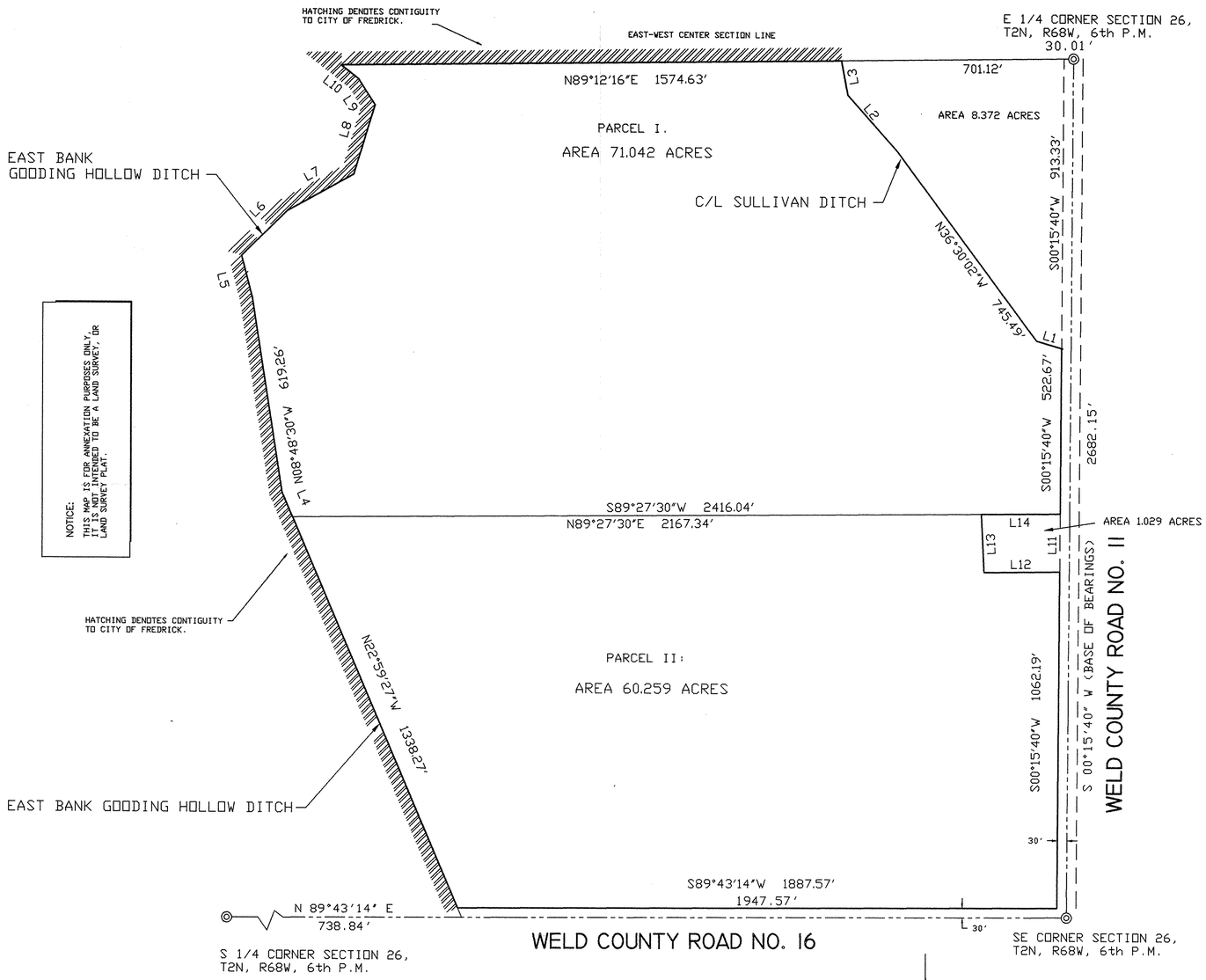
2456442 B-1512 P-193 09/21/95 12:48P PG 1 OF 1
Weld County CO Clerk & Recorder
REC 11.00 DOC
AR2456442
ENV 4022

