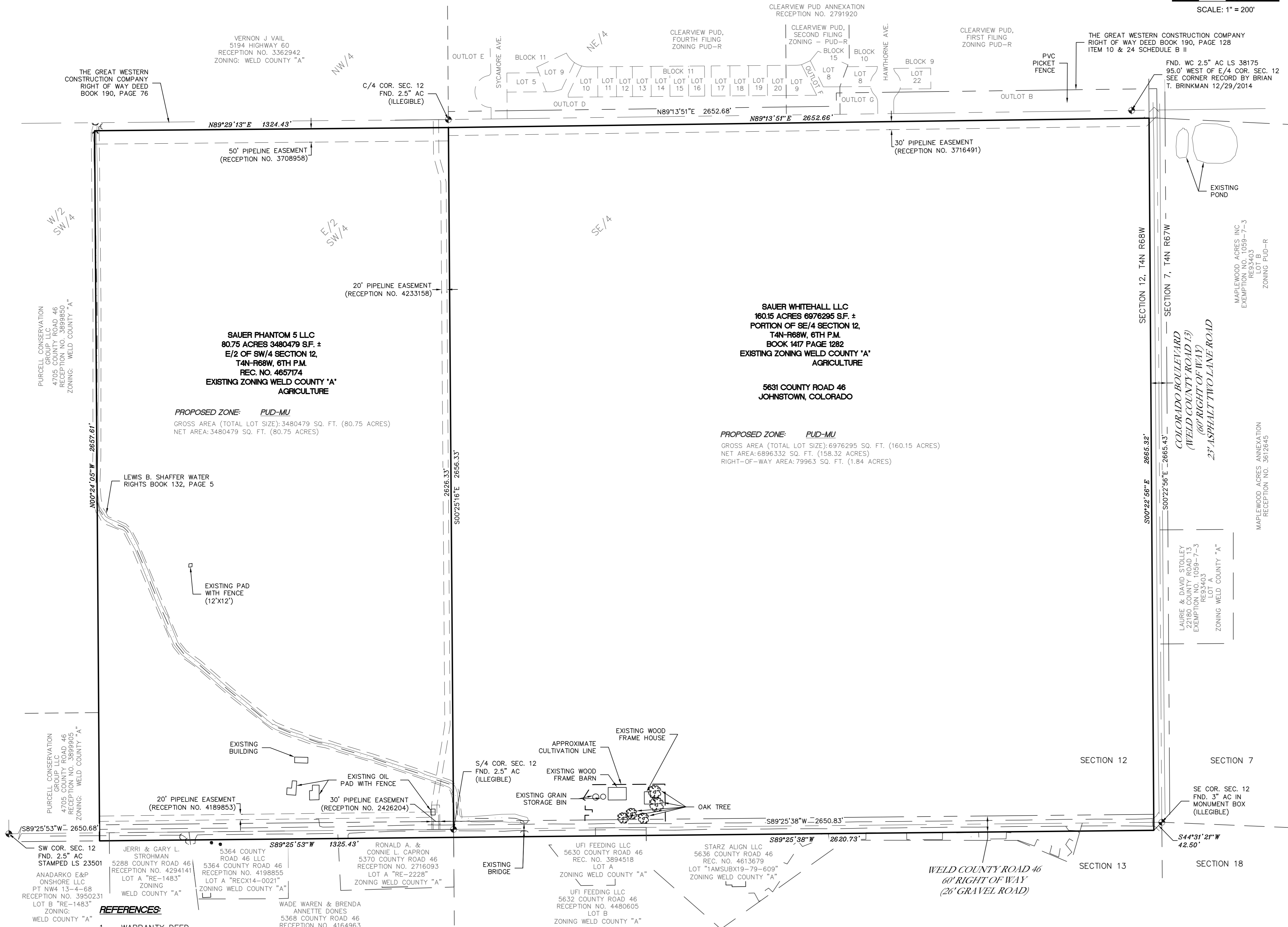


WHITEHALL ZONING PLAT

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"=2000'



REZONE LEGAL DESCRIPTION:

A 240.96 ACRE TRACT OF LAND BEING THE PROPERTY OF SAUER PHANTOM 5 LLC (RECEPTION NO. 3480479) AND PORTION OF SAUER WHITEHALL LLC (RECEPTION NO. 4657171), AND PORTION OF COUNTY ROAD 46 RIGHT OF WAY, IN THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 OF THE SW/4) AND SOUTHEAST QUARTER (SE/4) OF SECTION 12 AND THE NORTH HALF OF THE NORTH HALF (N/2 OF THE N/2) OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST, 6TH P.M., WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4, BEING MARKED BY A FOUND 3 INCH ALUMINUM CAP IN A MONUMENT BOX (ILLEGIBLE Scription), LOCATED IN THE CENTER OF THE INTERSECTION OF COLORADO BOULEVARD/COUNTY ROAD 13 AND COUNTY ROAD 46, THENCE SOUTH 44°31'21" WEST, 42.50 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF COLORADO BOULEVARD/COUNTY ROAD 13 AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 46, BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 89°25'38" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 46, GRAVEL ROAD WITH A 60 FOOT RIGHT OF WAY, 2620.78 FEET TO AN ANGLE POINT OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 89°25'53" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 46, GRAVEL ROAD WITH A 60 FOOT RIGHT OF WAY, 1325.43 FEET TO THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 00°24'05" WEST, 2657.61 FEET TO THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 89°29'13" EAST, 1324.43 FEET TO A POINT ON THE WESTERN LINE OF SOUTHEAST QUARTER OF SAID SECTION 12, FOR AN ANGLE POINT OF HEREIN DESCRIBED TRACT, AND FROM WHICH THE SAID CENTER QUARTER CORNER OF SECTION 12 BEARS, NORTH 00°25'16" WEST, 30.00 FEET, BEING MARKED BY A FOUND 2.5 INCH ALUMINUM CAP (ILLEGIBLE Scription);

THENCE NORTH 89°13'51" EAST, 2652.66 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COLORADO BOULEVARD/COUNTY ROAD 13, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, MARKED BY A 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED "PLS 38702", SET ON WESTERN RIGHT OF WAY LINE OF COLORADO BOULEVARD/COUNTY ROAD 13 FOR AN OFFSET MONUMENT;

THENCE SOUTH 00°22'56" EAST, ALONG THE WEST RIGHT OF WAY LINE OF COLORADO BOULEVARD/COUNTY ROAD 13, ASPHALT ROAD WITH A 60 FOOT RIGHT OF WAY, 2665.32 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, AND CONTAINING 240.96 ACRES (10,496,081 SQ. FT.) MORE OR LESS, WHICH INCLUDES 5.435 ACRES (236770 SQ. FT.) OF PUBLIC RIGHT OF WAY COUNTY ROAD 46.

TOWN COUNCIL APPROVAL:

THIS MAP TO BE KNOWN AS WHITEHALL ZONING 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 ZONING 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 07/12/2120
(SIGNATURE OF SURVEYOR)

BENJAMIN K. FONTENOT

(PRINTED NAME)

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



SAUER PHANTOM 5 LLC
80.75 ACRES 3480479 S.F. ±
E/2 OF SW/4 SECTION 12,
T4N-R68W, 6TH P.M.
REC. NO. 4657174
EXISTING ZONING WELD COUNTY "A"
AGRICULTURE

PROPOSED ZONE: PUD-MU
GROSS AREA (TOTAL LOT SIZE): 3480479 SQ. FT. (80.75 ACRES)
NET AREA: 3480479 SQ. FT. (80.75 ACRES)

SAUER WHITEHALL LLC
160.15 ACRES 6976295 S.F. ±
PORTION OF SE/4 SECTION 12,
T4N-R68W, 6TH P.M.
BOOK 1417 PAGE 1282
EXISTING ZONING WELD COUNTY "A"
AGRICULTURE

5631 COUNTY ROAD 46
JOHNSTOWN, COLORADO

PROPOSED ZONE: PUD-MU
GROSS AREA (TOTAL LOT SIZE): 6976295 SQ. FT. (160.15 ACRES)
NET AREA: 6998332 SQ. FT. (158.32 ACRES)
RIGHT-OF-WAY AREA: 79963 SQ. FT. (1.84 ACRES)

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

LEGEND:

- ◻ FOUND SECTION MONUMENT - AS DESCRIBED
- YPC YELLOW PLASTIC CAP
- AC ALUMINUM CAP
- SIGN (SINGLE POST) - AS NOTED
- PROPERTY LINE
- RIGHT-OF-WAY
- - - ADJACENT PROPERTY LINE

DATE	REQUEST BY	CHECK	REVISION

Project: 1958.01
Drawing: ZONING
Date: 6/14/21
Rev. Date: 7/9/21
Check By: BKF

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

