B 1396 REC 02344896 08/05/93 12:57 $10.00 1/001
F 0131 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

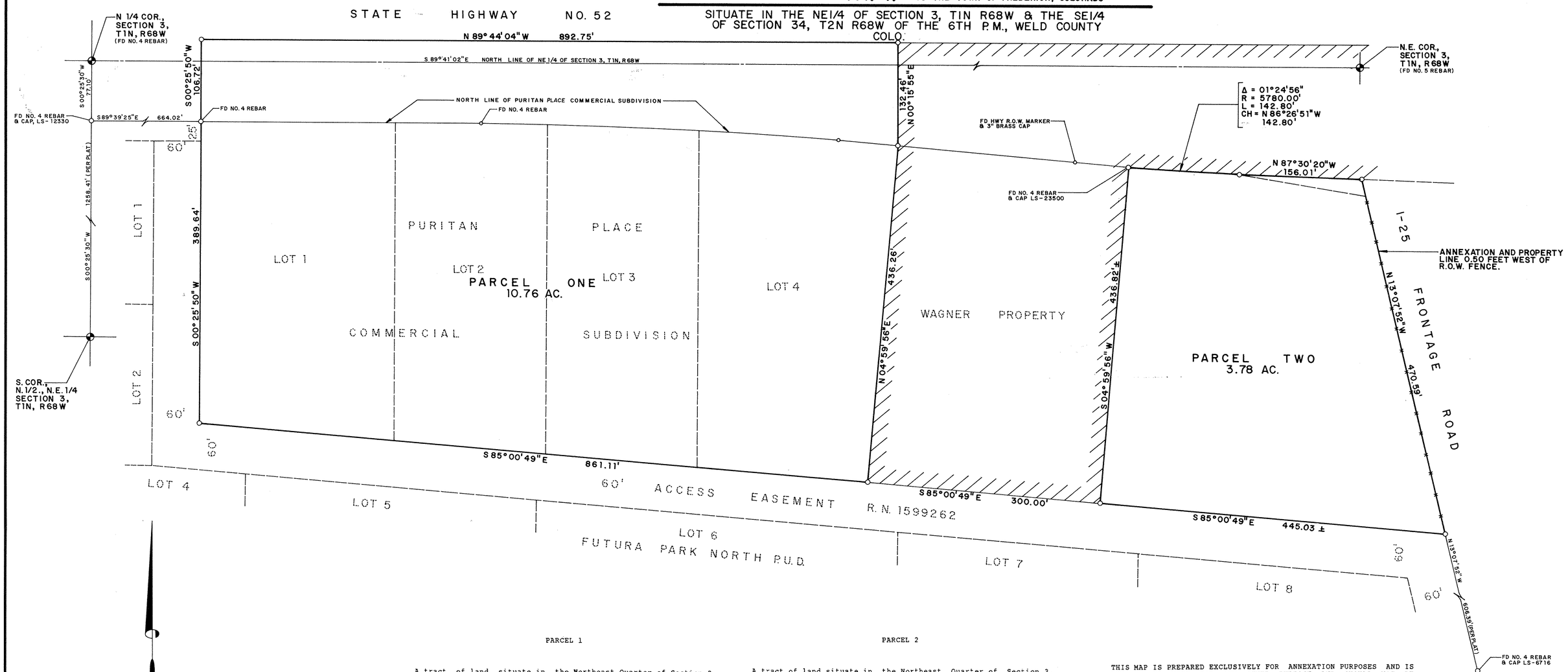
AR2344896

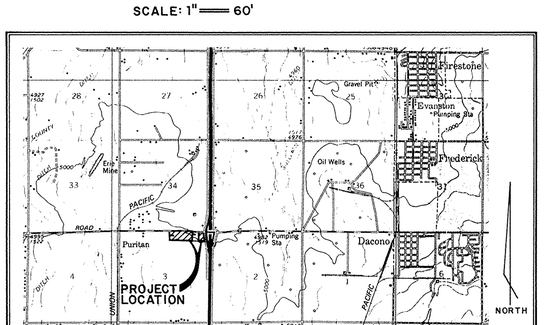
ENV 3461

HIGHWAY OASIS ANNEXATION MAP

TO THE TOWN OF FREDERICK, COLORADO

SITUATE IN THE NE1/4 OF SECTION 3, T1N R68W & THE SE1/4 OF SECTION 34, T2N R68W OF THE 6TH P.M., WELD COUNTY COLO.





