

DOERING/MODRALL WEST ANNEXATION MAP TO THE TOWN OF FREDERICK

A PART OF THE N.E. 1/4 SECTION 27 T 2 N, R 68 W OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO

NORTH 1/4 CORNER SECTION 27
(FOUND 3 1/2" ALUM CAP IN
RANGE BOX LS 18482)

EXISTING FREDERICK TOWN LIMITS

CONTAINING 145.60 ACRES ±

NORTHEAST CORNER SECTION 27
(FOUND 2 1/2" ALUM CAP IN
RANGE BOX LS 25614)

N 89°37'55" E

2662.64'

2414.54' WELD COUNTY ROAD 18
(60' ROW)

NOTE:

RECORDED EXCEPTIONS ACCORDING TO COMMONWEALTH LAND
TITLE INSURANCE COMPANY COMMITMENT NO. F921408 ARE
LISTED BELOW. EXCEPTIONS ARE NOT SHOWN GRAPHICALLY.

- Rights or claims of parties in possession not shown by the public records.
- Easements, or claims of easements, not shown by the public records.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
- Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment. Note: The above exception will not appear on policies where closing and settlement has been performed by the company.
- a. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district.
b. Any and all unredeemed tax sales, if any.

Note: Upon receipt of a Certificate of Taxes Due evidencing that there are no existing open tax sales, the above exception 8b will not appear on the policy to be issued hereunder.

Note:

PURSUANT TO CRS 10-11-122 NOTICE IS HEREBY GIVEN THAT:

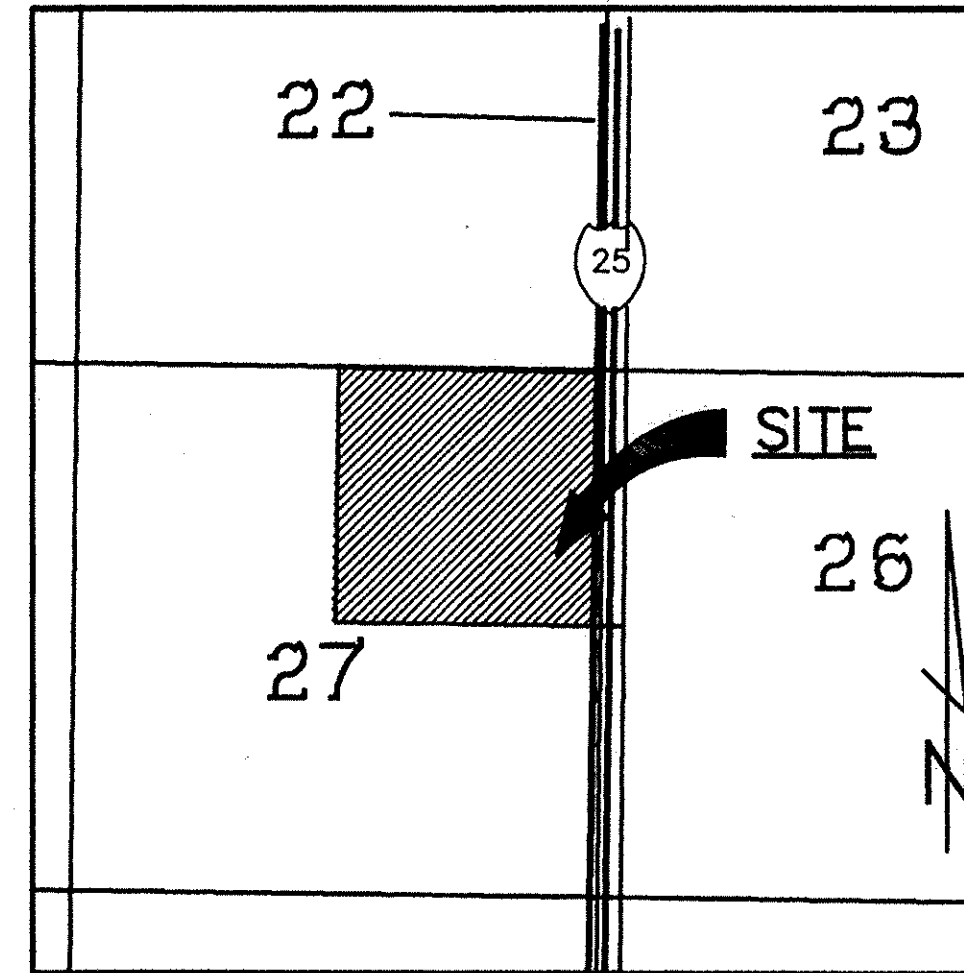
- THE SUBJECT PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
- A CERTIFICATE OF TAXES DUE LISTING BACK TAXING JURISDICTION MAY BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
- INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

