

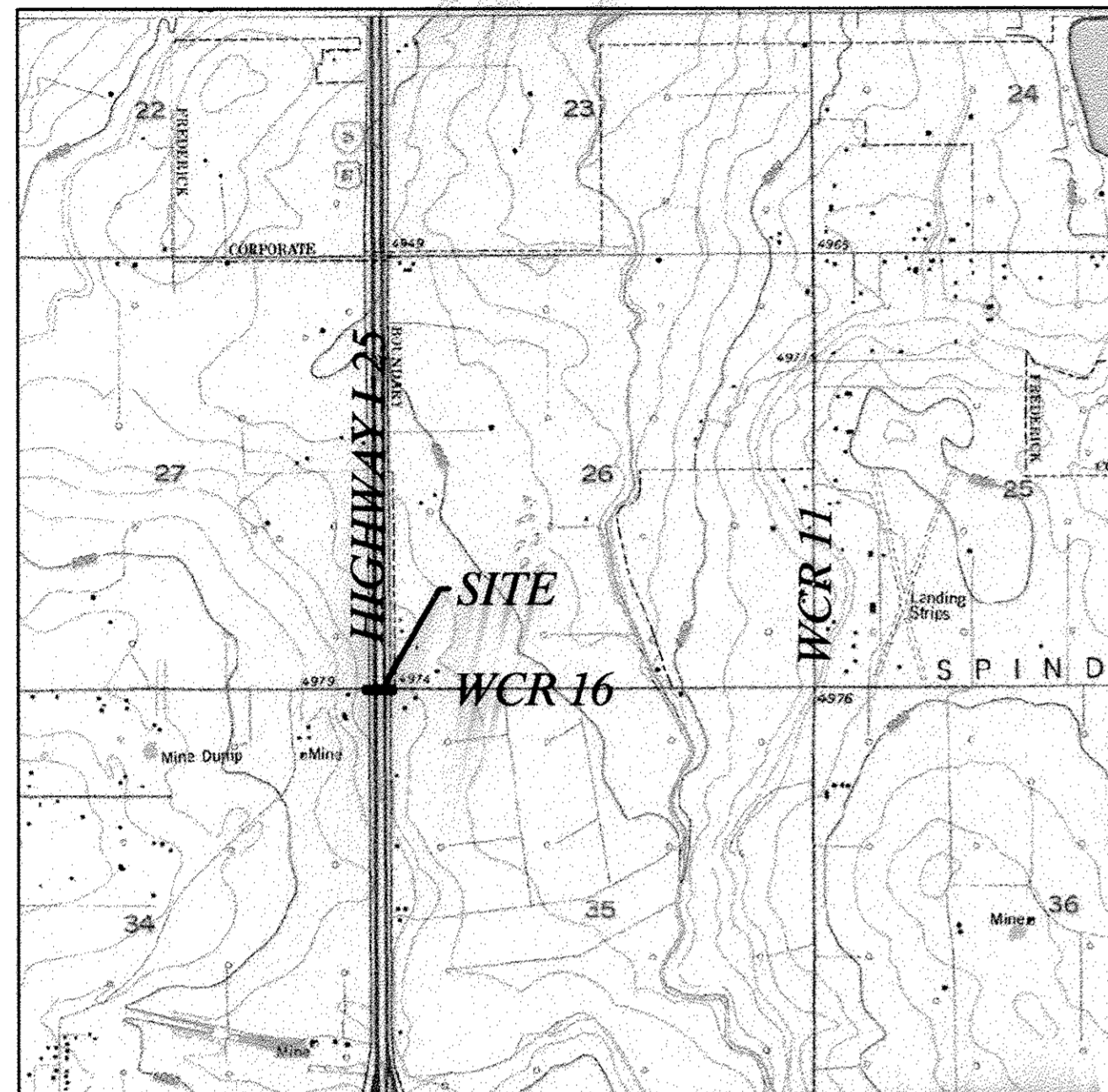
WELD COUNTY ROAD 16 ANNEXATION AND REZONE NO. 2 TO THE TOWN OF FREDERICK

686

366786 12/30/2009 11:48A Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 27, THE SOUTHWEST QUARTER OF SECTION 26, THE NORTHWEST QUARTER OF SECTION 35, AND THE
NORTHEAST QUARTER OF SECTION 34, ALL IN TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, STATE OF COLORADO
0.827 ACRES

