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3667691 12/30/2009 11:48A Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

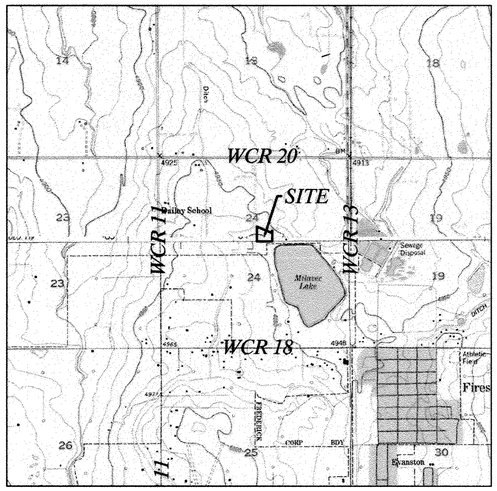
TOWN OF FREDERICK ANNEXATION AND REZONE NO. 7

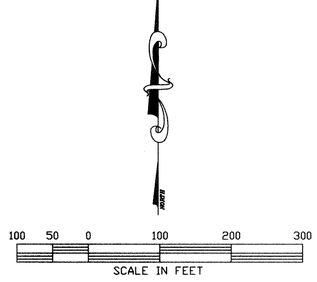
TO THE TOWN OF FREDERICK

PORTIONS OF THE NORTH EAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH , RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, STATE OF COLORADO
3.206 ACRES

VICINITY MAP

SCALE: 1'=2000'





LEGEND

- QUARTER SECTION LINE
- BOUNDARY LINE
- DENOTES CONTIGUOUS BOUNDARY
- ALIQUOT CORNER

ANNEXATION TABLE

TOTAL PERIMETER ..... 1,638.26'
CONTIGUOUS BOUNDARY..... 1,638.26'
RATIO..... 1 / 1
TOTAL AREA..... 3.206 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 Northeast Quarter (NE1/4) of Section Twenty-four (24), 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:

BEGINNING at the Center Quarter corner of said Section 24 and assuming the West line of the NE1/4 of said Section 24 as bearing North 00°17'35" West, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2649.54 feet with all bearings contained herein relative thereto.

THENCE North 00°17'35" West along the West line of the NE1/4 of said Section 24, said line also being coincidental to the East line of the Kellogg Annexation Plat recorded October 25,1995 as Reception No. 2461024 of the Records of Weld County a distance of 412.13 feet to the Southwest Corner of Moore Farms Annexation recorded November 17, 2000 as Reception No. 2807872 of the Records of Weld County;
The following Two (2) courses are along the Southerly line of said Moore Farms Annexation.
THENCE South 66°59'48" East a distance of 419.60 feet;
THENCE North 39°30'16" East a distance of 72.41 feet to the Northwest corner of the Milavec Annexation recorded March 16, 1989 as Reception No. 2173617 of the Records of Weld County;
THENCE South 00°17'36" East along the Westerly line of said Milavec Annexation a distance of 302.38 feet to the South line of the NE1/4 of Section 24;
THENCE South 89°46'53" West along the South line of the NE1/4 of Section 24, said line also being coincidental to the North line of the Milavec Annexation a distance of 431.74 feet to the POINT OF BEGINNING.

Thus described tract contains 139,675 sq. ft or 3.206 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)
COUNTY OF Weld) ss.

The foregoing instrument was acknowledged before me by Eric E Doering, this 6th day of October, 2009.

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

NOTARY PUBLIC STATE OF COLORADO NANETTE S. FORNOF (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 TOWN OF FREDERICK ANNEXATION NO. 7, is approved and accepted by Ordinance

Number 1013, 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- 020A

Jeff Roehrig, Chairman

Attest:

Kathy Larson
Kathy Larson, Secretary

LAND USE STATEMENT

The Town of Frederick Annexation and Rezone No. 7 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 0861 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 SE1/4 of said Section 24 to bear North 00°17'38" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2649.54 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

