

VICINITY MAP

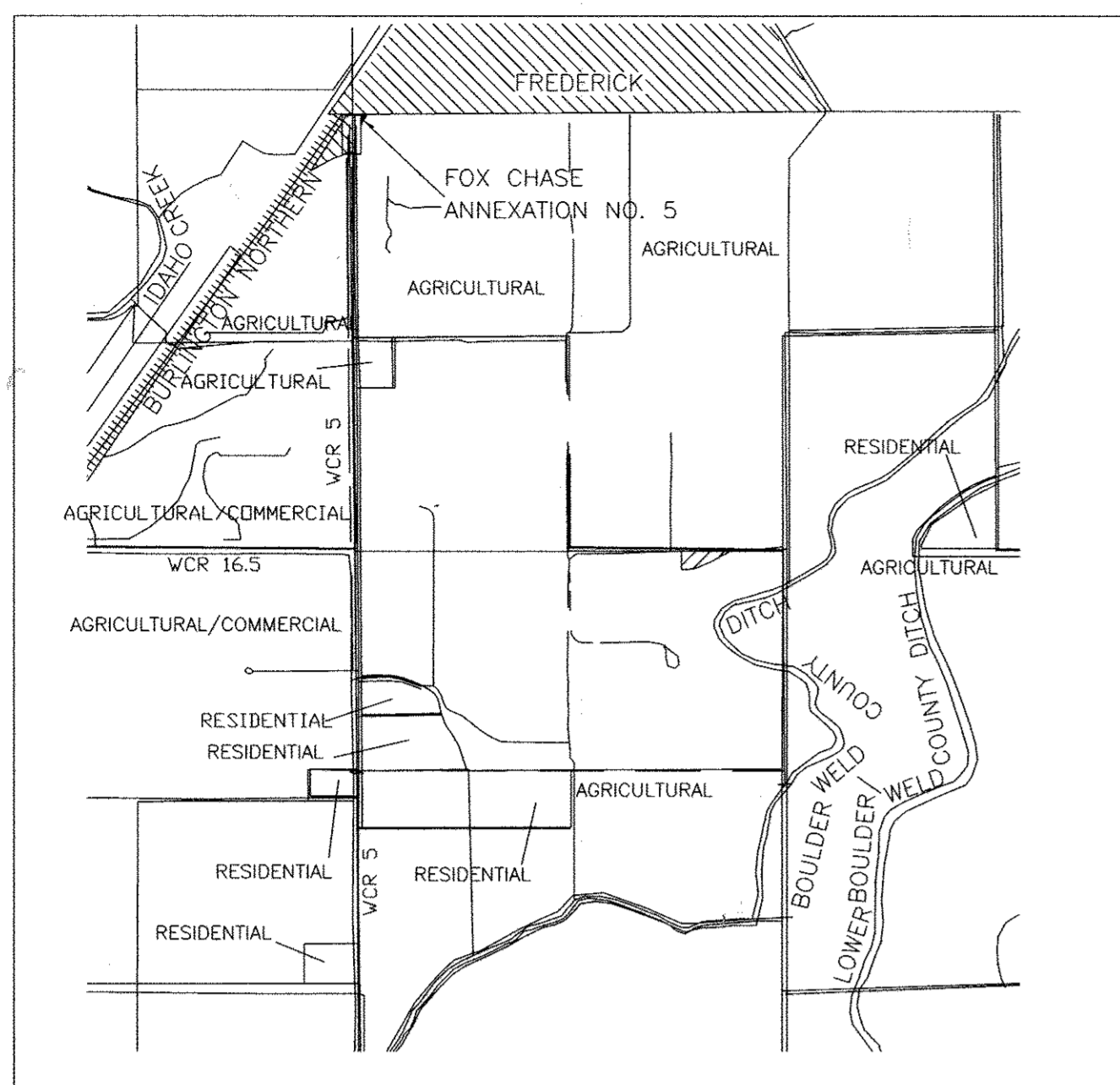
3463429 03/21/2007 02:17P Weld County, CO  
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

# FOX CHASE No. 5 ANNEXATION

## TO THE TOWN OF FREDERICK, COLORADO

PART OF THE NW 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD,  
STATE OF COLORADO

0.163 ACRES TOTAL



### SURVEYING CERTIFICATE

I, JEFFREY SCOTT RHOTEN, 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, 254.53 FEET CONTIGUOUS, PERIMETER 454.99 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS 29<sup>TH</sup> DAY OF JANUARY, 2007.

