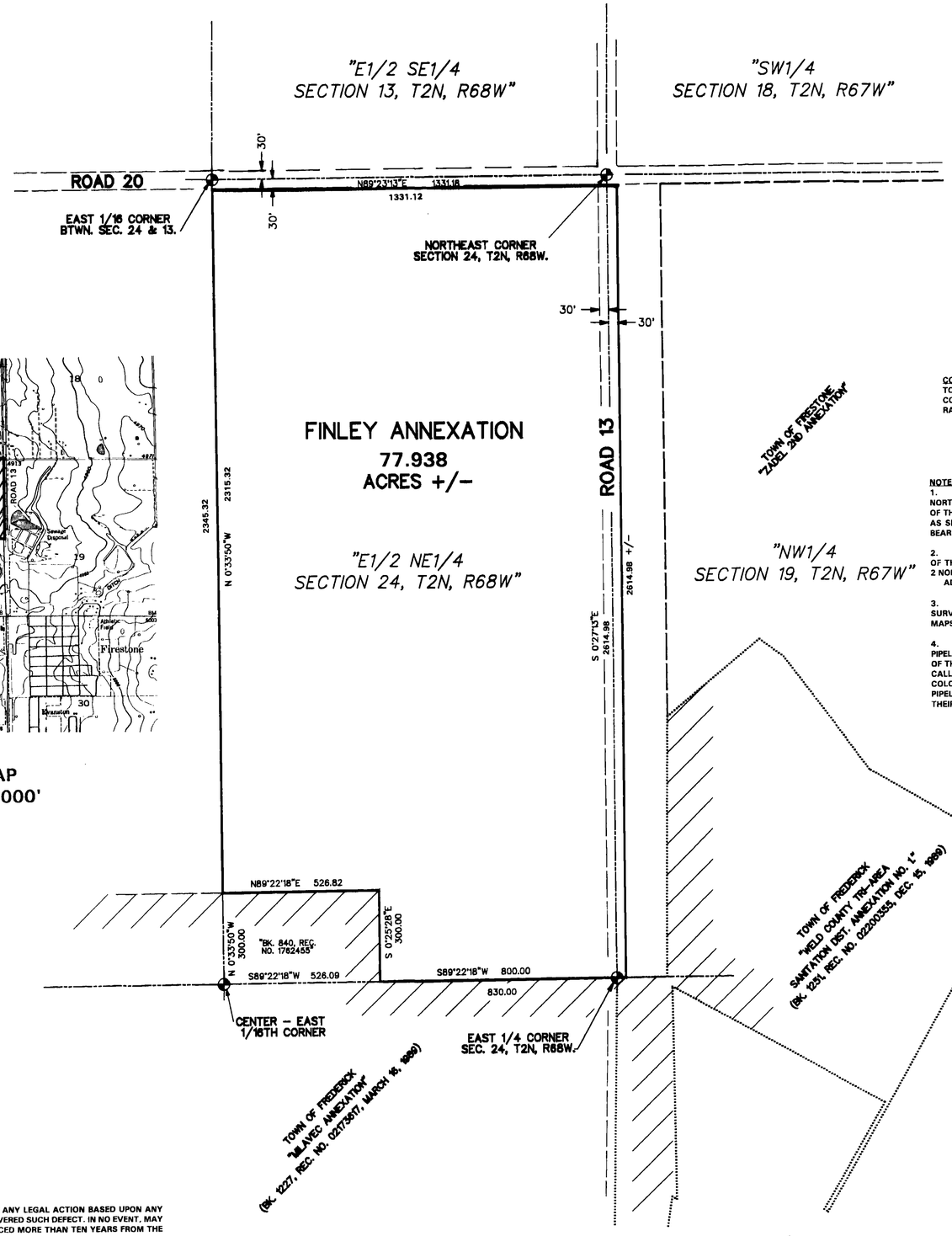
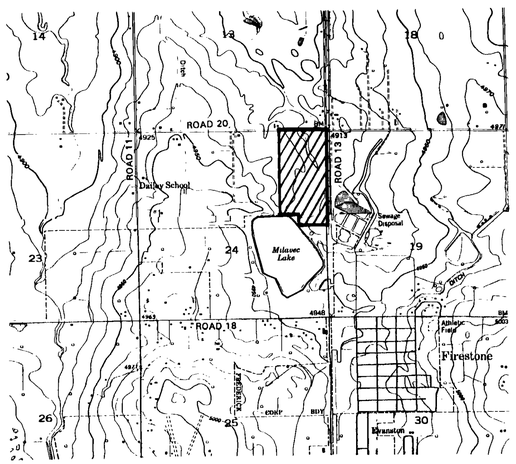
ENV #4177 2490823 B-1547 P-117 05/14/96 04:34P PG 1 OF 1 REC 11.00 DOC
Weld County CO Clerk & Recorder

FINLEY ANNEXATION
TO THE TOWN OF FREDERICK, CO.

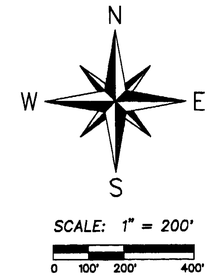
PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, IN TOWNSHIP 2 NORTH ,RANGE 68 WEST, AND PART OF THE NORTHWEST 1/4 OF SECTION 19, AND TOWNSHIP 2 NORTH ,RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.





