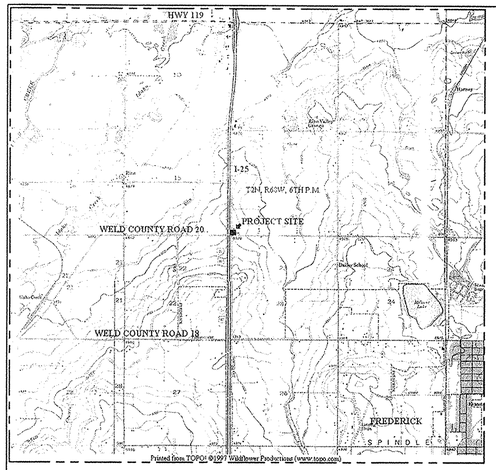
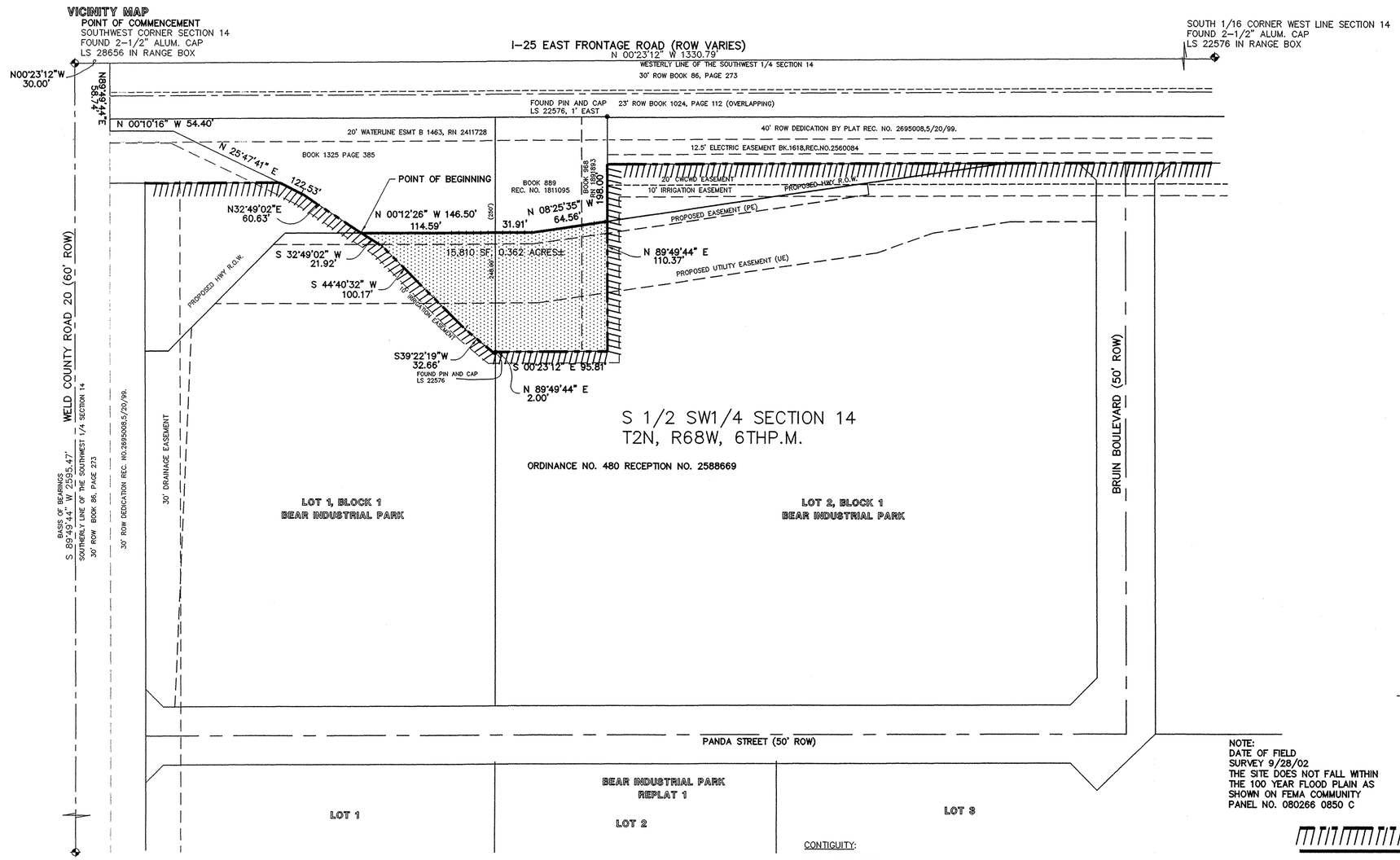
HIRSCHFELD ANNEXATION

TO THE TOWN OF FREDERICK, COLORADO
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14
TOWNSHIP 2 NORTH, RANGE 68 WEST, 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
0.363 ACRES, MORE OR LESS



N.T.S.

