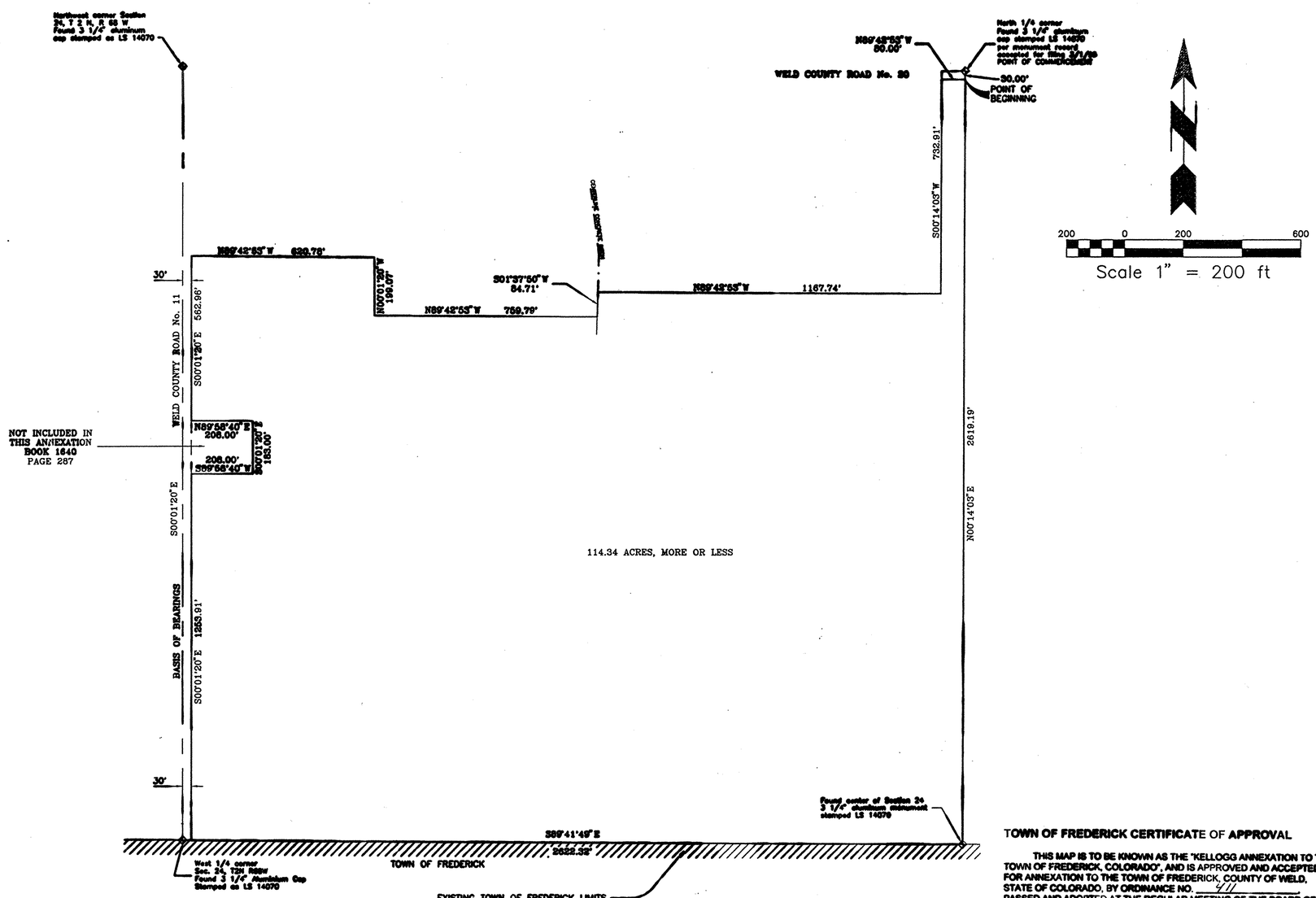
AR2461024 2461024 B-1516 P-1203 10/25/95 02:08P PG 1 OF 1 REC DOC
Weld County CO Clerk & Recorder 11.00

ENV 4045

KELLOGG ANNEXATION PLAT
TO THE TOWN OF FREDERICK
A PORTION OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6th P.M.
COUNTY OF WELD, STATE OF COLORADO

CONTIGUITY

TOTAL PERIMETER ..... 11,302.36'
1/6th TOTAL PERIMETER ..... 1,883.73'
PERIMETER CONTIGUOUS TO THE TOWN OF FREDERICK LIMITS ..... 2622.32'



RECORD TITLE INFORMATION

RECORD TITLE INFORMATION WAS TAKEN FROM THE TITLE COMMITMENT NO. 3857, DATED 02/28/95. ACCURATE CONSULTANTS, INC. CANNOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE REFERENCED TITLE INFORMATION, OR FOR THE LOCATION OF EASEMENTS OR RIGHTS-OF-WAY NOT REFERENCED IN SAID TITLE COMMITMENT AND NOT VISIBLE ON THE GROUND. EASEMENTS AND RIGHTS-OF-WAY SHOWN ON SAID TITLE INSURANCE COMMITMENT ARE SHOWN HEREON.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BASIS OF BEARINGS:
THE BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6th P.M., BEING MONUMENTED AS SHOWN ON THIS PLAT, SAID BEARING BEING S00°01'20"E.

