3488204 07/05/2007 12:31P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

204

Yardley Wetlands Annexation & Zoning # 4

located in the Southwest 1/4 of Section 28, the Southeast 1/4 of Section 29, the East 1/2 of Section 32 & the West 1/2 of Section 33, Township 2 North, and in the Northeast 1/4 of Section 5, Township 1 North, Range 68 West of the 6th P.M., Town of Frederick, Colorado

93.036 Acres

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:

See Legal Description

Thus described tract contains 93.036 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

Mortgagee 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

Witness My Hand and Seal

My commission expires
Notary Public 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 # 4" Annexation & Zoning to the Town of Frederick is approved and accepted by Ordinance No. 101, 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 # 4, is approved and accepted by Ordinance No. 908, 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, Town Clerk

TOWN OF FREDERICK

Planning Commission Certificate

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

Chairman

Planning Commission Secretary

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 this 22nd day of January, 2007.

Andrew J. Patterson, R.L.S. #26911

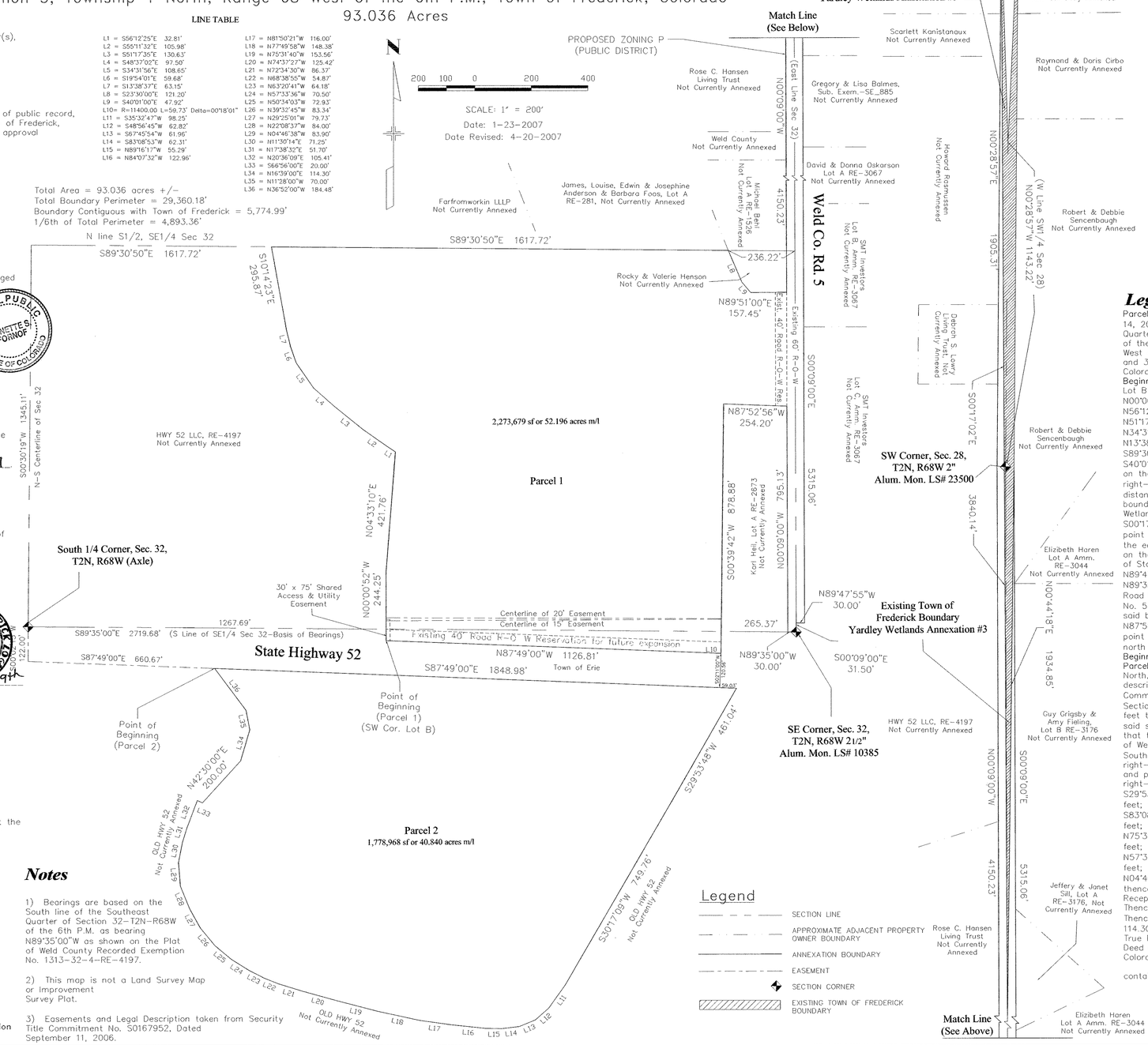
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR

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."

