

DILLON ANNEXATION TO THE TOWN OF FREDERICK

A PART OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COLORADO
69.559 ACRES, MORE OR LESS

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT DILLON LIMITED LIABILITY LIMITED PARTNERSHIP IS THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH. P.M., WELD COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER WHENCE THE SOUTHWEST CORNER THEREOF BEARS S 00°08'49" E 30.00 FEET; THENCE ALONG SAID WEST LINE NORTH 00°08'49" WEST 1299.38 FEET TO THE NORTHWEST CORNER OF SAID SOUTH ONE-HALF; THENCE ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF NORTH 89°59'52" EAST 2404.50 FEET TO A POINT, WHENCE THE NORTHEAST CORNER OF SAID SOUTH ONE-HALF BEARS NORTH 89°59'52" EAST 250.20 FEET; THENCE ALONG THE WEST LINE OF THAT PARCEL OF LAND CONVEYED TO THE COLORADO DEPARTMENT OF HIGHWAYS BY DEED RECORDED IN BOOK 1503 AT PAGE 579 AND BOOK 1502 AT PAGE 288 SOUTH 00°11'10" EAST 816.03 FEET; THENCE ALONG THE NORTH AND SOUTHWESTERLY LINES OF THAT PARCEL OF LAND DESCRIBED BY DEED RECORDED MARCH 29, 1938 IN BOOK 1024 AT PAGE 1 THE FOLLOWING TWO COURSES; SOUTH 89°47'50" WEST 93.54 FEET; SOUTH 36°44'44" EAST 156.61 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL OF LAND CONVEYED TO THE COLORADO DEPARTMENT OF HIGHWAYS BY DEED RECORDED IN BOOK 1503 AT PAGE 587; THENCE ALONG SAID WEST LINE THE FOLLOWING TWO COURSES; SOUTH 01°24'50" WEST 51.97 FEET; SOUTH 03°13'37" WEST 307.31 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD #20; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°58'20" WEST 639.30 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED BY DEED RECORDED JANUARY 16, 1959 IN BOOK 1522 AT PAGE 385; THENCE ALONG SAID PARCEL THE FOLLOWING THREE COURSES; NORTH 43°57'30" WEST 319.66 FEET; NORTH 89°58'20" WEST 268.00 FEET; SOUTH 00°01'40" WEST 230.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD #20; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°58'20" WEST 1256.09 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 69.559 ACRES, MORE OR LESS.

THIS DESCRIBED TRACT CONTAINS 69.559 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 3rd DAY OF August, A.D. 2001.

DILLON LIMITED LIABILITY LIMITED PARTNERSHIP

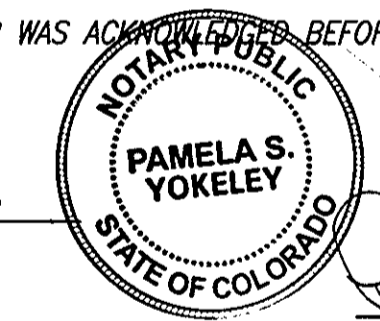
Jack C. Dillon
BY: JACK C. DILLON, PARTNER

STATE OF COLORADO }
COUNTY OF Boulder } SS:

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF August A.D. 2001

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 5/21/05



Pamela S. Yokeley
NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

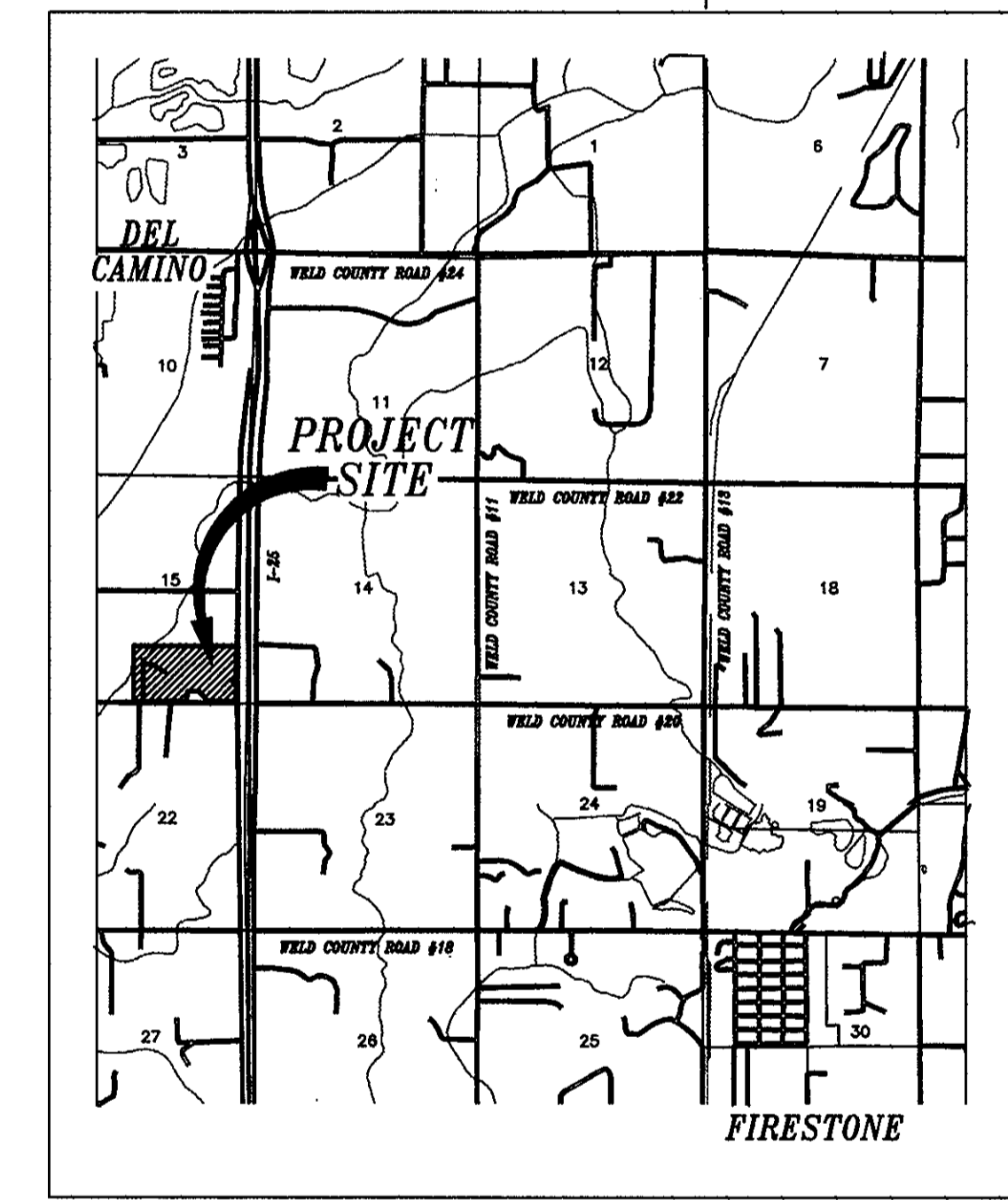
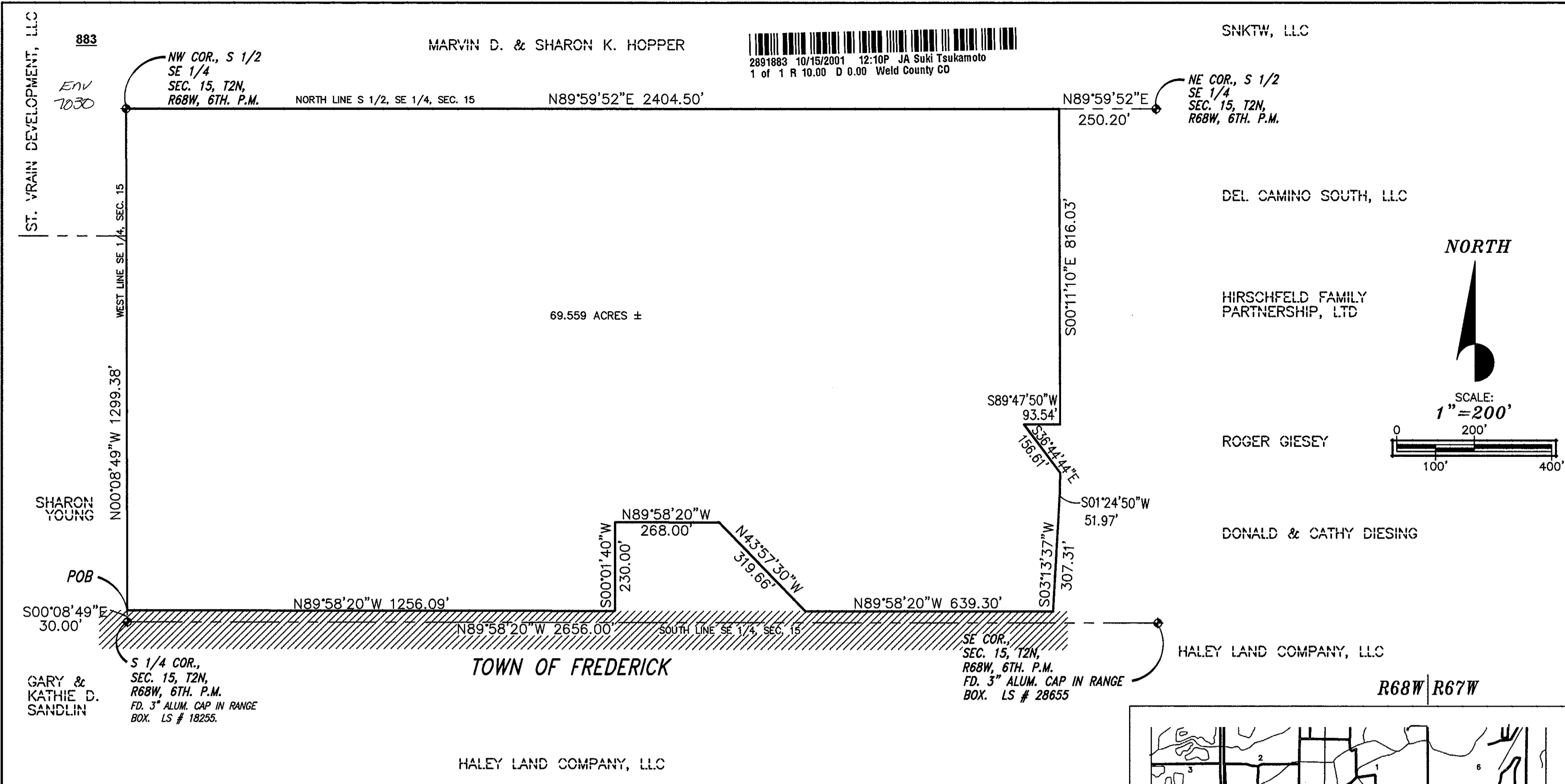
THIS ANNEXATION MAP IS TO BE KNOWN AS "DILLON ANNEXATION TO THE TOWN OF FREDERICK" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. 579, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON October 16, 2000 AND RECORDED ON AS RECEPTION NO. _____ IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO. NO. _____, IN THE RECORDS OF THE CLERK & RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO.