BY JEFFREY SCOTT RHOTEN COLORADO P.L.S.#97910



### PLANNING COMMISSION CERTIFICATE

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 1<sup>ST</sup> DAY OF FEBRUARY, 2006

CHAIRMAN *[Signature]*  
Kathy Larson PLANNING COMMISSION SECRETARY

### CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS ANNEXATION MAP OF THE FOX CHASE NO. 5 ANNEXATION TO THE TOWN OF FREDERICK IS APPROVED AND ACCEPTED BY ORDINANCE NO. 872, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON DECEMBER 14, 2006, AND RECORDED ON \_\_\_\_\_ AS RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO.

MAYOR *[Signature]*

ATTEST:

TOWN CLERK *[Signature]*

ORDINANCE NUMBER 872



### BASIS OF BEARING:

BEARINGS ARE BASED UPON THE EAST LINE OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST. THE SAID LINE IS ASSUMED TO BEAR S00°28'20"E, MONUMENTED AND AS SHOWN HEREON.

### DEDICATION:

AT THE TIME OF PLATTING, THE OWNER SHALL DEDICATE TO THE TOWN OF FREDERICK, A TOTAL OF 12% OF THE PROPERTY FOR "PUBLIC SITES".

### ST. VRAIN SANITATION DISTRICT:

THE PROPERTY WILL CONNECT TO THE ST. VRAIN SANITATION DISTRICT WHEN THE DISTRICT'S SANITARY SEWER SYSTEM BECOMES AVAILABLE.

### CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PARTIES THAT ROBERT M. BULTHAUP BEING THE OWNER OF CERTAIN LANDS WITH THE EXCEPTION OF ROAD RIGHTS-OF-WAY IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE N89°43'17"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 58.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD No. 5; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89°43'17"E, ALONG SAID NORTH LINE, A DISTANCE OF 73.35 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD No. 5; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE COURSES:  
1) S34°50'06"W, A DISTANCE OF 99.03 FEET;  
2) S29°29'16"W, A DISTANCE OF 56.34 FEET;  
3) S19°27'36"W, A DISTANCE OF 45.09 FEET TO A POINT THAT IS 30.00 FEET (MEASURED AT RIGHT ANGLES) FROM THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N00°44'32"W, 30.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 132.70 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE N34°50'06"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 48.48 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 7120 SQUARE FEET OR 0.163 ACRES MORE OR LESS.

THIS DESCRIBED TRACT CONTAINS 0.163 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 29<sup>TH</sup> DAY OF JANUARY 2007

*[Signature]* OWNER

MORTGAGE OR LIENHOLDER

STATE OF COLORADO )

COUNTY OF WELD )

*[Signature]*



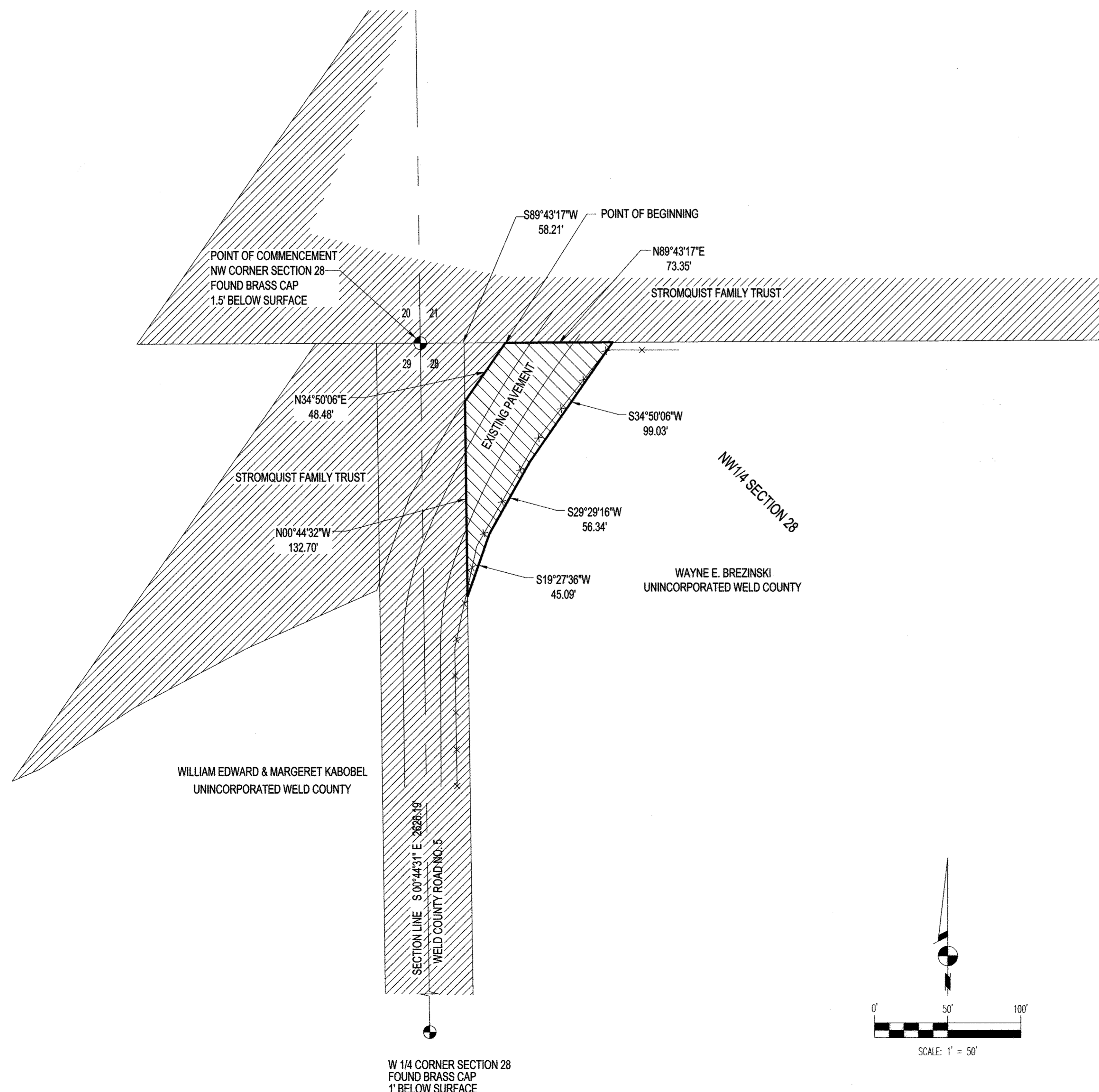
CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF WELD )