VICINITY MAP
SCALE: 1"=2000'



CERTIFICATE OF OWNERSHIP

Know all men by these presents that the Owner(s), Mortgagee or Lender of certain lands in Frederick, Colorado, described as follows:

A strip of land 60.00 feet in width located in the Southeast Quarter (SE1/4) of Section Twenty-seven (27), the Southwest Quarter (SW1/4) of Section Twenty-Six (26), the Northwest Quarter (NW1/4) of Section Thirty-Five (35) and the Northeast Quarter (NE1/4) of Section Thirty-Four (34), Township Two North (2.N.), Range Sixty-Eight West (R.68W.), of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 27 and assuming the South line of the SE1/4 of said Section 27 as bearing South 89°38'27" West, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2647.28 feet with all bearings contained herein relative thereto.

THENCE North 00°06'58" West along the East line of the SE1/4 of said Section 27 a distance of 30.00 feet to the POINT OF BEGINNING;

THENCE North 89°38'24" East along a line parallel with and 30.00 feet Northerly of as measured at a right angle to the South line of the SW1/4 of Section 26 a distance of 50.00 feet to the HCT Annexation recorded November 3, 1989 as Reception No. 2196488 of the Records of Weld County;

THENCE South 00°13'38" East along said West line a distance of 60.00 feet to the Northwest corner of the Nelson Annexation recorded November 19, 2003 as Reception No. 3127863 of the Records of Weld County;

THENCE South 89°36'24" West along a line parallel with and 30.00 feet Southerly of as measured at a right angle to the South line of the SW1/4 of said Section 26 a distance of 50.00 feet to the East line of the NE1/4 of Section 34;

THENCE South 89°38'27" West along a line parallel with and 30.00 feet Southerly of as measured at a right angle to the South line of the SE1/4 of Section 27 a distance of 550.57 feet to the East line of the Richardson/Longmont Capital Annexation recorded August 26, 1999 as Reception No. 2716350 of the Records of Weld County;

THENCE North 00°21'33" West along said East line a distance of 60.00 feet to the South line of the Longmont Capital Annexation recorded October 16, 1995 as Reception No. 2459665 of the Records of Weld County;

THENCE North 89°38'27" East along said South line, and also a line parallel with and 30.00 feet Northerly of, as measured at a right angle to the South line of the SE1/4 of Section 27 a distance of 300.71 feet to the Southeast corner of said Annexation;

THENCE North 89°38'27" East continuing along said parallel line a distance of 250.00 feet to the POINT OF BEGINNING.

Thus described tract contains 36,039 sq. ft. or 0.827 acres more or less, together with all subject to all easements and rights-of-way existing and/or of public record, 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 Trustees of the Town of Frederick.

Executed this 16th day of October, A.D., 2009

OWNER(S):

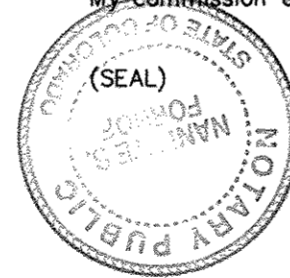
By: Eric E. Doering
Eric E. Doering, Mayor

NOTARIAL CERTIFICATE

STATE OF Colorado,
COUNTY OF Weld

The foregoing instrument was acknowledged before me by Eric E. Doering, this 16th day of October, 2009.

My commission expires 1/1/10 Nantette S. Farnib
Notary Public



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 WELD COUNTY ROAD 16 ANNEXATION AND REZONE NO. 2, is approved and accepted by Ordinance

Number 1006, passed and adopted at the regular (special) meeting of the Board of Trustees of Frederick, Colorado, held on September 8, 2009

By: Eric E. Doering Attest: Nantette S. Farnib
Eric E. Doering, Mayor Nantette S. Farnib, Town Clerk



PLANNING & ZONING COMMISSION CERTIFICATE

Approved by the Frederick Planning & Zoning Commission this 18th day of August, 2009, with Planning Commission Resolution 2009-015A

By: Jeff Roehring
Jeff Roehring, Chairman
Attest: Kathy Larson
Kathy Larson, Secretary

LAND USE STATEMENT

The Weld County Road 16 Annexation and Rezone No. 2 to the Town of Frederick contains road right of way that will continue to be used as road right of way.

