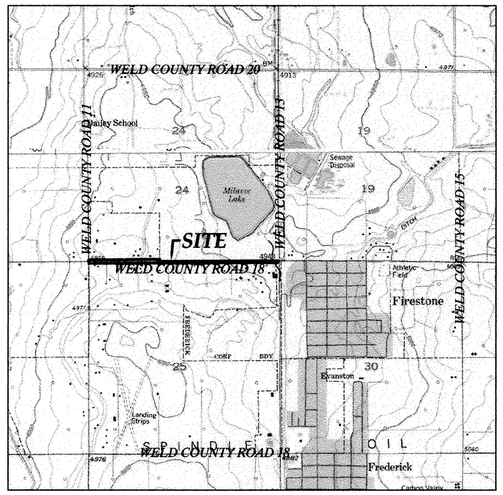
689

# WELD COUNTY ROAD 18 ANNEXATION AND REZONE NO. 5

## TO THE TOWN OF FREDERICK

PART OF SOUTHWEST QUARTER OF SECTION 24, TOGETHER WITH PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 2 NORTH , RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, STATE OF COLORADO
1.212 ACRES

3667689 12/30/2009 11:48A Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder




VICINITY MAP
SCALE 1"=2000'

***ANNEXATION TABLE***

| | |
|---|---|
| *TOTAL PERIMETER* | *5321.38 LF* |
| *CONTIGUOUS BOUNDARY* | *2660.78 LF* |
| *RATIO* | *1 : 2.000* |
| *TOTAL AREA* | *1.212 ACRES* |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S89°41'05"W | 30.00' |
| L2 | S00°11'41"W | 30.00' |
| L3 | S89°41'05"W | 379.73' |
| L4 | N00°18'55"W | 30.00' |
| L5 | N89°41'05"E | 380.00' |
| L6 | N10°57'36"W | 30.53' |
| L7 | S00°00'30"W | 30.00' |
| L8 | S00°00'30"W | 20.00' |
| L9 | N00°29'49"W | 20.00' |
| L10 | N00°29'49"W | 30.00' |
| L11 | N00°32'48"W | 30.00' |
| L12 | S00°15'31"E | 30.00' |

### CERTIFICATE OF OWNERSHIP

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

A strip of land 20.00 feet in width, to be annexed to the Town of Frederick, located in the Northwest Quarter (NW1/4) 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 North Quarter corner of said Section 25 and assuming the North line of the Northeast Quarter (NE1/4) of said Section 25 as bearing North 89°41'05" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2642.07 feet with all bearings contained herein relative thereto;

THENCE South 00°00'30" West along the East line of the NW1/4 of said Section 25 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 South 00°00'30" West continuing along the East line of the NW1/4 of said Section 25 a distance of 20.00 feet;
THENCE South 89°44'29" West along a line parallel with and 50.00 feet Southerly of, as measured at a right angle to the North line of the NW1/4 of said Section 25 a distance of 2640.60 feet to the West line of the NW1/4 of said Section 25;
THENCE North 00°29'49" West along the West line of the NW1/4 of said Section 25 a distance of 20.00 feet to the South line of the 1995 Road #18 Annexation;
THENCE North 89°44'29" East along said South line a distance of 2640.78 feet to the POINT OF BEGINNING.

Thus described tract contains 52,814 sq. ft or 1.212 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 16th day of October A.D., 2009.

OWNER(S):

By: Eric E. Doering
Eric E. Doering, Mayor

NOTARIAL CERTIFICATE

STATE OF Colorado )
ss.
COUNTY OF Weld )

The foregoing instrument was acknowledged before me by Eric E Doering, this 16th day of October, 2009.

My commission expires 2/1/2011 Nanette S. Fornof
Notary Public

(SEAL) NANETTE S. FORNOF NOTARY PUBLIC STATE OF COLORADO

### REZONE PROPERTY DESCRIPTION

Four parcels of land to be rezoned being portions of the 1995 Road #18 Annexation recorded October 19, 1995 as Reception No. 2460180 of the Records of Weld County, located in the Southwest Quarter (SW1/4) of Section Twenty-Four (24), and the North Half (N1/2) of Section Twenty-Five (25), Township Two North (T.2N.), Range Sixty-Eight West (R.68W.), of the Sixth Principal Meridian (6th P.M.), Town of Frederick, County of Weld, State of Colorado, being more particularly described as follows:

Proposed Zoning C-C

COMMENCING at the Northeast corner of said Section 25 and assuming the North line of the Northeast Quarter (NE1/4) of said Section 25 as bearing South 89°41'05" West, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2642.07 feet with all bearings contained herein relative thereto.

