TOWN OF FREDERICK ANNEXATION AND REZONE NO. 8

TO THE TOWN OF FREDERICK

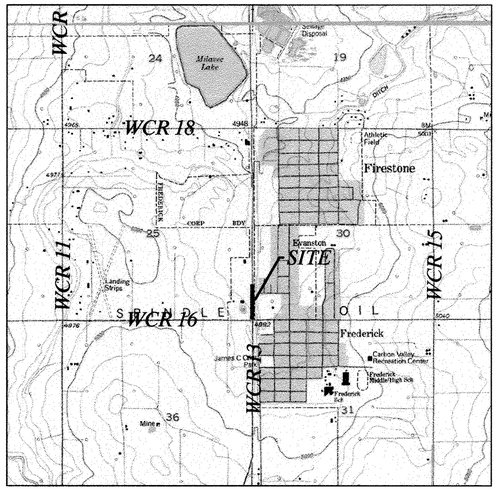
692

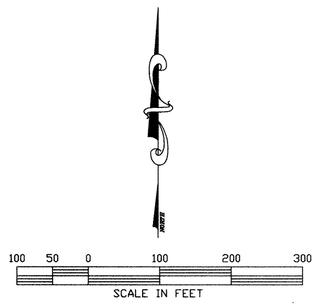
3667692 12/30/2009 11:48A Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
0.406 ACRES

VICINITY MAP

SCALE: 1'=2000'





LEGEND

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

ANNEXATION TABLE

TOTAL PERIMETER	1,976.43
CONTIGUOUS BOUNDARY	1,976.43'
RATIO	1 / 1
TOTAL AREA	0.406 ACRES

CERTIFICATE OF OWNERSHIP

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

A parcel of land located in the Southwest Quarter (SW1/4) of Section Thirty (30), 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:

COMMENCING at the Southwest Corner of said Section 30 and assuming the West line of the SW1/4 of said Section 30 as bearing North 00°11'05" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2666.81 feet with all bearings contained herein relative thereto.

THENCE North 00°11'05" East along the West line of the SW1/4 of said Section 30 a distance of 30.00 feet to the Northwest corner of the WCR 16 Annexation, recorded December 10, 1982 as Reception No. 1911088 of the Records of Weld County, and to the POINT OF BEGINNING;

THENCE North 00°11'05" East continuing along the West line of the SW1/4 of Section 30, said line being coincidental with the East line of the Shrek Annexation recorded August 29, 2008 as Reception No. 3575512 of the Records of Weld County, a distance of 970.00 feet to the Southerly line of the Milavec Annexation, recorded March 16, 1989 as Reception No. 2173617 of the Records of Weld County;
THENCE South 89°48'55" East along the Southerly line of said Milavec Annexation a distance of 16.97 feet to a corner of the Milavec Annexation;
THENCE South 00°02'03" West along the West line of the Milavec Annexation a distance of 969.94 feet to the Northerly line of the WCR 16 Annexation;
THENCE South 89°59'26" West 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 Section 30, said line being coincidental with the North line of said WCR 16 Annexation, a distance of 19.52 feet to the POINT OF BEGINNING.

Thus described tract contains 17,697 sq. ft or 0.406 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

