RICHARDSON/LONGMONT CAPITAL ANNEXATION

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 27,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO

LEGEND

COAL EXTRACTION ZONE, SINGLE COAL SEAM MINED BASED ON MINE MAPS SUBMITTED TO THE COLORADO DIVISION OF MINES

TOWN OF FREDRICK CITY LIMITS 350 Env 5491

FOUND CONTROL MONUMENT

FOUND PROPERTY CORNER

SET PROPERTY CORNER

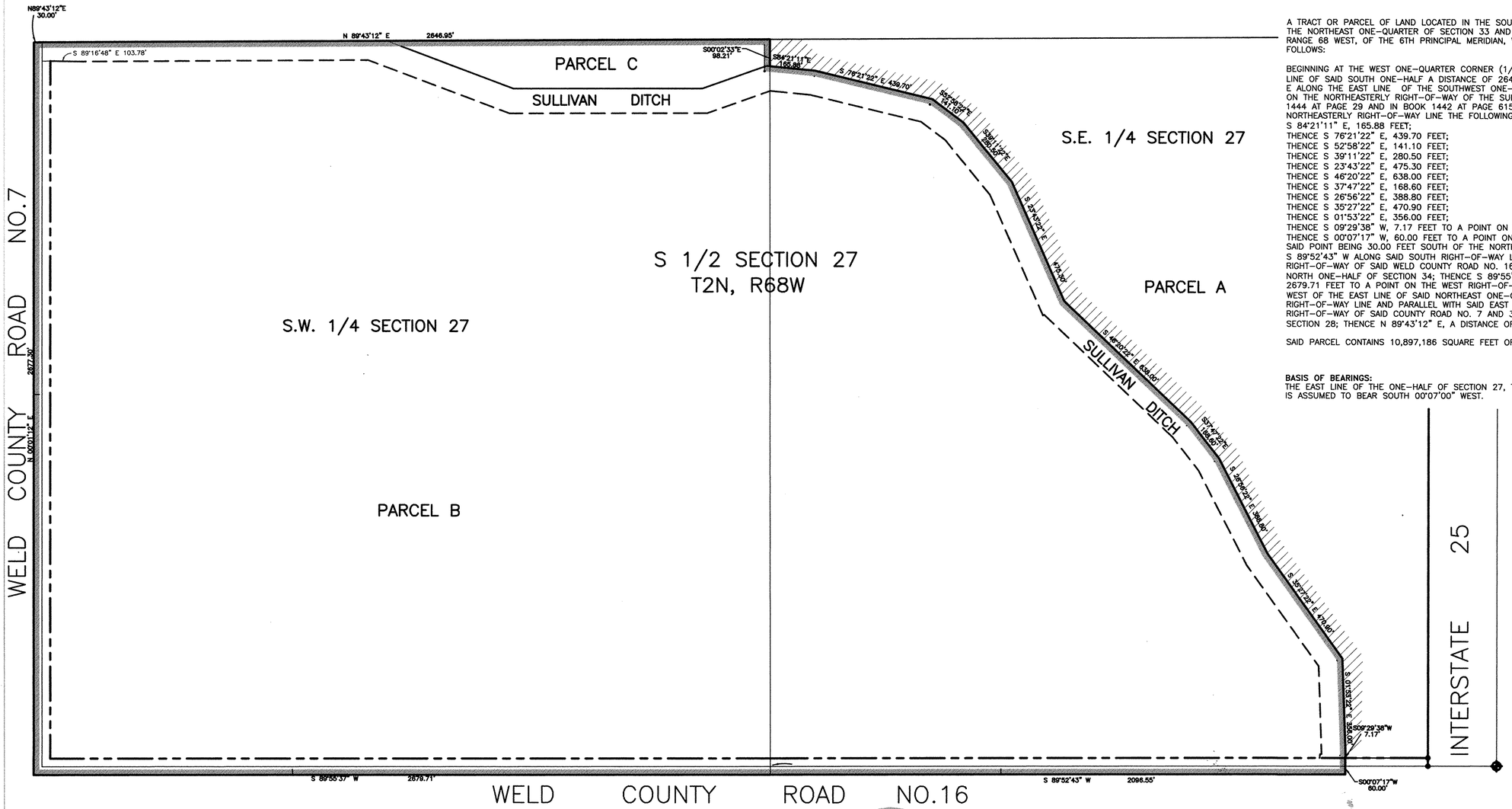
(2677.24). AS MEASURED

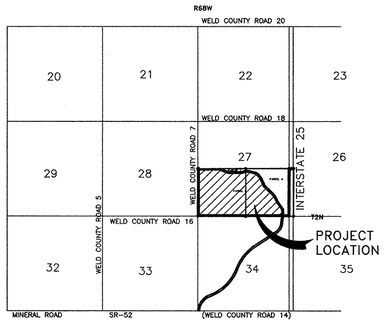
2716350 08/26/1999 12:01P Weld County CO
1 of 1 R 10.00 D 0.00 JA Suki Tsukamoto

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.





EXISTING ZONING: PARCEL B
A (AGRICULTURE)

223.51 ACRES
(EXCLUDING ROADS
AND THE SULLIVAN DITCH)

TOTAL ACREAGE (PARCELS B, C, SULLIVAN DITCH AND ROADS) IS 250.15 ACRES.

