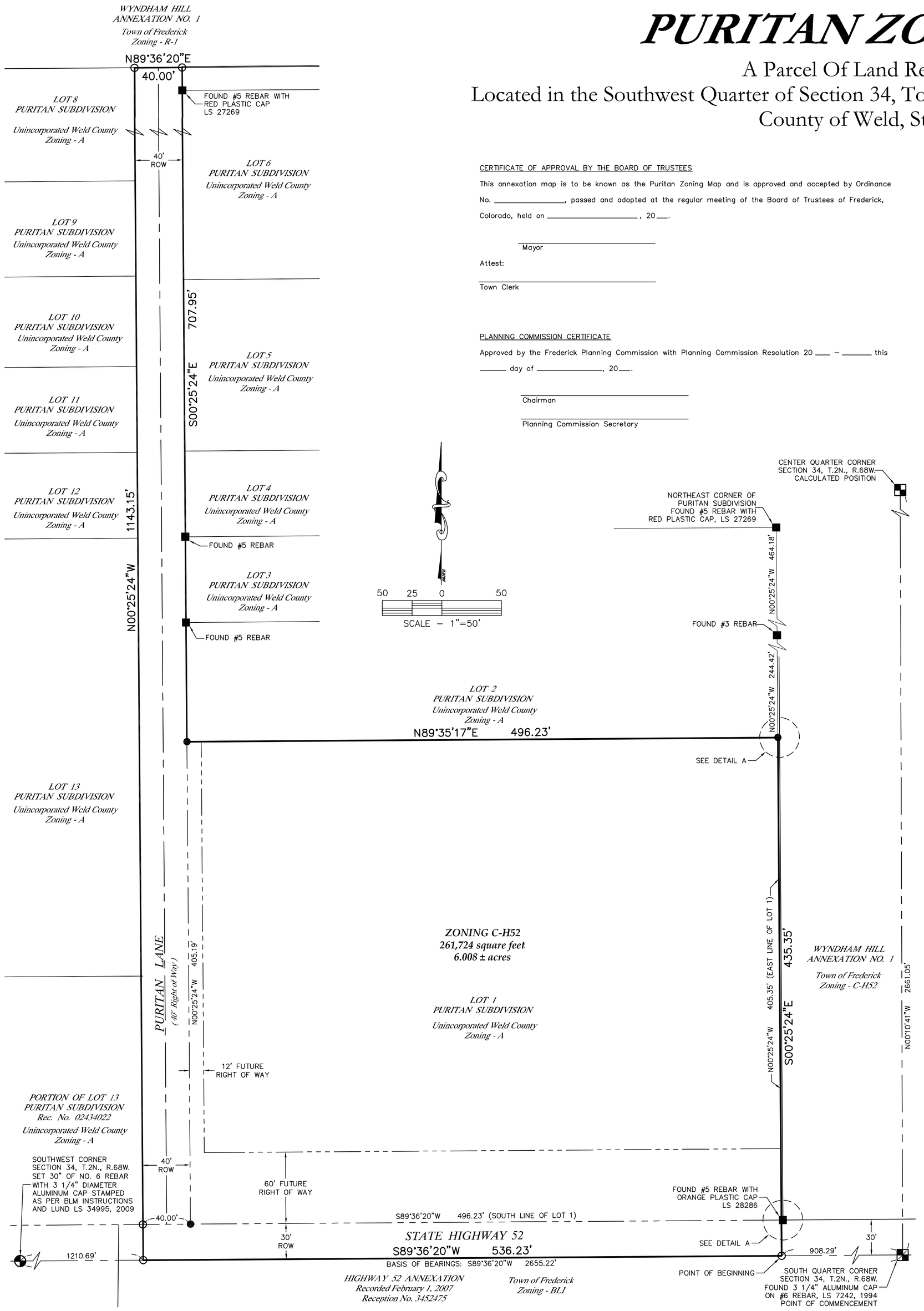
PURITAN ZONING MAP

A Parcel Of Land Rezoned To C-H52,
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 Zoning Map 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.)