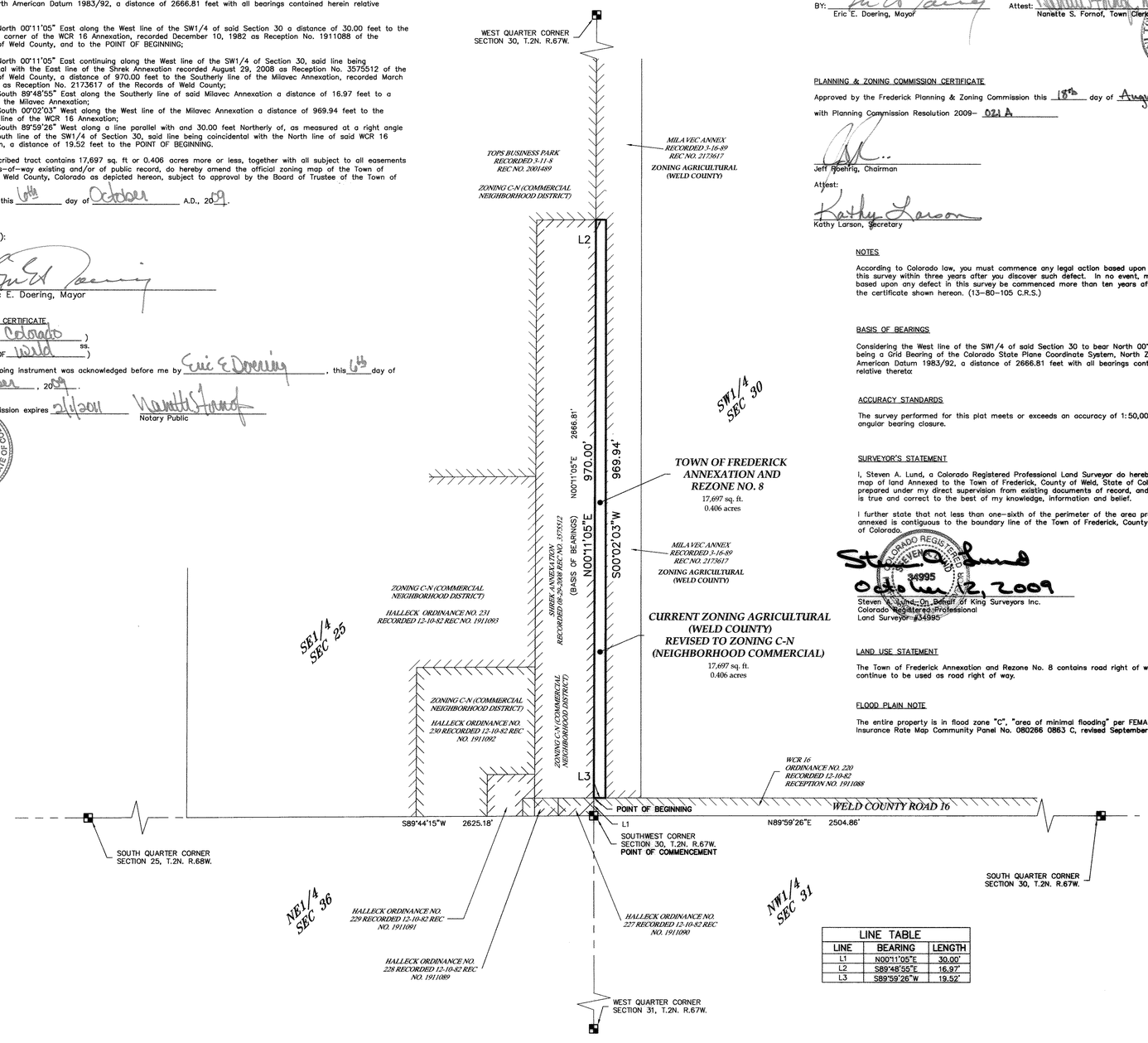
NOTARIAL CERTIFICATE

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

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



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°11'05"E	30.00'
L2	S89°48'55"E	16.97'
L3	S89°59'26"W	19.52'

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. 8, is approved and accepted by Ordinance

Number 1014, 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
Eric E. Doering, Mayor

Attest: Nanette S. Fornof, MMC
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- 021 A

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 SW1/4 of said Section 30 to bear North 00°11'05" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2666.81 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

LAND USE STATEMENT

The Town of Frederick Annexation and Rezone No. 8 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.

DATE:	
09/25/08	
FILE NAME:	2007048ANX-08
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 ROAD NAME ON VICINITY MAP	PG	01/26/09
REVISED PER COMMENTS	CSK	5/13/09
COGO	CSK	5/19/09

TOWN OF FREDERICK
ANNEXATION AND REZONE NO. 8
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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