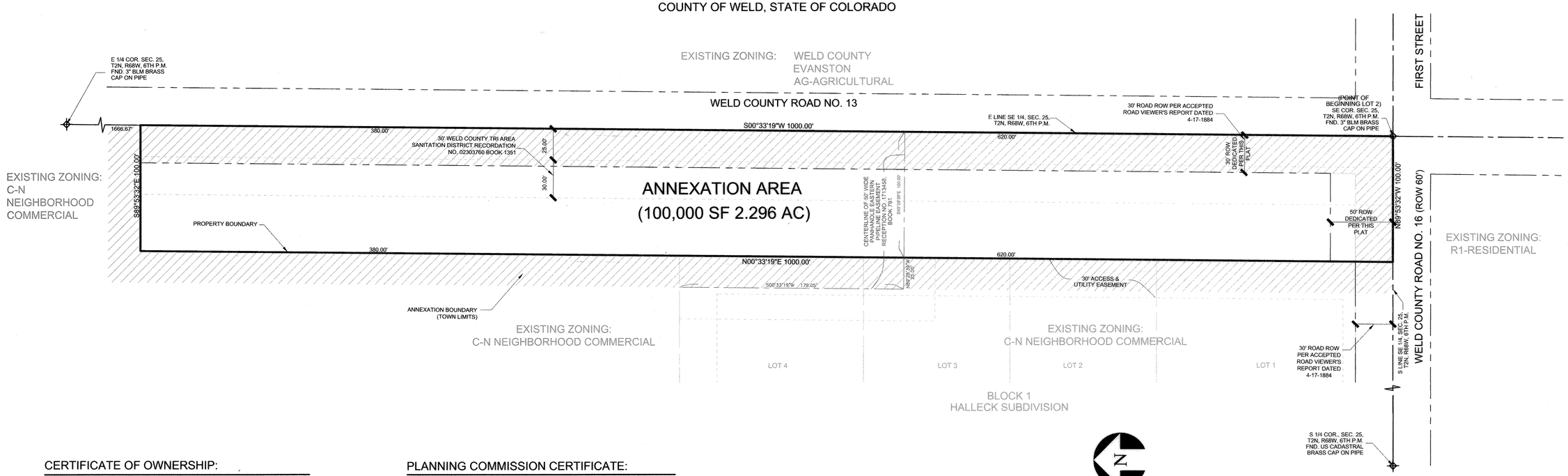
3575509 08/29/2008 02:24P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

509

SHREK ANNEXATION PLAT

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL E. AND SANDRA S. HALLECK, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 25, WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 25 BEARS NORTH 00°33'19" EAST 2666.67 FEET; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25 NORTH 89°53'32" WEST 100.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 1, HALLECK SUBDIVISION; THENCE ALONG THE EAST LINE OF HALLECK SUBDIVISION AND SAID LINE EXTENDED, NORTH 00°33'19" EAST 1000.00 FEET; THENCE SOUTH 89°53'32" EAST 100.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTH EAST QUARTER OF SECTION 25, WHENCE THE EAST ONE-QUARTER CORNER OF SECTION 25 BEARS NORTH 00°33'19 EAST 1666.67 FEET; THENCE ALONG SAID EAST LINE SOUTH 00°33'19" WEST 1000.00 FEET TO THE SOUTHEAST CORNER OF SECTION 25 AND THE POINT OF BEGINNING. CONTAINING 2.296 ACRES, MORE OF LESS.

THUS DESCRIBED TRACT CONTAINS 2.296 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC

EXECUTED THIS 4th DAY OF August, 2008.

Jason Hepp - manager
OWNER Blackbox Real Estate Group, LLC

OWNER

MORTGAGE OR LIENHOLDER

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF August, 20 08

WITNESS MY HAND AND SEAL Jason Hepp

MY COMMISSION EXPIRES 11/08/2008

KATHLEEN L. LARSON NOTARY PUBLIC STATE OF COLORADO

Kathleen L. Larson
NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 20 08 - 05A THIS 3rd DAY OF June, 2008.