FLOOD PLAIN NOTE

The entire property is in flood zone "C", "area of minimal flooding" per FEMA FIRM Flood Insurance Rate Map Community Panel No. 080266 0850 C, revised September 26, 1982.

NOTES

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.)

BASIS OF BEARINGS

Considering the South line of the SE1/4 of said Section 27 to bear South 89°38'27" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2647.28 feet with all other bearings contained herein relative thereto.

ACCURACY STANDARDS

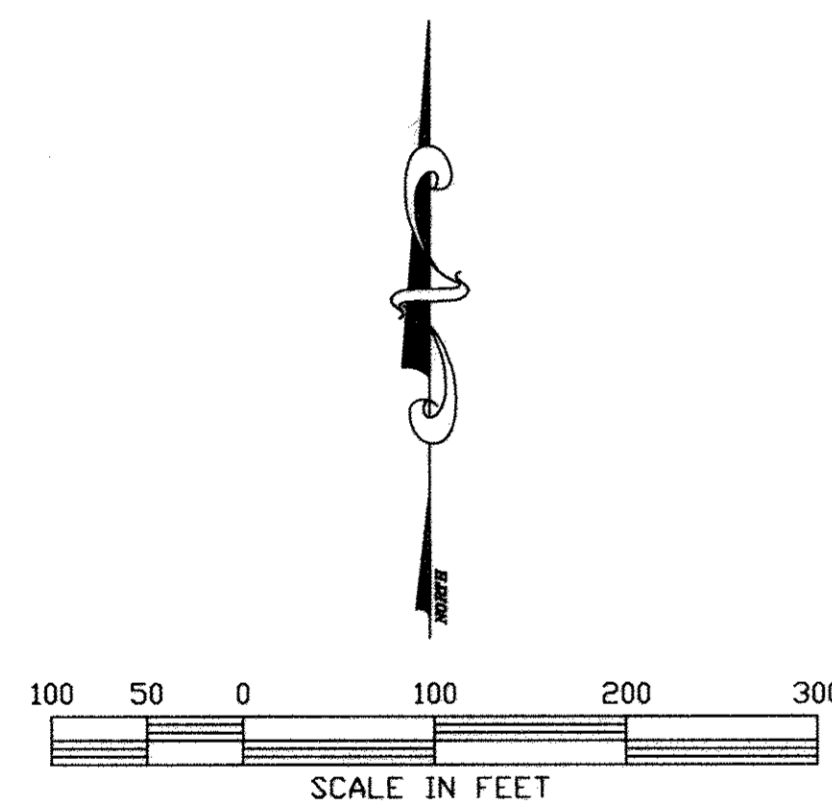
The survey performed for this plat meets or exceeds an accuracy of 1:50,000 for linear and angular bearing closure.

SURVEYOR'S STATEMENT

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this map of land 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.

Steven A. Lund
October 12, 2009
Steven A. Lund-On Behalf of King Surveyors Inc.
Colorado Registered Professional
Land Surveyor #54995