BOUNDARY CONTIGUOUS WITH TOWN OF FREDRICK IS 3690.16 FEET

OWNERS:
JAMES L. GATTEN, MANAGER
LONGMONT CAPITAL, LLC
77 CERVANTES RD.
REDWOOD CITY, CA 94062

MICHAEL A. RICHARDSON
5734 SO. PRINCE ST. SUITE 200
LITTLETON, CO. 80120

EXISTING ZONING: PARCEL C
A (AGRICULTURE)

4.488 ACRES

PROPOSED ZONING: PARCEL B
I (INDUSTRIAL DISTRICT)
APPX. 23.8 ACRES
R (RESIDENTIAL DISTRICT)
APPX. 199.71 ACRES

TOTAL BOUNDARY:
13,820.68 FEET

PROPOSED ZONING: PARCEL C
R (RESIDENTIAL DISTRICT)
APPX. 4.49

TOTAL BOUNDARY:
2931.06 FEET

TOWN OF FREDERICK CERTIFICATE OF APPROVAL:

THIS MAP IS TO BE KNOWN AS "RICHARDSON/LONGMONT CAPITAL ANNEXATION" TO THE TOWN OF FREDERICK, COLORADO AND IS APPROVED AND ACCEPTED FOR ANNEXATION TO THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BY ORDINANCE NO. 529, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO. HELD ON May 27, 1999 AND RECORDED ON _____, 19__, AS RECEPTION NO. _____ IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO.

Karen Birkbank
TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ____M., THIS _____ DAY OF _____ A.D., 19___ AND IS RECORDED IN PLAT BOOK NO. _____. FILM NO. _____
RECEPTION NO. _____.

DEPUTY

RECORDER

FEES

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 27, THE NORTH ONE-HALF OF SECTION 34, THE NORTHEAST ONE-QUARTER OF SECTION 33 AND THE SOUTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ONE-QUARTER CORNER (1/4) OF SAID SECTION 27; THENCE N 89°43'12" E ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF A DISTANCE OF 2646.75 FEET TO THE CENTER OF SAID SECTION 27, THENCE S 00°02'33" E ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 27 A DISTANCE OF 98.21 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF THE SULLIVAN DITCH AS DESCRIBED IN BOOK 323 AT PAGE 201, IN BOOK 1444 AT PAGE 29 AND IN BOOK 1442 AT PAGE 615, WELD COUNTY RECORDS; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN COURSES:
S 84°21'11" E, 165.88 FEET;
THENCE S 76°21'22" E, 439.70 FEET;
THENCE S 52°58'22" E, 141.10 FEET;
THENCE S 39°11'22" E, 280.50 FEET;
THENCE S 23°43'22" E, 475.30 FEET;
THENCE S 46°20'22" E, 638.00 FEET;
THENCE S 37°47'22" E, 168.60 FEET;
THENCE S 26°56'22" E, 388.80 FEET;
THENCE S 35°27'22" E, 470.90 FEET;
THENCE S 01°53'22" E, 356.00 FEET;
THENCE S 09°29'38" W, 7.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 16;
THENCE S 00°07'17" W, 60.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 16, SAID POINT BEING 30.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTH ONE-HALF OF SECTION 34; THENCE S 89°52'43" W ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 2096.55 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID WELD COUNTY ROAD NO. 16, SAID POINT BEING 30.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTH ONE-HALF OF SECTION 34; THENCE S 89°55'37" W ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 2679.71 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO.7, SAID LINE BEING 30.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST ONE-QUARTER, SECTION 33; THENCE N 00°00'51" E ALONG SAID WEST RIGHT-OF-WAY LINE AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 2677.30 FEET TO A LINE ON THE WESTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 7 AND 30.00 FEET WEST OF THE EAST ONE-QUARTER CORNER OF SAID SECTION 28; THENCE N 89°43'12" E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10,897,186 SQUARE FEET OR 250 ACRES MORE OR LESS

BASIS OF BEARINGS:
THE EAST LINE OF THE ONE-HALF OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., IS ASSUMED TO BEAR SOUTH 00°07'00" WEST.

SURVEYOR'S CERTIFICATE:

I, JAMES S. LEGGE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO. DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND, AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID TRACT IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

PBS&J, INC.
JAMES S. LEGGE
REGISTERED LAND SURVEYOR
P.L.S. 28277

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT LONGMONT CAPITAL, LLC AND MICHAEL A. RICHARSON ARE THE OWNERS OF THAT REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP.

LONGMONT CAPITAL, LLC
BY: JAMES L. GATTEN, MANAGER

MICHAEL A. RICHARDSON

ACKNOWLEDGMENT:
STATE OF CALIFORNIA)
) SS
COUNTY OF SAN MATEO)

MARK DAHL
Commission # 1158812
Notary Public - California
San Mateo County
My Comm. Expires Aug 30, 2001

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5TH DAY OF AUGUST A.D., 1999,

BY LONGMONT CAPITAL, LLC, BY JAMES L. GATTEN, MANAGER,

MY COMMISSION EXPIRES: AUGUST 30, 2001

ACKNOWLEDGMENT:
STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6TH DAY OF AUGUST A.D., 1999, BY MICHAEL A. RICHARDSON.

Paula J. Lindenwood, Notary Public

MY COMMISSION EXPIRES: 4-26-2001

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Fax: 303/221-7276
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