693

3667693 12/30/2009 11:48A Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

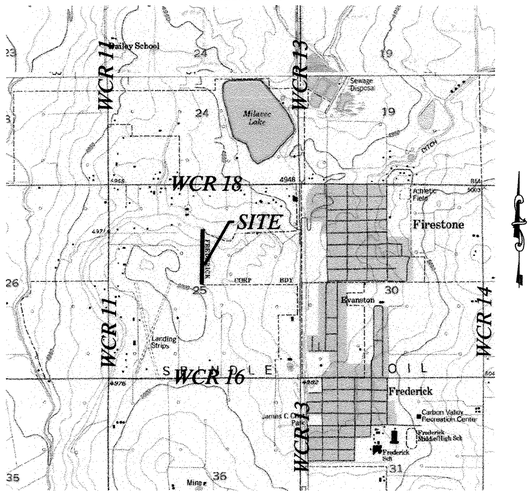
TOWN OF FREDERICK ANNEXATION AND REZONE NO. 9

TO THE TOWN OF FREDERICK

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH , RANGE 68 WEST OF THE 6TH P.M..
COUNTY OF WELD, STATE OF COLORADO
1.212 ACRES

VICINITY MAP

SCALE: 1"=2000'



100 50 0 100 200 300
SCALE IN FEET

LEGEND

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

ANNEXATION TABLE

TOTAL PERIMETER ..... 2,718.74'
CONTIGUOUS BOUNDARY..... 1,359.47'
RATIO..... 1 / 2.000
TOTAL AREA..... 1.212 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 Northwest Quarter (NW1/4) of Section Twenty-Five (25), Township Two (2) North, Range Sixty-Eight (R.68W.), of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

BEGINNING at the Center Quarter Corner of said Section 25 and assuming the East line of the NW1/4 of said Section 25 as bearing North 00°00'30" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2638.95 feet with all bearings contained herein relative thereto.

THENCE North 89°42'23" West along the South line of the NW1/4 of said Section 25, said line being coincidental with the North line of the Victoria Heights Annexation, recorded October 18, 2006 as Reception No. 3428349 of the Records of Weld County, a distance of 40.00 feet;
THENCE North 00°00'30" East along a line parallel with and 40.00 feet Westerly of, as measured at a right angle to the East line of the NW1/4 of said Section 25, a distance of 1319.27 feet;
THENCE South 89°59'30" East a distance of 40.00 feet to the Center-North 1/16TH corner of Section 25;
THENCE South 00°00'30" West along the East line of the NW1/4 of Section 25, said line being coincidental with the West line of the Earl Sowers Annexation, recorded March 16, 1989 as Reception No. 2173618 of the Records of Weld County, a distance of 1319.47 feet to the POINT OF BEGINNING.

Thus described tract contains 52,775 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 6th day of October A.D., 2009.

OWNER(S):

By: _____
Eric E. Doering, Mayor

NOTARIAL CERTIFICATE

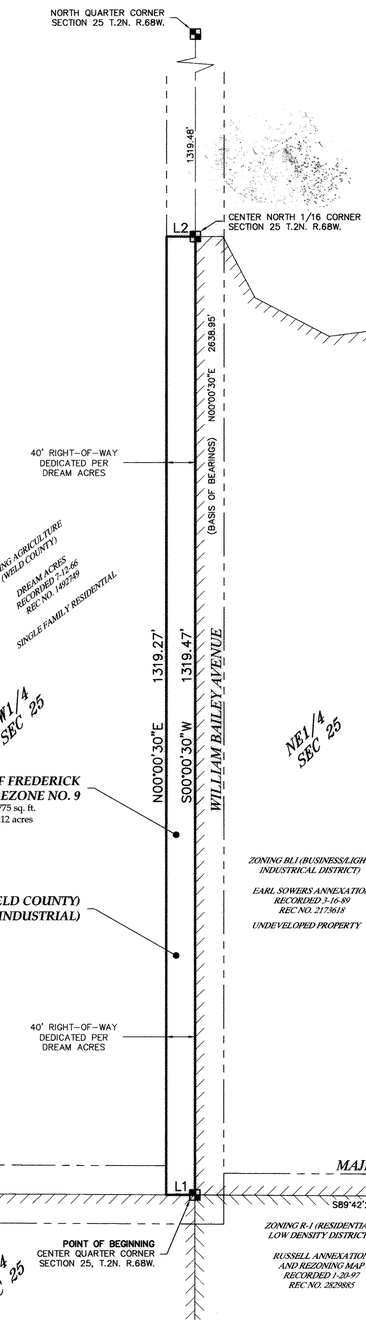
STATE OF Colorado)
ss.
COUNTY OF Weld)

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

My commission expires 2/1/2011

Notary Public

(SEAL)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°42'23"W	40.00'
L2	S89°59'30"E	40.00'

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. 9, is approved and accepted by Ordinance

Number 1015, 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- 022A

_____
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 East line of the NW1/4 of said Section 25 to bear North 00°00'30" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2638.95 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. 9 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:	10/03/08
FILE NAME:	2007048ANX-09
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
COGO	SIP	5/19/09

TOWN OF FREDERICK
ANNEXATION AND REZONE NO. 9
TOWN OF FREDERICK
P.O. BOX 435 401 LOCUST STREET
FREDERICK, CO. 80530

PROJECT #: 2007048

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SHEET 1 OF 1