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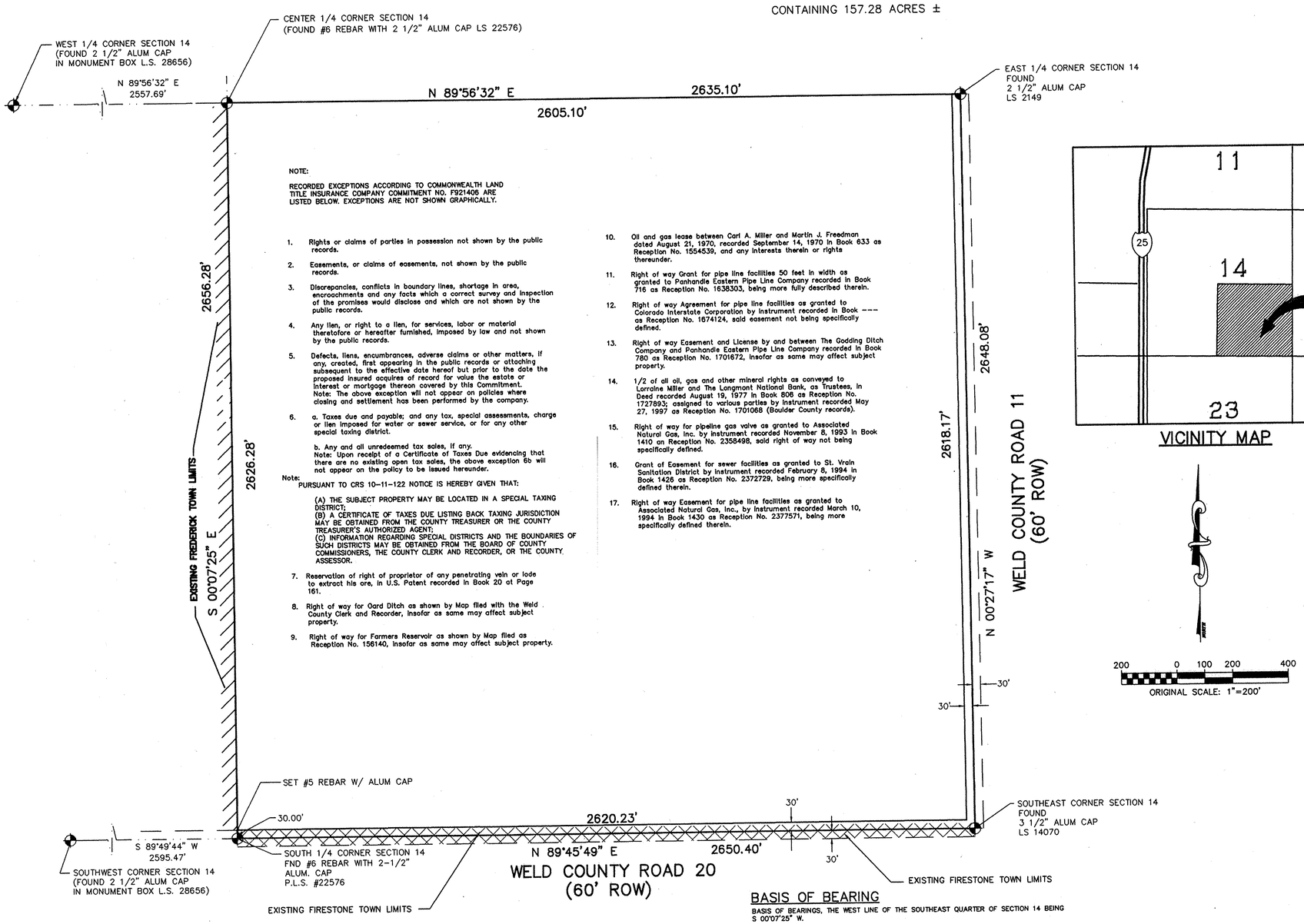
1 of 1 R 11.00 D 0.00 JA Suki Tsukamoto

DOERING/MODRALL EAST ANNEXATION MAP TO THE TOWN OF FREDERICK

A PART OF THE S.E. 1/4 SECTION 14 T 2 N, R 68 W OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO

CONTAINING 157.28 ACRES ±



NOTE:

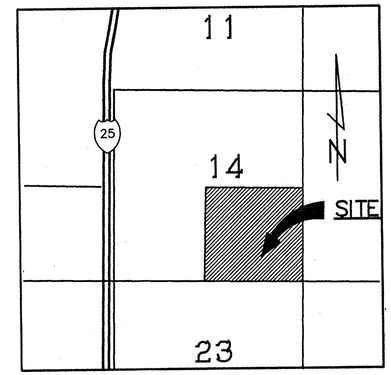
RECORDED EXCEPTIONS ACCORDING TO COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. F921406 ARE LISTED BELOW. EXCEPTIONS ARE NOT SHOWN GRAPHICALLY.

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
   Note: The above exception will not appear on policies where closing and settlement has been performed by the company.
6. a. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district.
   b. Any and all unredeemed tax sales, if any.
   Note: Upon receipt of a Certificate of Taxes Due evidencing that there are no existing open tax sales, the above exception 6b will not appear on the policy to be issued hereunder.

