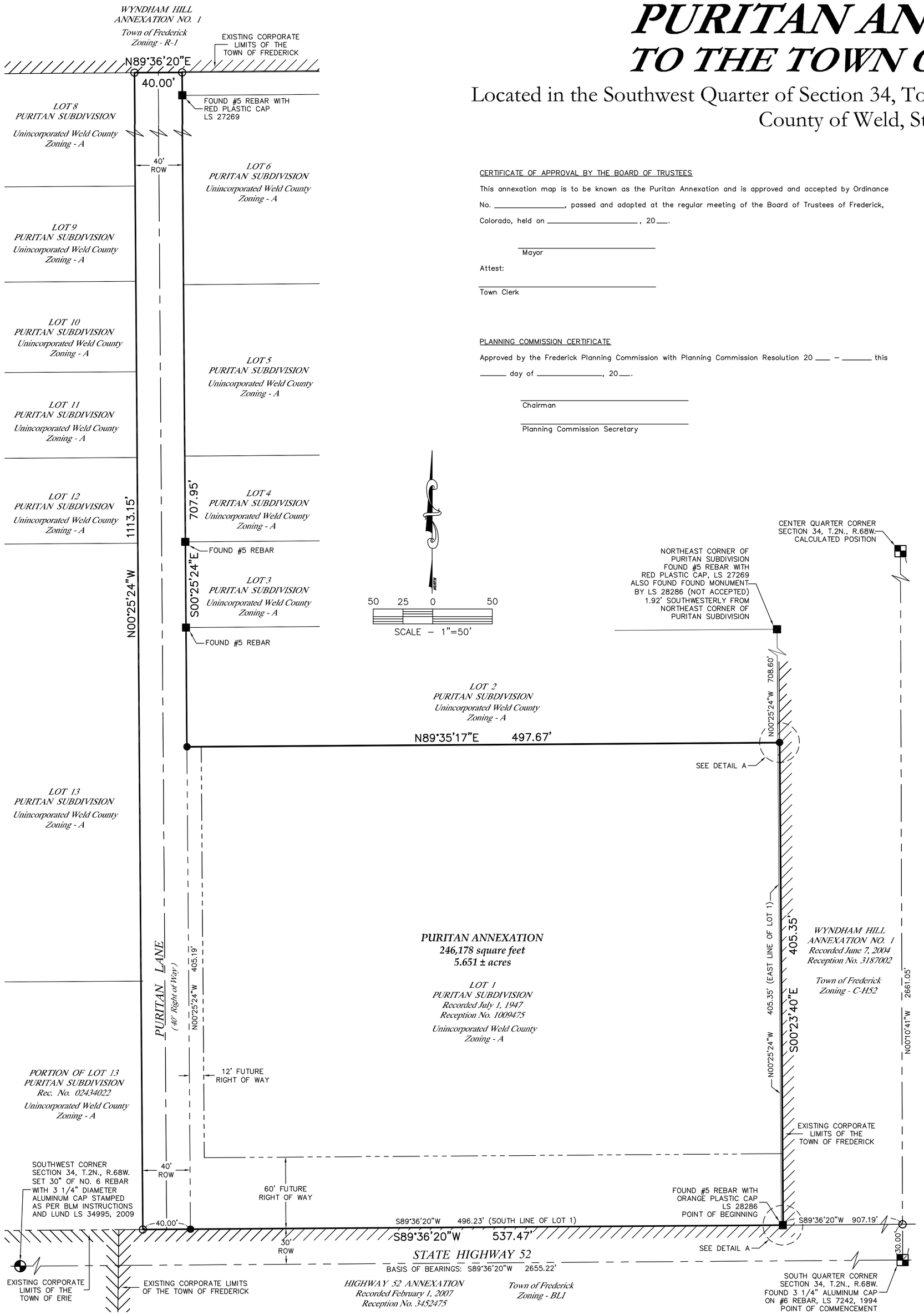
PURITAN ANNEXATION
TO THE TOWN OF FREDERICK

Located in the Southwest Quarter of Section 34, Township 2 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado



CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

This annexation map is to be known as the Puritan Annexation and is approved and accepted by Ordinance No. _____, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on _____, 20___.

_____
Mayor

Attest:

_____
Town Clerk

PLANNING COMMISSION CERTIFICATE

Approved by the Frederick Planning Commission with Planning Commission Resolution 20___ – _____ this _____ day of _____, 20___.

