

# STROMQUIST ANNEXATION NO. 5

A TRACT OF LOCATED IN THE NORTH HALF OF SECTION 28, THE SOUTH HALF OF SECTION 21, THE EAST HALF OF SECTION 20 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO

## STROMQUIST ANNEXATION NO. 5 LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 28, THE SOUTH HALF OF SECTION 21, THE EAST HALF OF SECTION 20, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 21, WHENCE THE SOUTHEAST CORNER BEARS SOUTH 89°51'08" WEST 561.31 FEET; THENCE SOUTH 00°03'19" EAST 30.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°51'08" WEST 1,651.96 FEET; THENCE NORTH 87°17'40" WEST 54.63 FEET; THENCE NORTH 82°38'50" WEST 61.26 FEET; THENCE NORTH 69°09'55" WEST 53.86 FEET TO A POINT ON THE SOUTH LINE OF SECTION 21; THENCE ALONG SAID SOUTH LINE, SOUTH 89°51'08" WEST 263.06 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE SOUTH 89°43'17" WEST 2,601.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 21 BEARS SOUTH 89°43'17" WEST 58.21 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 34°50'06" WEST 59.64 FEET; THENCE SOUTH 29°29'16" WEST 64.41 FEET; THENCE SOUTH 19°27'36" WEST 67.23 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE CENTERLINE OF AN EXISTING EXISTING ROAD, SOUTH 65°59'17" WEST 97.01 FEET; THENCE SOUTH 62°18'47" WEST 87.40 FEET; THENCE SOUTH 57°08'53" WEST 77.02 FEET; THENCE SOUTH 66°26'09" WEST 20.54 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE C,B&Q RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 34°54'49" EAST 363.31 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 20 BEARS NORTH 89°46'31" EAST 71.56 FEET; THENCE ALONG SAID SOUTH LINE, SOUTH 89°46'31" WEST 122.28 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE C,B&Q RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 34°54'49" EAST 1,624.92 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 89°43'24" WEST 733.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE SOUTH 89°52'18" WEST 1,331.16 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE NORTH 00°06'58" EAST 1,330.39 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE NORTH 00°06'58" EAST 1,333.33 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE SOUTH 44°54'26" EAST 1,881.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 89°43'31" EAST 2,551.28 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 21, WHENCE THE CENTER QUARTER CORNER OF SECTION 21 BEARS NORTH 89°43'31" EAST 100.00 FEET; THENCE SOUTH 00°04'06" EAST 2,143.53 FEET; THENCE SOUTH 32°04'06" EAST 49.73 FEET; THENCE SOUTH 31°37'03" EAST 140.76 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 21, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 21 BEARS SOUTH 00°04'06" EAST 350.09 FEET; THENCE CONTINUING SOUTH 31°37'03" EAST 254.69 FEET; THENCE SOUTH 32°52'53" EAST 64.67 FEET; THENCE SOUTH 44°16'05" EAST 91.13 FEET; THENCE SOUTH 69°09'55" EAST 87.54 FEET; THENCE SOUTH 82°38'50" EAST 61.10 FEET; THENCE SOUTH 87°17'40" EAST 54.57 FEET; THENCE NORTH 89°51'08" EAST 1,651.94 FEET; THENCE SOUTH 00°03'19" EAST 1.00 FOOT TO THE POINT OF BEGINNING, CONTAINING 211.255 ACRES MORE OR LESS.

