688

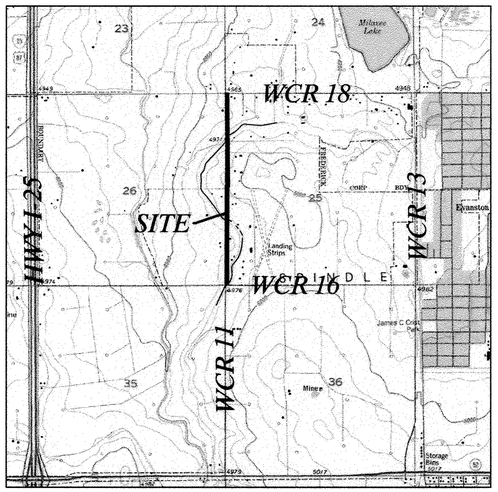
3667688 12/30/2009 11:48A Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

WELD COUNTY ROAD 11 ANNEXATION AND REZONE NO. 4 TO THE TOWN OF FREDERICK

A PORTION OF THE EAST HALF OF SECTION 26, TOGETHER WITH A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 2 NORTH , RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, STATE OF COLORADO
6.660 ACRES

VICINITY MAP

SCALE: 1"=2000'



ANNEXATION TABLE

TOTAL PERIMETER ..... 10691.68'
CONTIGUOUS BOUNDARY..... 4,309.11'
RATIO..... 1 / 2.481
TOTAL AREA..... 6.660 ACRES

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 parcel of land located in the East Half (E1/2) of Section Twenty-Six (26) and the West Half (W1/2) of Section Twenty-Five (25), Township Two North (T.2N.), Range Sixty-Eight West (R.68W.), of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 26 and assuming the East line of the Northeast Quarter (NE1/4) of said Section 26 as bearing South 00°29'49" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2613.72 feet with all bearings contained herein relative thereto.

THENCE South 00°29'49" East along the East line of the NE1/4 Section 26 said East line being coincidental with the East line of the Grant Parcel 3 Annexation, Ordinance No. 280 recorded February 25, 1988 as Reception No. 2131991 of the Records of Weld County a distance of 30.00 feet to the South line of the 1995 Road #18 Annexation recorded October 19, 1995 as Reception No. 2460180 of the Records of Weld County and to the POINT OF BEGINNING;

THENCE North 89°44'29" East along the South line of said 1995 Road #18 Annexation a distance of 50.00 feet;
THENCE South 00°29'49" East along a line parallel with and 50.00 feet Easterly of, as measured at a right angle to the East line of NE1/4 of said Section 26 a distance of 2584.20 feet to the South line of the Northwest Quarter (NW1/4) of Section 25;
THENCE North 89°42'23" West along the South line of said NW1/4 of Section 25 a distance of 20.00 feet;
THENCE South 00°08'35" West along a line parallel with and 30.00 feet Easterly of, as measured at a right angle to the East line of the Southeast Quarter (SE1/4) of Section 26 a distance of 2681.90 feet to the North line of the Dacono Investment Co. Annexation recorded May 11, 1990 as Reception No. 2213521 of the Records of Weld County;
THENCE South 89°51'39" West along the North line of said Dacono Investment Co. Annexation, said North line being parallel with and 30.00 feet Northerly of as measured at a right angle to the South line of the Southwest Quarter (SW1/4) of Section 25 a distance of 30.00 feet to the West line of the SW1/4 of said Section 25;
THENCE South 89°36'21" West along a line parallel with and 30.00 feet Northerly of, as measured at a right angle to the South line of the SE1/4 of Section 26 a distance of 30.00 feet to the East line of the Westervelt Annexation recorded September 21, 1995 as Reception No. 2456442 of the Records of Weld County;
THENCE North 00°08'35" East along a line parallel with and 30.00 feet Westerly of as measured at a right angle to the East line of the SE1/4 of said Section 26, a portion of aforesaid line being coincidental with the Easterly line of said Westervelt Annexation a distance of 2681.85 feet to the South line of the NE1/4 of said Section 26 and to the South line of said Grant Parcel 3 Annexation;
THENCE North 89°05'16" East along the South line of said Grant Parcel 3 Annexation a distance of 30.01 feet to the East Quarter Corner of Section 26;
THENCE North 00°29'49" West along the East line of the NE1/4 of said Section 26, said East line being coincidental with the East line of said Grant Parcel 3 Annexation a distance of 2583.72 feet to the POINT OF BEGINNING.

