936

3266936 03/09/2005 12:22P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

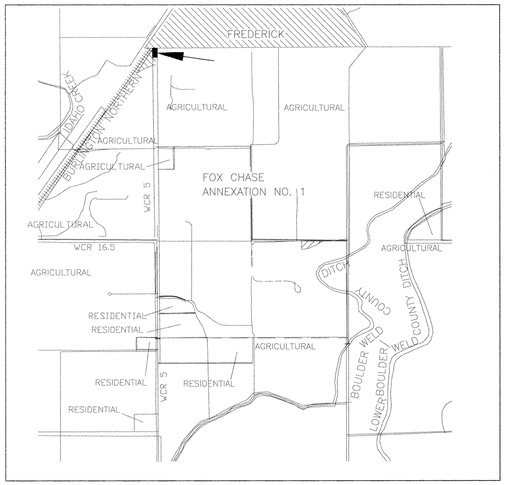
FOX CHASE ANNEXATION NO. 1

TO THE TOWN OF FREDERICK, COLORADO

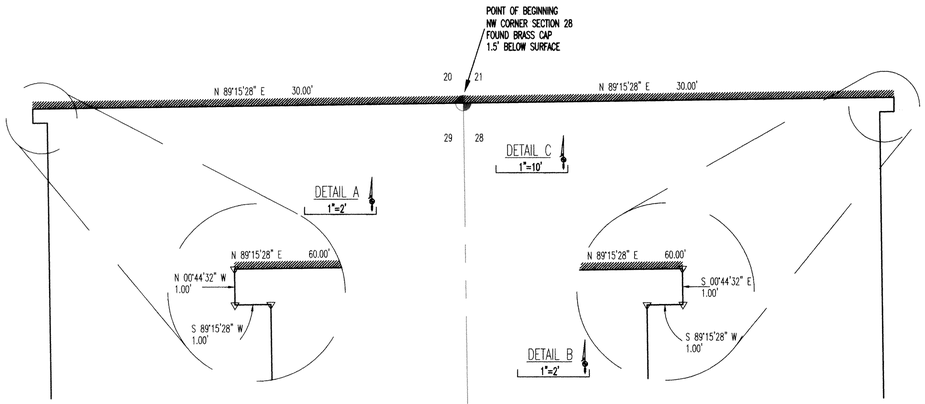
PART OF THE NW 1/4 OF SECTION 28 AND NE 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

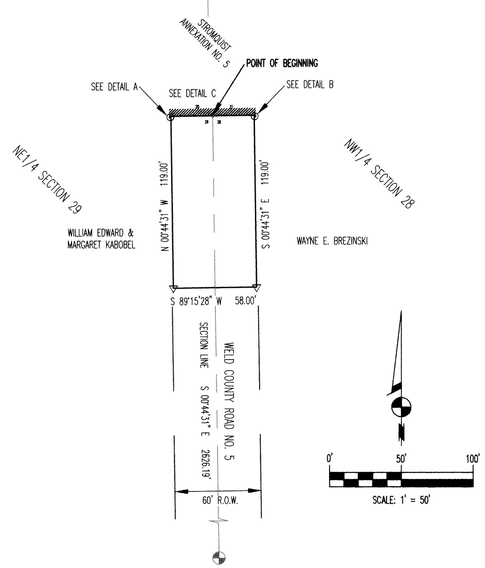
0.16 ACRES TOTAL

VICINITY MAP



STROMQUIST ANNEXATION ORDINANCE 396





SURVEYING CERTIFICATE

I, DAVID L. SWANSON, 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, 60.00 FEET CONTIGUOUS, PERIMETER 360 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS DAY OF 01/20, 20 05.

BY DAVID L. SWANSON COLORADO P.L.S. #36070 (SEAL)

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR DAVID L. SWANSON 36070 1-20-05

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 16th DAY OF Sept., 20 04

CHAIRMAN

PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS ANNEXATION MAP OF THE FOX CHASE ANNEXATION NO. 1 TO THE TOWN OF FREDERICK" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 768 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON Oct. 14, 20 04, AND RECORDED ON Nov. 18, 2004 AS RECEPTION NO. 3236710, IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO.

