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ENV 2889
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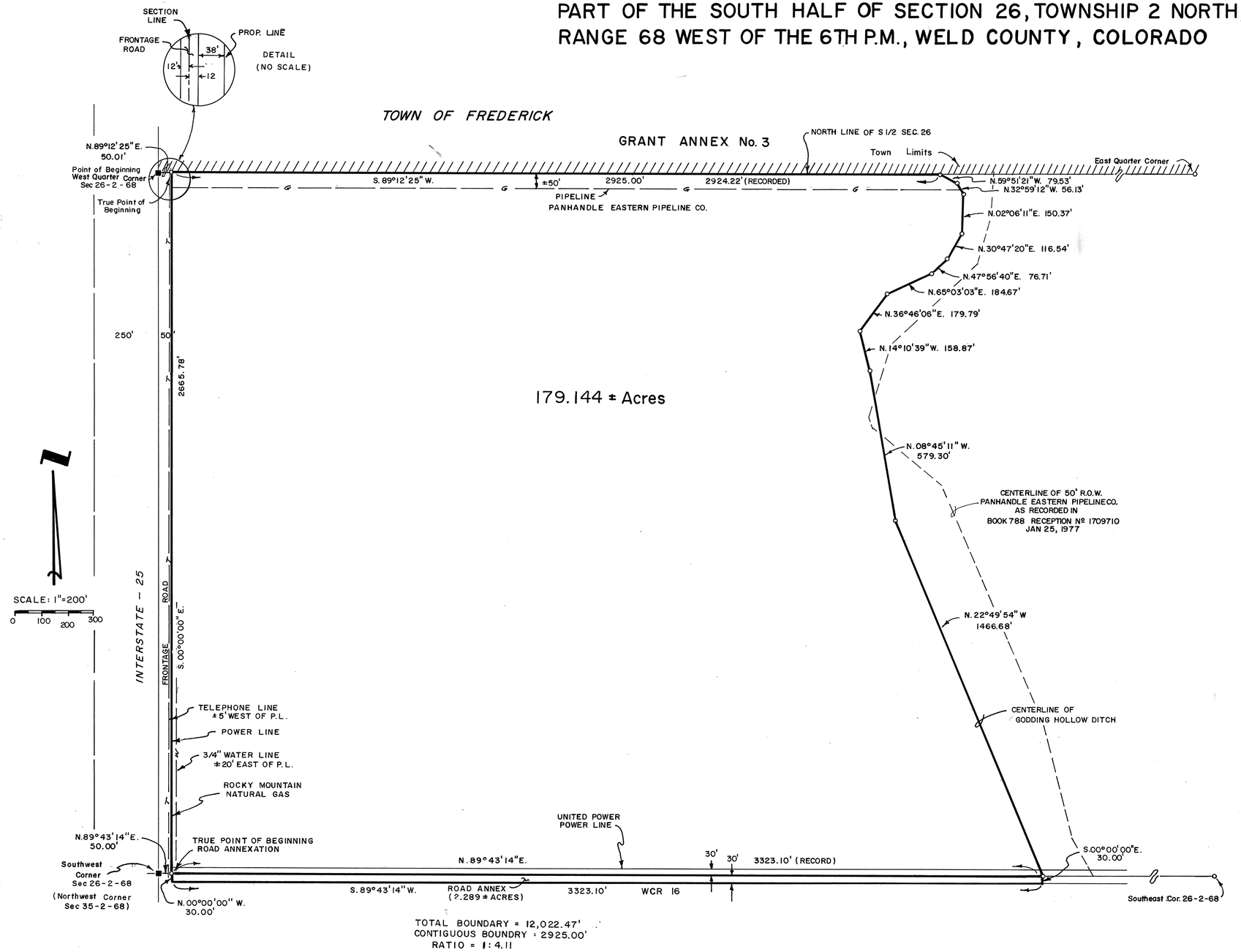
B 1248 REC 02196488 11/03/89 12:34 $10.00 1/001
F 0586 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

HCT ANNEXATION TO THE TOWN OF FREDERICK

PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO



TOTAL BOUNDARY = 12,022.47'
CONTIGUOUS BOUNDRY = 2925.00'
RATIO = 1:4.11

LEGAL DESCRIPTION

All that part of the South Half (S½) of Section 26, Township 2 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Beginning at the West Quarter Corner (W¼ Cor) of said Section 26 and considering the West line of said South Half (S½) as bearing South 00°00'00" East with all other bearings contained herein relative thereto:
Thence North 89°12'25" East along the North line of said South Half (S½) 50.01 feet to a point on the East R.O.W. line of the East frontage road of U.S. Highway 25, said point being the TRUE POINT OF BEGINNING.
Thence South 00°00'00" East along said East R.O.W. line 2664.78 feet to a point on the South line of said South Half (S½);
Thence North 89°43'14" East along said South line 3323.10 (3321.10 record) feet to the intersection with the centerline of Godding Hollow Ditch;
Thence along said centerline by the following ten (10) courses and distances:

North 22°49'54" West, 1466.68 feet;
North 08°45'11" West, 579.30 feet;
North 14°10'39" West, 158.87 feet;
North 36°46'06" East, 179.79 feet;
North 65°03'03" East, 184.67 feet;
North 47°56'40" East, 76.71 feet;
North 30°47'20" East, 116.54 feet;
North 02°06'11" East, 150.37 feet;
North 32°59'12" West, 56.13 feet;
North 59°51'21" West, 79.53 feet to a point on the North line of said South Half (S½);

Thence South 89°12'25" West along said North line, 2925.00 (2924.22 record) feet to the TRUE POINT OF BEGINNING.

Said described parcel contains 179.144 acres, more or less, and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

ALSO a portion of Weld County Road 16 located in the North Half of Section 35, Township 2 North, Range 68 West of the 6th P.M., Weld County, Colorado, being more particularly described as follows:

Beginning at the Northwest Corner (NW Cor) of said section and considering the North line of said Section 35 as bearing North 89°43'14" East and with all other bearings contained herein relative thereto:
Thence North 89°43'14" East along said North line of Section 35, 50.00 feet to the TRUE POINT OF BEGINNING.
Thence continuing North 89°43'14" East along said North line of Section 35, 3,323.10 feet;
Thence South 00°00'00" East 30.00 feet to a point on the South right-of-way line of Weld County Road 16;
Thence South 89°43'14" West along said South right-of-way line, 3,323.10 feet;
Thence North 00°00'00" West, 30.00 feet to the TRUE POINT OF BEGINNING.

Said described parcel contains 2.289 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Jasper Freese, a Colorado Registered Professional Land Surveyor in the State of Colorado, do hereby certify to: the Town of Frederick that the map shown hereon is a correct delineation of the above described parcels of land and that at least one-sixth (1/6) of the peripheral boundary of said parcels are contiguous to the present boundary of the Town of Frederick, County of Weld, State of Colorado.

I further state that this certificate does not extend to any unnamed parties or the successors and assigns of said Weld County.

Jasper Freese, Colorado Registered Professional Land Surveyor

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APPROVAL:

Approved by the Frederick Town Board of Trustees this 28th day of September 1989.

Beverly Bethel
Town Clerk

Mary Ann Klaus, Mayor
Mayor, Town of Frederick

Approved by _____

HCT ANNEXATION TO THE TOWN OF FREDERICK
PART OF THE S 1/2 OF SEC 26, T. 2 N., R. 68 W. OF THE 6TH P.M., WELD CO., COLO.

PROJECT: 1989-65 DATE: JULY 1989

FREESE ENGINEERING
2505 6TH AVENUE
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