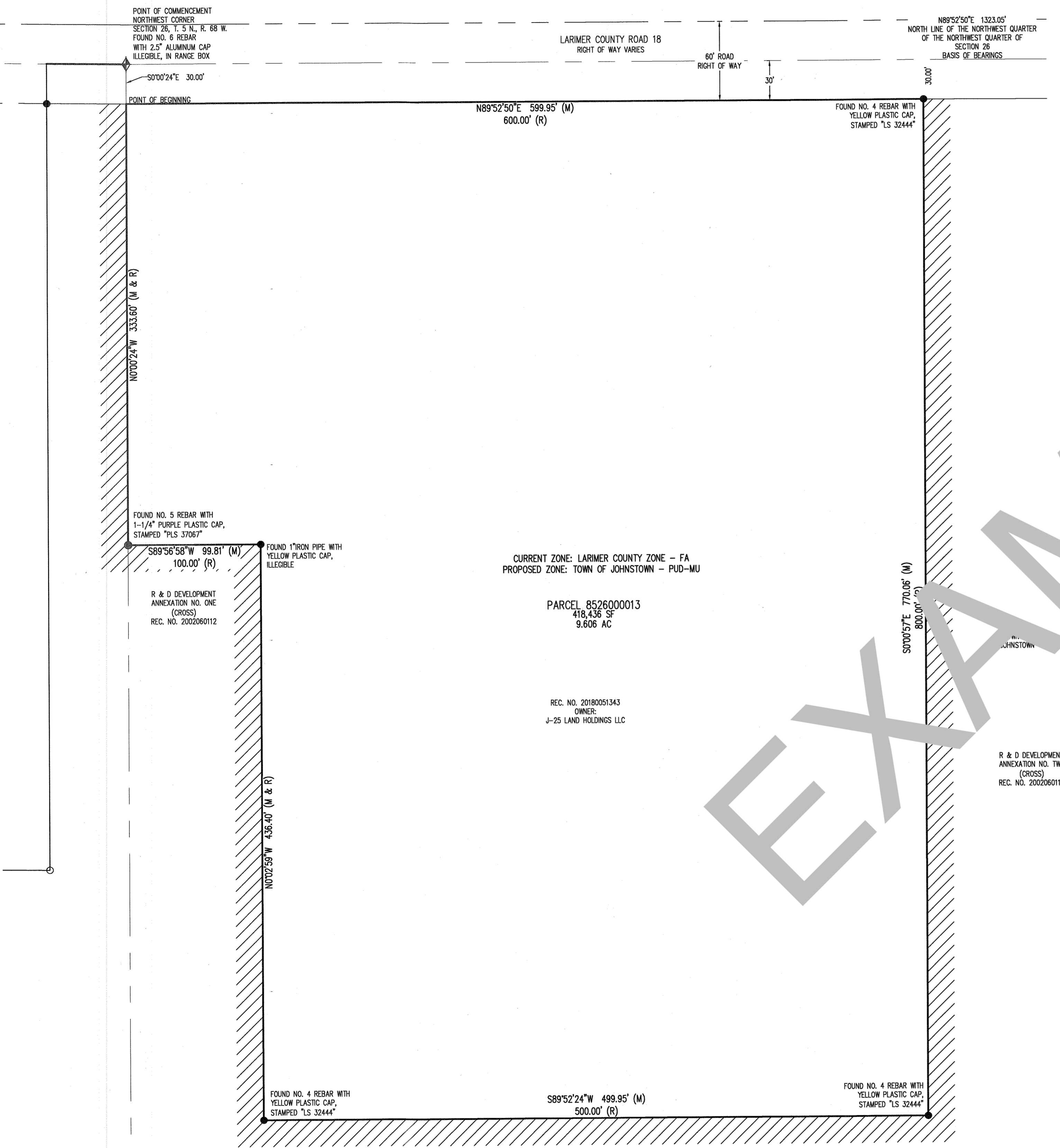


THE RIDGE AT JOHNSTOWN ZONING MAP

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 THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., 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.

LEGEND

- ALLOT CORNER (AS DESCRIBED)
- REC. NO. RECEPTION NUMBER
- PROPOSED ANNEXATION
- CONTIGUITY BOUNDARY LINE
- ALL LINEAL UNITS ARE US SURVEY FEET

CONTIGUITY TABLE

TOTAL PERIMETER:	2739.77'	
1/6 OF PERIMETER:	1 : 1.30	
CONTIGUOUS BOUNDARY TO JOHNSTOWN:	2139.82'	78%

TOWN COUNCIL APPROVAL

THIS MAP TO BE KNOWN AS _____ IS APPROVED AND ACCEPTED TO THE TOWN OF JOHNSTOWN, COLORADO BY ORDINANCE NUMBER 200-177, 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.

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.
- 2) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 3) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR 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.
- 4) 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

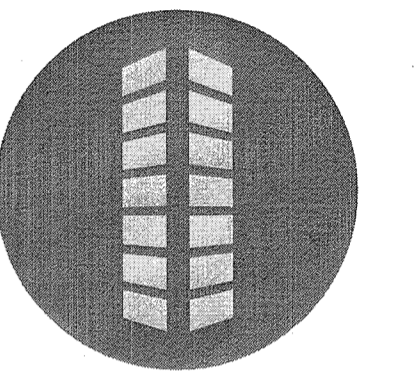
SURVEYOR'S STATEMENT:

I, FRANK A. KOHL, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS ZONING 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.

37067
 5/01/2020

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THE RIDGE AT JOHNSTOWN ZONING MAP
 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	Init.
1	11/15/19	REVISED PER TOWN COMMENTS	AN

Project No: JLH000001.10
 Drawn By: AN
 Checked By: FAK
 Date: 9/25/19

EXAMPLE