CHAIRMAN

Kathy Larson
PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THIS ANNEXATION MAP IS TO BE KNOWN AS THE SHREK ANNEXATION AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. 544 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON July 3, 2008.

MAYOR

ATTEST:

TOWN CLERK

TOWN OF FREDERICK COLORADO

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 25 AS BEARING SOUTH 00°33'19" WEST (ASSUMED) AND BEING MONUMENTED AS SHOWN.

SURVEYING CERTIFICATE

I, LEROY M. ACOSTA JR. A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION 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 PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FREDERICK,
2200 FEET CONTIGUOUS, PERIMETER 2200 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS 5th DAY OF Aug, 2008.

BY:
TETRA TECH
LEROY M. ACOSTA JR. COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 37943

COLORADO LICENSED 37943 PROFESSIONAL LAND SURVEYOR

LAND USE TABLE

ANNEXATION AREA: 100,000 SQ.FT/2.296 AC.
EXISTING ZONING: WELD COUNTY AG-AGRICULTURAL
PROPOSED ZONING: CN – NEIGHBORHOOD COMMERCIAL

NOTES:

1) HORIZONTAL COORDINATE DATUM IS ASSUMED.

2) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

4) NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 3 MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508 C.R.S.

5) THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE, ACCORDING TO FLOOD INSURANCE MAP NO. 080266 0863C, DATED SEPTEMBER 28, 1982, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

6) THIS PLAT WAS PREPARED FROM TITLE COMMITTMENT U0034250, AMEND. NO. 2 DATED 04-09-2008, PREPARED BY UNITED TITLE COMPANY.

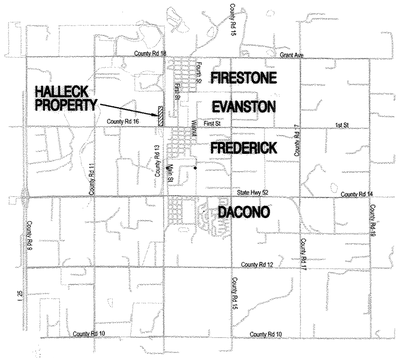
7) ALL POINTS OF ACCESS MUST BE APPROVED BY A TOWN ENGINEER

8) THE INTENT FOR THIS PLAT IS NOT FOR SITE DEVELOPMENT AS PROPOSED. HOWEVER THE PROPERTY WILL BE RECONFIGURED AS PART OF FUTURE REPLATS.

LEGEND

- MONUMENTS FOUND AS DESCRIBED
- SECTION LINE
- RIGHT-OF-WAY
- EASEMENT LINE

VICINITY MAP



SURVEYOR

TETRA TECH
1900 S. SUNSET STREET, SUITE 1-F
LONGMONT, CO. 80501
PHONE: 303-772-5282

OWNER

MICHAEL HALLECK
5704 CR22
LONGMONT, CO. 80501
PHONE: 303-833-2388

TETRA TECH
www.tetratech.com
1900 S. Sunset Street, Ste. 1-F
Longmont, Colorado 80501
PHONE: (303) 772-5282 FAX: (303) 772-7039

MARK	DATE	DESCRIPTION	BY
1	1-16-08	SUBMITTAL	JCD
2	03-04-08	REVISED PER COMMENTS	JCD

Client: JASON HEPP
Proj. Loc.: FREDERICK

SHREK ANNEXATION PLAT

Project No.:	3843_002
Designed By:	JCD
Drawn By:	JCD
Checked By:	PB

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Monday, August 04, 2008 10:38:23 AM DRAWING: P:\133_26870_08001 Shrek Annexation\CAD\SheetFiles\V101- MINOR SUB PLAT .DWG LAYOUT: ANX USER NAME: MIKE MORISON