LINE TABLE

L1 = S56°12'25"E 32.81'	L17 = N81°50'21"W 116.00'
L2 = S55°11'32"E 105.98'	L18 = N77°49'58"W 148.38'
L3 = S51°17'35"E 130.63'	L19 = N75°31'40"W 153.56'
L4 = S48°37'02"E 97.50'	L20 = N74°37'27"W 125.42'
L5 = S34°31'56"E 108.65'	L21 = N72°34'30"W 86.37'
L6 = S19°54'01"E 59.68'	L22 = N68°38'55"W 54.87'
L7 = S13°38'37"E 63.15'	L23 = N63°20'41"W 64.18'
L8 = S23°30'00"E 121.20'	L24 = N57°33'36"W 70.50'
L9 = S40°01'00"E 47.92'	L25 = N50°34'03"W 72.93'
L10= R=11400.00 L=58.73' Delta=00°18'01"	L26 = N39°32'45"W 83.34'
L11 = S35°32'47"E 98.25'	L27 = N29°25'01"W 79.73'
L12 = S48°56'45"W 62.82'	L28 = N22°08'37"W 84.00'
L13 = S67°45'54"W 61.96'	L29 = N04°46'38"W 83.90'
L14 = S83°08'53"W 62.31'	L30 = N11°30'14"E 71.25'
L15 = N89°16'17"W 55.29'	L31 = N17°38'32"E 51.70'
L16 = N84°07'32"W 122.96'	L32 = N20°36'09"E 105.41'
	L33 = S66°56'00"E 20.00'
	L34 = N16°39'00"E 114.30'
	L35 = N11°28'00"W 70.00'
	L36 = N36°52'00"W 184.48'

Total Area = 93.036 acres +/-
Total Boundary Perimeter = 29,360.18'
Boundary Contiguous with Town of Frederick = 5,774.99'
1/6th of Total Perimeter = 4,893.36'

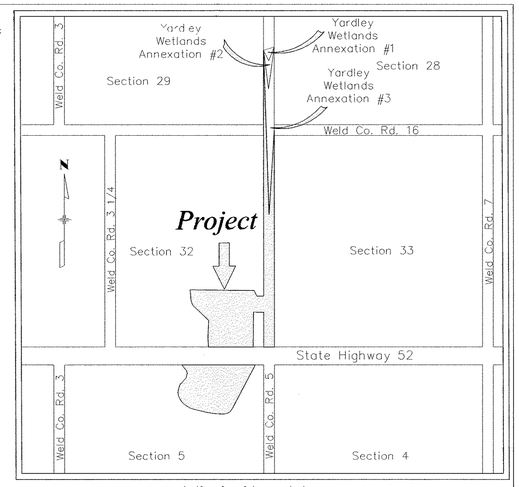


Notes

1) Bearings are based on the South line of the Southeast Quarter of Section 32-T2N-R68W of the 6th P.M. as bearing N89°35'00"W as shown on the Plat of Weld County Recorded Exemption No. 1313-32-4-RE-4197.

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

3) Easements and Legal Description taken from Security Title Commitment No. S0167952, Dated September 11, 2006.



Vicinity Map
No Scale

Legal Description

Parcel 1: Lot B of Recorded Exemption No 1313-32-4-RE-4197, recorded February 14, 2006 at Reception No. 3362978, being a part of the South 1/2 of the Southeast Quarter of Section 32, Township 2 North, Range 68 West of the 6th P.M., and a part of the North Half of the Northeast Quarter of Section 5, Township 1 North, Range 68 West of the 6th P.M. and a portion of Weld County Road 5 lying within Sections 32 and 33, Township 2 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, more particularly described as follows;

Beginning at the southwest corner of said Lot B, Thence along the boundary of said Lot B the following 14 courses;

