

DEAN ANNEXATION MAP TO THE TOWN OF FREDERICK

Of a Parcel of Land,
 Situate in the Northeast Quarter of Section 33, Township 2 North, Range 68 West of the 6th P.M.,
 County of Weld, State of Colorado

CERTIFICATE OF OWNERSHIP

Know all men by these presents that Anne M. Dean and Jeffrey A. Dean, being the Owner(s), Mortgagee or Lender of certain lands in Frederick, Colorado, described as follows:

A tract of land, being a portion of that Parcel 2 described in General Warranty Deed recorded February 3, 2020 as Reception No. 4563490 of the Records of Weld County, located in the Northeast Quarter (NE1/4) of Section Thirty-three (33), Township Two North (T.2N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Frederick, County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 33 and assuming the East line of said NE1/4 as bearing South 00°06'53" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2662.34 feet with all other bearings contained herein relative thereto;

THENCE South 00°06'53" East a distance of 963.79 feet to the Northeast corner of said General Warranty Deed;
 THENCE South 89°53'07" West along the North line of said General Warranty Deed a distance of 30.00 feet to the Westerly line of Wyndham Hill Annexation No. 1 recorded June 7, 2004 as Reception No. 3187002 of the Records of Weld County and to the POINT OF BEGINNING;

THENCE South 00°06'53" East along the Westerly line of said Wyndham Hill Annexation a distance of 56.21 feet to the South line of said General Warranty Deed;
 The following Four (4) courses and distances are along the Southerly, Westerly and Northerly lines of said General Warranty Deed;

THENCE South 89°53'07" West a distance of 260.00 feet to the Easterly line of said Wyndham Hill Annexation;
 The following Three (3) courses and distances are along the Easterly and Southerly lines of said General Warranty Deed;

THENCE South 89°53'07" West a distance of 3.30 feet;
 THENCE North 00°06'53" West a distance of 56.21 feet;
 THENCE North 89°53'07" East a distance of 262.30 feet to the POINT OF BEGINNING.

Thus described tract contains 14,800 Square Feet or 0.340 acres more or less, together with all subject to all easements and rights-of-way existing and/or of public record.

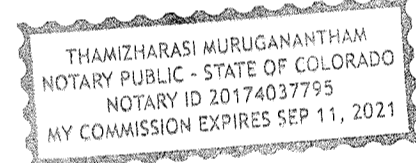
Executed this 18th day of December A.D., 2020.

OWNER(S):
 By: Anne M. Dean By: Jeffrey A. Dean
 Anne M. Dean Jeffrey A. Dean

NOTARIAL CERTIFICATE
 STATE OF Colorado
 COUNTY OF Larimer ss.

The foregoing certificate of ownership was acknowledged before me by Anne M. Dean & Jeffrey A. Dean acting in his capacity as Owner of the said property above this 18th day of December, 2020.

Witness My Hand and Seal Notary Public
 My commission expires Sept 11, 2021
Thamizharasi Murganatham
 Notary Public



BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the Northeast Quarter of Section 33, T.2N., R.68W., as bearing South 00°06'53" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2662.34 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

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 commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number 598-H0585841-042-OCR, dated January 13, 2020 as prepared by Heritage Title Company to delineate the aforesaid information.

FLOOD PLAIN NOTE

The subject property is in flood zone "X," areas determined to be outside the 0.2% annual chance of floodplain per FEMA flood map 08123C2080E revised January 20, 2016.

SURVEYOR'S STATEMENT

I, Christopher A. DePaulis, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Annexation Map shown hereon is a correct delineation of the above described parcel of land and that at least one-sixth (1/6) of the peripheral boundary of said parcel is contiguous to the present boundary of the Town of Frederick, 349.02 feet contiguous, perimeter 639.02 feet.

I further certify that this map and legal description were prepared under my personal supervision on this 9th day of December, 2020.



Christopher A. DePaulis - On Behalf Of King Surveyors
 Colorado Licensed Professional
 Land Surveyor #38105

PLANNING COMMISSION CERTIFICATE

Approved by the Frederick Planning Commission with Planning Commission Resolution 2020-116A
 this 19 day of November, 2020

[Signature]
 Chairman
[Signature]
 Planning Commission Secretary

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

This annexation map is to be known as the Dean Annexation and is approved and accepted along with the Zoning Designation by Ordinances No. 1331 and 1331, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado,

