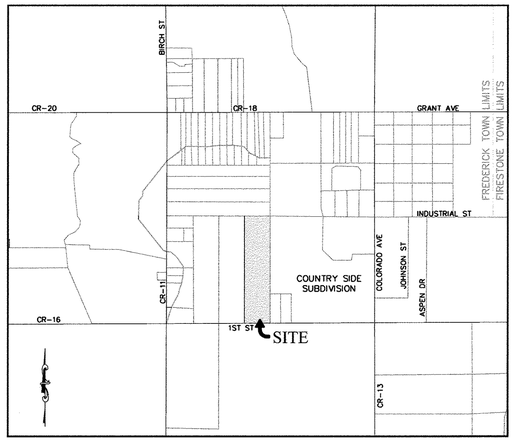
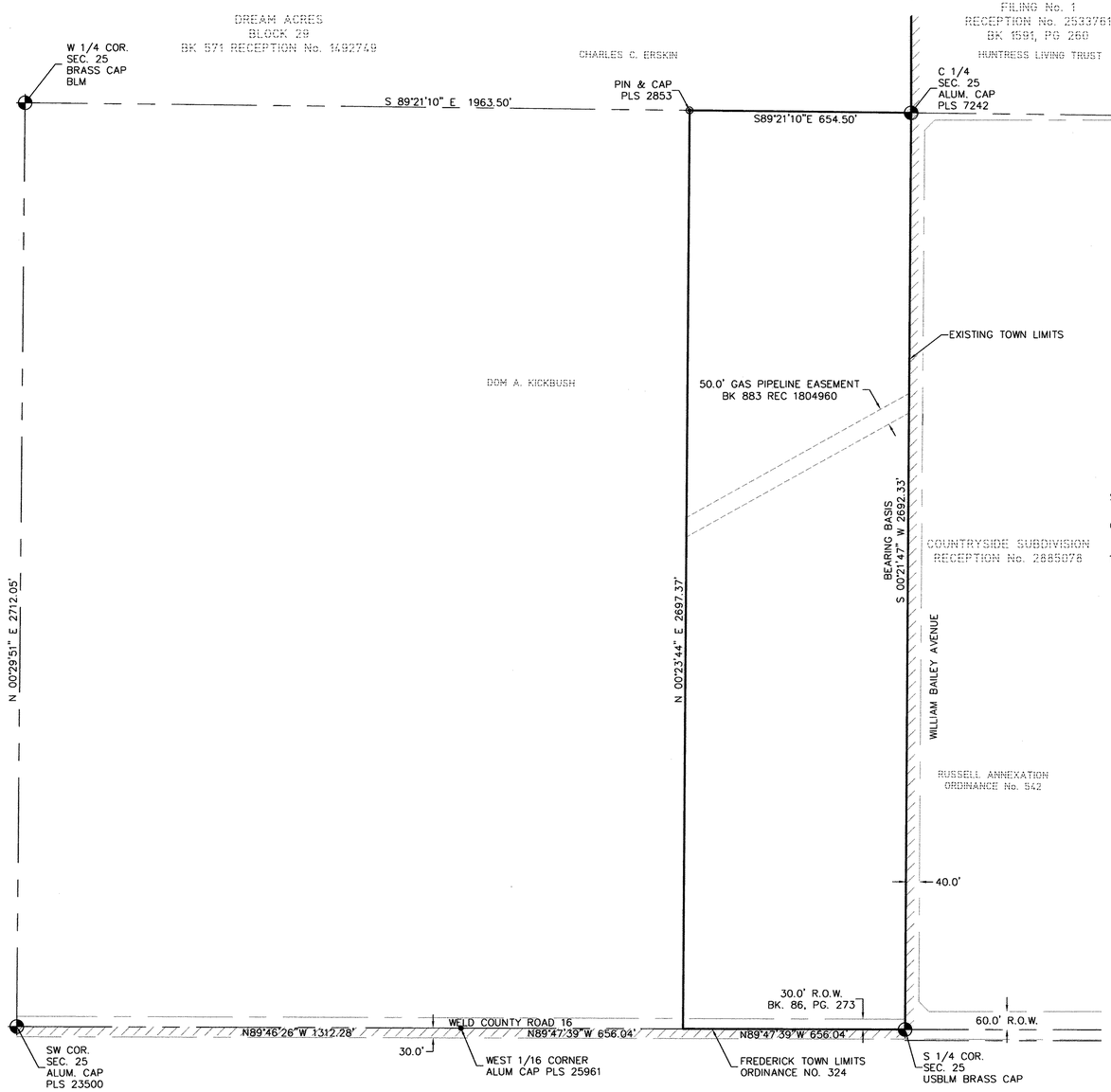
VICTORIA HEIGHTS ANNEXATION TO THE TOWN OF FREDERICK