Note:
PURSUANT TO CRS 10-11-122 NOTICE IS HEREBY GIVEN THAT:

(A) THE SUBJECT PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
(B) A CERTIFICATE OF TAXES DUE LISTING BACK TAXING JURISDICTION MAY BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
(C) INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

7. Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. Patent recorded in Book 20 at Page 161.
8. Right of way for Oard Ditch as shown by Map filed with the Weld County Clerk and Recorder, insofar as same may affect subject property.
9. Right of way for Farmers Reservoir as shown by Map filed as Reception No. 156140, insofar as same may affect subject property.
10. Oil and gas lease between Carl A. Miller and Martin J. Freedman dated August 21, 1970, recorded September 14, 1970 in Book 633 as Reception No. 1554539, and any interests therein or rights thereunder.
11. Right of way Grant for pipe line facilities 50 feet in width as granted to Panhandle Eastern Pipe Line Company recorded in Book 716 as Reception No. 1638303, being more fully described therein.
12. Right of way Agreement for pipe line facilities as granted to Colorado Interstate Corporation by instrument recorded in Book --- as Reception No. 1674124, said easement not being specifically defined.
13. Right of way Easement and License by and between The Godding Ditch Company and Panhandle Eastern Pipe Line Company recorded in Book 780 as Reception No. 1701672, insofar as same may affect subject property.
14. 1/2 of all oil, gas and other mineral rights as conveyed to Lorraine Miller and The Longmont National Bank, as Trustees, in Deed recorded August 19, 1977 in Book 808 as Reception No. 1727893; assigned to various parties by instrument recorded May 27, 1997 as Reception No. 1701068 (Boulder County records).
15. Right of way for pipeline gas valve as granted to Associated Natural Gas, Inc. by instrument recorded November 8, 1993 in Book 1410 on Reception No. 2358498, said right of way not being specifically defined.
16. Grant of Easement for sewer facilities as granted to St. Vrain Sanitation District by instrument recorded February 8, 1994 in Book 1426 as Reception No. 2372729, being more specifically defined therein.
17. Right of way Easement for pipe line facilities as granted to Associated Natural Gas, Inc., by instrument recorded March 10, 1994 in Book 1430 as Reception No. 2377571, being more specifically defined therein.



VICINITY MAP

BASIS OF BEARING

BASIS OF BEARINGS, THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14 BEING S 00°07'25" W.

SURVEYOR'S CERTIFICATE

I, CHARLES R. MELVIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING MAP WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE TOWN OF FREDERICK, COLORADO, AND IS WHOLLY CONTAINED WITHIN THE PARCEL DESCRIBED IN THE LEGAL DESCRIPTION OF THE PETITION FOR ANNEXATION. I ALSO CERTIFY THAT THERE IS THE REQUIRED CONTIGUITY NECESSARY FOR ANNEXATION TO THE TOWN OF FREDERICK, COLORADO.

CHARLES R. MELVIN
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 22576

DATE 11/24/97

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR CHARLES R. MELVIN 22576

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, EXCEPT THE EAST 30 FEET AND THE SOUTH 30 FEET RESERVED FOR WELD COUNTY ROAD 11 AND WELD COUNTY ROAD 20.

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT JERRI LYNN DOERING, JAMES W. MODRALL, JERRI LYNN DOERING AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF LORRAINE MILLER AND JAMES W. MODRALL AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF LORRAINE MILLER ARE THE OWNERS IN FEE OF THAT REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP AND THAT HAVE AN EQUITABLE INTEREST IN THE PROPERTY.

BY _____
JERRI LYNN DOERING

BY _____
JAMES W. MODRALL

BY _____
JERRI LYNN DOERING
AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF LORRAINE MILLER

BY _____
JAMES W. MODRALL
AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF LORRAINE MILLER

CONNIE J. HOGAN NOTARY PUBLIC STATE OF COLORADO

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF Boulder } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF November 199 7, BY JERRI LYNN DOERING BY JAMES W. MODRALL
BY JERRI LYNN DOERING BY JAMES W. MODRALL
AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF LORRAINE MILLER — AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF LORRAINE MILLER

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 6-26-2000

NOTARY PUBLIC

CONTIGUITY

TOTAL PERIMETER ---- 10,469.78 FEET
1/6TH TOTAL PERIMETER ---- 1,744.96 FEET
PERIMETER CONTIGUOUS TO THE TOWN OF FREDERICK LIMITS ---- 2626.28 FEET

TOWN OF FREDERICK CERTIFICATE OF APPROVAL

THIS MAP IS TO BE KNOWN AS "DOERING/MODRALL EAST" ANNEXATION TO THE TOWN OF FREDERICK, COLORADO," AND IS APPROVED AND ACCEPTED FOR ANNEXATION TO THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BY ORDINANCE NO. 421, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON Sept. 16th 199 7 AND RECORDED ON _____, 199____ AS RECEPTION NO. _____ IN THE RECORDS OF THE CLERK & RECORDER OF _____ COUNTY, COLORADO.

TOWN CLERK

RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT ___M. ON THE _____ DAY OF _____, A.D., 199____ IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____.

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

NOTICE:
THIS MAP IS FOR ANNEXATION PURPOSES ONLY, IT IS NOT INTENDED TO BE A LAND SURVEY, OR LAND SURVEY PLAT.

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

MELVIN SURVEYING
4755 SHOUP PLACE
BOULDER, COLORADO 80303
1-303-499-2175

DOERING/MODRALL EAST ANNEXATION MAP

JOB NO	DATE	CAD NO	SHEET NO
221-1	7/7/97	2211ANX3	1 OF 1

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