

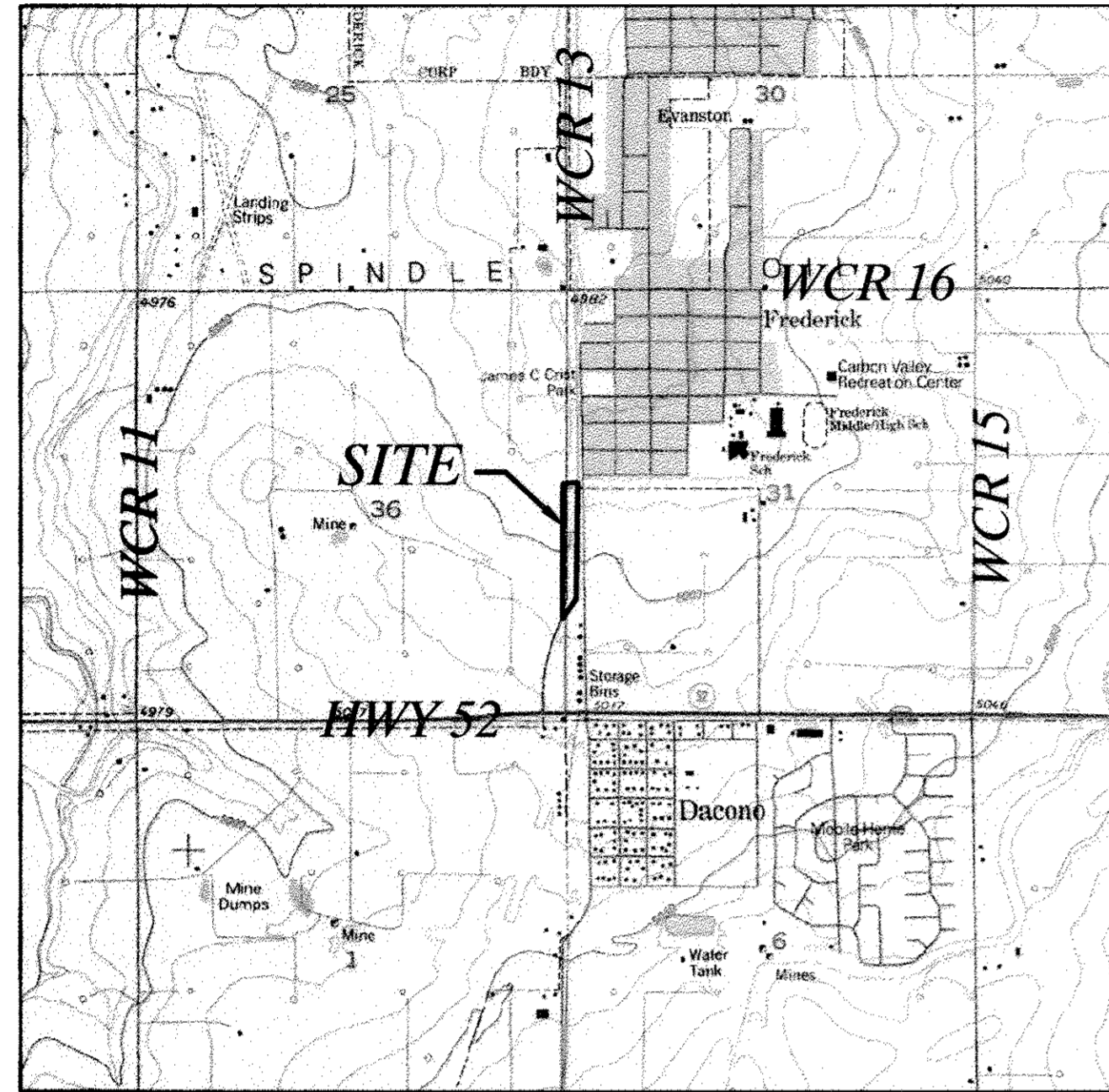
# WELD COUNTY ROAD 13 ANNEXATION AND REZONE NO. 6 TO THE TOWN OF FREDERICK

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF FREDERICK, STATE OF COLORADO  
0.970 ACRES

690

3667690 12/30/2009 11:48A Weld County, CO  
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

VICINITY MAP  
SCALE: 1"=2000'



**CERTIFICATE OF OWNERSHIP**

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

A portion of the Southwest Quarter (SW1/4) of Section Thirty-One (31), Township Two North (T.2N.), Range Sixty-seven West (R.67W.), of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, being more particularly described as follows:

BEGINNING at the West Quarter corner of said Section 31 and assuming the West line of the Southwest Quarter (SW1/4) of said Section 31 as bearing South 00°01'55" West, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2657.68 feet with all bearings contained herein relative thereto.