MAYOR

Edward J. Tagher

ATTEST

[Signature]
TOWN CLERK



VICINITY MAP
1" = 4000' ±

PERIPHERY OF AREA TO BE ANNEXED = 7,842.38 FEET
CONTIGUITY = 1,895.39 FEET
ONE-SIXTH OF TOTAL PERIPHERY = 1,307.06 FEET
TOTAL ACRES = 69.559 ACRES, MORE OR LESS

BASIS OF BEARINGS:
ASSUMED THE SOUTH LINE OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 68 WEST AS BEARING S89°58'20"E AS MONUMENTED AND SHOWN HEREON.

PLANNING AND ZONING COMMISSION CERTIFICATE:

APPROVED BY THE FREDERICK PLANNING & ZONING COMMISSION THIS 5th DAY OF October, A.D., 2000

Jim Wilson
CHAIRMAN

SURVEYOR'S CERTIFICATE:

I, RONALD W. ADAMS, 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; 1895.39 FEET CONTIGUOUS, PERIMETER IS 7,842.38 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY SUPERVISION ON THIS 3rd DAY OF August, A.D. 2001.

Ronald W. Adams
RONALD W. ADAMS
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 13448

CLERK AND RECORDER CERTIFICATE:

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT _____ O'CLOCK, _____ M., ON THE _____ DAY OF _____ A.D. 2001, IN THE BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____.

WELD COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

E. WAYNE WENTWORTH, P.E.
CIVIL ENGINEERING DESIGN
508 5TH AVENUE
LONGMONT, COLORADO 80501
PHONE (303)772-1177
FAX (303)772-8553 CELLULAR (303)775-7962