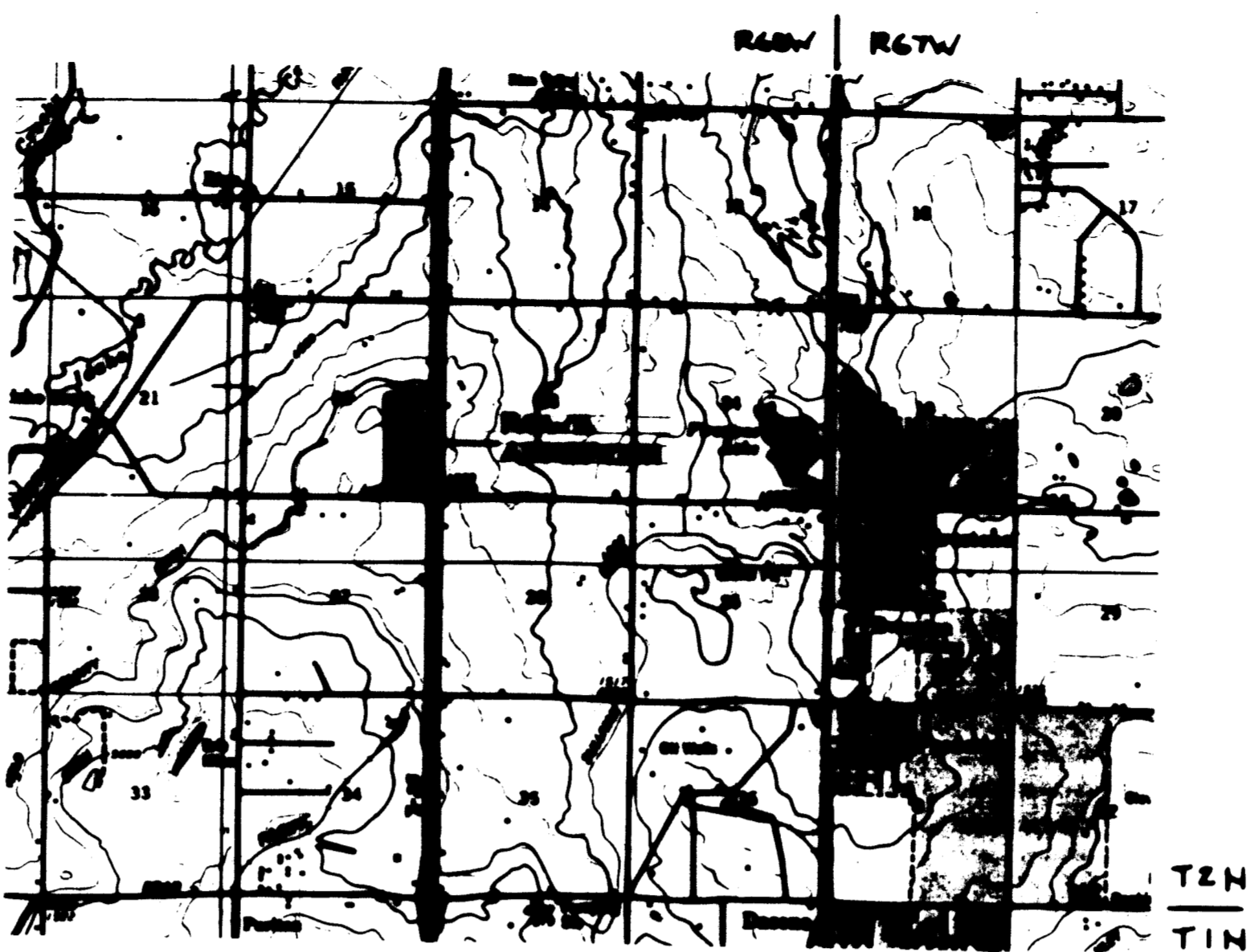
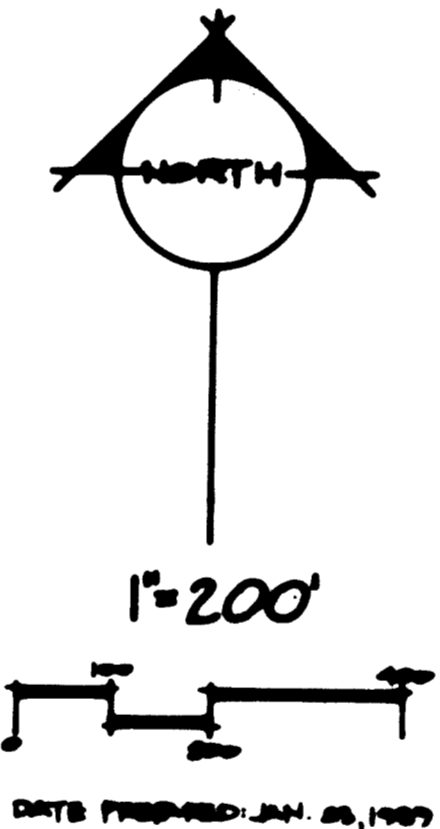