VICINITY MAP
SCALE: 1" = 2000'

N



CONTIGUITY STATEMENT:
TOTAL PERIMETER = 8,008.24 FEET (1/6TH = 1334.71)
CONTIGUOUS PERIMETER = 1666.82
RATIO = 1 : 4.833

NOTES:

1. BASIS OF BEARINGS IS CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING SOUTH 00°27'13" EAST AS SHOWN ON A SURVEY DATED JULY 31, 1992, WITH ALL OTHER BEARINGS BEING RELATIVE THERETO.

2. IT IS THE INTENT OF THIS ANNEXATION TO INCORPORATE PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST AND ALL OF WELD COUNTY ROAD 13 ADJACENT THERETO AS SHOWN HEREON.

3. THIS PLAT DOES NOT REPRESENT A COMPLETE FIELD SURVEY. SURVEY INFORMATION WAS OBTAINED FROM PREVIOUS SURVEYS, MAPS, LEGAL DESCRIPTIONS AND SURVEY DATA.

4. UNDERGROUND PIPELINES CROSS THIS PROPERTY. EACH PIPELINE COMPANY SHOULD BE CONTACTED FOR SPECIFIC LOCATIONS OF THEIR LINES. IF A CROSSING OR ANY EXCAVATION IS PROPOSED, A CALL SHOULD MADE TO THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 AND AT NO COST TO YOU, MEMBER PIPELINE COMPANY'S WILL LOCATE AND MARK THE LOCATIONS OF THEIR LINES ON THE GROUND IN THE WORK AREA.

LEGAL DESCRIPTION:
THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE NORTH 30 FEET THEREOF AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED AUGUST 4, 1978, IN BOOK 840 AT RECEPTION NO. 1762455, COUNTY OF WELD, STATE OF COLORADO,
TOGETHER WITH :
THE WEST 30 FEET OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., EXCEPT THE NORTH 30 FEET THEREOF, COUNTY OF WELD, STATE OF COLORADO.

CONTAINS: 77.938 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP:
KNOW ALL MEN BY THESE PRESENTS THAT ROBBIE J. FINLEY, KIMBERLY K. FINLEY, LEAH P. FINLEY , ND JACK W. FINLEY ARE THE OWNERS IN FEE OF PART OF THAT REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP AND THAT FIRST COMMUNITY INDUSTRIAL BANK HAS AN EQUITABLE INTEREST IN THE PROPERTY.

ROBBIE J. FINLEY — LEAH P. FINLEY
KIMBERLY K. FINLEY — JACK W. FINLEY

FIRST COMMUNITY INDUSTRIAL BANK:
BY: D.K. Delaney AS Manager V.P.

ACKNOWLEDGEMENT:
STATE OF COLORADO)
COUNTY OF Larimer) SS. Boulder)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF May OF 1996, BY ROBBIE J. FINLEY, KIMBERLY K. FINLEY, LEAH P. FINLEY AND JACK W. FINLEY.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 09-30-97
Barbara Wimer
NOTARY PUBLIC

ACKNOWLEDGEMENT:
STATE OF COLORADO)
COUNTY OF Larimer) SS.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF May OF 1996, BY D.K. Delaney AS manager | V.P. OF FIRST COMMUNITY INDUSTRIAL BANK.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 8-2-99
Debra K Phillips
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:
I, JOEL B. CROWE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING MAP WAS PREPARED BY ME OR 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 TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT AT LEAST ONE-SIXTH (1/6TH) OF THE EXTERIOR BOUNDARY OF THIS ANNEXATION IS CONTIGUOUS TO THE PRIOR BOUNDARY OF THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

JOEL B. CROWE, COLO. P.L.S. NO. 2[illegible] — DATE 12-5-96

TOWN OF FREDERICK CERTIFICATE OF APPROVAL:
THIS MAP IS TO BE KNOWN AS THE "FINLEY ANNEXATION" TO THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO AND IS APPROVED AND ACCEPTED FOR ANNEXATION TO THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BY ORDINANCE NO. 433, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON THE 25th DAY OF April, 1996, A CERTIFIED COPY OF WHICH IS HEREWITH FILED.

Karen Rickard
TOWN CLERK

LEGEND:
SECTION CORNERS.
PERIMETER OF AREA TO BE ANNEXED
EXISTING TOWN LIMITS

STATUTE OF LIMITATIONS:
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 THE CERTIFICATION SHOWN HEREON.

ALPHA ENGINEERING CO.
617 5TH STREET – P.O.BOX 392, FORT LUPTON, COLORADO 80621
FAX & METRO (303) 573-5186 ------- FORT LUPTON (303) 857-2308

PATH: D:\WIN95\242N8ANX.GCD			CONTACT: ROBBIE FINLEY	
REVISIONS	BY	DATE	DRWN BY: RLG	SCALE: 1"=200'
ORDER OF CERTIFICATES,	JC	4-9-96	FDBK:	DATE: MAR. 21, 1993
EXCLUDED ROAD 20	JC	4-24-96	PC:	FILE NO. 24-2N8-