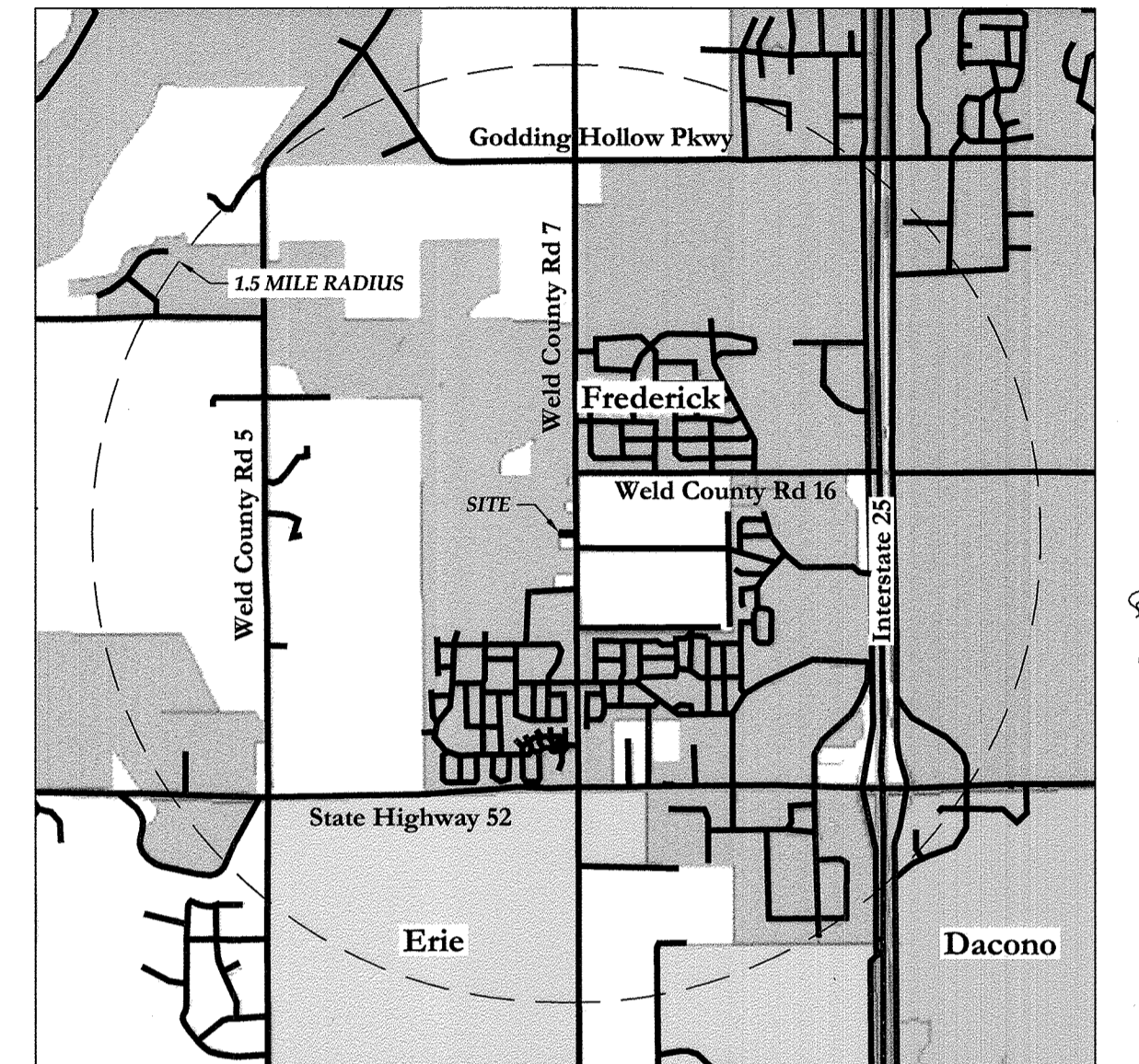
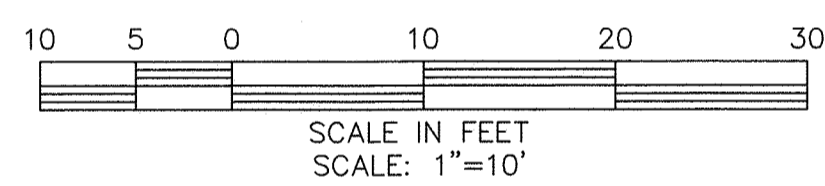
held on December 8, 2020
[Signature]
 Mayor
[Signature]
 Town Clerk

CONTIGUOUS BOUNDARY = 349.02 L.F.
 TOTAL BOUNDARY = 639.02 L.F.
 RATIO = 1 : 1.831
 AREA = 0.340 ACRES

////// DENOTES CONTIGUOUS BOUNDARY

LEGEND

- SECTION LINE
- - - RIGHT OF WAY LINE
- BOUNDARY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- ◆ FOUND #4 REBAR WITH RED PLASTIC CAP KS, LS 38105