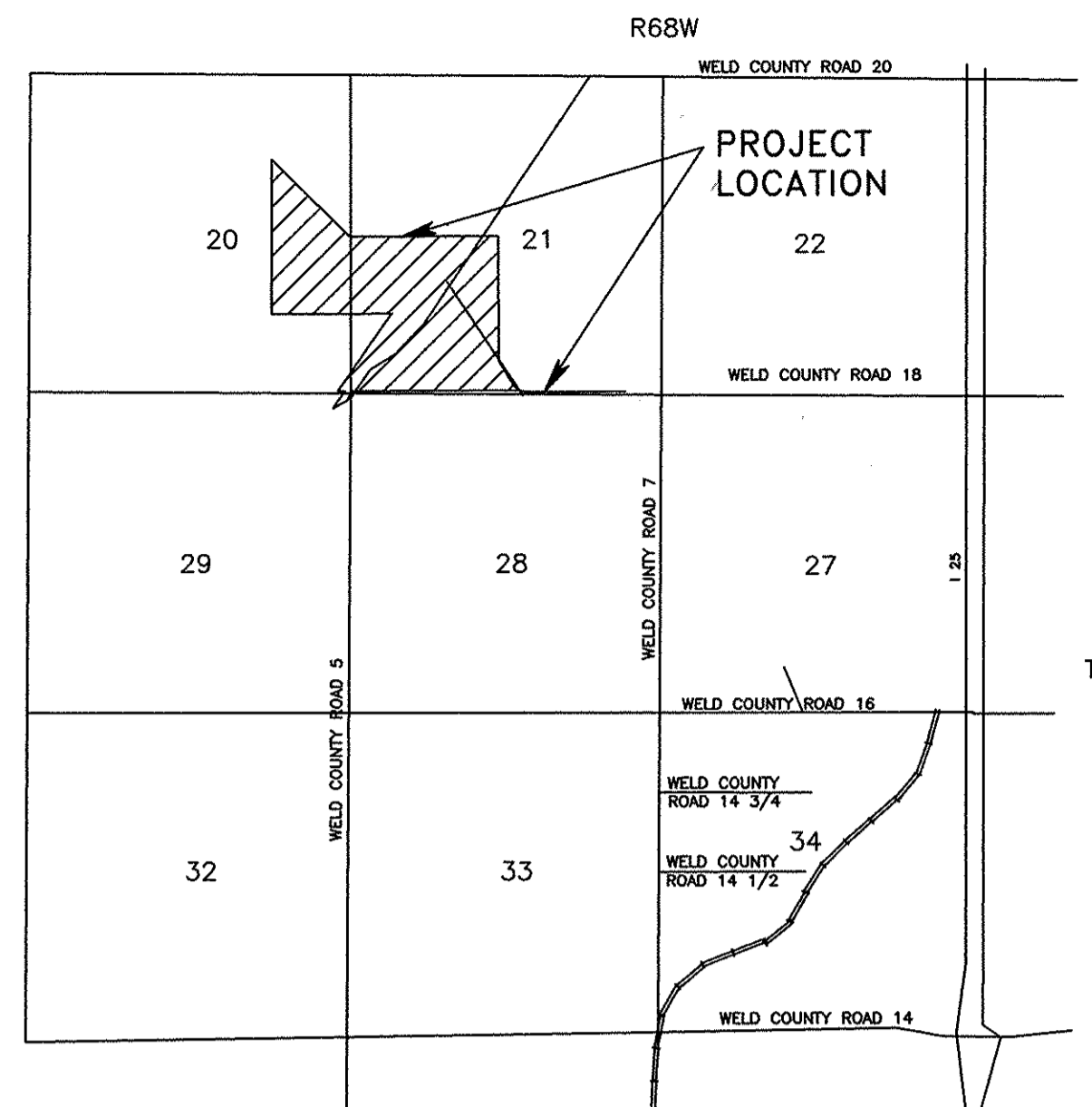
**BASIS OF BEARINGS:**  
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, T2N, R68W, AS NORTH 89°51'08" EAST (ASSUMED) AND MONUMENTED AS SHOWN.

