3452475 02/01/2007 03:24P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

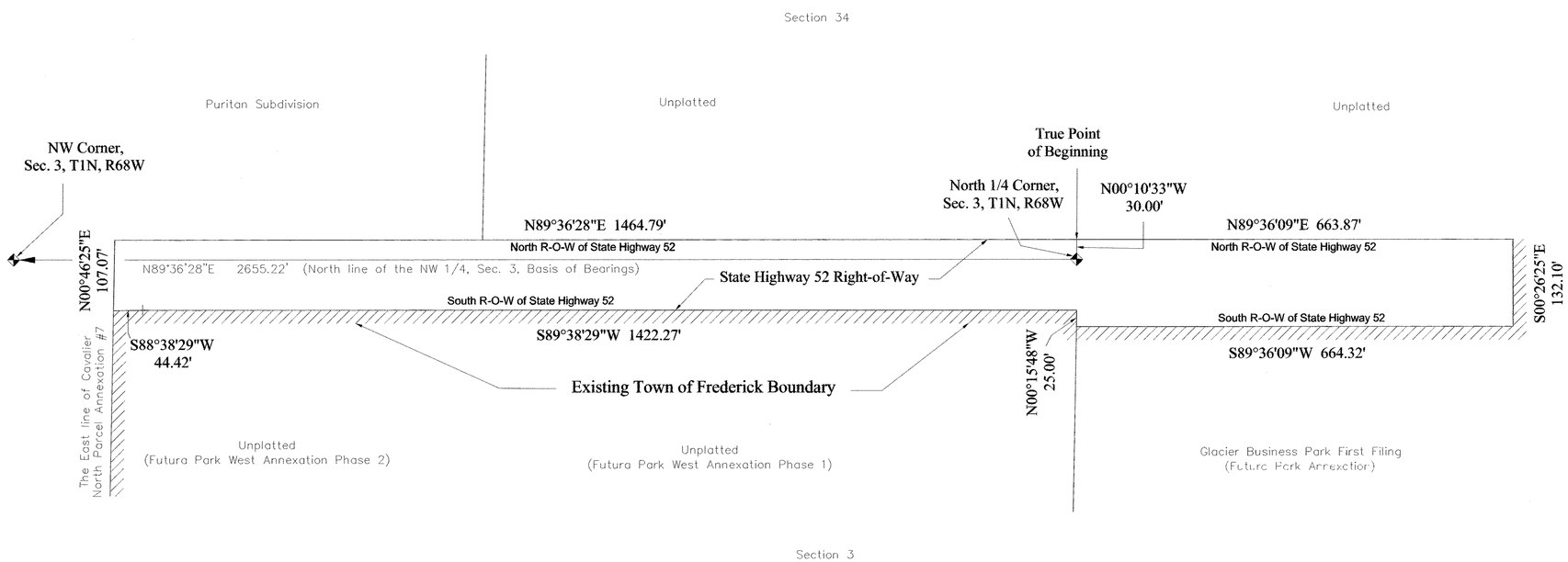
Highway 52 Annexation

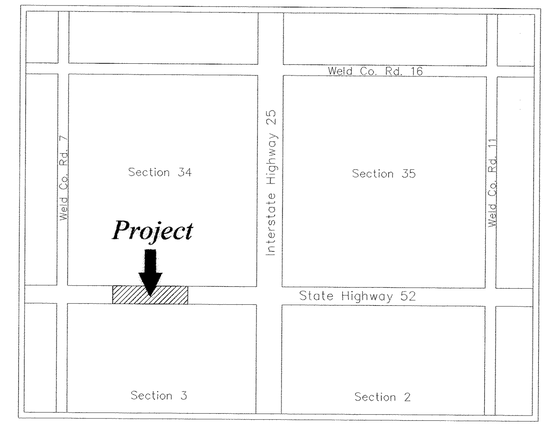
located in the North 1/2 of Section 3, Township 1 North, and the South 1/2 of Section 34, Township 2 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado

N

100 50 0 100 200

SCALE: 1" = 100'
Date: 12-4-2006





Vicinity Map
No Scale

N

Legal Description

All that part of the North 1/2 of Section 3, Township 1 North, and the South 1/2 of Section 34, Township 2 North, Range 68 West of the 6th P.M., Weld County, Colorado, lying within the Right-of-Way of State Highway 52, more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 3 as monumented by a 3 1/2" aluminum Monument LS#7274, Thence N00°10'33"W a distance of 30.00' to a point on the North Right-of-Way of said State Highway 52 and the Point of Beginning;

Thence along said North Right-of-Way of State Highway 52, N89°36'09"E a distance of 663.87';
Thence departing said Right-of-Way, S00°26'25"E a distance of 132.10' to a point on the South Right-of-Way of said State Highway 52;

Thence along said South Right-of-Way of State Highway 52 the following 4 courses;
S89°36'09"W a distance of 664.32';
N00°15'48"W a distance of 25.00';
S89°38'29"W a distance of 1422.27';
S88°34'29"W a distance of 44.42';

Thence leaving said Right-of-Way, N00°46'25"E along the east line of the Cavalier North Parcel Annexation #7 a distance of 107.07' to a point on the North Right-of-Way of said State Highway 52;

Thence N89°36'28"E along said North Right-of-Way of State Highway 52 a distance of 1464.79' to the Point of Beginning.

Containing 244,061 square feet or 5.603 acres, more or less.

Total Area = 5.603 acres +/-
Total Boundary Perimeter = 4,523.84'
Boundary Contiguous with Town of Frederick = 2,288.11'
1/6th of Total Perimeter = 753.97'
2,288.11' is greater than 753.97'

Notes

1) Bearings are based on the North line of the Northwest Quarter of Section 3-T2N-R68W of the 6th P.M. as bearing N89°36'28"E.

2) This map is not a Land Survey Map or Improvement Survey Plat.

3) The proposed annexation includes only CDOT ROW and will remain as public ROW.

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

Surveyor's Certificate

I, Andrew J. Patterson, a registered Professional Land Surveyor in the State of Colorado do hereby certify that the annexation map shown heron in a correct delineation of the above described parcel of land and that at least one-sixth of the property boundary is contiguous to the present boundaries of the Town of Frederick, Colorado.

I further certify that the map and Legal Description were prepared under my personal supervision on this 4th day of December, 2006.

1/2/07
Andrew J. Patterson, R.L.S. #26971

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR ANDREW J. PATTERSON 26971 1-2-07

Certificate of Approval By the Board of Trustees

This Annexation Map of "Highway 52 Annexation" to the Town of Frederick is approved and accepted by Ordinance No. 871, passed and adopted at the regular (special) meeting of the board of trustees of Frederick, Colorado, held on December 19, 2006.

Mayor

Attest:

Town Clerk

THE TOWN OF FREDERICK COLORADO

Town of Frederick
P.O. Box 435
Frederick, CO 80530

Patterson Partners
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