THE RIDGE AT JOHNSTOWN ANNEXATION NO. 1 PART OF THE NORTHWEST QUARTER OF SECTION 26 T. 5 N., R. 68 W. OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO POINT OF COMMENCEMENT NORTH LINE OF THE NORTHWEST QUARTER FOUND NO. 6 REBAR WITH 2.5" ALUMINUM CAP OF THE NORTHWEST QUARTER OF ILLEGIBLE, IN RANGE BOX SECTION 26 60' ROAD BASIS OF BEARINGS __S0'00'24"E 30.00' WEST 1/16 CORNER COMMON TO SECTION 26 AND 23, T. 5 N., R. 68 W FOUND NO. 6 REBAR WITH 2.5" ALUMINUM CAP N89°52'50"E 599.95' (M) FOUND NO. 4 REBAR WITH 600.00' (R) YELLOW PLASTIC CAP, STAMPED "11989", IN MONUMENT BOX STAMPED "LS 32444" 1-1/4" PURPLE PLASTIC CAP, STAMPED "PLS 37067" S89'56'58"W 99.81' (M) FOUND 1"IRON PIPE WITH YELLOW PLASTIC CAP, LEGEND R & D DEVELOPMENT ANNEXATION NO. ONE ALIQUOT CORNER (AS DESCRIBED) (CROSS) REC. NO. 2002060112 RECEPTION NUMBER PROPOSED ANNEXATION REC. NO. 20180051343 ALL LINEAL UNITS ARE US SURVEY FEET OWNER: J-25 LAND HOLDINGS LLC R & D DEVELOPMENT ANNEXATION NO. TWO CONTIGUITY TABLE REC. NO. 2002060112 TOTAL PERIMETER: 1/6 OF PERIMETER: 1: 1.30 CONTIGUOUS BOUNDARY 2139.82' 78% TO JOHNSTOWN: **GENERAL NOTES:** 1) THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR. FOUND NO. 4 REBAR WITH 2) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET. FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, S89°52'24"W 499.95' (M)

500.00' (R)

R & D DEVELOPMENT

ANNEXATION NO. ONE (CROSS) REC. NO. 2002060112

STAMPED "LS 32444"

27 MIN 26 N

VICINITY MAP

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PM, LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, MONUMENTED WITH AN ILLEGIBLE 2 1/2" ALUMINUM CAP IN RANGE BOX;

THENCE S00°00'24"E, A DISTANCE OF 30.00 FEET ON THE WEST LINE OF THAT PARCEL RECORDED AT RECEPTION NUMBER 20180051343 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE TO THE POINT OF BEGINNING;

THENCE N89°52'50"E, A DISTANCE OF 599.95 FEET ON THE SOUTH RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 18 SAID CORNER WITNESSED BY A NO 4 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 32444:

THENCE S00°00'57"E, A DISTANCE OF 770.06 FEET ON THE EAST LINE OF SAID PARCEL RECORDED AT RECEPTION NUMBER 20180051343, TO A NO 4 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 32444:

THENCE S89°52'24"W, A DISTANCE OF 499.95 FEET ON THE SOUTH LINE OF SAID PARCEL RECORDED AT RECEPTION NUMBER 20180051343, TO A NO 4 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 32444;

THENCE NOO 02'59"W, A DISTANCE OF 436.40 FEET ON THE WEST LINE OF SAID PARCEL RECORDED AT RECEPTION NUMBER 20180051343, TO AN ANGLE POINT THEREIN, MONUMENTED WITH 1" IRON PIPE WITH YELLOW PLASTIC CAP, ILLEGIBLE;

THENCE S89'56'58"W, A DISTANCE OF 99.81 FEET, ON THE WEST LINE OF SAID PARCEL TO AN ANGLE POINT THEREIN, MONUMENTED WITH A NO 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP STAMPED PLS 37067;

THENCE NOO'00'24"W, A DISTANCE OF 333.60 FEET ON THE WEST LINE OF SAID PARCEL AND THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 26 AND TO THE POINT OF BEGINNING.

PARCEL CONTAINS 418,436 SQUARE FEET OR 9.606 ACRES.

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 BEARS N 89°52′50″ E AND DISTANCE OF 1323.05′, MONUMENTED AS SHOWN WITH ALL OTHER BEARINGS RELATIVE THERETO.

TOWN COUNCIL APPROVAL

THIS MAP TO BE KNOWN AS THE REPROVED 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

MAYOR

TIEST: TOWN CLERK

TITLE COMMITMENT NOTE

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GALLOWAY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

SURVEYOR'S STATEMENT:

3) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR

4) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION

THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE

CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.

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

I, FRANK A. KOHL, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS ANNEXATION 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 SUCCESSORS AND/OR ASSIGNS.

FRANK A. KOHL
COLORADO PROFESSIONAL LAND SURVEYOR #37067
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

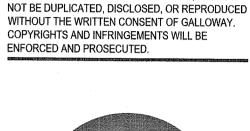


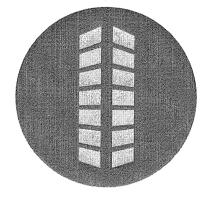
Galloway

5265 Ronald Reagan Blvd., Suite 210 Johnstown, CO 80534 970.800.3300 GallowayUS.com

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E RIDGE AT JOHNSTOWN ANNEXATION NO. 1

Date Issue / Description Init.

1 11/15/19 REVISED PER TOWN COMMENTS AN

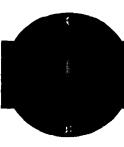
 Project No:
 JLH000001.10

 Drawn By:
 AN

 Checked By:
 FAK

 Date:
 9/25/19

SHEET 1 OF 1



CERTIFICATE OF AUTHENTICITY

STATE OF COLORADO)

TOWN OF JOHNSTOWN) SS:

COUNTIES OF WELD AND LARIMER)

I, Diana Seele, Town Clerk, in and for said Town of Johnstown, in Counties of Weld and Larimer, in the State aforesaid, do hereby certify that the attached is true and correct copy of the annexation maps for the property known as The Lidge at Johnstown Annexation No. 1 passed by the Johnstown Town Council on the 20 ay C. April, 2020.

In witness whereof, I have hereunto set my hand be seal of the Town of Johnstown, this 5th day of August, 2020.

SEAL ZE

Diana Seele Town Clerk

The Community That Cares

www.TownofJohnstown.com P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141