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

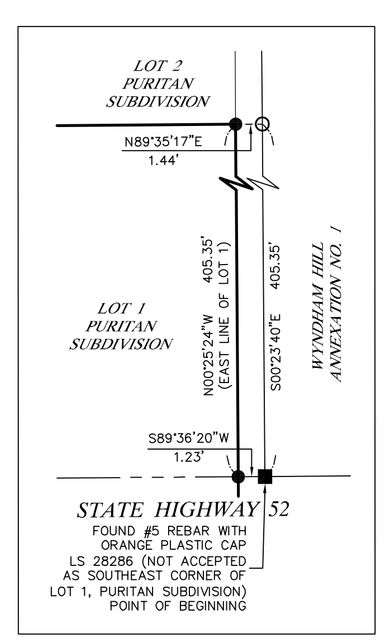
I, Steven A. Lund, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Zoning Map shown hereon is a correct delineation of the above described parcel of land.

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

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



DETAIL A
(NOT TO SCALE)

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 being rezoned to C–H52, 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 South 89°36'20" West along the South line of the SW1/4 of said Section 34 a distance of 908.29 feet to the Southerly prolongation of the Easterly line of Lot 1 of the Puritan Subdivision, recorded July 1, 1947 as Reception No. 1009475 of the Records of Weld County and to the POINT OF BEGINNING;

THENCE South 89°36'20" West continuing along the South line of the SW1/4 of said Section 34 a distance of 536.23 feet to the Southerly prolongation of the Westerly Right of Way line of Puritan Lane as indicated in said Puritan Subdivision;
THENCE North 00°25'24" West along the Westerly Right of Way line of said Puritan Lane a distance of 1143.15 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 said Puritan Subdivision;
THENCE North 89°35'17" East along the North line of said Lot 1 a distance of 496.23 feet to the Easterly line of Lot 1 of said Puritan Subdivision;
THENCE South 00°25'24" East along the Easterly line of Lot 1 of said Puritan Subdivision and the Southerly prolongation thereof a distance of 435.35 feet to the South line of the SW1/4 of said Section 34 and to the POINT OF BEGINNING.

Thus described parcel of land contains a total of 261,724 sq. ft or 6.008 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

OWNER

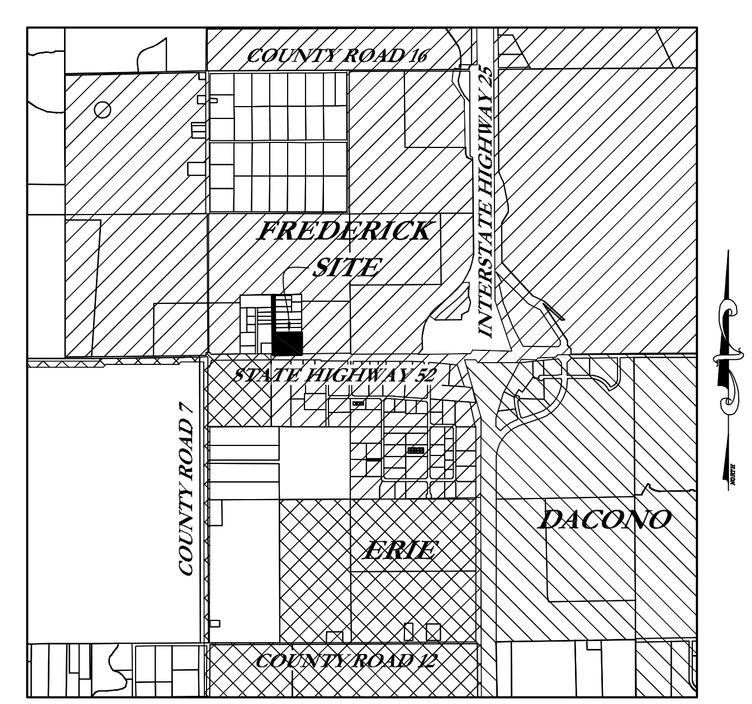
NICOLAE TODERICA
7705 CRESTVIEW DRIVE
LONGMONT, CO 80504
PHONE: (303) 652–9002

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



VICINITY MAP
SCALE – 1"=2000'

DATE: 3/12/09
FILE NAME: 2008418REZ
SCALE: 1"=50'
DRAWN BY: CSK
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	5/13/09

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

PROJECT #: 2008418

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SHEET 1 OF 1