Thus described tract contains 290,118 sq. ft or 6.660 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 1st day of October A.D., 2009.

OWNER(S):

By: Eric E. Doering, Mayo

NOTARIAL CERTIFICATE

STATE OF Colorado)
ss.
COUNTY OF Weld)

The foregoing instrument was acknowledged before me by Eric E Doering, this 1st day of October, 2009.

My commission expires 2/1/2011

Nanette Stanek
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 11 ANNEXATION AND REZONE NO. 4, is approved and accepted by Ordinance

Number 1010, 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, 2009, with Planning Commission Resolution 2009- 017A

Jeff Roehrig, Chairman

Attest:

Kathy Larson, Secretary

LAND USE STATEMENT

The Weld County Road 11 Annexation and Rezone No.4 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 East line of the Northeast Quarter (NE1/4) to bear South 00°29'49" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2613.72 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 7, 2009

34995

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°29'49"E	30.00'
L2	N89°44'29"E	50.00'
L3	N89°42'23"W	20.00'
L4	S89°51'39"W	30.00'
L5	S89°36'21"W	30.00'
L6	N89°05'16"E	30.01'

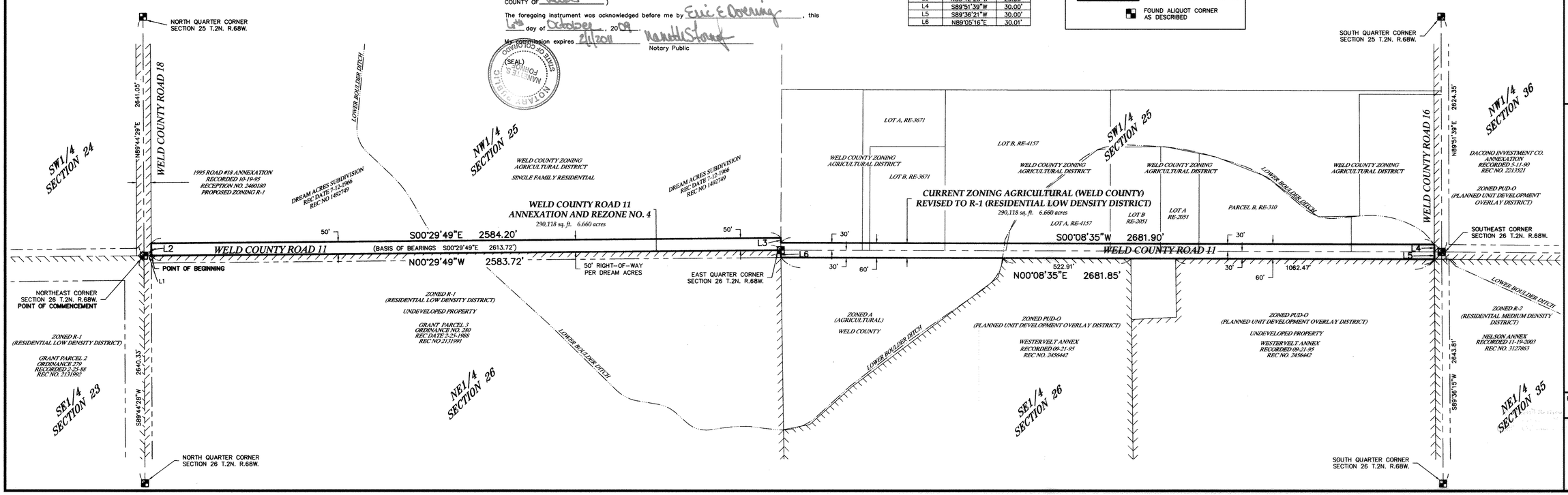
LEGEND

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

NORTH

200 100 0 200 400 600

SCALE IN FEET



DATE: 03/08/2007
FILE NAME: 2007048ANX-04
SCALE: 1"=200'
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	5/7/07
REVISED PER COMMENTS	PG	8/19/08
REVISED PER COMMENTS	PG	2/11/09
REVISED PER COMMENTS	PG	3/4/09
REVISED PER COMMENTS	CSK	5/13/09

WELD COUNTY ROAD 11
ANNEXATION AND REZONE NO. 4
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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