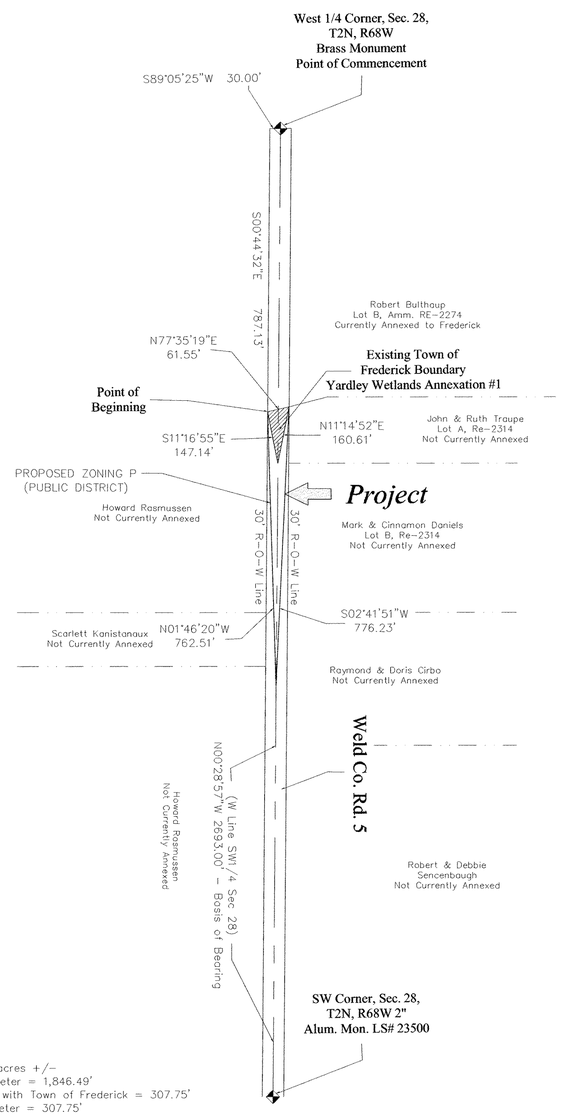
3488202 07/05/2007 12:31P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

202

Yardley Wetlands Annexation & Zoning # 2

located in the Southwest 1/4 of Section 28, and in the Southeast 1/4 of Section 29,
Township 2 North, Range 68 West of the 6th P.M., Town of Frederick, Colorado
0.426 Acres



Total Area = 0.426 acres +/-
Total Boundary Perimeter = 1,846.49'
Boundary Contiguous with Town of Frederick = 307.75'
1/6th of Total Perimeter = 307.75'

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."

200 100 0 200 400

SCALE: 1" = 200'
Date: 1-23-2007
Date Revised: 4-20-2007

N

Legend

- SECTION LINE
- APPROXIMATE ADJACENT PROPERTY OWNER BOUNDARY
- ANNEXATION BOUNDARY
- EASEMENT
- SECTION CORNER
- EXISTING TOWN OF FREDERICK BOUNDARY

Certificate of Ownership

Know all men by these presents that being the Owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, described as follows:

A tract of land situated in the West 1/2 of Section 28, and in the East 1/2 of Section 29, Township 2 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:
Commencing at the West 1/4 Corner of Section 28, thence S89°05'25"W a distance of 30.00' to a point on the west right-of-way of Weld County Road No. 5; thence S00°44'32"E along said west right-of-way of Weld County Road No. 5 a distance of 787.13' to a point on the boundary of Yardley Wetlands Annexation #1 and the **Point of Beginning**; thence along said boundary of Yardley Wetlands Annexation #1 the following 2 courses; S11°16'55"E a distance of 147.14'; thence N11°14'52"E a distance of 160.61'; thence S02°41'51"W a distance of 776.23'; thence N01°46'20"W a distance of 762.51' to the **Point of Beginning**.

Thus described tract contains 0.426 acres more or less, together with and subject to all easements and rights-of-way existing and/or of public record, do hereby amend the official zoning map of the Town of Frederick, Weld County, Colorado as depicted hereon, subject to approval by the Board of Trustees of the Town of Frederick.

Executed this 18th day of June A.D. 2007

Owner

Mortgage or Lienholder

State of Colorado)
) ss
County of Weld)

The foregoing certificate of ownership was acknowledged before me this 18th day of June A.D., 2007.
Nanette S Fornof 03/01/2011

NOTARY PUBLIC
NANETTE S. FORNOF
STATE OF COLORADO

Certificate of Approval By the Board of Trustees

This Annexation & Zoning Map of the "Yardley Wetlands Annexation & Zoning # 2" Annexation & Zoning to the Town of Frederick is approved and accepted by Ordinance No. 903, passed and adopted at the regular (special) meeting of the board of trustees of Frederick, Colorado, held on May 4, 2007.

This amendment to the official zoning map of the Town of Frederick, Weld County, Colorado to be known as Yardley Wetlands Annexation & Zoning # 2, is approved and accepted by Ordinance No. 904, passed and adopted at the regular (special) meeting of the Board of Trustees of Frederick, Colorado, held on May 4, 2007.

Eric E. Doering, Mayor

Attest: Nanette S Fornof
Nanette S. Fornof, Town Clerk

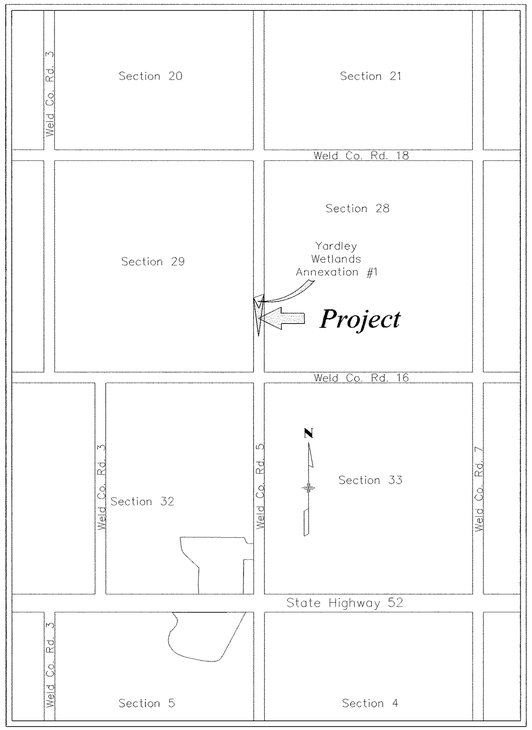
TOWN OF FREDERICK
COLORADO
RECORDED

Planning Commission Certificate

Approved by the Frederick Planning Commission this 19th day of April A.D., 2007.

Chairman

Kathy Larson
Planning Commission Secretary



Vicinity Map
No Scale

Surveyor's Certificate

I, Andrew J. Patterson, a registered Professional Land Surveyor in the State of Colorado do hereby certify that the annexation map shown heron in a correct delineation of the above described parcel of land and that at least one-sixth of the property boundary is contiguous to the present boundaries of the Town of Frederick, Colorado.

I further certify that the map and Legal Description were prepared under my personal supervision on this 22nd day of January, 2007.

6-18-07

Andrew J. Patterson, R.L.S. #26971

COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR

Notes

1) Bearings are based on the West line of the Southwest Quarter of Section 28-T2N-R68W of the 6th P.M. as bearing N00°28'57"E.

2) This map is not a Land Survey Map or Improvement Survey Plat.

3) No Title Commitment was provided.

Patterson Partners
9176 Aljan Ave., Longmont, CO 80503
Ph 303-678-7072 Fax 303-678-9663