WELD COUNTY ROAD 13 ANNEXATION AND REZONE NO. 6
TO THE TOWN OF FREDERICK

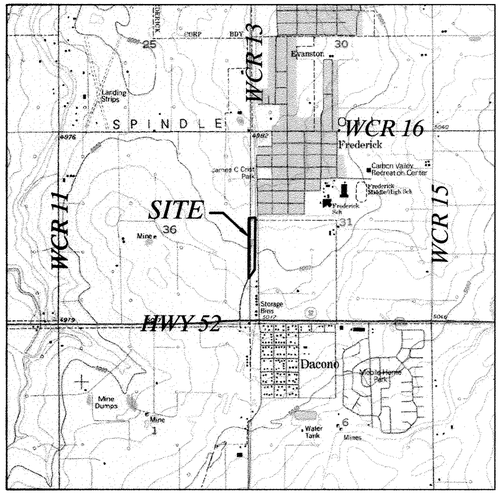
690

3667690 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 31, TOWNSHIP 2 NORTH , RANGE 67 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, STATE OF COLORADO
0.970 ACRES

DATE:	03/08/2007
FILE NAME:	2007048ANX-06
SCALE:	1"=200'
DRAWN BY:	PG
CHECKED BY:	SAL

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 portion of the Southwest Quarter (SW1/4) of Section Thirty-One (31), 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 West Quarter corner of said Section 31 and assuming the West line of the Southwest Quarter (SW1/4) of said Section 31 as bearing South 00°01'55" West, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2657.68 feet with all bearings contained herein relative thereto.

THENCE North 89°51'37" East along said North line of the SW1/4, said North line also being the South line of the Town of Frederick recorded May 16, 1907 at Reception No. 119673 of the Records of Weld County, a distance of 35.39 feet to the West line of the Wagoner Annexation 2, recorded June 12, 1989 at Reception No. 2182216 of the Records of Weld County;
The following Three (3) courses are along said Wagoner Annexation 2;
THENCE South 00°04'05" East a distance of 910.37 feet to the beginning point of a curve non-tangent to this course;
THENCE along the arc of a non-tangent curve concave to the West a distance of 378.54 feet, said curve has a Radius of 1896.86 feet, a Delta of 11°26'03" and is subtended by a Chord bearing South 05°38'50" West a distance of 377.91 feet to the West line of the SW1/4 of said Section 31;
THENCE North 00°01'55" East along the West line of the SW1/4 of said Section 31, said line being non-tangent to the aforesaid curve, a distance of 179.85 feet, to the Southeast corner of the Dacono Investment Co. Annexation, Ordinance 324 Recorded May 11, 1990 at Reception No.2213521 of the Records of Weld County;
THENCE North 00°01'55" East continuing along the West line of said SW1/4 of said Section 31, said line being coincidental with the East line of said Dacono Investment Co. Annexation, a distance of 1106.52 feet to the POINT OF BEGINNING.

Thus described tract contains 42,270 sq. ft or 0.970 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 6th 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 6th day of October, 2009.

My commission expires 2/7/2011 Nanette Stanek
Notary Public

NOTARY PUBLIC STATE OF COLORADO (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 13 ANNEXATION AND REZONE NO. 6, is approved and accepted by Ordinance

Number 1012, passed and adopted at the regular (special) meeting of the Board of Trustees of Frederick, Colorado, held on September 8th, 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- 019A

Jeff Roehrig, Chairman

Attest:
Kathy Larson
Kathy Larson, Secretary

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) oof Section 31 to bear South 00°01'55" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2657.68 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 12, 2009
Steven A. Lund-On Behalf of King Surveyors Inc.
Colorado Registered Professional
Land Surveyor, 34995

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR STEVEN A. LUND 34995

LAND USE STATEMENT

The Weld County Road 13 Annexation and Rezone No.6 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.

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	PG	11/10/08
REVISED PER COMMENTS	CSK	5/13/09

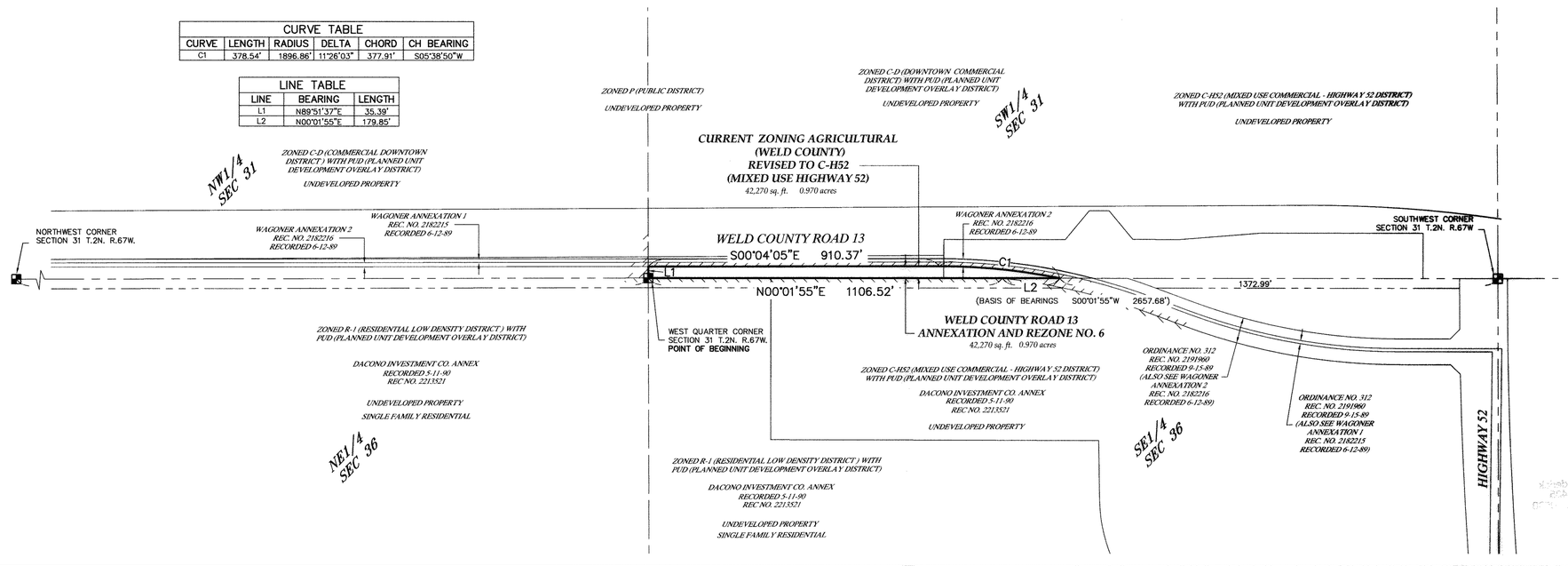
200 100 0 200 400 600
SCALE IN FEET

LEGEND

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	378.54'	1896.86'	11°26'03"	377.91'	S05°38'50"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°51'37"E	35.39'
L2	N00°01'55"E	179.85'



ANNEXATION TABLE

TOTAL PERIMETER	2,610.67
CONTIGUOUS BOUNDARY	2,610.67'
RATIO	1 / 1
TOTAL AREA	0.970 ACRES

WELD COUNTY ROAD 13
ANNEXATION AND REZONE NO. 6
TOWN OF FREDERICK
P.O. BOX 435 401 LOCUST STREET
FREDERICK, CO. 80530

PROJECT #: 2007048

1

SHEET 1 OF 1

P:\2007048\dwg\2007048ANX-06.dwg, 10/12/2009 11:38:03 AM, steve, 1:200