_____
Chairman

_____
Planning Commission Secretary

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southwest Quarter of Section 34, Township 2 North, Range 68 West as bearing South 89°36'20" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2655.22 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTE

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13–80–105 C.R.S.)

FLOODPLAIN NOTE

Entire property is in flood zone "C", "areas of minimal flooding" per FEMA flood map 080266 0850 C revised September 28, 1982.

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors Inc. to determine ownership or easements of record. For all information regarding easements, rights–of–way and title of records, King Surveyors Inc. relied upon Title Commitment Number 826–H0219342–042–MS2, Amendment No. 2, dated January 5, 2009 at 8:00 A.M. as prepared by First American Heritage Title Company was relied upon to delineate the aforesaid information.

SURVEYOR'S STATEMENT

I, Steven A. Lund, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the Annexation 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 parcel is contiguous to the present boundary of the Town of Frederick, 983.82 feet contiguous, perimeter 3,301.59 feet.

I further state that this map and legal description were prepared under my personal supervision.

_____
Steven A. Lund–On Behalf of King Surveyors Inc.
Colorado Registered Professional
Land Surveyor #34995

CERTIFICATE OF OWNERSHIP

Know all men by these presents that Nicolae Toderica, being the Owner, Mortgagee or Leinholder of certain lands in Frederick, Colorado, described as follows:

A parcel of land to be annexed into the Town of Frederick, located in the Southwest Quarter (SW1/4) of Section Thirty–four (34), Township Two North (T.2N.), Range Sixty–Eight West (R.68W.) of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 34 and assuming the South line of the SW1/4 of said Section 34 as bearing South 89°36'20" West, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2655.22 feet with all bearings contained herein relative thereto;

THENCE North 00°10'41" West along the East line of the SW1/4 of said Section 34 a distance of 30.00 feet to a line parallel with and 30.00 feet Northerly of, as measured at a right angle to the South line of the SW1/4 of said Section 34;
THENCE South 89°36'20" West along a line parallel with and 30.00 feet Northerly of, as measured at a right angle to the South line of the SW1/4 of said Section 34, said line being coincidental to the North line of the Highway 52 Annexation, recorded February 1, 2007 as Reception No. 3452475 of the Records of Weld County, a distance of: 907.18 feet to the POINT OF BEGINNING, said point being at an intersection of said Highway 52 Annexation and a boundary line of the Wyndham Hill Annexation No. 1, recorded June 7, 2004 as Reception No. 3187002 of the Records of Weld County;

THENCE South 89°36'20" West continuing along a line parallel with and 30.00 feet Northerly of, as measured at a right angle to the South line of the SW1/4 of said Section 34 a distance of 537.47 feet to the Westerly Right of Way line of Puritan Lane;
THENCE North 00°25'24" West along the Westerly Right of Way line of said Puritan Lane a distance of 1113.15 feet to a Southerly boundary line of the Wyndham Hill Annexation No. 1;
THENCE North 89°36'20" East along the Southerly boundary line of said Wyndham Hill Annexation a distance of 40.00 feet to the Easterly Right of Way line of said Puritan Lane;
THENCE South 00°25'24" East along the Easterly Right of Way line of said Puritan Lane a distance of 707.95 feet to the North line of Lot 1 of the Puritan Subdivision, recorded July 1, 1947 as Reception No. 1009475 of the Records of Weld County;
THENCE North 89°35'17" East along the North line of said Lot 1 and the Easterly prolongation thereof a distance of 497.67 feet to an intersection with the boundary line of said Wyndham Hill Annexation No. 1;
THENCE South 00°23'40" East along the boundary line of said Wyndham Hill Annexation No. 1 a distance of 405.35 feet to the North line of said Highway 52 Annexation and to the POINT OF BEGINNING.

Thus described parcel of land contains a total of 246,178 sq. ft or 5.651 acres, more or less, together with and subject to all easements and rights–of–way existing and/or of public record.

Executed this _____ day of _____, 20___.

OWNER:

By: _____
Nicolae Toderica

NOTARIAL CERTIFICATE

STATE OF _____)
ss.
COUNTY OF _____)

The foregoing instrument of ownership was acknowledged before me this _____ day of _____, 20___.