THENCE South 89°41'05" West along the North line of the NE1/4 of said Section 25 a distance of 30.00 feet to the East line of the 1995 Road #18 Annexation and to the POINT OF BEGINNING;

THENCE South 00°11'41" West along said East line a distance of 30.00 feet to the North line of Van Deventer Annexation recorded August 9, 2004 as Reception No. 3207074 of the Records of Weld County;
THENCE South 89°41'05" West along the North line of said Van Deventer Annexation, said North line being parallel with and 30.00 feet Southerly of, as measured at a right angle to the North line of the NE1/4 of said Section 25 a distance of 379.73 feet to the West line of the Van Deventer Annexation and to a point hereinafter referred to as POINT "A";
THENCE North 00°18'55" West a distance of 30.00 feet to the North line of the 1995 Road #18 Annexation, said North line being coincidental with the North line of the NE1/4 of said Section 25;
THENCE North 89°41'05" East along the North line of the NE1/4 of said Section 25, said North line being coincidental with the Southerly line of the Milavec Annexation recorded March 16, 1989 as Reception No. 2173617 of the Records of Weld County, a distance of 380.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains a total of 11,396 sq. ft or 0.262 acres, more or less and is subject to any existing easements and rights of way of record or as now existing on said described parcel of land.

Proposed Zoning P

BEGINNING at the herein described POINT "A";

THENCE South 89°41'05" West along the Southerly line of the 1995 Road #18 Annexation and being along a line parallel with and 30.00 feet Southerly of, as measured at a right angle to the North line of the NE1/4 of said Section 25 a distance of 1195.40 feet to a point hereinafter referred to as POINT "B";
THENCE North 10°57'36" West a distance of 30.53 feet to the Northerly line of the 1995 Road #18 Annexation and to the Southwest corner Annexation Parcel No. 6 of the Milavec Annexation;
THENCE North 89°41'05" East along the North line of NE1/4 of said Section 25 a distance of 1201.04 feet to the West line of that portion of the 1995 Road #18 Annexation herein described as being zoned C-C;
THENCE South 00°18'55" East along said West line a distance of 30.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains a total of 35,947 sq. ft or 0.825 acres, more or less and is subject to any existing easements and rights of way of record or as now existing on said described parcel of land.

Proposed Zoning C-N

BEGINNING at the herein described POINT "B";

THENCE South 89°41'05" West along the Southerly line of the 1995 Road #18 Annexation and along a line parallel with and 30.00 feet Southerly of, as measured at a right angle to the North line of the NE1/4 of said Section 25 a distance of 1036.84 feet to the Westerly line of NE1/4 of said Section 25;
THENCE North 00°00'30" East along said West line a distance of 30.00 feet to the North Quarter corner of said Section 25;
THENCE North 89°41'05" East along the North line of NE1/4 of said Section 25 a distance of 1031.03 feet to the West line of that portion of the 1995 Road #18 Annexation herein described as being zoned P;
THENCE South 10°57'36" East along said West line a distance of 30.53 feet to the POINT OF BEGINNING.

Said described parcel of land contains a total of 31,018 sq. ft or 0.712 acres, more or less and is subject to any existing easements and rights of way of record or as now existing on said described parcel of land.

Proposed Zoning R-1

BEGINNING at the North Quarter corner of said Section 25 and assuming the North line of the Northeast Quarter (NE1/4) of said Section 25 as bearing North 89°41'05" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2642.07 feet with all bearings contained herein relative thereto.

