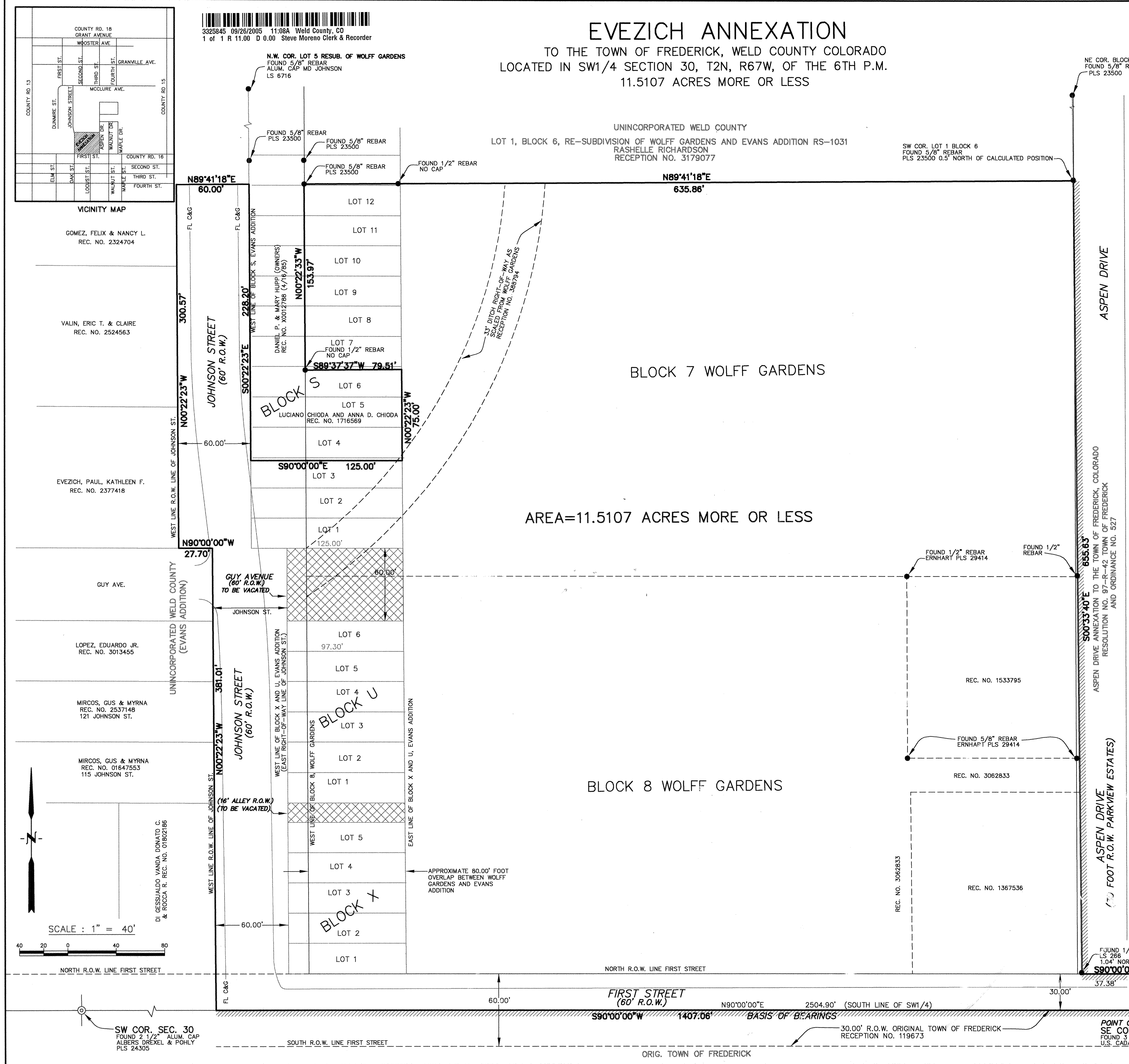
3325845 09/26/2005 11:08A Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

EVEZICH ANNEXATION

TO THE TOWN OF FREDERICK, WELD COUNTY COLORADO
LOCATED IN SW1/4 SECTION 30, T2N, R67W, OF THE 6TH P.M.
11.5107 ACRES MORE OR LESS



CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT DONALD JOSEPH EVEZICH AKA DONALD J. EVEZICH, ROCCA EVEZICH, KATHRYN M. EVEZICH TESTAMENTARY TRUST, LOUIS J. EVEZICH, AND MADELYN M. EVEZICH, AND MARY D. EVEZICH BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF BLOCK 7 AND BLOCK 8 WOLFF GARDENS AND PORTIONS OF BLOCK S, BLOCK U, AND BLOCK X, AND JOHNSON STREET RIGHT-OF-WAY IN EVANS ADDITION MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE SW1/4 OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M. THENCE ALONG THE SOUTH LINE OF SAID SW1/4 OF SAID SECTION 30 S90°00'00"W, 1407.06 ALONG THE SOUTH LINE OF SAID SW1/4 OF SECTION 30 AND THE EXISTING ORIGINAL TOWN OF FREDERICK CITY LIMITS TO THE WEST RIGHT-OF-WAY LINE OF JOHNSON STREET EXTENDED SOUTHERLY AS SHOWN ON PLAT OF EVANS ADDITION AS RECORDED AT RECEPTION NO 123259 AT THE WELD COUNTY CLERK AND RECORDERS OFFICE;

THENCE N00°22'23"W, 381.01 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF JOHNSON STREET TO THE NORTH RIGHT-OF-WAY LINE OF GUY AVENUE AS SHOWN ON SAID PLAT OF EVANS ADDITION;

THENCE N90°00'00"W, 27.70 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE THE TO THE WEST RIGHT-OF-WAY LINE OF SAID JOHNSON STREET;

THENCE N00°22'23"W, 300.57 FEET ALONG SAID WEST RIGHT-OF-WAY OF JOHNSON STREET TO THE SOUTH LINE EXTENDED WESTERLY OF LOT 1. BLOCK 6 OF RESUBDIVISION OF WOLFF GARDENS AND EVANS ADDITION RS-1031 AS RECORDED AT RECEPTION NO. 3087880 AT THE WELD COUNTY CLERK AND RECORDERS OFFICE;

THENCE N89°41'18"E, 60.00 FEET ALONG SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF SAID JOHNSON STREET AND ALONG THE WEST LINE OF TRACT OF LAND CONVEYED TO DANIEL P. HUPP AND MARY HUPP AS DESCRIBED AT X0012788 AT THE WELD COUNTY CLERK AND RECORDERS OFFICE;

THENCE S00°22'23"E, 228.20 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF TRACT OF LAND CONVEYED TO LUCIANO CHIODA AND ANNA D. CHOIDA AS DESCRIBED AT RECEPTION NO. 1716569 AT THE WELD COUNTY CLERK AND RECORDERS OFFICE;

THENCE S90°00'00"E, 125.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID TRACT OF LAND;

THENCE N00°22'23"W, 75.00 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID TRACT OF LAND;

THENCE S89°37'37"W, 79.51 FEET ALONG SAID NORTH LINE OF SAID TRACT OF LAND TO THE WEST LINE OF BLOCK 7 OF WOLFF GARDENS AS RECORDER AT RECEPTION NO. 388794 AT THE WELD COUNTY CLERK AND RECORDERS OFFICE;

THENCE N00°22'33"W, 153.97 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 1 BLOCK 6 OF RESUBDIVISION OF WOLFF GARDENS AND EVANS ADDITION RS-1031;

THENCE N89°41'18"E, 635.86 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 1 BLOCK 6 OF RESUBDIVISION OF WOLFF GARDENS AND EVANS ADDITION RS-1031 TO THE WEST LINE OF ASPEN DRIVE ANNEXATION TO THE TOWN OF FREDERICK AS RECORDED AT RECEPTION NO. 2787138 AT THE WELD COUNTY CLERK AND RECORDERS OFFICE;

THENCE S00°33'40"E, 655.63 FEET ALONG SAID WEST LINE TO THE NORTH RIGHT-OF-WAY LINE OF FIRST STREET;

THENCE S90°00'00"E, 691.44 FEET ALONG SAID NORTH RIGHT-OF-WAY OF FIRST STREET;

THENCE S00°00'00"W, 30.00 FEET TO SAID SOUTHEAST QUARTER OF THE SW1/4 OF SECTION 30 TO THE POINT OF BEGINNING.

THUS DESCRIBED TRACT CONTAINS 11.5107 ACRES MORE OR LESS TOGETHER AND SUBJECT TO AND/OR SHOWN IN THE PUBLIC RECORDS.

EXECUTED THIS 16th DAY OF September 2005.