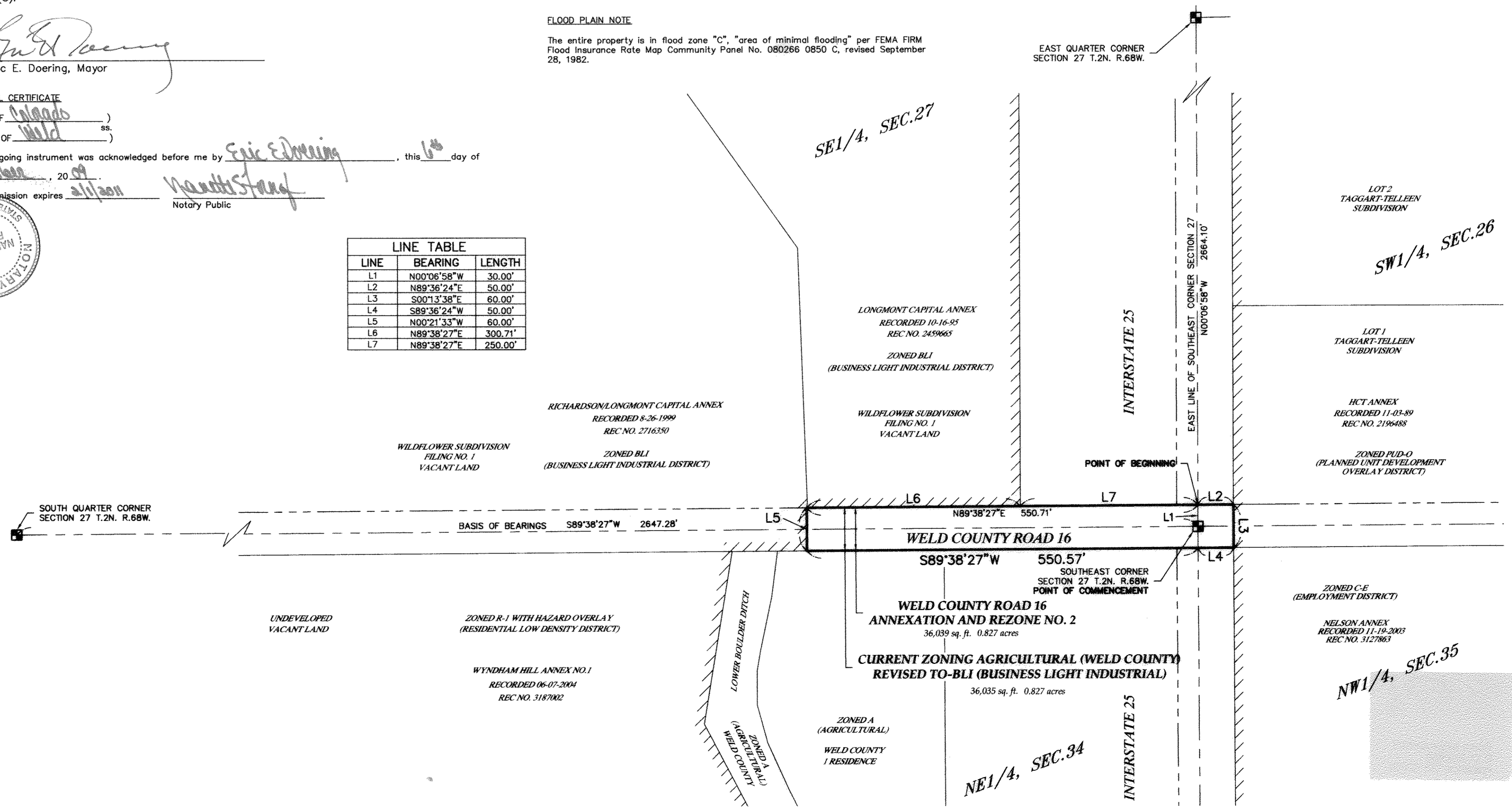
LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- RIGHT-OF-WAY
- BOUNDARY LINE
- DENOTES CONTIGUOUS BOUNDARY
- FOUND ALIQUOT CORNER AS DESCRIBED

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | N00°06'58"W | 30.00' |
| L2 | N89°36'24"E | 50.00' |
| L3 | S00°13'38"E | 60.00' |
| L4 | S89°36'24"W | 50.00' |
| L5 | N00°21'33"W | 60.00' |
| L6 | N89°38'27"E | 300.71' |
| L7 | N89°38'27"E | 250.00' |

ANNEXATION TABLE

| | |
|--------------------------|-------------|
| TOTAL PERIMETER | 1,321.28' |
| CONTIGUOUS BOUNDARY..... | 420.71' |
| RATIO..... | 1 / 3.141 |
| TOTAL AREA..... | 0.827 ACRES |



DATE: 03/08/2007
FILE NAME: 2007048ANX-02
SCALE: 1"=100'
DRAWN BY: PG
CHECKED BY: SAL

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

| REVISIONS: | DATE: | BY: |
|----------------------|----------|-----|
| REVISED PER COMMENTS | 03-22-07 | CSK |
| REVISED PER COMMENTS | 05-07-07 | CSK |
| REVISED PER COMMENTS | 06/19/08 | PG |
| REVISED PER COMMENTS | 05/13/09 | CSK |
| CSK | 5/19/09 | SIP |

WELD COUNTY ROAD 16
ANNEXATION AND REZONE NO. 2
TOWN OF FREDERICK
P.O. BOX 435
401 LOCUST STREET
FREDERICK, CO. 80530

PROJECT #: 2007048

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SHEET 1 OF 1