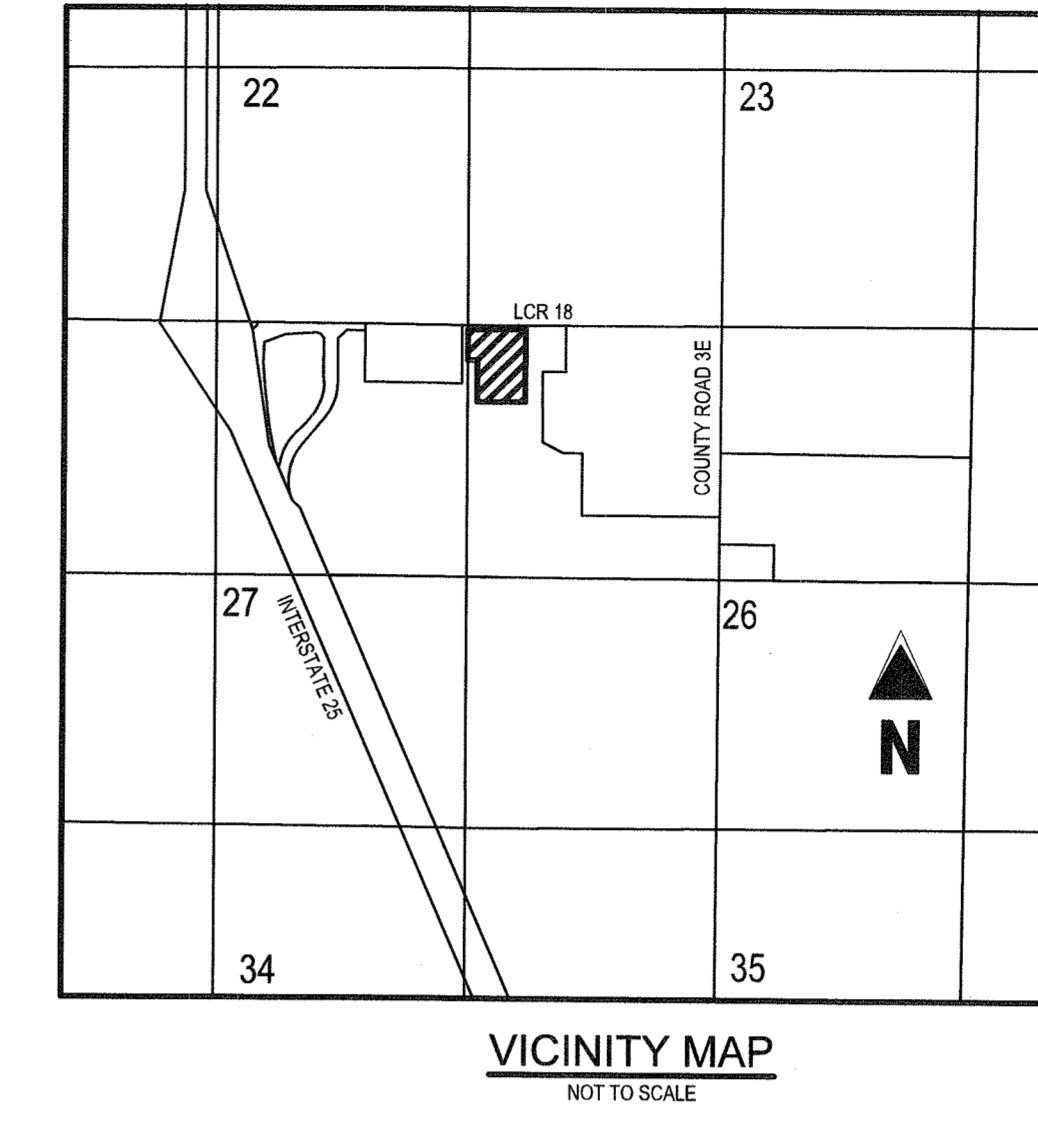
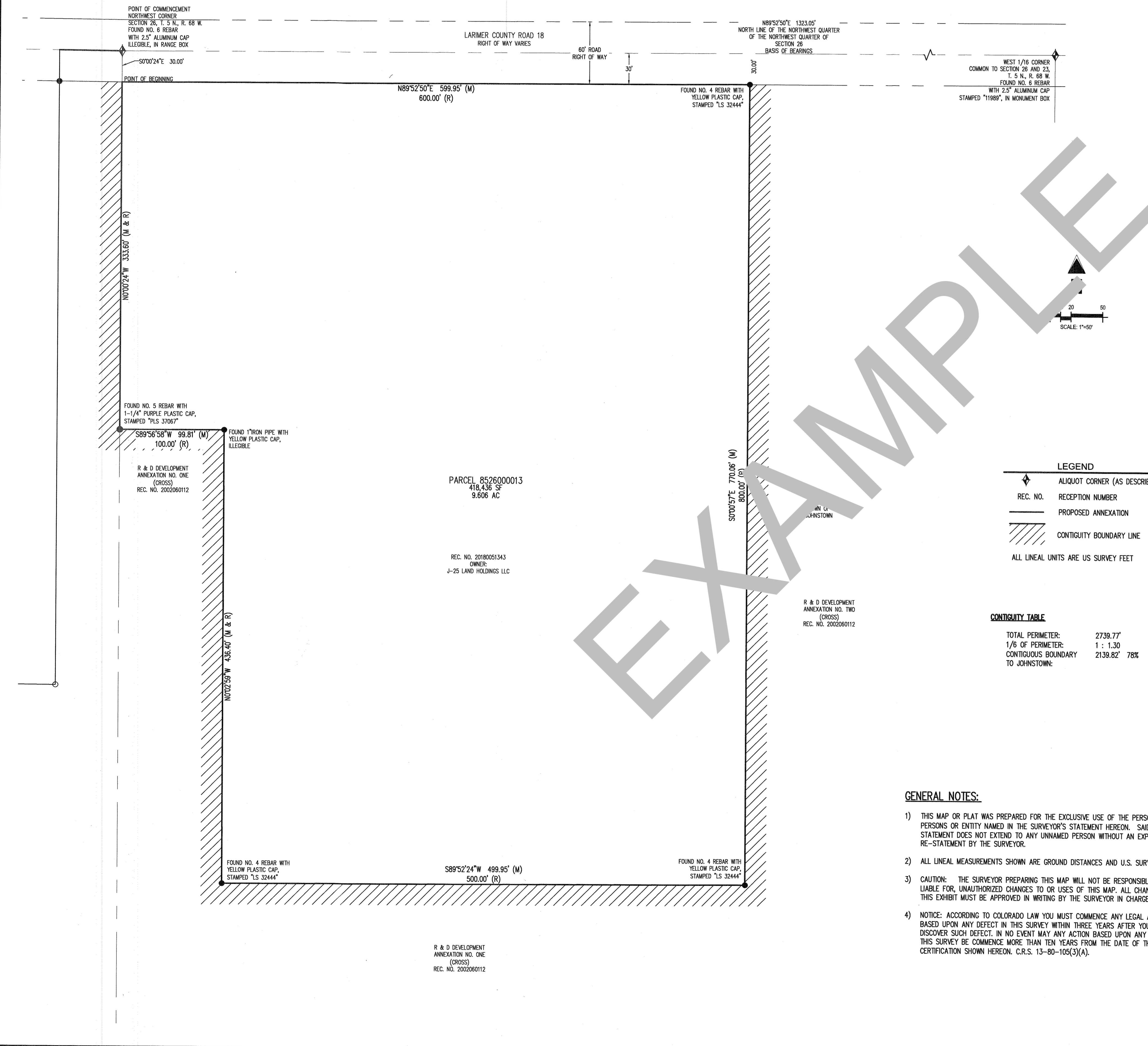