E 1/2 E 1/2 SW 1/4 SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6th P.M.
COUNTY OF WELD, STATE OF COLORADO

3428349 10/18/2006 03:53P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder



VICINITY MAP



NOTES:

1. BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, SAID LINE BEARING SOUTH 00°21'47" WEST RELATIVE TO THE TRUE LOCAL MERIDIAN AS DETERMINED BY GPS OBSERVATIONS AND BEING MONUMENTED AS DESCRIBED HEREON.

2. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY AND IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. EASEMENTS, RIGHT OF WAY, AND VARIANCES OF RECORD ARE NOT SHOWN.

3. FORESIGHT WEST SURVEYING, INC. RELIED ON TITLE COMMITMENT, ORDER NO. 812-H0110132-035-SHT AS PREPARED BY AMERICAN HERITAGE TITLE GUARANTEE COMPANY EFFECTIVE DATE MARCH 23 2006, FOR THE LEGAL DESCRIPTION OF THE SUBJECT PARCEL.

LEGEND

- ALIQUOT CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- ALIQUOT LINE
- BOUNDARY LINE
- TOWN OF FREDERICK CONTIGUOUS BOUNDARY

SURVEYOR CERTIFICATION:

I, LESTER J. LUDEMAN, A REGISTERED 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 (1/6TH) OF THE PERIPHERAL BOUNDARY OF THE SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FREDERICK, 3348.37 FEET CONTIGUOUS, PERIMETER 6700.24 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS 1st DAY OF Aug, A.D. 2006.

COLORADO REGISTERED LESTER J. LUDEMAN 25636 PROFESSIONAL LAND SURVEYOR

LESTER J. LUDEMAN
PLS# 25636
Aug 1, 2006

CONTIGUITY	
PERIPHERY OF AREA TO BE ANNEXED	6700.24 FEET
CONTIGUITY OR DISTANCE OF AREA ADJACENT TO EXISTING CITY LIMITS	3348.37 FEET
ONE-SIXTH OF TOTAL PERIPHERY.	1116.71 FEET

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT GRACEANN C. STEWART BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

THUS DESCRIBED TRACT CONTAINS 40.54 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 7th DAY OF Aug. A.D. 2006.

GRACEANN C. STEWART

STATE OF COLORADO)
) SS
COUNTY OF DENVER)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 7TH DAY OF Aug AD. 2006
BY: GABRIEL M. VILLARREAL
WITNESS MY HAND AND SEAL

MY COMMISSION EXPRESSION EXPIRES 9.29.07
NOTARY PUBLIC

GABRIEL M. VILLARREAL NOTARY PUBLIC STATE OF COLORADO

PLANNING AND ZONING COMMISSION CERTIFICATE

APPROVED BY THE FREDERICK PLANNING AND ZONING COMMISSION THIS 1st DAY OF June A.D., 2000.

CHAIRMAN

Kathy Larson
PLANNING & ZONING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS ANNEXATION MAP IS TO BE KNOWN AS "VICTORIA HEIGHTS ANNEXATION TO THE TOWN OF FREDERICK" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. 567, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO HELD ON June 22, 2000.

MAYOR

ATTEST:

TOWN CLERK

TOWN OF FREDERICK INCORPORATED 1909

200 0 200 400
(IN FEET)
1 inch = 200 ft.

DATE: 08/01/06

PEAK CIVIL CONSULTANTS
CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES
2828 SPEER BLVD., SUITE 201
DENVER, COLORADO 80211
720.855.3859 720.855.3860 FAX
CONTACT: BOB KELSEY

FORESIGHT WEST SURVEYING INC.
5340 S Quebec, Greenwood Village, CO
80111 (303) 504-4440

X:\06-12\ANNEX\ANNEX-TITLE.dwg, Peak Civil, 8/1/2006 8:16:39 AM, 1:200, PEAK CIVIL (LJD)