3078908 06/30/2003 04:57P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder



CONTIGUITY:

TOTAL PERIMETER = 574.00 FEET

1/6TH TOTAL PERIMETER = 95.67 FEET

PERIMETER CONTIGUOUS TO THE TOWN OF FREDERICK LIMITS = 362.93 FEET

NOTE:
DATE OF FIELD
SURVEY 9/28/02
THE SITE DOES NOT FALL WITHIN
THE 100 YEAR FLOOD PLAIN AS
SHOWN ON FEMA COMMUNITY
PANEL NO. 080266 0850 C

N

50 0 25 50

ORIGINAL SCALE: 1"=50'

LEGEND

- SECTION OR ALIQUOT CORNER
- CITY LIMITS
- ANNEXED BOUNDARY
- AREA TO BE ANNEXED

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT HIRSCHFELD FAMILY PARTNERSHIP BEING THE OWNER AND FIRST NATIONAL BANK OF LONGMONT BEING THE MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, RECORDED IN BOOK 1325 AT PAGE 385, BOOK 889 AT RECEPTION NO. 1811095, BOOK 968 AT PAGE 370 IN THE WELD COUNTY CLERK AND RECORDERS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED UPON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SECTION 14 BEARS S89°49'44"W BETWEEN THE MONUMENTS SHOWN HEREON.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14;
THENCE N00°23'12"W ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 30.00 FEET;
THENCE N89°49'44"E A DISTANCE OF 58.74 FEET;
THENCE N00°10'16"W A DISTANCE OF 54.40 FEET;
THENCE N25°47'41"E A DISTANCE OF 122.53 FEET;
THENCE N32°49'02"E A DISTANCE OF 60.63 FEET TO THE POINT OF BEGINNING;
THENCE ALONG THE WESTERLY LINE OF A PROPOSED HIGHWAY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1) N00°12'26"W A DISTANCE OF 146.50 FEET;
2) THENCE N08°25'35"W A DISTANCE OF 64.56 FEET;
THENCE N89°49'44"E A DISTANCE OF 110.37 FEET;
THENCE S00°23'12"E A DISTANCE OF 95.81 FEET;
THENCE N89°49'44"E A DISTANCE OF 2.00 FEET;
THENCE S39°22'19"W A DISTANCE OF 32.66 FEET;
THENCE S44°40'32"W A DISTANCE OF 100.17 FEET;
THENCE S32°49'02"W A DISTANCE OF 21.92 FEET TO THE POINT OF BEGINNING.
THUS DESCRIBED TRACT CONTAINS 15,810 SQUARE FEET, 0.362 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 9th DAY OF JUNE 2003.

Lawrence F. Hirschfeld
OWNER

VICE PRESIDENT
MORTGAGE OR LIEN HOLDER

STATE OF COLORADO)
) SS
COUNTY OF)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGE BEFORE ME BY LAWRENCE F. HIRSCHFELD
THIS 19th DAY OF JUNE 2003.

WITNESS MY HAND AND SEAL Leslie L. Taber
NOTARY PUBLIC

MY COMMISSION EXPIRES My Commission Expires12-30-2006

NOTARY PUBLIC LESLIE L. TABER STATE OF COLORADO

SURVEYING CERTIFICATE:

I, CHRISTOPHER H. McELVAIN, 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, 362.90 FEET CONTIGUOUS, PERIMETER 574.00 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER BY PERSONAL SUPERVISION ON THIS 10TH DAY OF JUNE, 2003.

COLORADO REGISTERED CHRISTOPHER H. McELVAIN PROFESSIONAL LAND SURVEYOR 6.13.03

CHRISTOPHER H. McELVAIN
COLORADO P.L.S. 36561
FOR AND BEHALF OF JEHN & ASSOCIATES, INC.

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS _____ DAY OF _____, 2003.

CHAIRMAN

PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THIS ANNEXATION MAP OF THE "HIRSCHFELD ANNEXATION TO THE TOWN OF FREDERICK" IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK , COLORADO, HELD ON _____, 2003, 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.

Richard P. Zatt
MAYOR
ATTEST:
Jacqueline McConnell
TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT THE TIME OF _____ M. ON THE _____ DAY OF THE MONTH OF _____ A.D. 20_____, IN THE BOOK NUMBERED _____, PAGE_____,
RECEPTION NUMBER_____.

CLERK AND RECORDER_____

DEPUTY_____

REVISIONS

OWNER:	DEVELOPER:
HIRSCHFELD FAMILY 9201 BRUIN BLVD. FREDERICK, CO 80504 PHONE: 303-776-2080 FAX: 303-776-3655	HIRSCHFELD FAMILY 9201 BRUIN BLVD. FREDERICK, CO 80504 PHONE: 303-776-2080 FAX: 303-776-3655

HIRSCHFELD ANNEXATION

Jehn & Associates, Inc.
PROFESSIONAL ENGINEERS AND SURVEYORS
5855 WADSWORTH BYPASS
ARVADA, COLORADO 80003
PHONE (303) 423-6036 FAX (303) 467-9438

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JOB #1491-202-148 | BY: CML | DATE: 3/10/03 | SHEET 1 OF 1