TOWN OF FREDERICK CERTIFICATE OF APPROVAL

THIS MAP IS TO BE KNOWN AS THE "KELLOGG ANNEXATION TO THE TOWN OF FREDERICK, COLORADO", AND IS APPROVED AND ACCEPTED FOR ANNEXATION TO THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BY ORDINANCE NO. 411 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON 9/28 1995, AND RECORDED ON _____, 1995, AS RECEPTION NO. _____ IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO.

Karen Barkowski
TOWN CLERK

◇ = FOUND SECTION MONUMENT AS NOTED.

ANNEXATION DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE S00°14'03"W 30.00 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 20;
THENCE N89°42'53"W 50.00 FEET, PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER, AND ALONG SAID RIGHT OF WAY LINE;
THENCE S00°14'03"W 732.91 FEET, PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER;
THENCE N89°42'53"W 1167.74 FEET TO A POINT ON THE CENTERLINE OF A CONCRETE DITCH;
THENCE ALONG THE CENTERLINE OF SAID CONCRETE DITCH S01°37'50"W 84.71 FEET;
THENCE N89°42'53"W 759.79 FEET;
THENCE N00°01'20"W 199.07 FEET;
THENCE N89°42'53"W 620.78 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 11, SAID POINT BEING 30.00' EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER;
THENCE S00°01'20"E 562.96 FEET, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT ON THE NORTH LINE OF THE PARCEL DESCRIBED IN BOOK 1640, AT PAGE 287;
THENCE ALONG THE LINE OF SAID PARCEL THE FOLLOWING THREE COURSES:
1) THENCE N89°58'40"E 208.00 FEET;
2) THENCE S00°01'20"E 183.00 FEET;
3) THENCE S89°58'40"W 208.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE;
THENCE S00°01'20"E 1253.91 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING 30.00' EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;
THENCE S89°41'49"E 2622.32 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE N00°14'03"E 2619.19 FEET TO THE POINT OF BEGINNING.
CONTAINING 114.34 ACRES, MORE OR LESS.

THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED AS A CONVENIENCE ONLY AND IS NOT INTENDED FOR USE IN THE DIVISION AND/OR CONVEYANCE OF LAND IN VIOLATION OF COLORADO REVISED STATUTES 30-28-101.

CERTIFICATION OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT WE, EDGAR H. KELLOGG, BART KELLOGG AND 1031 CORPORATION ARE THE OWNERS IN FEE OF THAT REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP.

Edgar H. Kellogg — EDGAR H. KELLOGG
Bart Kellogg — BART KELLOGG

1031 CORPORATION
BY:
Linda M. Spurlock
LINDA M. SPURLOCK, VICE PRESIDENT - ADMINISTRATION, 1031 CORPORATION

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF Boulder) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF October, 1995, BY EDGAR H. KELLOGG, BART KELLOGG AND LINDA M. SPURLOCK AS VICE PRESIDENT - ADMINISTRATION, 1031 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 12-21-96
Donna J. Taylor
NOTARY PUBLIC

DONNA J. TAYLOR NOTARY PUBLIC STATE OF COLORADO

SURVEYORS CERTIFICATION

I, PHILLIP R. ENGLE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO EDGAR H. KELLOGG, BART KELLOGG, AND 1031 CORPORATION THAT THIS ANNEXATION MAP OF THE ABOVE DESCRIBED PARCEL WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING. I DO FURTHERMORE HEREBY CERTIFY THAT AT LEAST 1/6th OF THE PERIMETER OF THIS LAND TO BE ANNEXED IS CONTIGUOUS TO THE EXISTING LIMITS OF THE TOWN OF FREDERICK.

PWE
COLORADO REGISTERED PHILLIP R. ENGLE 14083 PROFESSIONAL LAND SURVEYOR
10/24/95

PHILLIP R. ENGLE, P.L.S. 14083 — DATED

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF WELD } SS

I HEREBY CERTIFY THAT THIS MAP WAS FILED IN MY OFFICE AT _____ O'CLOCK ____ M., THIS _____ DAY OF _____ 1995, AND IS RECORDED IN:

PLAN FILE _____, FEES _____ PAID _____
FILM _____, RECEPTION No. _____
BY: _____

CLERK AND RECORDER — DEPUTY

1KELANNE.DWG

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ANNEXATION PLAT FOR: ED KELLOGG, BART KELLOGG, AND 1031 CORPORATION

SHEET 1 OF 1

REVISIONS: REVISE ANNEX. BNDRY & LEGAL 7/11/95 BZ

DRAWN BY: BZ	APPROVED BY: PRE
FIELD WORK BY: PWS/TW	DATE OF SURVEY: 6/1/95
DATE OF DWG: 6/09/95	PROJECT NO. 1KEL0201