THENCE South 00°00'30" West along the East line of the Northwest Quarter (NW1/4) of said Section 25 a distance of 50.00 feet;
THENCE South 89°44'29" West along a line parallel with and 50.00 feet Southerly of, as measured at a right angle to the North line of the NW1/4 of said Section 25 a distance of 2640.60 feet to the West line of the NW1/4 of said Section 25;
THENCE North 00°29'49" West along the West line of the NW1/4 of said Section 25 a distance of 50.00 feet to the Northwest Corner of Section 25;
THENCE North 00°32'48" West along the West line of the SW1/4 of said Section 24 a distance of 30.00 feet;
THENCE North 89°44'29" 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 24 a distance of 1970.09 feet to the Westerly line of the Milavec Annexation;
THENCE South 00°15'31" East along the Westerly line of the Milavec Annexation a distance of 30.00 feet to the South line of the SW1/4 of said Section 24;
THENCE North 89°44'29" East along the South line of the SW1/4 of said Section 24 a distance of 671.11 feet to the POINT OF BEGINNING.

Said described parcel of land contains a total of 191,142 sq. ft or 4.388 acres, more or less and is subject to any existing easements and rights of way of record or as now existing on said described parcel of land.

### 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 18 ANNEXATION AND REZONE

NO. 5, is approved and accepted by Ordinance Number 1011, 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

TOWN OF FREDERICK INCORPORATED 1909

### PLANNING & ZONING COMMISSION CERTIFICATE

Approved by the Frederick Planning & Zoning Commission this 18th August, 2009.

with Planning Commission Resolution 2009- 018 A

Jeff Doering, Chairman

Attest:

Kathy Larson
Kathy Larson, Secretary

### BASIS OF BEARINGS

Considering the North line of the Northeast Quarter (NE1/4) of Section 25 to bear North 89°41'05" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2642.07 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.

### 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.)

### SURVEYOR'S STATEMENT

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Rezoning Plat and 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 21, 2009

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

STEVEN A. LUND LS 34995 STATE OF COLORADO PROFESSIONAL LAND SURVEYOR

### LAND USE STATEMENT

The Weld County Road 18 Annexation and Rezone No.5 to the Town of Frederick contains road right of way that will continue to be used as road right of way.

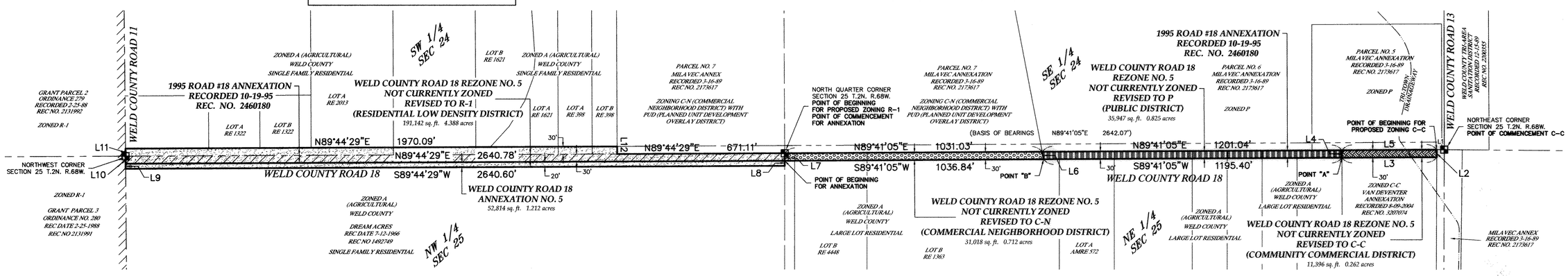
### FLOOD PLAIN NOTE

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.

### LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- RIGHT-OF-WAY
- BOUNDARY LINE
- DENOTES CONTIGUOUS BOUNDARY
- TOWN OF FREDERICK REVISED TO ZONING R-1
- TOWN OF FREDERICK REVISED TO ZONING C-N
- TOWN OF FREDERICK REVISED TO ZONING P
- TOWN OF FREDERICK REVISED TO ZONING C-C
- FOUND ALIQUOT CORNER AS DESCRIBED

200 100 0 200 400 600
SCALE IN FEET




| | |
|---|---|
| DATE: | 03/08/2007 |
| FILE NAME: | 2007048ANX-05 |
| 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 | 03-22-07 |
| REVISED PER COMMENTS | CSK | 5/7/07 |
| REVISED PER COMMENTS | PG | 08/19/08 |
| REVISED PER COMMENTS | CSK | 5/13/09 |

WELD COUNTY ROAD 18
ANNEXATION AND REZONE NO. 5
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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