

L. G. EVERIST ANNEXATION AND ZONING TO THE TOWN OF FREDERICK

A Part Of The South Half Of Section 10, Township 2 North, Range 68 West Of The 6th P.M.,
County Of Weld, State Of Colorado

3910339 Pages: 1 of 2
02/14/2013 04:29 PM R Fee: 321.00
Steve Rowland, Clerk and Recorder, Weld County, CO

DATE: 11/16/2011
FILE NAME: 2011427ANX-6
SCALE: 1"=200'
DRAWN BY: BMH
CHECKED BY: LSP

CERTIFICATE OF OWNERSHIP

Know all men by these presents that L. G. Everist, Incorporated, An Iowa Corporation, being the Owner(s), Mortgagee or Lender of certain lands in Frederick, Colorado, described as follows:

A parcel of land being part of the South Half (S1/2) of Section Ten (10), Township Two North (T.2N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, and being more particularly described as follows:

COMMENCING at the West Quarter Corner of said Section 10 and assuming the West line of the Southwest Quarter (SW1/4) of said Section 10 as bearing South 001°4'56" West a distance of 2658.75 feet with all bearings contained herein relative thereto;

THENCE North 89°51'07" East along the North line of the Northwest Quarter of said NW1/4, a distance of 30.00 feet to the East Right-of-Way line (R/W) of Weld County Road No. 7 (CR 7), and the POINT OF BEGINNING;

THENCE continuing North 89°51'07" East along said North line, a distance of 1294.66 feet to the Center-West Sixteenth (C-W1/16) Corner of said Section 10;

THENCE North 89°50'00" East along the North line of the Northeast Quarter of said NW1/4, a distance of 1324.59 feet to the Center Quarter corner (C1/4) of said Section 10;

THENCE North 89°50'45" East along the North line of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) of said Section 10, a distance of 13123.36 feet to the Center-East Sixteenth (C-E1/16) Corner of said Section 10;

THENCE South 001°1'37" West, along the East line of the West Half (W1/2) of the Southeast Quarter (SE1/4) of said Section 10, a distance of 2666.15 feet to the East Sixteenth (E1/16) corner of said Section 10;

THENCE South 89°55'52" West along the South line of said W1/2, a distance of 1325.29 feet to the South Quarter (S1/4) corner of said Section 10;

THENCE South 89°57'36" West along the South line of the SW1/4 of said Section 10, a distance of 2619.86 feet to the East R/W of CR 7;

THENCE North 001°4'56" East along said R/W, a distance of 2658.82 feet to the POINT OF BEGINNING.

Said parcel contains 241.0702 Acres, plus or minus (±).

Said described parcel of land contains 241.070 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land, do hereby amend the official zoning map of the Town of Frederick, Weld County, Colorado as depicted hereon, subject to approval by the Board of Trustee of the Town of Frederick.

Executed this 14th day of February, A.D., 2013.

OWNER(S):
By: James A. Sittner As: Assistant Secretary of L. G. Everist Incorporated
James A Sittner Assistant Secretary of L. G. Everist Incorporated

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James A Sittner Assistant Secretary of L. G. Everist Incorporated

