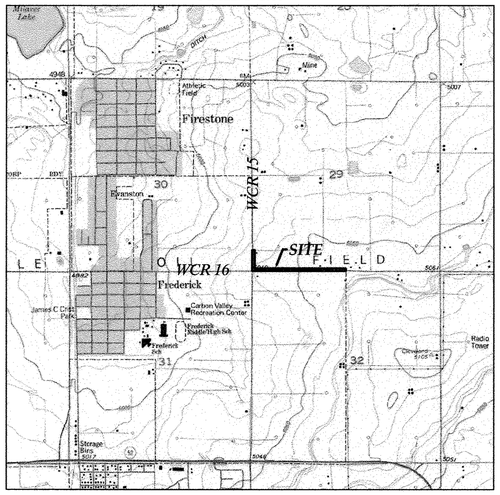
WELD COUNTY ROAD 16 ANNEXATION AND REZONE NO. 1
TO THE TOWN OF FREDERICK

685

3667685 12/30/2009 11:48A Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH , RANGE 67 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, STATE OF COLORADO
2.181 ACRES

VICINITY MAP
SCALE: 1"=2000'



CERTIFICATE OF OWNERSHIP

Know all men by these presents that being the Owner(s), Mortgagee or Leinholder of certain lands in Frederick, Colorado, described as follows:

A strip of land 30.00 feet in width, to be annexed to the Town of Frederick, located in the Southwest Quarter (SW1/4) of Section Twenty-nine (29), Township Two North (T.2N.), Range Sixty-seven West (R.67W.), of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 29 and assuming the West line of the SW1/4 of said Section 29 as bearing North 00°10'23" West, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2646.32 feet with all bearings contained herein relative thereto.

THENCE North 00°10'23" West along the West line of the SW1/4 of said Section 29, said West line also being the East line of the Josephine Roche Annexation, Ordinance No. 148 Approved by the Town of Frederick on March 25, 1976, a distance of 557.02 feet to the South line of the Camenisch 126 Acre Annexation, recorded September 16, 2004 as Reception No. 3219299 of the Records of Weld County;
THENCE South 89°41'11" East along the South line of said Camenisch Annexation a distance of 30.00 feet;
THENCE South 00°10'23" East along a line parallel with and 30.00 feet Easterly of, as measured at a right angle to the West line of the SW1/4 of said Section 29 a distance of 527.02 feet;
THENCE South 89°41'31" East along a line parallel with and 30.00 feet Northerly of, as measured at a right angle to the South line of the SW1/4 of said Section 29 a distance of 2609.35 feet, to the East line of the SW1/4 of said Section 29;
THENCE South 00°12'00" East along the East line of the SW1/4 of said Section 29 a distance of 30.00 feet to the South Quarter corner of said Section 29;
THENCE North 89°41'31" West along the South line of the SW1/4 of said Section 29, said South line also being coincidental with the North line of the Josephine Roche Annexation, a distance of 2639.36 feet to the POINT OF BEGINNING.

Thus described tract contains 94,991 sq. ft or 2.181 acres more or less, together with all subject to all easements and rights-of-way existing and/or of public record, do hereby amend the official zoning map of the Town of Frederick, Weld County, Colorado as depicted hereon, subject to approval by the Board of Trustee of the Town of Frederick.

Executed this 18th day of October A.D., 2009

OWNER(S):

By: Eric E. Doering, Mayor

NOTARIAL CERTIFICATE

STATE OF Colorado)
ss.
COUNTY OF Weld)

The foregoing instrument was acknowledged before me by Eric Doering, this 18th day of October, 20 09.

My commission expires 3/1/2011

Notary Public

(SEAL)

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

This amendment to the official zoning map of the Town of Frederick, Weld County, Colorado to be known as WELD COUNTY ROAD 16 ANNEXATION AND REZONE NO. 1, is approved and accepted by Ordinance

Number 1007, passed and adopted at the regular (special) meeting of the Board of Trustees of Frederick, Colorado, held on September 8, 2009.

BY: Eric E. Doering, Mayor

Attest: Nanette S. Fornof, Town Clerk

PLANNING & ZONING COMMISSION CERTIFICATE

Approved by the Frederick Planning & Zoning Commission this 18th day of August, 20 09, with Planning Commission Resolution 2009- 014A

Jeff Roehrig, Chairman

Attest:

Kathy Larson, Secretary

LAND USE STATEMENT

The Weld County Road 16 Annexation and Rezone No. 1 to the Town of Frederick contains road right of way that will continue to be used as road right of way.

