

CANINO REZONE MAP

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP:

Know all men by these presents that 3258 STATE HIGHWAY 52, LLC., A COLORADO LIMITED LIABILITY COMPANY, being the Owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, have caused an amendment to the official zoning map of the Town of Frederick to be prepared for said land to show how the lot, parcel or tract will be developed. The land is more particularly described as follows:

OVERALL REZONE BOUNDARY:

A parcel of land located in the North Half of the Northwest Quarter(N1/2NW1/4) of Section Three (3), Township One North (T.1N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Frederick, County of Weld, State of Colorado, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 3 and assuming the West line of the Northwest Quarter of Section 3 as bearing South 00°05'46" East being a Grid Bearing of the Colorado State Plane Coordinate System, North American Datum 1983/92, a distance of 2667.50 feet with all bearings contained herein relative thereto;

THENCE South 00°05'46" East along the West line of the Northwest Quarter of said Section 3 a distance of 1313.63 feet (Record = 1313.4 feet);

THENCE North 89°35'14" East a distance of 1185.06 feet (Record = 1185.00 feet) to the **POINT OF BEGINNING**;

THENCE North 89°35'14" East a distance of 363.11 feet (Record = 363.00 feet) to the West line of the Glacier West Business Park;

THENCE North 00°05'46" West along a line parallel with the West line of the Northwest Quarter of said Section 3, said line also being the West line of said Glacier West Business Park, a distance of 1236.64 feet (Record = 1235.91 feet) to the Southerly Right of Way line of State Highway 52;

The following two (2) courses are along the Southerly Right of Way lines of State Highway 52 as per that deed recorded March 27, 1963 as Reception No. 1404495 of the Records of Weld County:

THENCE South 89°37'27" West a distance of 311.27 feet;

THENCE South 88°33'27" West a distance of 51.85 feet;

THENCE South 00°05'46" East along a line parallel with the West line of the Northwest Quarter of said Section 3 a distance of 1235.92 feet (Record = 1235.49 feet) to the **POINT OF BEGINNING**.

Said described parcel of land contains contains 10.31 acres more or less.

REZONE PARCEL 1: C-H52 COMMERCIAL HIGHWAY 52 DISTRICT ZONING

A parcel of land located in the North Half of the Northwest Quarter(N1/2NW1/4) of Section Three (3), Township One North (T.1N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Frederick, County of Weld, State of Colorado, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 3 and assuming the West line of the Northwest Quarter of Section 3 as bearing South 00°05'46" East being a Grid Bearing of the Colorado State Plane Coordinate System, North American Datum 1983/92, a distance of 2667.50 feet with all bearings contained herein relative thereto;

THENCE South 00°05'46" East along the West line of the Northwest Quarter of said Section 3 a distance of 1313.63 feet (Record = 1313.4 feet);

THENCE North 89°35'14" East a distance of 1185.06 feet (Record = 1185.00 feet);

THENCE North 89°35'14" East a distance of 363.11 feet (Record = 363.00 feet) to the West line of the Glacier West Business Park;

THENCE North 00°05'46" West along a line parallel with the West line of the Northwest Quarter of said Section 3, said line also being the West line of said Glacier West Business Park, a distance of 719.30 feet to the **POINT OF BEGINNING**;

THENCE North 00°05'46" West along a line parallel with the West line of the Northwest Quarter of said Section 3, said line also being the West line of said Glacier West Business Park, a distance of 517.34 feet to the Southerly Right of Way line of State Highway 52;

The following two (2) courses are along the Southerly Right of Way lines of State Highway 52 as per that deed recorded March 27, 1963 as Reception No. 1404495 of the Records of Weld County:

THENCE South 89°37'27" West a distance of 311.27 feet;

THENCE South 88°33'27" West a distance of 51.85 feet;

THENCE South 00°05'46" East along a line parallel with the West line of the Northwest Quarter of said Section 3 a distance of 514.61 feet;

THENCE North 89°54'14" East a distance of 363.10 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 4.31 acres more or less.