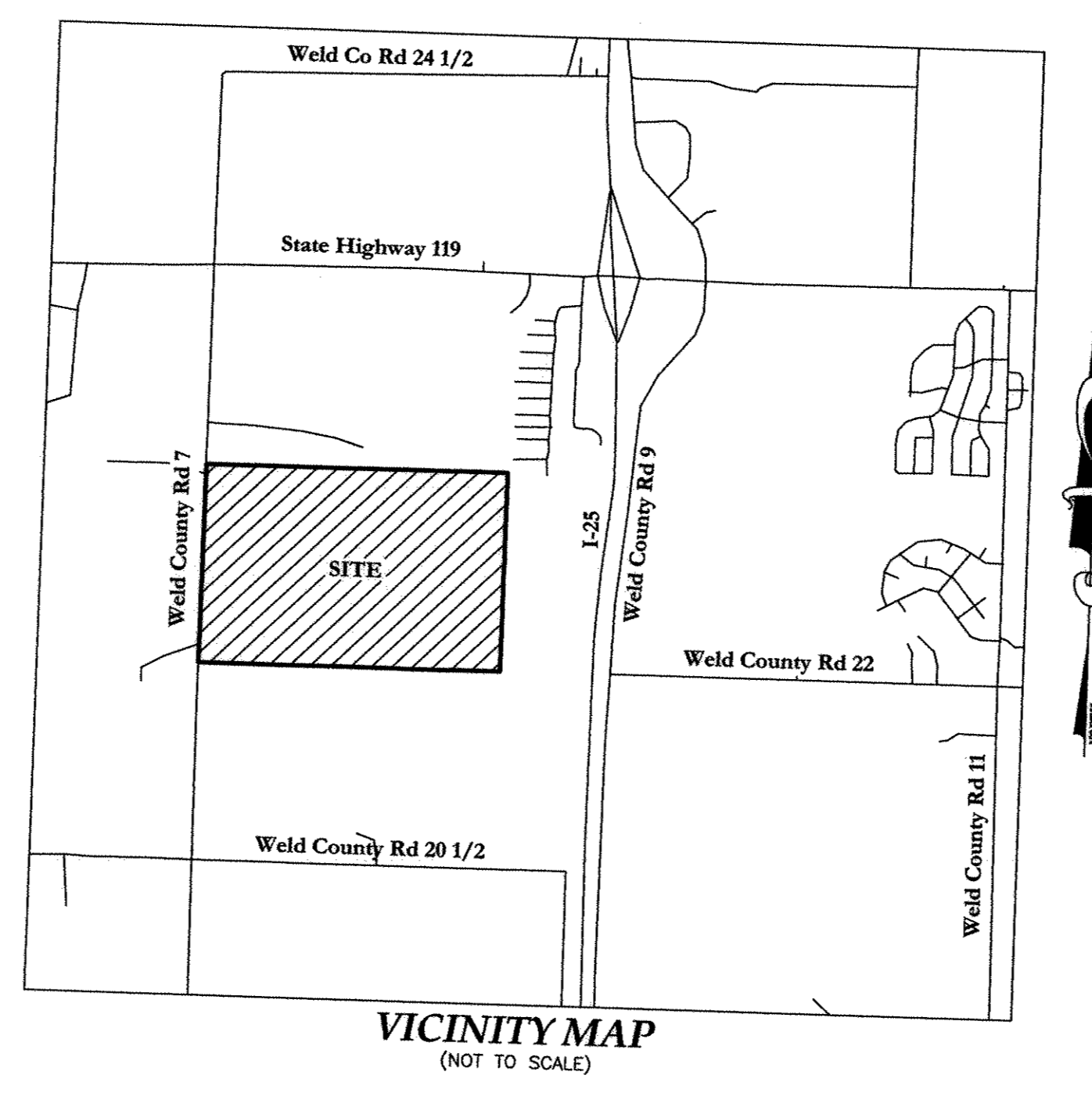
NOTARIAL CERTIFICATE

STATE OF Colorado
COUNTY OF Weld
The foregoing instrument was acknowledged before me by James A. Sittner
this 14th day of February, 2013.
My commission expires 10/13/13
Meghan C. Martinez
Notary Public

(SEAL)
MEGHAN C. MARTINEZ, MS
NOTARY PUBLIC - STATE OF COLORADO

ANNEXATION TABLE
TOTAL BOUNDARY: 13212.73 L.F.
CONTIGUOUS BOUNDARY: 2658.82 L.F.
1/6 OF TOTAL BOUNDARY: 2202.12 L.F.
RATIO: 1:4.969

////// DENOTES CONTIGUOUS BOUNDARY



CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES
This amendment to the official zoning map of the Town of Frederick, Weld County, Colorado to be known as L. G. Everist Annexation and Zoning, is approved and accepted by Ordinance Number 1121, passed and adopted at the regular (special) meeting of the Board of Trustees of Frederick, Colorado, held on January 23, 2013.
BY: Tony Carey Mayor Attest: Meghan C. Martinez Town Clerk

PLANNING COMMISSION CERTIFICATE
Approved by the Frederick Planning & Zoning Commission this 4th day of December, 2012, with Planning Commission Resolution 2012- 012A.
Jeff Roehrig Chairman
Attest: Kathy Larson Secretary

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION
Assuming the West line of the Southwest Quarter of Section 10, T.2N., R.68W., as bearing South 001°4'56" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2658.75 feet with all other bearings contained herein relative thereto.
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTE
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover 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. (13-80-105 C.R.S.)