**EXISTING ZONING:** COUNTY AGRICULTURAL  
**PROPOSED ZONING:** R-1

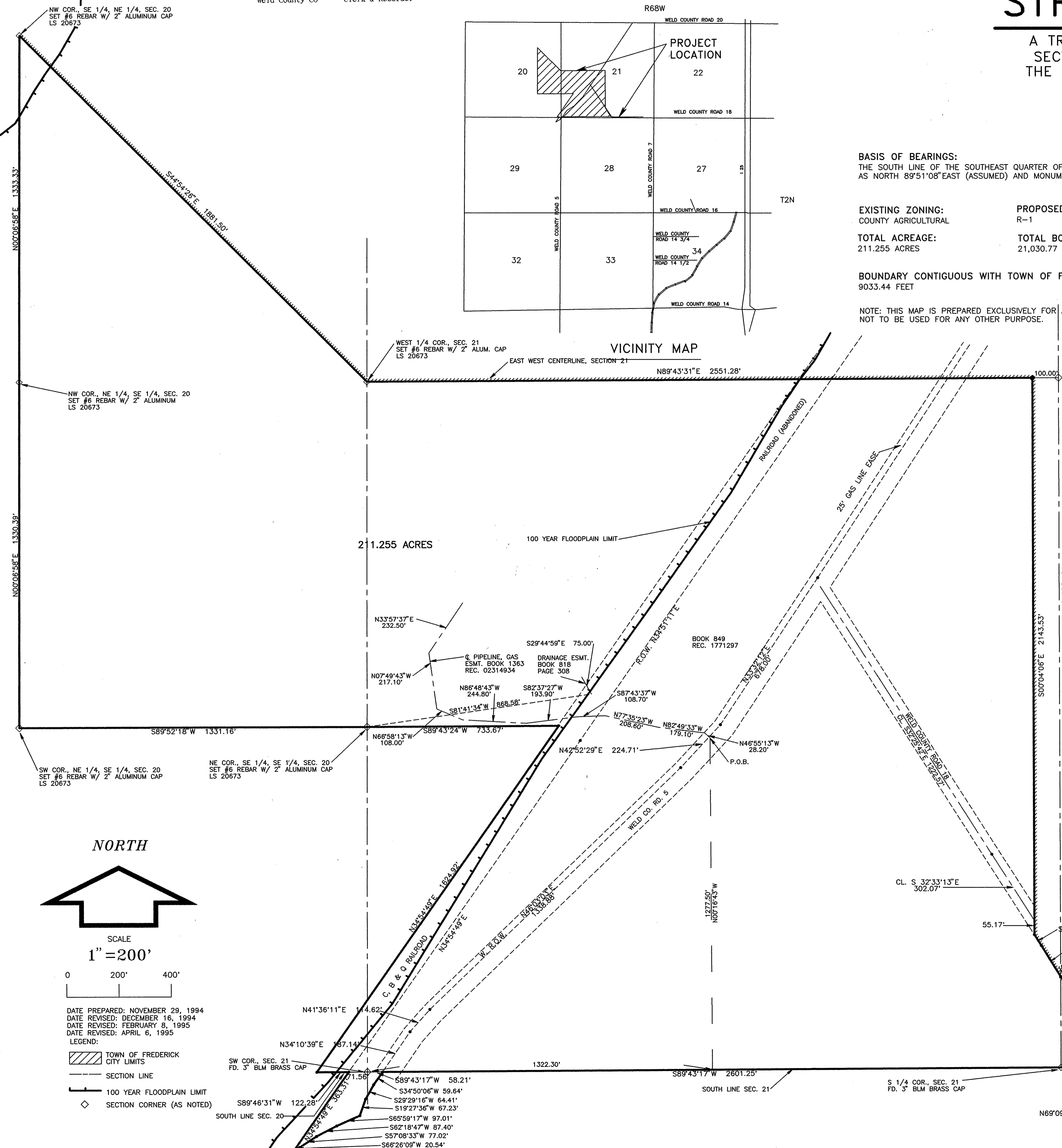
**TOTAL ACREAGE:** 211.255 ACRES  
**TOTAL BOUNDARY:** 21,030.77 FEET

**BOUNDARY CONTIGUOUS WITH TOWN OF FREDERICK**  
9033.44 FEET

NOTE: THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.



VICINITY MAP



**OWNERS:**  
STROMQUIST FARMS  
C/O LUKE AND CHARLIE STROMQUIST  
12189 OXFORD ROAD  
LONGMONT, CO 80501  
(303) 776-4532

*Luke Stromquist*  
LUKE STROMQUIST  
*Charlie Stromquist*  
CHARLIE STROMQUIST

STATE OF COLORADO }  
COUNTY OF BOULDER } SS.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31<sup>st</sup> DAY OF July 1995 BY *Luke Stromquist and Charlie Stromquist*  
MY COMMISSION EXPIRES: My Commission Expires June 28, 1998  
WITNESS MY HAND AND OFFICIAL SEAL *Wanda Lindofater*

**MORTGAGE HOLDER:** Farm Credit Services of the Mountain Plains, FLBA a Corporation, as Attorney-in-Fact for The Farm Credit Bank of Wichita A Corporation  
*by David G. Hawk*

STATE OF COLORADO }  
COUNTY OF BOULDER } SS.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>th</sup> DAY OF Aug 1995 BY *David G Hawk*  
MY COMMISSION EXPIRES: 5-31-98  
WITNESS MY HAND AND OFFICIAL SEAL *Wanda Lindofater*

**SURVEYOR'S CERTIFICATE:**  
I, PETER A. BRYANT, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO 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 TRACT IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

*Peter A. Bryant*  
ROCKY MOUNTAIN CONSULTANTS, P.C.  
PETER A. BRYANT  
REGISTERED LAND SURVEYOR  
L.S. 20673

**NOTICE:**  
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**NOTE:** THE STROMQUIST ANNEXATION IS LOCATED IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT, LEFT HAND WATER DISTRICT, SAINT VRAIN SANITATION DISTRICT, AND MOUNTAIN VIEW FIRE DISTRICT.  
**NOTE:** ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080266 850 C MAP REVISED SEPTEMBER 28, 1982, A PORTION OF THE SITE LIES WITHIN ZONE C AND ZONE A AS INDICATED, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