- LEGEND:**
- ANNEXATION BOUNDARY
 - SECTION CORNER
 - ////// EXISTING TOWN OF FREDERICK LIMITS
 - - - SECTION LINE

CONTIGUOUS BOUNDARY: 2,704.65'
 TOTAL PERIMETER: 15,105.57'
 TOTAL ACREAGE: 66.793 ACRES



VICINITY MAP



**ROWE PROPERTY ANNEXATION
 LEGAL DESCRIPTION**

A TRACT OF LAND BEING PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 23, THE SOUTHWEST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 00°27'00" WEST 2004.65 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF SAID SECTION 27 SOUTH 00°42'30" WEST 30.00 FEET; THENCE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 SOUTH 00°20'21" WEST 1777.91 FEET; THENCE SOUTH 00°20'21" EAST 30.00 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE THE SOUTH QUARTER CORNER OF SAID SECTION 22 BEARS SOUTH 00°20'21" WEST 886.11 FEET; THENCE ALONG THE BOUNDARY OF PARCEL B OF RECORDED EXHIBITION NUMBER NO. 1213-22-4-22-469A RECORDED AT RECEPTION NO. 124487 AND ASSIGNED MARCH 8, 1982 IN BOOK 982 AT RECEPTION NO. 124488 THE FOLLOWING COURSES:

THENCE NORTH 02°25'30" EAST 27.50 FEET; THENCE NORTH 41°11'00" EAST 23.71 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF SAID CURVE BEING 77.90 FEET, CHORD OF SAID ARC BEARS NORTH 54°29'14" EAST 35.00 FEET) A DISTANCE OF 35.21 FEET; THENCE NORTH 07°47'19" EAST 432.15 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE ALONG SAID EAST LINE NORTH 00°02'10" EAST 2433.19 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG SAID NORTH LINE NORTH 00°51'34" EAST 2679.45 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 25; THENCE SOUTH 00°00'24" EAST 180.00 FEET; THENCE SOUTH 00°51'34" WEST 488.00 FEET; THENCE SOUTH 01°16'14" WEST 150.00 FEET; THENCE NORTH 00°40'00" WEST 30.00 FEET; THENCE SOUTH 01°16'34" WEST 242.30 FEET; THENCE SOUTH 00°47'00" EAST 520.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°20'21" EAST 2116.10 FEET; THENCE LEAVING THE BOUNDARY OF SAID PARCEL B ALONG A LINE THAT IS 30.00 FEET NORTH OF AND PARALLEL WITH THE EXTENSION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 NORTH 00°27'00" EAST 2004.65 FEET; THENCE SOUTH 00°20'21" EAST 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 66.793 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE 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.

Peter A. Bryant
 ROCKY MOUNTAIN CONSULTANTS, INC.
 BY PETER A. BRYANT, COLORADO
 REGISTERED PROFESSIONAL LAND
 SURVEYOR NO. 20673



BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22 AS BEARING NORTH 00°20'21" EAST (ASSIGNED) AND MONUMENTED AS SHOWN.

MAYORS' APPROVAL:

Mary Ann Feuerstein
 APPROVED: MAYOR, TOWN OF FREDERICK

ROCKY MOUNTAIN CONSULTANTS, INC.
 1900 INDUSTRIAL CIRCLE, SUITE A
 LONGMONT, COLORADO 80501
 PHONE: 772-5382 FAX: 772-5383

RMC

NO.	REVISIONS

ROWE ANNEXATION TO THE TOWN OF FREDERICK

SCALE: 1"=200'
 DATE: JAN 23 1989
 DRAWN BY: PAB
 CHECKED BY: PAB
 SHEET NO. 48-124 OF 100
 SHEET 1 OF 1