REZONE PARCEL 2: P - PUBLIC DISTRICT ZONING

A parcel of land located in the North Half of the Northwest Quarter(N1/2NW1/4) of Section Three (3), Township One North (T.1N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Frederick, County of Weld, State of Colorado, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 3 and assuming the West line of the Northwest Quarter of Section 3 as bearing South 00°05'46" East being a Grid Bearing of the Colorado State Plane Coordinate System, North American Datum 1983/92, a distance of 2667.50 feet with all bearings contained herein relative thereto;

THENCE South 00°05'46" East along the West line of the Northwest Quarter of said Section 3 a distance of 1313.63 feet (Record = 1313.4 feet);

THENCE North 89°35'14" East a distance of 1185.06 feet (Record = 1185.00 feet) to the **POINT OF BEGINNING**;

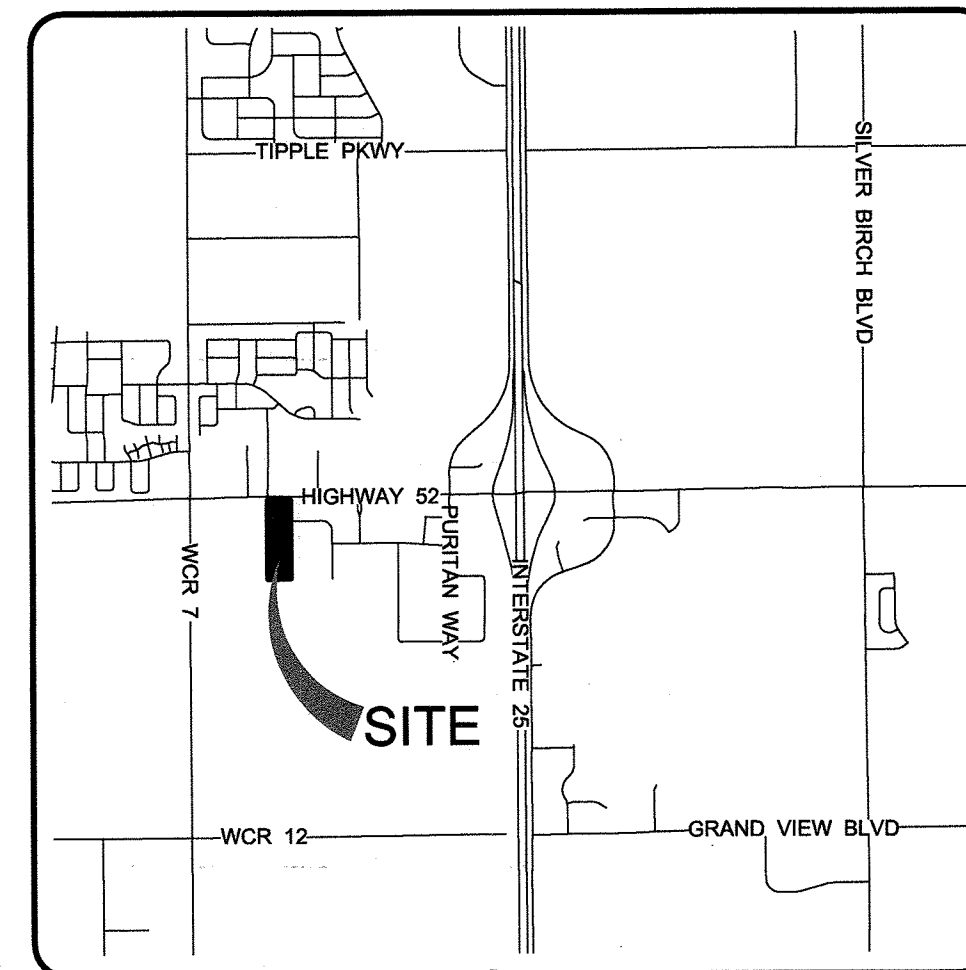
THENCE North 89°35'14" East a distance of 363.11 feet (Record = 363.00 feet) to the West line of the Glacier West Business Park;

THENCE North 00°05'46" West along a line parallel with the West line of the Northwest Quarter of said Section 3, said line also being the West line of said Glacier West Business Park, a distance of 719.30 feet;

THENCE South 89°54'14" West a distance of 363.10 feet;

THENCE South 00°05'46" East along a line parallel with the West line of the Northwest Quarter of said Section 3 a distance of 721.31 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 6.00 acres more or less.