TITLE COMMITMENT NOTE
At the request of our client, recorded rights-of-way and easements were not researched and recorded and apparent rights-of-way and easements are not shown hereon. (38-51-106 C.R.S. 1994)

SURVEYOR'S STATEMENT
I, Lawrence S. Pepek, a Colorado Registered Professional Land Surveyor do hereby state that this map of land proposed to be Annexed to the Town of Frederick, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.
I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Frederick, County of Weld, State of Colorado.
Lawrence S. Pepek 11-27-2013
Lawrence S. Pepek - On Behalf of King Surveyors, Inc.
Colorado Registered Professional Land Surveyor #33642

KING SURVEYORS, INC.
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821



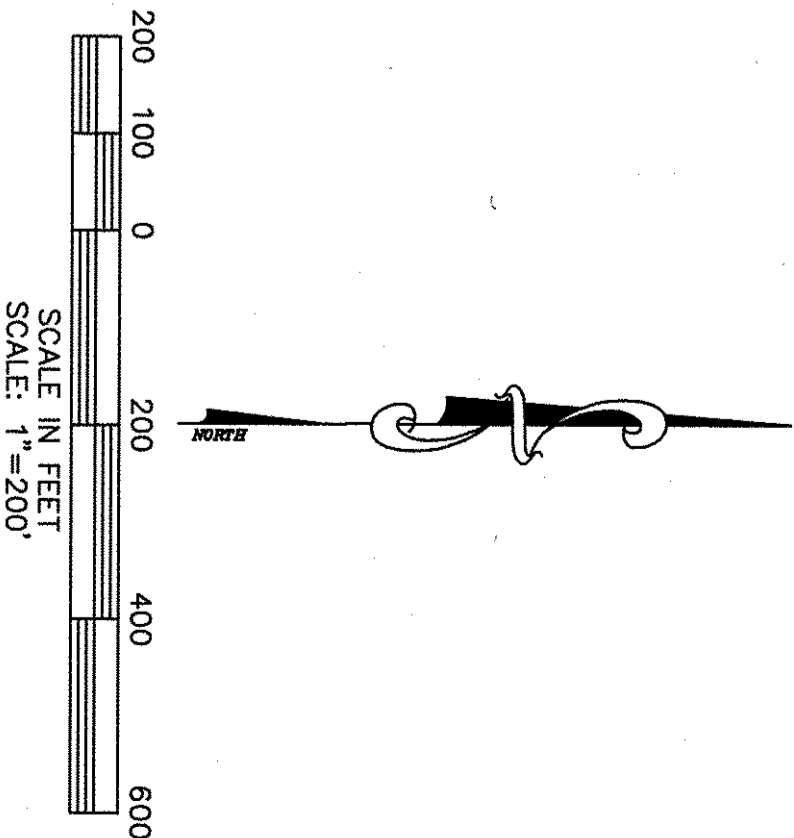
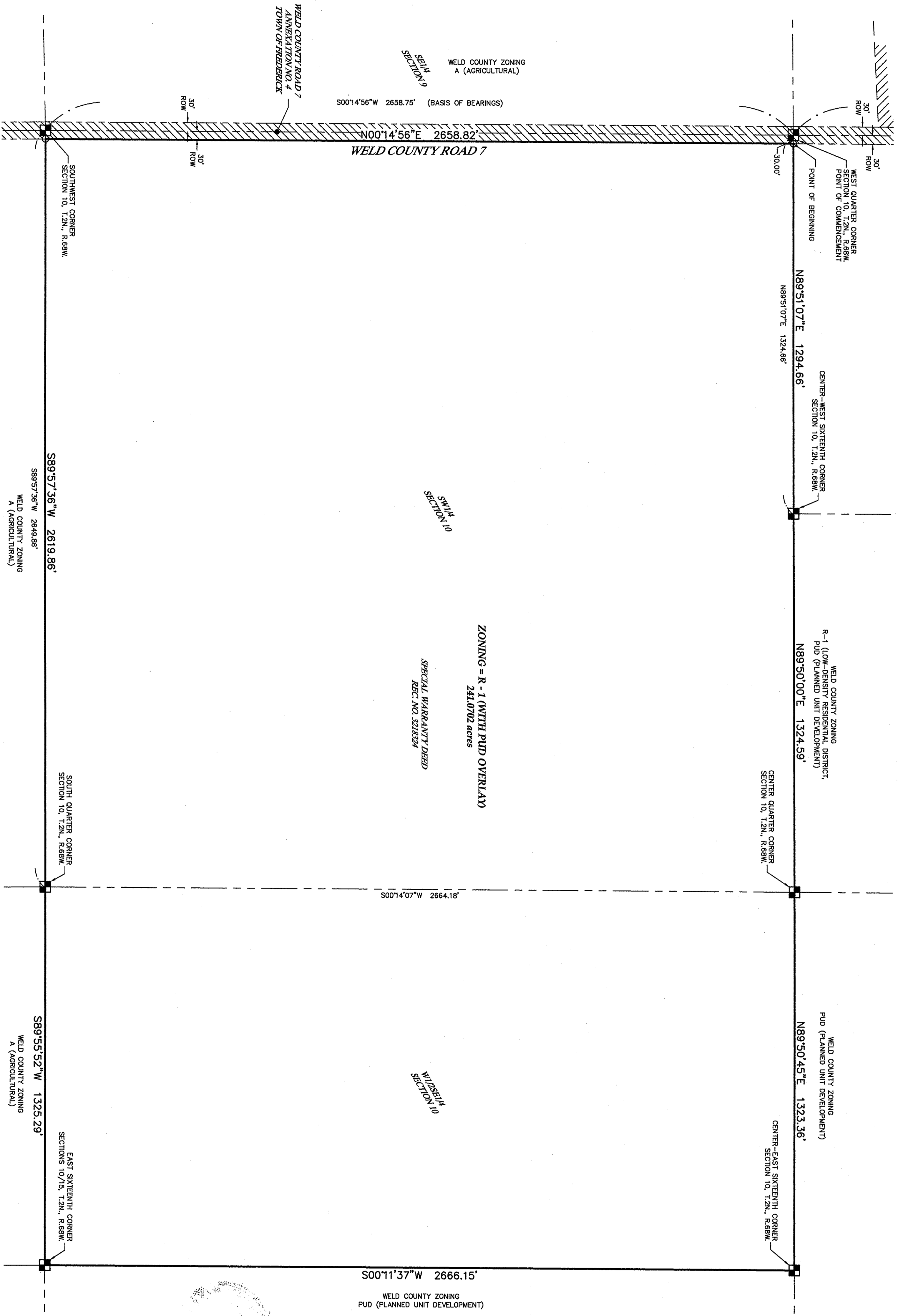
REVISIONS:	DATE:
Revisions per Planning	LEF 12-07-12
Plan Check Revisions	LEF 1-25-13

L. G. Everist Annexation and Zoning
FOR
TOWN OF FREDERICK
401 LOCUST STREET, FREDERICK, CO 80530

PROJECT #:
2011427

L. G. EVERIST ANNEXATION AND ZONING TO THE TOWN OF FREDERICK

A Part Of The South Half Of Section 10, Township 2 North, Range 68 West Of The 6th P.M.,
 County Of Weld, State Of Colorado



LEGEND

---	SECTION LINE
---	RIGHT-OF-WAY
---	PROPERTY LINE
■	FOUND ALIQUOT CORNER AS DESCRIBED
○	CALCULATED POSITION



ZSP
 L. G. EVERIST
 11-27-2013

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