FLOOD PLAIN NOTE

The entire property is in flood zone "C", "area of minimal flooding" per FEMA FIRM Flood Insurance Rate Map Community Panel No. 080266 0863 C, revised September 28, 1982.

NOTES

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)

BASIS OF BEARINGS

Considering the West line of the Southwest Quarter (SW1/4) to bear North 00°10'23" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2646.32 feet with all bearings contained herein relative thereto.

ACCURACY STANDARDS

The survey performed for this plat meets or exceeds an accuracy of 1:50,000 for linear and angular bearing closure.

SURVEYOR'S STATEMENT

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this map of land Annexed to the Town of Frederick, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Frederick, County of Weld, State of Colorado.

October 14, 2009

Steven A. Lund-On Behalf of King Surveyors Inc.
Colorado Registered Professional
Land Surveyor #34995

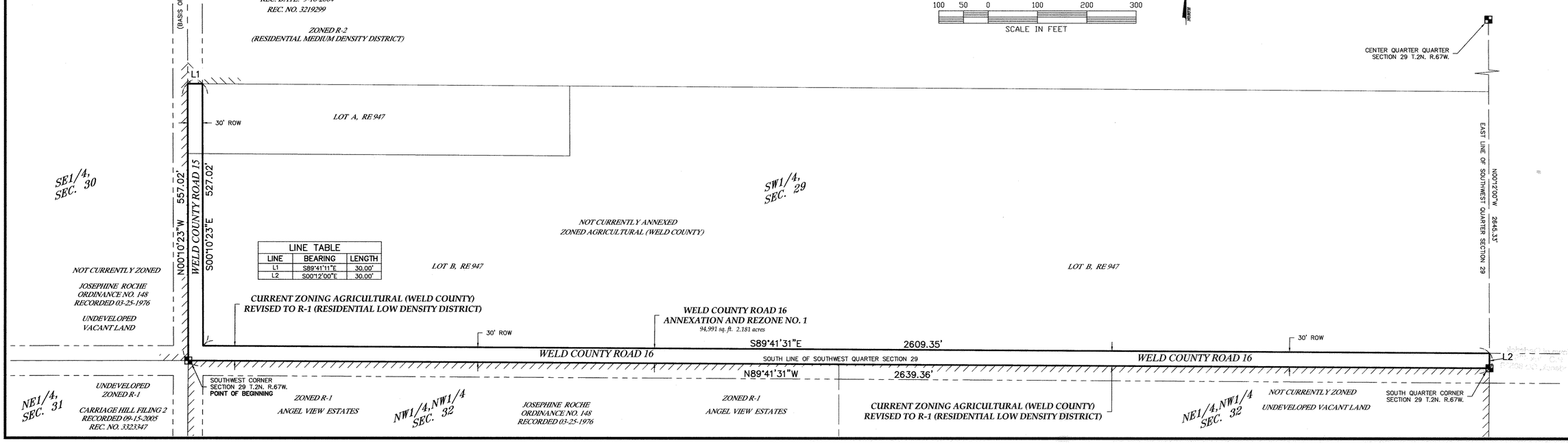
LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- RIGHT-OF-WAY
- BOUNDARY LINE
- DENOTES CONTIGUOUS BOUNDARY
- FOUND ALIQUOT CORNER AS DESCRIBED

100 50 0 100 200 300
SCALE IN FEET

ANNEXATION TABLE

TOTAL PERIMETER ..... 6392.75'
CONTIGUOUS BOUNDARY..... 3226.38'
RATIO..... 1 / 1.981
TOTAL AREA..... 2.181 ACRES



LINE TABLE

LINE	BEARING	LENGTH
L1	S89°41'11"E	30.00'
L2	S00°12'00"E	30.00'

DATE: 03/08/2007
FILE NAME: 2007048ANX-01
SCALE: 1"=100'
DRAWN BY: PG
CHECKED BY: SAL

KING SURVEYORS, INC.
650 Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS:		DATE:
REVISED PER COMMENTS	CSK	03-22-07
REVISED PER COMMENTS	CSK	5/7/07
REVISED PER COMMENTS	PG	08/19/08
REVISED PER COMMENTS	CSK	5/13/09
COGO	SIP	5/19/09

WELD COUNTY ROAD 16
ANNEXATION AND REZONE NO. 1
TOWN OF FREDERICK
P.O. BOX 435 401 LOCUST STREET
FREDERICK, CO. 80530

PROJECT #: 2007048

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SHEET 1 OF 1

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