2749171 02/10/2000 02:20P JA Suki Tsukamoto
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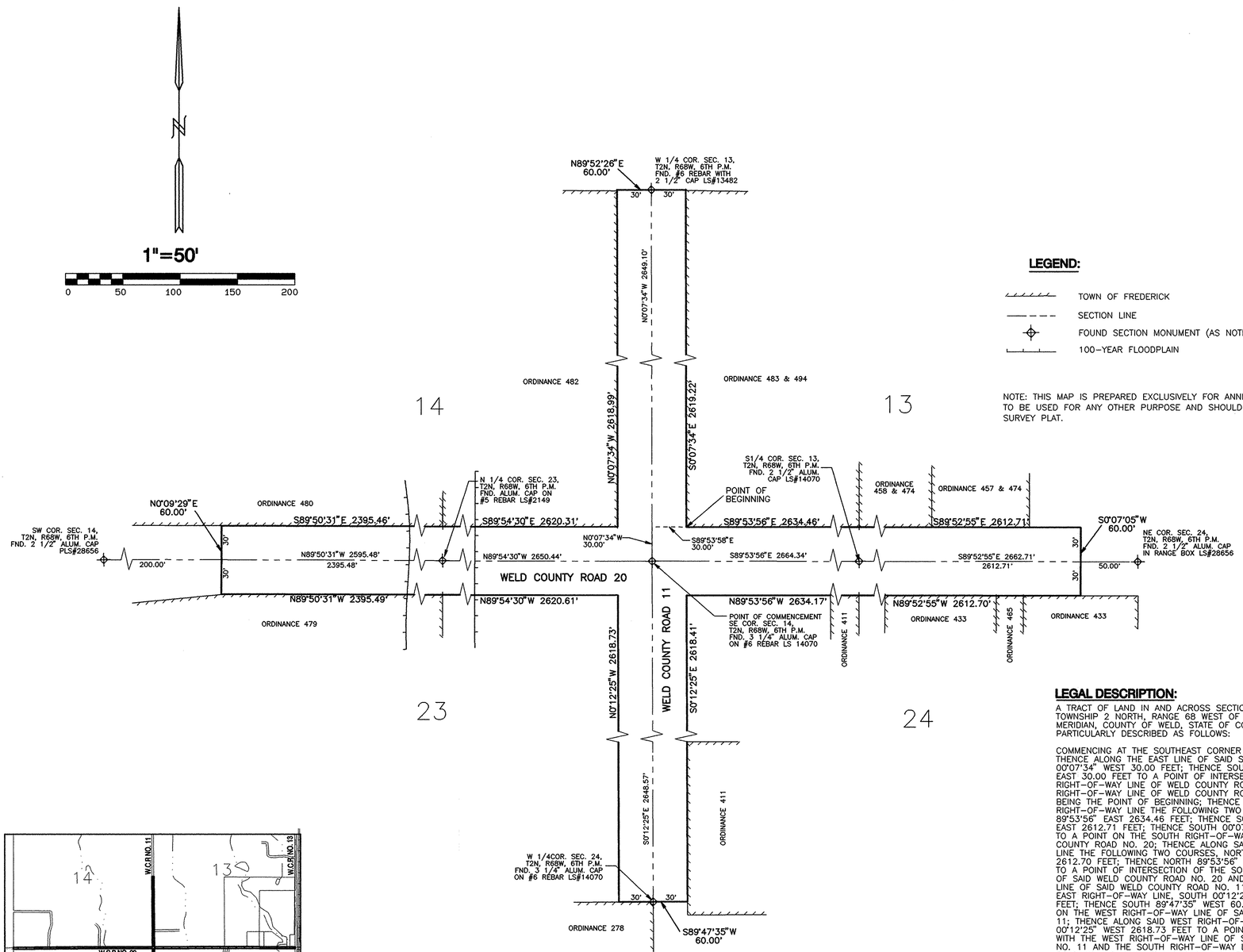
WELD COUNTY ROAD 11 AND 20 ANNEXATION

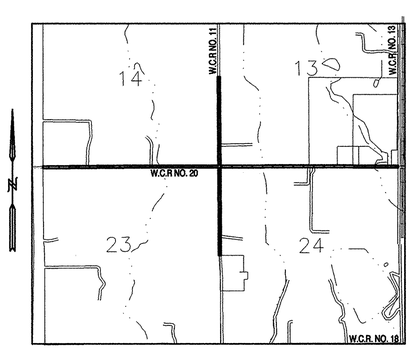
A TRACT OF LAND LOCATED IN AND ACROSS PORTIONS OF SECTIONS 13, 14, 23 AND 24,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
WELD COUNTY, COLORADO



LEGEND:

- TOWN OF FREDERICK
- SECTION LINE
- FOUND SECTION MONUMENT (AS NOTED)
- 100-YEAR FLOODPLAIN

NOTE: THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE CONSTRUED AS A LAND SURVEY PLAT.



