3127863 11/19/2003 09:02A Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

863

NET AREA 618.873 ACRES ANNEXATION

0 300 600 900

TOTAL CONTIGUITY = 15,334.20 FEET
TOTAL PERIMETER = 20,730.62 FEET
1/6th TOTAL PERIMETER = 3,455.10 FEET

FOUND NW CORNER SECTION 35, T02N, R68W 6TH P.M. 2" ALUM CAP IN MONUMENT BOX. LS 20673 1995

FOUND N 1/4 CORNER SECTION 35, T02N, R68W 6TH P.M. FOUND 3-1/4" BLM BRASS CAP. AS PER RECORD.

FOUND NE CORNER SECTION 35, T02N, R68W 6TH P.M. 2" ALUM CAP LS 23500. 1995 AS PER RECORD.

FOUND W 1/4 CORNER SECTION 35, T02N, R68W 6TH P.M. 3-1/4" ALUM CAP IN MONUMENT BOX. CDOT LS 18482 1997

FOUND E 1/4 CORNER SECTION 35, T02N, R68W 6TH P.M. 3-1/4" BRASS CAP BLM 1952 AS PER RECORD.

FOUND SW CORNER SECTION 35, T02N, R68W 6TH P.M. 3-1/2" BRASS CAP CAP LS 16415 1994 A.P.R.

FOUND S 1/4 CORNER SECTION 35, T02N, R68W 6TH P.M. 2" ALUM. CAP STAMPED 72.8 N W.C. LS 23500 1993 AS PER RECORD.

FOUND SE CORNER SECTION 35, T02N, R68W 6TH P.M. 2-1/2" ALUM CAP IN MONUMENT BOX LS 13482 1999 A.P.R.

SECTION 26

SECTION 35

WESTERVELT ANNEXATION ORDINANCE NO. 412

WELD COUNTY ROAD NO 16

WELD COUNTY ROAD NO 11

INTERSTATE HIGHWAY 25

STATE HIGHWAY NO 52

TOWN OF FREDERICK LIMITS ORDINANCE 315

CONTIGUITY FROM ORDINANCE 324 TOWN OF FREDERICK

CONTIGUITY FROM WAGONER ANNEXATION ORDINANCE 312.

HATCHING DENOTES CONTIGUITY TO TOWN OF FREDERICK PREVIOUS ANNEXATIONS

DISTANCES FOLLOWED BY (C) SIGNIFY TOWN OF FREDERICK CONTIGUITY

POB

S89°54'53"W (BASE OF BEARINGS) 2645.98'

S89°54'53"W 2595.81(C)

S89°54'44"W 739.04(C)

S89°54'44"W 2643.69'

S89°54'44"W 1887.57(C)

S00°05'16"E 30.00

S22°19'10"E 32.41'

S00°01'34"E 2662.93'

S00°05'20"W 3608.14

N00°01'50"W 1008.60'

N00°02'34"W 1376.62'

N00°01'50"E 2655.74'

N00°27'32"E 2682.73(C)

N00°27'40"E 2482.23(C)

N00°27'40"E 2653.10'

N00°27'40"E 265.22'

N89°48'10"E 946.50

N89°50'11"E 2396.64(C)

N89°40'49"E 1708.98(C)

N89°39'23"E 2613.83'

S89°23'18"W 659.05

N89°53'51"E 349.15(C)

N89°50'48"E 2615.24'

N00°09'12"W 112.35

N8°10'03"44"E 303.90(C)

1210.14

234.88

953.69'
S89°39'23"W

A=130.10
R=1164.70
D=06°24'00"
C=130.03
B=N23°09'14"W

A=136.05
R=1115.48
D=06°59'16"
C=135.96
B=S30°03'14"E

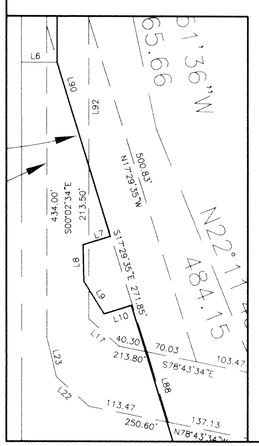
A=649.68
R=1164.70
D=31°57'36"
C=641.29
B=S49°01'12"E

A=650.53
R=1295.93
D=28°45'41"
C=643.73
B=N50°37'10"W

A=866.43
R=770.99
D=64°23'18"
C=821.55
B=S32°48'21"E

A=718.95
R=639.76
D=64°23'18"
C=681.71
B=S32°48'21"E

VICINITY MAP
NTS



NELSON ANNEXATION TO THE TOWN OF FREDERICK, COLORADO

LAND IN SECTIONS THIRTY-FIVE AND TWENTY-SIX, TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION TWENTY-SIX, AND A PORTION OF SECTION THIRTY-FIVE, TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50.00 FEET EAST AND 30.00 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION THIRTY-FIVE, TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION THIRTY-FIVE AS BEARING N89°54'53"E, AND WITH ALL OTHER BEARINGS RELATIVE THERETO:

THENCE ALONG THE EAST RIGHT-OF-WAY OF INTERSTATE HIGHWAY 25, S00°01'34"E A DISTANCE OF 2632.83 FEET; THENCE S00°01'50"E A DISTANCE OF 1647.29 FEET; THENCE S17°05'35"E A DISTANCE OF 252.90 FEET, THENCE S72°54'25"W A DISTANCE OF 40.00 FEET; THENCE S01°11'20"E A DISTANCE OF 50.50 FEET; THENCE S32°07'50"E A DISTANCE OF 53.30 FEET; THENCE N72°54'25"E A DISTANCE OF 40.00 FEET; THENCE S17°05'35"E A DISTANCE OF 669.60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 52; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°53'51"E A DISTANCE OF 349.15 FEET; THENCE N81°03'44"E A DISTANCE OF 303.90 FEET; THENCE N89°50'11"E A DISTANCE OF 2396.64 FEET; THENCE N89°40'49"E A DISTANCE OF 1708.98 FEET; THENCE N44°40'12"E A DISTANCE OF 135.73 FEET TO THE WEST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 11; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°27'41"E A DISTANCE OF 2482.23 FEET; THENCE N00°47'32"E A DISTANCE OF 2682.73 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 16; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°54'44"W A DISTANCE OF 1887.57 FEET; THENCE S22°19'10"E A DISTANCE OF 32.41 FEET; THENCE S00°05'16"E A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 16; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°54'44"W A DISTANCE OF 739.04 FEET; THENCE S89°54'53"W A DISTANCE OF 2595.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25 THE POINT OF BEGINNING.

THUS DESCRIBED PARCEL OF LAND CONTAINS 618.873 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT **DAVID P. NELSON, FAMILY LIMITED PARTNERSHIP, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP, AND KENT P. NELSON, FAMILY LIMITED PARTNERSHIP, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP,** ARE THE OWNERS OF THAT REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP.

BY: David P. Nelson
DAVID P. NELSON, GENERAL PARTNER

BY: Kent P. Nelson
KENT P. NELSON, GENERAL PARTNER

ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY **DAVID P. NELSON, GENERAL PARTNER, AND KENT P. NELSON, GENERAL PARTNER,** THIS 17th DAY OF November, 2003

STATE OF COLORADO)
)SS
COUNTY OF WELD)

MY COMMISSION EXPIRES 11-13-06

WITNESS MY HAND AND SEAL Jacqueline McConnell
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, A. MICHAEL HASCALL, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING MAP WAS PREPARED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE TOWN OF FREDERICK, COLORADO, AND IS WHOLLY CONTAINED WITHIN THE PARCEL DESCRIBED IN THE LEGAL DESCRIPTION OF THE PETITION FOR ANNEXATION. I ALSO CERTIFY THAT THERE IS THE REQUIRED CONTIGUITY NECESSARY FOR ANNEXATION TO THE TOWN OF FREDERICK, COLORADO.

I ATTEST THE ABOVE ON THIS THE 21 DAY OF JUNE, 2000.

BY: A. MICHAEL HASCALL LS 23500
A. MICHAEL HASCALL LS 23500

COLORADO REGISTERED MICHAEL HASCALL 23500 PROFESSIONAL LAND SURVEYOR

BASIS OF BEARINGS (ASSUMED):

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION THIRTY-FIVE, TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED AND SHOWN HEREON IS **ASSUMED** TO BEAR N89°50'48"E.

TOWN OF FREDERICK CERTIFICATE OF APPROVAL:

THIS MAP IS TO BE KNOWN AS **"NELSON 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. 552, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON March 23rd, 2000, AND RECORDED ON Jan 25, 2002 AS RECEPTION NO. 2002157, IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO.

Jacqueline McConnell
TOWN CLERK

NOTICE:

THIS MAP IS FOR ANNEXATION PURPOSES ONLY AND IS NOT INTENDED TO BE A LAND SURVEY, OR LAND SURVEY PLAT.

NOTICE:

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

1132 NORTH MAIN ST
LONGMONT CO 80501
** (303) 678-8324 **

HASCALL SURVEYS INC

DATE: 06/21/00
REVISED:
REVISED:
REVISED:

SCALE: 1" = 300'
DRAWN: AMH/DJJ
SHEET: 1 OF 1
JOB NO: H50ANX