DONALD JOSEPH EVEZICH AKA DONALD J. EVEZICH — ROCCA EVEZICH — LOUIS J. EVEZICH

LOUIS EVEZICH, TRUSTEE
KATHRYN M. EVEZICH, TESTAMENTARY TRUST — MADELYN M. EVEZICH — MARY D. EVEZICH

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 16th DAY OF September 2005, BY DONALD J. EVEZICH, ROCCA EVEZICH, LOUIS J. EVEZICH, MADELYN M. EVEZICH, LOUIS EVEZICH AS TRUSTEE OF THE KATHRYN M. EVEZICH TESTAMENTARY TRUST, AND MARY D. EVEZICH

NOTARY PUBLIC

NOTARY PUBLIC NANETTE FORNOF STATE OF COLORADO

SURVEYING CERTIFICATE

I, SCOTT A. PULLING, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION 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, 2110.07 FEET CONTIGUOUS, PERIMETER 4850.95 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ____ DAY OF ________, 2005.

9/8/05

SCOTT A. PULLING
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 27936

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 4th DAY OF Aug 2005.

CHAIRMAN

Kathy Larson
PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS ANNEXATION MAP OF THE "EVEZICH ANNEXATION TO THE TOWN OF FREDERICK" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 195, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON Aug 11, 2005, AND RECORDED ON ____, AS RECEPTION NO. ________ IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO. BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO.

MAYOR

ATTEST:

TOWN CLERK

LEGEND:

TOWN OF FREDERICK LIMITS = ////////
AREA TO BE VACATED = XXXXXXXX
DEED LINES, EASEMENT LINES = — — — —
ORIGINAL LOT LINES EVANSTON = ————

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 5 NORTH RANGE 68 WEST AS BEARING N90°00'00"E MONUMENTED AS SHOWN.
2. RECORDED EASEMENTS, RIGHTS-OF-WAY AND LEGAL DESCRIPTION ARE SHOWN ACCORDING TO TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. FCC25047727-5.
3. OWNER SHALL DEDICATE A MAXIMUM OF 12% OF THE PROPERTY FOR PUBLIC SITES AT TIME OF PLATTING.
4. SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON LOMR WITH EFFECTIVE DATE OF JANUARY 12, 2005, CASE NUMBER 04-08-0410P FILED AT THE TOWN OF FREDERICK.
5. MINERAL OWNERS AND LESSEES: LINDA F. WOLFF, DOROTHY G. WOLFF, ENCANA OIL AND GAS INCORPORATED, KERR MCGEE ROCKY MOUNTAIN CORPORATION, TSK ENTERPRISES, MIDWEST FUEL AND TIMBER COMPANY.

OWNERS: DONALD EVEZICH & LOUIS J.. EVEZICH, ROCCA EVEZICH, MARY D. EVEZICH, MADELYN M. EVEZICH AND KATHYRN M. EVEZICH TESTAMENTARY TRUST
ADDRESS: P.O. BOX 378, FREDERICK CO.
PHONE: 303-833-2387

SURVEYOR: GORTON SCOTT SURVEYING
DEVELOPER: NONE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, GORTON SCOTT SURVEYING, LLC APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR: DONALD EVEZICH, LOUIS J. EVEZICH, MARY D. EVEZICH, ROCCA EVEZICH, MADELYN M. EVEZICH AND KATHRYN M. EVEZICH TESTAMENTARY TRUST
C/O GRANT, GRANT & GOIRAN LLP
436 COFFMAN STREET, SUITE 200
LONGMONT, CO.
(303)-776-3100
CONTACT: PHILIP A. GOIRAN

PREPARED BY:
GORTON SCOTT SURVEYING, LLC
4740 YATES COURT
BROOMFIELD COLORADO 80020
(303) 439-9190
CONTACT: SCOTT A. PULLING, PLS

NO.	REVISION	BY	DATE
1	ADDRESS TOWN OF FREDERICK COMMENTS	SAP	3/11/05
2	REVISE EXT. BOUNDARY TO INCLUDE R.O.W.	SAP	3/29/05
3	ADDITIONS BY GWYN GRANT & GRANT	SAP	4/18/05
4	REDLINES BY GWYN GRANT & GRANT	SAP	4/24/05
5	FINAL COMMENTS TOWN PLANNER & ENG.	SAP	7/09/05

H-SCALE: 1"=40'
V-SCALE:
DATE: 1/03/05
DESIGNED BY: SAP
DRAWN BY: SAP
CHECKED BY: SAP

PROJECT: **EVEZICH ANNEXATION**
FREDERICK, COLORADO
DRAWING: C:GSS/PROJECTS/WOLFFGARDENS/ANNEXMAP
ANNEXATION MAP

SHEET 1 OF 1
JOB NO. 04-011

PURPORTED COPY