THENCE North 89°51'37" East along said North line of the SW1/4, said North line also being the South line of the Town of Frederick recorded May 16, 1907 at Reception No. 119673 of the Records of Weld County, a distance of 35.39 feet to the West line of the Wagoner Annexation 2, recorded June 12, 1989 at Reception No. 2182216 of the Records of Weld County;

THENCE North 00°01'55" East along the West line of the SW1/4 of said Section 31, said line being non-tangent to the aforesaid curve, a distance of 179.85 feet, to the Southeast corner of the Dacono Investment Co. Annexation, Ordinance 324 Recorded May 11, 1990 at Reception No. 2213521 of the Records of Weld County;

THENCE North 00°01'55" East continuing along the West line of said SW1/4 of said Section 31, said line being coincidental with the East line of said Dacono Investment Co. Annexation, a distance of 1106.52 feet to the POINT OF BEGINNING.

Thus described tract contains 42,270 sq. ft. or 0.970 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 13th 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 13 day of October, 2009.  
My commission expires 2/1/2010  
*Nanette S. Fornof*  
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 13 ANNEXATION AND REZONE NO. 6, is approved and accepted by Ordinance

Number 012, passed and adopted at the regular (special) meeting of the Board of Trustees of Frederick, Colorado, held on September 8th, 2009

BY: *Eric E. Doering* Attest: *Nanette S. Fornof*  
Eric E. Doering, Mayor Nanette S. Fornof, Town Clerk



**PLANNING & ZONING COMMISSION CERTIFICATE**

Approved by the Frederick Planning & Zoning Commission this 13th day of August, 2009, with Planning Commission Resolution 2009-012

*Jeff Ryehrig*  
Jeff Ryehrig, Chairman  
Attest: *Kathy Larson*  
Kathy Larson, Secretary

**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. (13-60-105 C.R.S.)

**BASIS OF BEARINGS**

Considering the West line of the Southwest Quarter (SW1/4) of said Section 31 to bear South 00°01'55" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2657.68 feet with all 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 #34985

**LAND USE STATEMENT**

The Weld County Road 13 Annexation and Rezone No.6 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 0863 C, revised September 28, 1982.

DATE: 03/08/2007  
FILE NAME: 2007048ANX-06  
SCALE: 1"=200'  
DRAWN BY: PG  
CHECKED BY: SAL

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



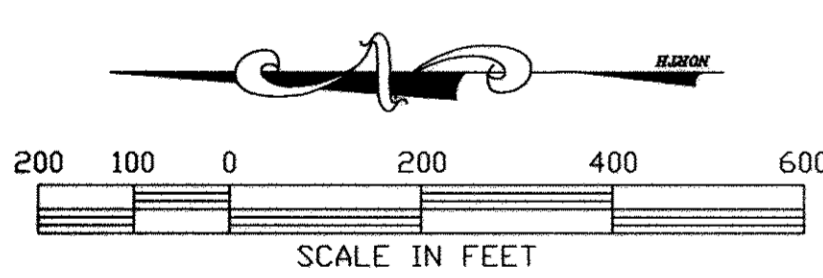
REVISIONS:	DATE:	BY:
REVISED PER COMMENTS	03-22-07	CSK
REVISED PER COMMENTS	5/7/07	CSK
REVISED PER COMMENTS	09/19/08	PG
REVISED PER COMMENTS	11/10/08	PG
REVISED PER COMMENTS	5/13/09	CSK

WELD COUNTY ROAD 13  
ANNEXATION AND REZONE NO. 6  
TOWN OF FREDERICK  
P.O. BOX 435  
401 LOCUST STREET  
FREDERICK, CO. 80530

PROJECT #: 2007048

1

SHEET 1 OF 1



**LEGEND**

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	378.54'	1896.86'	11°26'03"	377.91'	S05°38'50"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°51'37"E	35.39'
L2	N00°01'55"E	179.85'

**ANNEXATION TABLE**

TOTAL PERIMETER .....	2,610.67'
CONTIGUOUS BOUNDARY .....	2,610.67'
RATIO .....	1 / 1
TOTAL AREA .....	0.970 ACRES