- Reservations made by the Union Pacific Railway Company in deed recorded in Book 12 at Page 542.
- All oil, gas, coal and mineral rights of whatsoever name or nature as conveyed in Deed recorded in Book 278 at Page 47. (NOTE: Affects the South 1/2 of the SE 1/4 of the NE 1/4 only)
- Permanent Easement for the use and benefit of Department of Highways of the State of Colorado as granted to the State Highway Commission of Colorado in Instrument recorded in Book 1505 at Page 507, being more fully described therein.

- Oil and gas lease between James S. Haley, Trustee of the Carl E. Johnson Trust and Martin J. Freedman dated August 21, 1970, recorded September 14, 1970 in Book 633 as Reception No. 1554535, and any interests therein or rights thereunder.
- 1/2 of all oil, gas and other mineral rights as conveyed to Lorraine Miller and The Longmont National Bank, as Trustees, in Deed recorded August 19, 1977 in book 806 as Reception No. 1727893; assigned to various parties of record by instrument recorded May 27, 1997 as Reception No. 1701068 (Boulder County records).
- Right of way Grant for pipe line facilities 50 feet in width as granted to Panhandle Eastern Pipe Line Company by instrument recorded October 31, 1977 in Book 813 as Reception No. 1734647, being more fully described therein.
- Right of way Easement for electric facilities 15 feet in width as granted to Union Rural Electric Association, Inc. by instrument recorded in Book 843 as Reception No. 1764736, being more fully described therein.
- Right of way Grant for pipe line facilities as granted to Panhandle Eastern Pipe Line Company by instrument recorded in Book 898 as Reception No. 1817574, said right of way not being specifically defined.

NOTE:

The following notices pursuant to CRS 9-1.5-103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the property. (a) Panhandle Eastern Pipe Line Company recorded October 1, 1981 in Book 949 as Reception No. 1870756. (b) Union Rural Electric Association, Inc. recorded October 5, 1981 in Book 949 as Reception No. 1871004. (c) Western Gas Supply Company recorded April 2, 1985 in Book 1063 as Reception No. 2004300. (d) Panhandle Eastern Pipe Line Company recorded June 26 1986 in Book 1117 as Reception No. 2058722. (e) St. Vrain Sanitation District recorded December 14, 1988 in Book 1218 as Reception No. 2164975. (f) United Power, Inc. recorded January 24, 1991 in Book 1288 as Reception No. 2239298.



VICINITY MAP

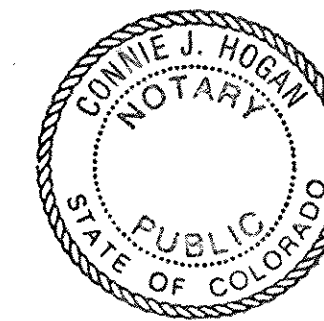
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THAT PARCEL CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO IN DEED RECORDED IN BOOK 1505 AT PAGE 508, COUNTY OF WELD, STATE OF COLORADO AND EXCEPT THE NORTH 30 FEET FOR WELD COUNTY ROAD #18.

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT JERRI LYNN DOERING, JAMES W. MODRALL, JERRI LYNN DOERING AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF LORRAINE MILLER AND JAMES W. MODRALL AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF LORRAINE MILLER ARE THE OWNERS IN FEE OF THAT REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP AND THAT HAVE AN EQUITABLE INTEREST IN THE PROPERTY.