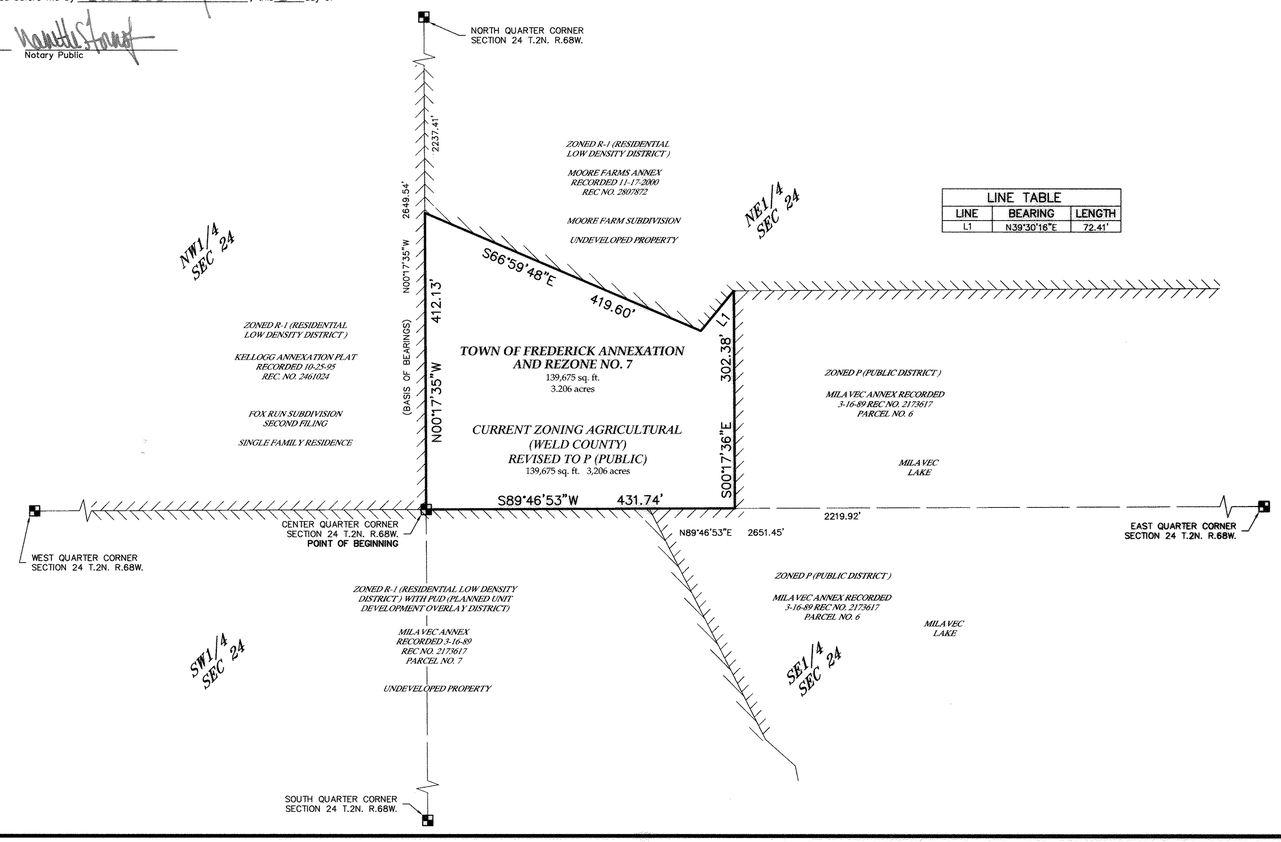
I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this map of land Annexed to the Town of Frederick, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of 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 2, 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



LINE TABLE		
LINE	BEARING	LENGTH
L1	N39°30'16"E	72.41'

DATE: 08/20/08
FILE NAME: 2007048ANX-07
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	PG	11/10/08
REVISED PER COMMENTS	CSK	5/13/09
CDGO	SIP	5/19/09

TOWN OF FREDERICK
ANNEXATION AND REZONE NO. 7
TOWN OF FREDERICK
401 LOCUST STREET
P.O. BOX 435
FREDERICK, CO. 80530

PROJECT #: 2007048

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SHEET 1 OF 1

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