VICINITY MAP SCALE: 1" = 4000'

PARCEL 1

A tract of land situate in the Northeast Quarter of Section 3, Township 1 North, Range 68 West of and in the Southeast Quarter of Section 34, Township 2 North, Range 68 West of the 6th P.M., Weld County, Colorado, being more particularly described as follows:

Considering the North line of the Northwest Quarter of said Section 3, as bearing South 89 degrees 41'02" East and with all bearings contained herein relative thereto:

Beginning at the North Quarter corner of said Section 3; thence along the West line of the Northwest Quarter of said Section 3, South 00 degrees 25'30" West, 77.10 feet to the Southerly right of way of State Highway Number 52; thence along said right of way South 89 degrees 39'25" East, 664.02 feet to the Northwest corner of Puritan Place Commercial Subdivision as recorded in Book 978 at Reception No. 01904833, and the True Point of Beginning; thence along the West line of said subdivision South 00 degrees 25'50" West, 389.64 feet; thence along the South line of said subdivision South 85 degrees 00'49" East, 861.11 feet to the Southeast corner of said subdivision, said point also being the Southwest corner of that tract of land shown as the "WAGNER PROPERTY" of the Weld County Road 13, State Highway 52 and Wagner Property Annexation Map" as recorded in Book 1244 at Reception No. 02191962, records of Weld County; thence along the East line of said Puritan Place Commercial Subdivision and the West line of said Annexation Map North 04 degrees 59'56" East, 436.26 feet; thence continuing along said West line of said annexation North 00 degrees 15'55" East, 132.46 feet to the Northwesterly corner of said Annexation Map, said point also being on the Northerly right of way line of State Highway Number 52; thence along said Northerly right of way line North 89 degrees 44'04" West, 892.75 feet; thence South 00 degrees 25'50" West, 106.72 feet to the True Point of Beginning. Containing 10.76 acres more or less.

PARCEL 2

A tract of land situate in the Northeast Quarter of Section 3, Township 1 North, Range 68 West and in the Southeast Quarter of Section 34, Township 2 North, Range 68 West of the 6th P.M., Weld County, Colorado, being more particularly described as follows:

Considering the North line of the Northwest Quarter of said Section 3, as bearing South 89 degrees 41'02" East and with all bearings contained herein relative thereto:

Beginning at the North Quarter corner of said Section 3; thence along the West line of the Northwest Quarter of said Section 3, South 00 degrees 25'30" West, 77.10 feet to the Southerly right of way of State Highway Number 52; thence along said right of way South 89 degrees 39'25" East, 664.02 feet to the Northwest corner of Puritan Place Commercial Subdivision as recorded in Book 978 at Reception No. 01904833; thence along the West line of said subdivision South 00 degrees 25'50" West, 389.64 feet; thence along the South line of said subdivision South 85 degrees 00'49" East, 861.11 feet to the Southeast corner of said subdivision, said point also being the Southwest corner of that tract of land shown as the "WAGNER PROPERTY" of the "Weld County Road 13, State Highway Number 52 and Wagner Property Annexation Map" as recorded in Book 1244 at Reception No. 02191962, records of Weld County; thence along the South line of said Annexation Map South 85 degrees 00'49" East, 300.00 feet to the Southeast corner of said "Wagner Property" in said Annexation Map; thence South 85 degrees 00'49" East 445.03+- feet to the Westerly line of Interstate Highway Number 25; thence along said Westerly line and its Northerly prolongation North 13 degrees 07'52" West, 470.59+- feet to the Southerly line of said Annexation Map; thence along the Southerly line of said Annexation Map North 87 degrees 30'20" West, 156.01 feet to the beginning of a curve concave to the North having a central angle of 01 degrees 24'56" a radius of 5780.0 feet and the long chord of which bears North 86 degrees 26'51" West, 142.80 feet; thence along the arc of said curve and along said Southerly line of said Annexation Map 142.80 feet; thence continuing along said Annexation Map South 04 degrees 59'56" West, 436.82+- to the True Point of Beginning. Containing 3.78 acres more or less.

THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE CONSTRUCTED AS A BOUNDARY SURVEY.

CONTIGUOUS BOUNDARY PARCEL 1	569'
PERIMETER PARCEL 1	2819'
CONTIGUOUS BOUNDARY PARCEL 2	736'
PERIMETER PARCEL 2	1651'

Edward J Taghente
APPROVED - MAYOR, TOWN OF FREDERICK

Jacqueline K Barnett
Clerk

I HEREBY CERTIFY THAT THE 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.

Marquis L. Barnes 7-14-93
MARQUIS L. BARNES LS 18471
LANDSTAR SURVEYING, INC.

LANDSTAR SURVEYING, INC.
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Loveland CO 80537

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HIGHWAY OASIS ANNEXATION MAP
TO THE TOWN OF FREDERICK, COLORADO

JAN. 27, 93	KLAUS KUNTER	
SEC. 3-1-68 & SEC. 34-2-68 (I-25 & C.H. 52)		
		A-1583