THE RIDGE AT JOHNSTOWN ANNEXATION NO. 1

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



LEGAL DESCRIPTION:
 PART 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 N00°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 N00°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 Ridge at Johnstown Annexation No. 1 IS APPROVED AND ACCEPTED TO THE TOWN OF JOHNSTOWN, COLORADO BY ORDINANCE NUMBER 2020-126 PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, HELD ON THE 20th DAY OF August, 2020
 BY: [Signature] MAYOR
 ATTEST: [Signature] TOWN CLERK

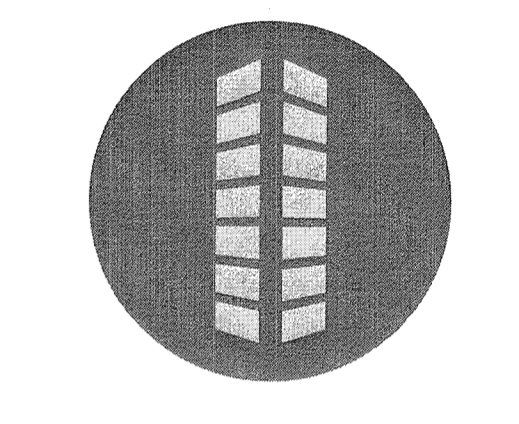
TITLE COMMITMENT NOTE
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GALLOWAY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

SURVEYORS STATEMENT:
 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.
 [Seal: FRANK A. KOHL, COLORADO PROFESSIONAL LAND SURVEYOR, LICENSE NO. 37067, EXPIRES 5/1/2020]

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

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THE RIDGE AT JOHNSTOWN ANNEXATION NO. 1
 PART OF NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

#	Date	Issue / Description	Int.
1	11/15/19	REVISED PER TOWN COMMENTS	AN

Project No: JLH0000110
 Drawn By: AN
 Checked By: FAK
 Date: 9/25/19

CERTIFICATE OF AUTHENTICITY


STATE OF COLORADO)
)
TOWN OF JOHNSTOWN)
)
COUNTIES OF WELD AND LARIMER)

SS:

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

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




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