JERRI LYNN DOERING
JAMES W. MODRALL
JERRI LYNN DOERING
AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF LORRAINE MILLER
JAMES W. MODRALL
AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF LORRAINE MILLER

ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF BOULDER } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF November 1997, BY JERRI LYNN DOERING BY JAMES W. MODRALL BY JERRI LYNN DOERING BY JAMES W. MODRALL AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF LORRAINE MILLER AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF LORRAINE MILLER

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 6-26-2000

Connie J. Hogan
NOTARY PUBLIC

CONTIGUITY

TOTAL PERIMETER ----- 10,083.63 FEET
1/8TH TOTAL PERIMETER ----- 1,880.61 FEET
PERIMETER CONTIGUOUS TO THE TOWN OF FREDERICK LIMITS ----- 2412.54 FEET

TOWN OF FREDERICK CERTIFICATE OF APPROVAL

THIS MAP IS TO BE KNOWN AS "DOERING/MODRALL WEST ANNEXATION TO THE TOWN OF FREDERICK, COLORADO" AND IS APPROVED AND ACCEPTED FOR ANNEXATION TO THE TOWN OF FREDERICK, COUNTY OF COLORADO, BY ORDINANCE NO. 177, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF FREDERICK, COLORADO, HELD ON 11/26/97, 1997, AND RECORDED ON 11/26/97, AS RECEPTION NO. 2164975, IN THE RECORDS OF THE CLERK & RECORDER OF COLORADO.

Open Barbours
TOWN CLERK

RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT 10:00 A.M. ON THE 13th DAY OF November, 1997, IN BOOK 2211 ANX4, PAGE 1.

COUNTY CLERK AND RECORDER

BY: DEPUTY

NOTICE:
THIS MAP IS FOR ANNEXATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A LAND SURVEY, OR LAND SURVEY PLAT.

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

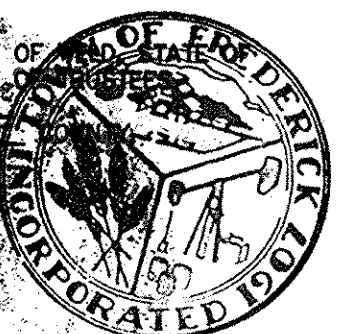
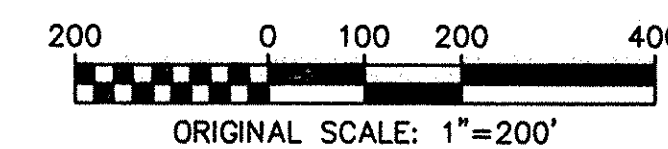
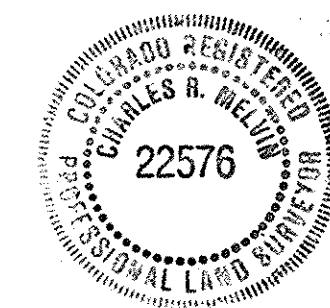
BASIS OF BEARING

BASIS OF BEARINGS, THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 22 BEING N 00°00'00" E (ASSUMED).

SURVEYOR'S CERTIFICATE

I, CHARLES R. MELVIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING MAP WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE TOWN OF FREDERICK, COLORADO, AND IS WHOLLY CONTAINED WITHIN THE PARCEL DESCRIBED IN THE LEGAL DESCRIPTION OF THE PETITION FOR ANNEXATION. I ALSO CERTIFY THAT THERE IS THE REQUIRED CONTIGUITY NECESSARY FOR ANNEXATION TO THE TOWN OF FREDERICK, COLORADO.

Charles R. Melvin
CHARLES R. MELVIN
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 22576
11/24/97
DATE



MELVIN SURVEYING

4755 SHOUP PLAGE
BOULDER, COLORADO 80303
1-303-499-2175

DOERING/MODRALL WEST ANNEXATION MAP

JOB NO	DATE	CAD NO	SHEET NO
221-1	7/7/97	2211ANX4	1 OF 1