VICINITY MAP
 SCALE: 1"=3000'

OWNER:

ANNE DEAN & JEFFERY DEAN
 1147 TWIN PEAKS CIRCLE
 LONGMONT, CO 80503

SURVEYOR:

KING SURVEYORS
 650 GARDEN DRIVE
 WINDSOR, CO 80550
 PHONE: (970) 686-5011

Mineral Owners:

Anadarko E&P Company LP
 c/o Anadarko Petroleum Corporation
 Attn: Manager Land-Western Division
 P.O. Box 9149
 The Woodlands, TX 77387-9147

Anadarko Land Corporation
 c/o Anadarko Petroleum Corporation
 Attn: Manager Property & Rights-of-Way
 P.O. Box 9149
 The Woodlands, TX 77387-9147

Mineral Leasehold Owners:

Noble Energy, Inc.
 Attn: Wattenberg Land Department
 1625 Broadway, Suite 2000
 Denver, CO 80202

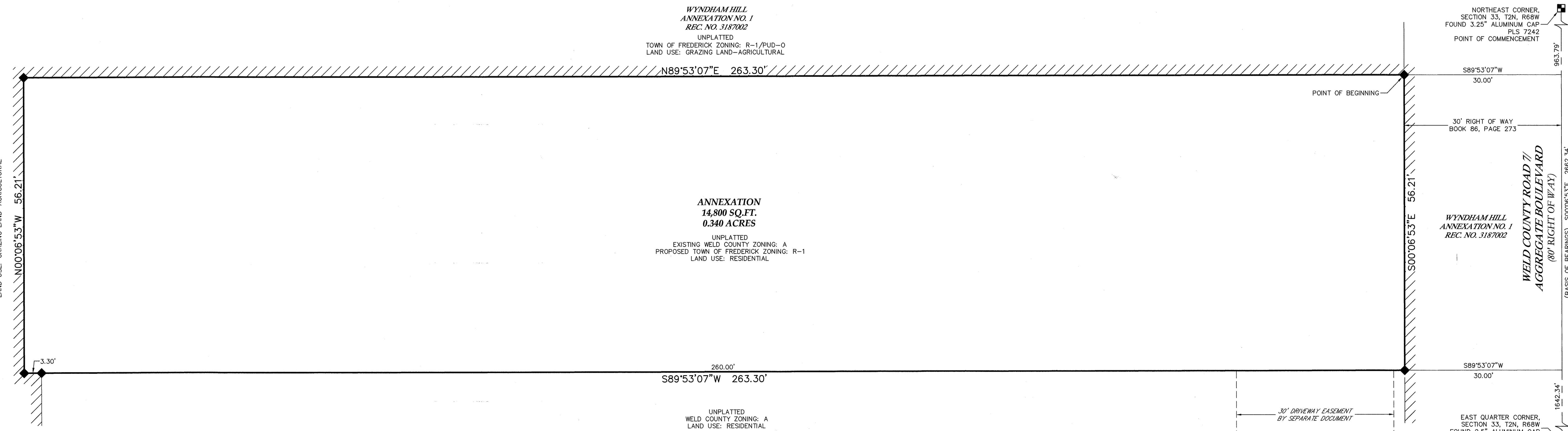
Kerr-McGee Oil & Gas Onshore LP
 Attn: Land Manager/Wattenberg
 1099 18th Street, Suite 1500
 Denver, CO 80202

K.P. Kauffman Company, Inc. (KPK)
 1675 Broadway, Suite 2800
 Denver, CO 80202

WYNDHAM HILL
 ANNEXATION NO. 1
 REC. NO. 3187002
 UNPLATTED
 TOWN OF FREDERICK ZONING: R-1/PUD-O
 LAND USE: GRAZING LAND-AGRICULTURAL

ANNEXATION
 14,800 SQ.FT.
 0.340 ACRES

UNPLATTED
 EXISTING WELD COUNTY ZONING: A
 PROPOSED TOWN OF FREDERICK ZONING: R-1
 LAND USE: RESIDENTIAL



DATE:	6/23/2020
FILE NAME:	20200205ANX
SCALE:	1"=10'
DRAWN BY:	CSK
CHECKED BY:	CAD

KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | email: contact@KingSurveyors.com



DATE:	
REVISIONS:	

DEAN ANNEXATION MAP
 FOR
 ANNE DEAN
 1147 TWIN PEAKS CIRCLE
 LONGMONT, CO 80503

PROJECT #:
 20200205