VICINITY SKETCH

NOT TO SCALE

LEGAL DESCRIPTION:

A TRACT OF LAND IN AND ACROSS SECTIONS 13, 14, 23 AND 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF SAID SECTION 14, NORTH 00°07'34" WEST 30.00 FEET; THENCE SOUTH 89°53'58" EAST 30.00 FEET TO A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 11 AND THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 20 SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES, SOUTH 89°53'56" EAST 2634.46 FEET; THENCE SOUTH 89°52'55" EAST 2612.71 FEET; THENCE SOUTH 00°07'05" WEST 60.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 20; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES, NORTH 89°52'55" WEST 2612.70 FEET; THENCE NORTH 89°53'56" WEST 2634.17 FEET TO A POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 20 AND THE EAST RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 11; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 00°12'25" EAST 2618.41 FEET; THENCE SOUTH 89°47'35" WEST 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 11; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 00°12'25" WEST 2618.73 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 11 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 20; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES; NORTH 89°54'30" WEST 2620.61 FEET; THENCE NORTH 89°50'31" WEST 2395.49 FEET; THENCE NORTH 00°09'29" EAST 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 20; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES; SOUTH 89°50'31" EAST 2395.46 FEET; THENCE SOUTH 89°54'30" EAST 2620.31 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 20 AND THE WEST RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 11; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 00°07'34" WEST 2618.99 FEET; THENCE NORTH 89°52'26" EAST 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 11; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 00°07'34" EAST 2619.22 FEET TO THE POINT OF BEGINNING, CONTAINING 21.433 ACRES, MORE OR LESS.

OWNERS:

TOWN OF FREDERICK

BY: Edward J. Tagliente, MAYOR

STATE OF COLORADO) SS
COUNTY OF WELD)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF February, 2000 BY EDWARD J. TAGLIENTE, MAYOR.

MY COMMISSION EXPIRES: 6/28/2002

WITNESS MY HAND AND OFFICIAL SEAL.

Marcia Lieuman
NOTARY PUBLIC

TOTAL ACREAGE:

21.433

TOTAL BOUNDARY:

31241.27 FEET

BOUNDARY CONTIGUOUS WITH TOWN OF FREDERICK:

26159.66 FEET

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14 AS BEARING NORTH 00°07'34" WEST (ASSUMED) AND MONUMENTED AS SHOWN.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.

FLOODPLAIN:

A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) ACCORDING TO COMMUNITY-PANEL NO. 080266 0861 C DATED SEPTEMBER 28, 1982. FLOOD INSURANCE RATE MAP BY U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT AND A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE A (AREA OF 100 YEAR FLOODING) ACCORDING TO COMMUNITY-PANEL NO. 080266 0850 C DATED SEPTEMBER 28, 1982 FLOOD INSURANCE RATE MAP BY U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT.

SURVEYOR'S CERTIFICATE:

I, PETER A. BRYANT, 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.

Peter A. Bryant
ROCKY MOUNTAIN CONSULTANTS, INC.
PETER A. BRYANT
REGISTERED LAND SURVEYOR
L.S.

TOWN OF FREDERICK CERTIFICATE OF APPROVAL

THIS MAP IS TO BE KNOWN AS "WELD COUNTY ROAD 11 AND 20 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. 547, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON January 12, 2000, AND RECORDED ON_____, 2000, AS RECEPTION NO._____ IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO.

Jacqueline K. McConnell
TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)SS
COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFCE AT_____ O'CLOCK _M. THIS DAY OF_____2000, AND IS RECORDED IN PLAT BOOK NO.____, PAGE NO.____, RECEPTION NO._____.

DEPUTY

RECORDER

FEES

RMC ROCKY MOUNTAIN CONSULTANTS INC.
825 DELAWARE AVE., SUITE 500, LONGMONT, CO 80501
(303)772-5282 METRO:(303)665-5283 FAX:(303)665-5859

WELD COUNTY ROAD 11 AND 20 ANNEXATION
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