I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ THIS DAY OF \_\_\_\_\_ 20\_\_\_\_ AND IS DULY RECORDED IN RECORDING FEES OF \_\_\_\_\_ ARE PAID.

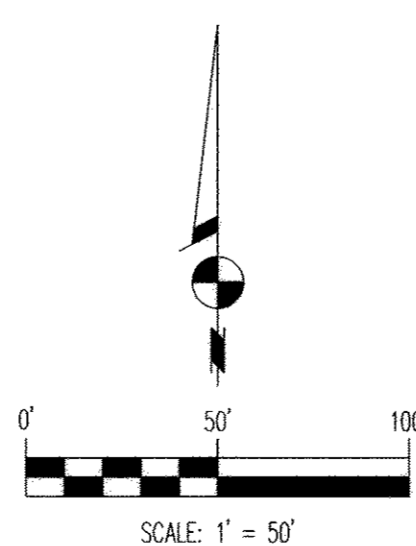
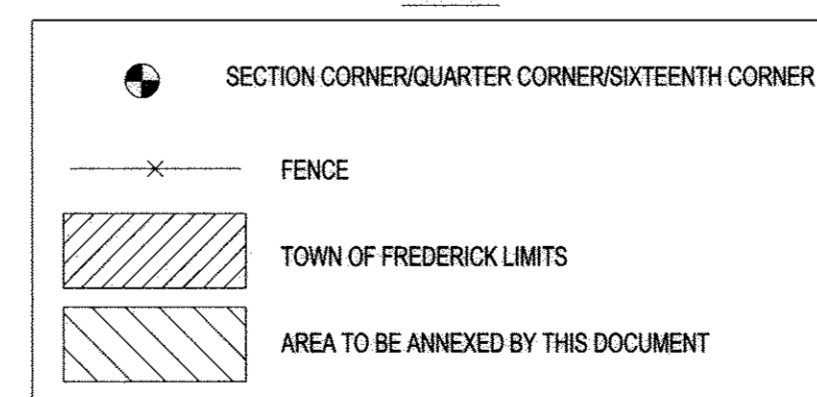
DEPUTY \_\_\_\_\_ CLERK AND RECORDER \_\_\_\_\_

### ANNEXATION DATA

TOTAL ANNEXED ACREAGE= 7120 SQUARE FEET (0.163 ACRES±)  
TOTAL BOUNDARY = 454.99 LINEAR FEET  
LENGTH OF BOUNDARY CONTIGUOUS WITH EXISTING FREDERICK TOWN LIMITS = 254.53 LINEAR FEET



### LEGEND



PREPARED FOR: Robert M. Bulthaup  
6297 SOUTH POTOMAC WAY  
CENTENNIAL, CO 80111

SHEET 1 OF 1	WO #501-06-752	Scale : 1"=50'
		Surveyed By : RHOTEN
		Drawn By : JSR
		Checked By : DBY
		File : C:\501-06-752.DWG
		Date : AUGUST 17, 2006

**POWER**  
Surveying Company, Inc.  
Established 1998

7800 MILLER DRIVE UNIT C FREDERICK, COLORADO 80504 (303) 702-1617 FAX: (303) 702-1488