VICINITY MAP
 SCALE: 1" = 3000'

Executed this 8 day of April, 2021.
 Aaron Grant (3258 State Highway 52, LLC, a Colorado Limited Liability Company)

State of Colorado)
) ss
 County of Weld)

The foregoing certificate of ownership was acknowledged before me by Aaron Grant, acting in his/her capacity as Owner of Canino, on this 8 day of April, 2021.

Witness My Hand and Seal
 My Commission Expires February 9, 2025
 Amanda Debord
 Notary Public
 STATE OF COLORADO
 NOTARY ID 2014082933
 MY COMMISSION EXPIRES FEBRUARY 9, 2025

PLANNING COMMISSION CERTIFICATE:

Approved by the Frederick Planning Commission with Planning Commission Resolution 20-07A this 18 day of February, 2021.

Chairman
 Planning Commission Secretary

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

This amendment to the official zoning map amends Ordinance No. 1358 and is to be known as the Canino Parcel Rezone and is approved and accepted by Ordinance No. 1358, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on March 9, 2021. All conditions, terms, and specifications designated or described herein shall be binding on the owner, its heirs, successors, and assigns.

Attest: Mayor

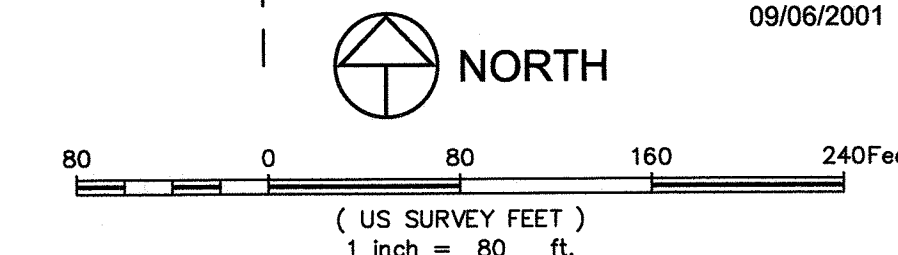
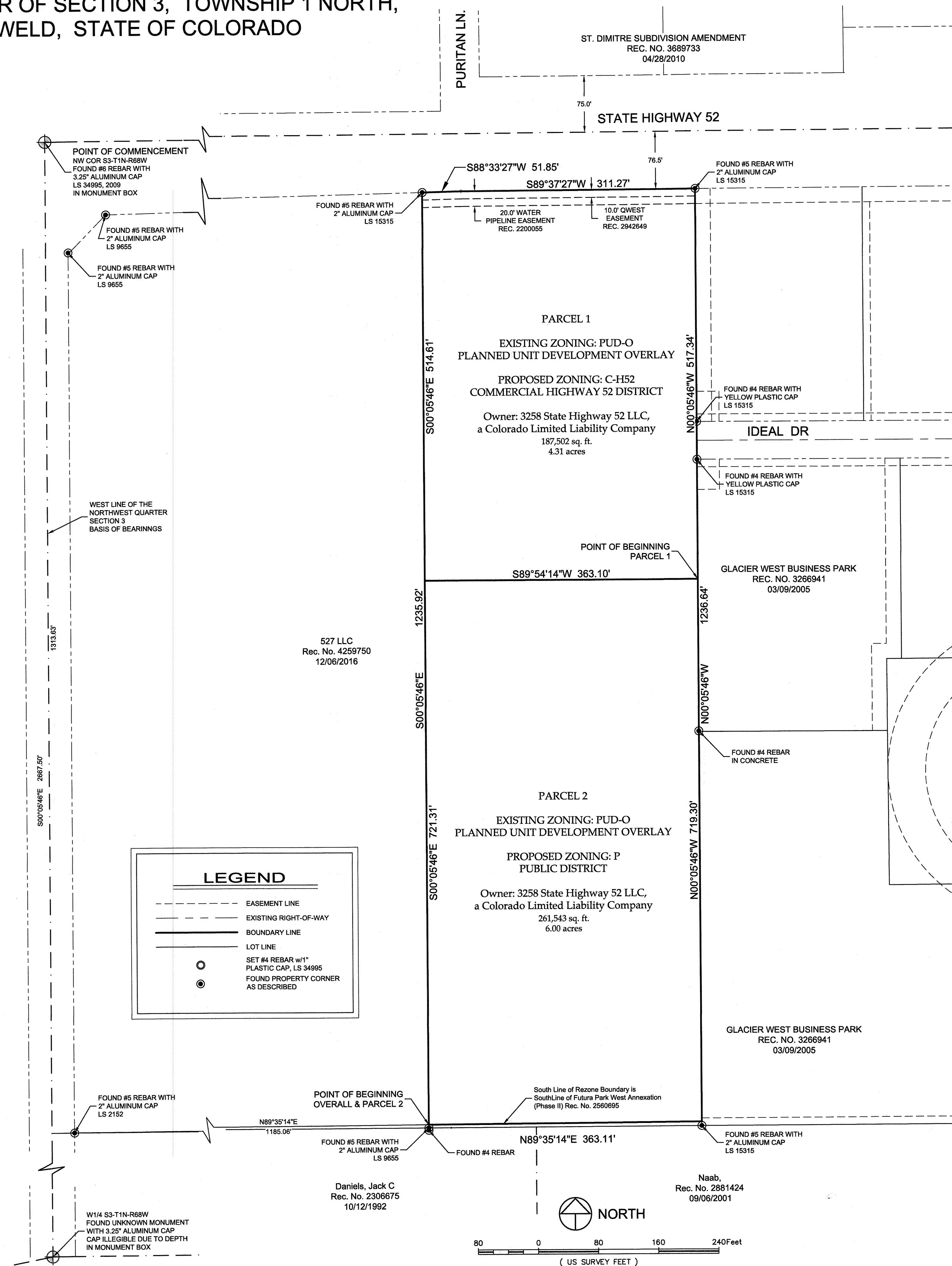
SURVEY NOTES:

1. Basis of Bearings: the West line of the Northwest Quarter of Section 3 as bearing South 00°05'46" East, a distance of 2667.50 feet (assumed bearing) and Monumented as shown hereon.
2. Unit of measure is U.S. Survey Feet.
3. No rights-of-way or easements, except those shown hereon, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.
4. This survey does not constitute a title search by the surveyor.

SURVEYOR'S CERTIFICATION:

I, Steven A. Lund, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Zoning Amendment Map shown hereon is a correct delineation of the above described parcel of land. I further certify that this map and legal description were prepared under my personal supervision on this 18th day of March 2021.

Steven A. Lund
 34995
 March 18, 2021
 Steven A. Lund - on behalf of Northern Engineering
 Colorado Registered Professional Land Surveyor #34995



NOTICE:
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after your discovery of such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 3
 TOWNSHIP: 1 N
 RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
 FORT COLLINS 301 North Hennes Street, Suite 100, 80521 970.221.4158
 GREELEY 620 8th Street, 80631 notherneng.com

DATE: 12/15/2020
 PROJECT: 1283-014
 CLIENT:
 DRAWN BY: L. Smith
 REVIEWED BY: S. Lund

CANINO REZONE MAP
TOWN OF FREDERICK
STATE OF COLORADO

Sheet
1
 Of 1 Sheet