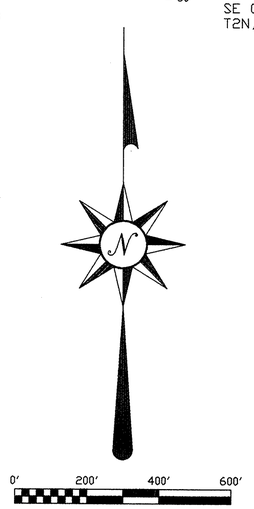


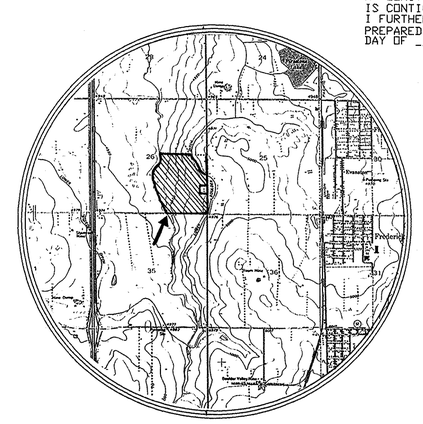
NOTICE:
THIS MAP IS FOR ANNEXATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A LAND SURVEY, OR LAND SURVEY PLAT.

LINE TABLE

#	BEARING	DISTANCE
L1	N73°47'51"W	82.64'
L2	N41°33'37"W	231.70'
L3	N10°41'43"W	109.80'
L4	N22°59'27"W	86.43'
L5	N14°29'52"W	137.29'
L6	N45°24'37"E	201.52'
L7	N60°48'10"E	238.78'
L8	N16°47'41"E	229.04'
L9	N32°27'09"W	97.09'
L10	N52°08'32"W	71.10'
L11	S00°15'40"W	183.43'
L12	S89°19'53"W	239.15'
L13	N02°42'56"W	184.07'
L14	N89°27'30"E	248.70'

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.





VICINITY MAP
NTS

ANNEXATION MAP

WESTERVELT

ANNEXATION TO THE TOWN OF FREDERICK

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION TWENTY-SIX, TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION:

PARCEL I.

LOT B AMENDED OF RECORDED EXEMPTION NO. 1313-26-4-RE506, RECORDED MAY 3, 1985 IN BOOK 1067 AS RECEPTION NO. 2008233, BEING A PART OF THE SE 1/4 OF SECTION 26, T2N, R68W OF THE 6th P.M., WELD COUNTY, COLORADO, EXCEPTING THEREFROM LOT A OF RECORDED EXEMPTION NO. 1313-26-4-RE506.

AND:

PARCEL II:

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 26, T2N, R68W OF THE 6th P.M., WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST 1/4 CORNER OF SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION 26, S00°15'40"W, 1436.13 FEET; THENCE ALONG ALONG THE NORTH LINE OF RECORDED EXEMPTION NO. 1313-26-4-RE506, S89°27'30"W, 2446.04 FEET TO A POINT ON THE EAST BANK OF THE GOODING HOLLOW DITCH; THENCE ALONG SAID EAST BANK OF GOODING HOLLOW DITCH THE FOLLOWING COURSES: N22°59'27"W, 86.43 FEET; N08°48'30"W, 619.26 FEET; N14°29'52"W, 137.29 FEET; N45°24'37"E, 201.52 FEET; N60°48'10"E, 238.78 FEET; N16°47'41"E, 229.04 FEET; N32°27'09"W, 97.09 FEET; N52°08'32"W, 71.10 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF SECTION 26; THENCE LEAVING SAID EAST BANK OF THE GOODING HOLLOW DITCH AND ALONG SAID NORTH LINE OF THE SE 1/4, N89°12'16"E, 2305.75 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM A TRACT OF LAND CONVEYED BY DEED RECORDED JANUARY 7, 1988 IN BOOK 1182 AS RECEPTION NO. 2127245.

OWNERS:

James T. Westervelt Jr. — JAMES T. WESTERVELT JR.

Carolyn S. Westervelt — CAROLYN S. WESTERVELT

NOTARIAL CERTIFICATE:

STATE OF COLORADO
SS
COUNTY OF WELD
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF September, 1995.
MY COMMISSION EXPIRES My Commission Expires June 28, 1998

Maria Linares
NOTARY PUBLIC

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION TWENTY-SIX, TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS S00°15'40"W.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE MAP SHOWN HEREON IS A CORRECT DELINEATON OF THE HEREON DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FREDRICK. I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION ON THE 25th DAY OF Sept., 1995.

A. MICHAEL HASCALL
LS 23500
23500 LAND SURVEYOR

NET AREA 131.301 ACRES

TOTAL CONTIGUITY = 4,593.41 FEET
TOTAL PERIMETER = 9,907.39 FEET

1132 NORTH MAIN ST
LONGMONT CO 80501
** (303) 678-8324 **
HASCALL SURVEYS INC

DATE: 04/27/95
REVISED:
REVISED:
REVISED:

SCALE: 1" = 200'
DRAWN: AMH/DJJ
SHEET: 1 OF 1
JOB NO: D93ANX