N00°00'52"W a distance of 244.25'; thence N04°33'10"E a distance of 421.76', N56°12'25"W a distance of 32.81'; thence N55°11'32"W a distance of 105.98', thence N51°17'35"W a distance of 130.63'; thence N48°37'02"W a distance of 97.50', thence N34°31'56"W a distance of 108.65'; thence N19°54'01"W a distance of 59.68', thence N13°38'37"W a distance of 63.15'; thence N10°14'23"W a distance of 295.87'; thence S89°30'50"E a distance of 1617.72'; thence S23°30'00"E a distance of 121.20', thence S40°01'00"E a distance of 47.92'; thence N89°51'00"E a distance of 157.45' to a point on the west right-of-way of Weld County Road No. 5; thence along said west right-of-way of Weld County Road No. 5 the following 2 courses; N00°09'00"W a distance of 4150.23', thence N00°28'57"E a distance of 1905.31' to a point on the boundary of Yardley Wetlands Annexation No. 3; thence along said south line of Yardley Wetlands Annexation No. 3 the following 2 courses;

S00°17'02"E a distance of 3840.14'; thence N00°44'18"E a distance of 1934.85' to a point on the east right-of-way of Weld County Road No. 5; thence S00°09'00"E along the east right-of-way of Weld County Road No. 5 a distance of 5315.06' to a point on the north right-of-way of State Highway 52; thence along the north right-of-way of State Highway 52 the following 3 courses;

N89°47'55"W a distance of 30.00'; thence S00°09'00"E a distance of 31.50'; thence N89°35'00"W a distance of 30.00' to a point on the west right-of-way of Weld County Road No. 5; thence N00°09'00"W, along said west right-of-way of Weld County Road No. 5 a distance of 795.13' to a point on the boundary of said Lot B; thence along said boundary of Lot B the following 3 courses;

N87°52'56"W a distance of 254.20'; thence S00°39'42"W a distance of 878.88' to a point on the north right-of-way of State Highway 52; thence N87°49'00"W along said north right-of-way of State Highway 52 a distance of 1126.81' to the Point of Beginning.

Parcel 2: A tract of land situated in the Northeast Quarter of Section 5, Township 1 North, Range 68 West of the 6th P.M., Weld County, Colorado, being more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 32, whence the Southeast Section corner thereof bears S89°35'00"E, 2,719.68 feet; thence S00°02'15"W 122.00 feet to a point of the south right-of-way line of State Highway No. 52; thence along said south right-of-way line S87°49'00"E 660.67 feet to the Northeasterly corner of that tract of land described by Deed recorded in Book 584, Reception Number 1505942 of Weld County Records and the True Point of Beginning; thence continuing along said South right-of-way line S87°49'00"E, 1,848.98 feet to a point on the Northerly right-of-way line of a Weld County Road, said right-of-way being 25.00 feet North of and parallel with the centerline of the existing road; thence along said Northerly right-of-way line the following courses:

S29°53'48"W, 461.o4 feet; thence S30°17'09"W 749.76 feet; thence S35°32'47"W 98.25 feet; thence S48°56'45"W, 62.82 feet; thence S67°45'54"W, 61.96 feet; thence S83°08'53"W, 62.31 feet; thence N89°16'17"W, 55.29 feet; thence N84°07'32"W 122.96 feet; thence N81°50'21"W 116.00 feet; Thence N77°49'58"W 148.38 feet; thence N75°31'40"W 153.56 feet; thence N74°37'27"W, 125.42 feet; thence N72°34'30"W 86.37 feet; thence N68°38'55"W 54.87 feet; thence N63°20'41"W, 64.18 feet; thence N57°33'36"W 70.50 feet; thence N50°34'03"W 72.93 feet; thence N39°32'45"W 83.34 feet; thence N29°25'01"W 79.73 feet; thence N22°08'37"W 84.00 feet; thence N04°46'38"W 83.90 feet; thence N11°30' 14"E 71.25 feet; thence N17°38'32"E 51.70 feet; thence N20°36'09"E 105.41 feet to the Southwesterly corner of said tract of land at Reception Number 1505942;

Thence along the Easterly boundary of said tract the following courses;

Thence S66°56'00"E 20.00 feet; thence N42°30'00"E 200.00 feet; thence N16°39'00"E 114.30 feet; thence N11°28'00"W 70.00 feet; thence N36°52'00"W 184.48 feet to the True Point of Beginning, excepting therefrom that portion of said land conveyed by Deed recorded July 12, 1911 in Book 323 at Page 302, County of Weld, State of Colorado.

containing 93.036 acres, more or less.

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