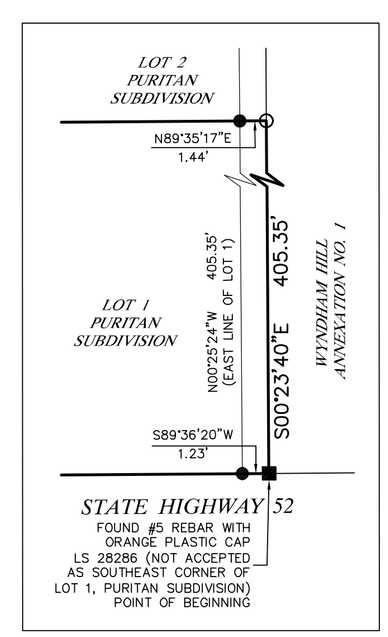
Witness My Hand and Seal _____

My commission expires _____

_____
Notary Public

ANNEXATION TABLE

TOTAL BOUNDARY: 3,301.59 L.F.
CONTIGUOUS BOUNDARY: 982.82 L.F.
1/6 OF TOTAL BOUNDARY: 550.27 L.F.
RATIO: 1:3.359



DETAIL A
(NOT TO SCALE)

OWNER

NICOLAE TODERICA
7705 CRESTVIEW DRIVE
LONGMONT, CO 80504
PHONE: (303) 652–9002

ENGINEER

CES CONSULTANTS, LLC
ATTN: CARRIE DE SILVA, E.I.T.
112 E. SOUTH 1ST STREET
JOHNSTOWN, CO 80534
PHONE: (970) 373–4480

SURVEYOR

KING SURVEYORS, INC.
ATTN: STEVE LUND
650 E. GARDEN DRIVE
WINDSOR, CO 80550
PHONE: (970) 686–5011

MINERAL OWNER

Nicolae Toderica
7705 Crestview Drive
Longmont, CO 80504

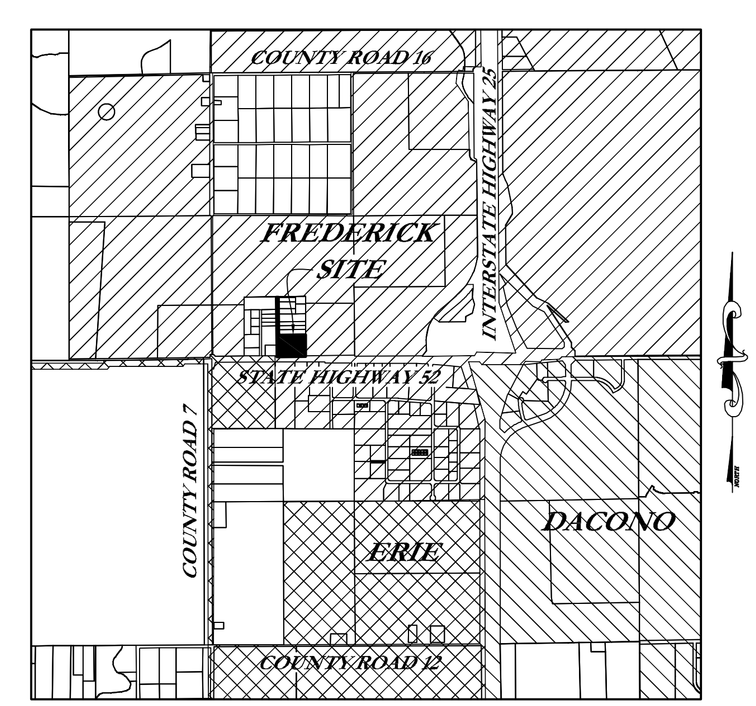
MINERAL LESSEES

Noble Energy, Inc.
1625 Broadway, Suite 2000
Denver, CO 80202

K.P. Kauffman Co., Inc.
1675 Broadway, Suite 2800
Denver, CO 80202

LEGEND

- EASEMENT
- SECTION LINE
- RIGHT–OF–WAY
- PROPERTY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSI, LS 34995
- CALCULATED POSITION
- TOWN OF FREDERICK
- TOWN OF ERIE
- CITY OF DACONO



VICINITY MAP
SCALE – 1"=2000'

DATE: 01–08–09
FILE NAME: 2008418ANX
SCALE: 1"=50'
DRAWN BY: JSA
CHECKED BY: SAL

KING SURVEYORS, INC.
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS:		DATE:
REVISED PER COMMENTS	CSK	3/12/09
REVISED PER COMMENTS	CSK	5/13/09

PURITAN ANNEXATION
FOR
CES CONSULTING, INC
P.O. BOX 1510, 118 W. CHARLOTTE ST.
JOHNSTOWN, COLORADO 80534

PROJECT #: 2008418

1

SHEET 1 OF 1

I:\2008418\dwg\2008418ANX.dwg, 5/14/2009 8:30:08 AM, cam1