ATTEST:

MAYOR

TOWN CLERK

ORDINANCE NUMBER ___

BASIS OF BEARING:

BEARINGS ARE BASED UPON THE EAST LINE OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST. THE SAID LINE IS ASSUMED TO BEAR S00°26'20"E, MONUMENTED AND AS SHOWN HEREON.

DEDICATION:

AT THE TIME OF PLATTING, THE OWNER SHALL DEDICATE TO THE TOWN OF FREDERICK, A TOTAL OF 12% OF THE PROPERTY FOR "PUBLIC SITES".

ST. VRAIN SANITATION DISTRICT:

THE PROPERTY WILL CONNECT TO THE ST. VRAIN SANITATION DISTRICT WHEN THE DISTRICT'S SANITARY SEWER SYSTEM BECOMES AVAILABLE.

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PARTIES THAT ROBERT M. BULTHAUP BEING THE OWNER OF CERTAIN LANDS WITH THE EXCEPTION OF ROAD RIGHTS-OF-WAY IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING PART OF THE NW1/4 OF SECTION 28, AND PART OF THE NE1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 28, A FOUND BRASS CAP; THENCE N89°15'28"E ALONG THE NORTH LINE OF SAID SECTION 28, SAID LINE ALSO BEING THE SOUTHERLY LINE OF STROMQUIST ANNEXATION NO. 5, A DISTANCE OF OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 5, A SET REBAR AND PLASTIC CAP STAMPED P.L.S. # 36070 (SET CAP); THENCE S00°44'31"E ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE 1.00 FEET TO A SET CAP; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY S89°15'28"W A DISTANCE OF 1.00 FEET TO A SET CAP; THENCE S00°44'31"E RUNNING PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 119.00 FEET TO A SET CAP; THENCE S89°15'28"W A DISTANCE OF 58.00 FEET TO A SET CAP; THENCE N00°44'31"W RUNNING PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 5 A DISTANCE OF 119.00 FEET TO A SET CAP; THENCE S89°15'28"W A DISTANCE OF 1.00 FEET TO A SET CAP; SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 5; THENCE N00°44'32"W ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 1.00 FEET TO A SET CAP; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE N89°15'28"E ALONG THE NORTH LINE OF SAID SECTION 29, SAID LINE ALSO BEING THE SOUTHERLY LINE OF STROMQUIST ANNEXATION NO. 5, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

THIS DESCRIBED TRACT CONTAINS 0.16 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 22 DAY OF January A.D. 20 05.

ROBERT M. BULTHAUP
6297 S. POTOMAC WAY
CENTENNIAL, CO 80111

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF January A.D. 20 05.

MY COMMISION EXPIRES 7.31.05

WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

SHARYN FRAZIER NOTARY PUBLIC STATE OF COLORADO

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD)ss.

I HEREBY CERTIFY THAT THIS FOX CHASE ANNEXATION MAP NO. 1 WAS FILED IN MY OFFICE AT ____ O'CLOCK ___.M., THIS ____ DAY OF _____, 20 ____, AND IS DULY RECORDED IN _____.
RECORDING FEES OF _____ ARE PAID.

DEPUTY

CLERK AND RECORDER

ANNEXATION DATA

TOTAL ANNEXED ACREAGE= 6,962.0 SQUARE FEET (0.16 ACRES±)

TOTAL BOUNDARY = 360.00 LINEAR FEET

LENGTH OF BOUNDARY CONTIGUOUS WITH EXISTING FREDERICK TOWN LIMITS = 60.00 LINEAR FEET

LEGEND

- SECTION CORNER/QUARTER CORNER/SIXTEENTH CORNER
- SET REBAR AND PLASTIC CAP PLS#36070
- ANNEXATION LIMITS
- CONTIGUOUS BOUNDARY LIMITS

POWER™ Surveying Company, Inc.
Established 1968
7800 MILLER DRIVE UNIT C
FREDERICK, COLORADO 80504
(303) 702-1617
FAX. (303) 702-1488

PREPARED FOR: Robert M. Bulthaup
6297 SOUTH POTOMAC WAY
CENTENNIAL, CO 80111
303-792-0885

SHEET 1 OF 4	WO #501-04-100	Scale : 1"=50'
		Surveyed By : DEMANCHE
		Drawn By : DBY
		Checked By : SWANSON
		File : C:\MAR04\501-04-100.DWG
		Revised : JULY 28, 2004