

3849993 Pages: 1 of 1  
 06/01/2012 04:21:29 R. Fee \$11.00  
 Show Report Clerk and Recorder, Weld County, CO

# VARRA ANNEXATION AND REZONE NO. 3 TO THE TOWN OF FREDERICK

Part Of Section 15 And Section 16, Township 2 North, Range 68 West Of The 6th P.M.,  
 County Of Weld, State Of Colorado

**CERTIFICATE OF OWNERSHIP**

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

A parcel of land being part of Sections Fifteen (15) and Sixteen (16), Township Two North (T.2N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, and being more particularly described as follows:

COMMENCING at the West Quarter Corner (W1/4) of said Section 15 and assuming the West line of the Northwest Quarter of said Section 15 as bearing North 00°17'19" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2676.36 feet with all bearings contained herein relative thereto;

THENCE North 00°17'19" West, along said West line, a distance of 30.00 feet to the North line of the "Rinn Valley Ranch Annexation No. 2" as recorded under Reception Number (RN) 2709736 of the Weld County Clerk and Recorder's Office (WCCR);

THENCE South 89°46'49" West, along said North line, a distance of 30.00 feet to the West right-of-way line (R/W) of Weld County Road No. 7 (CR 7);

THENCE North 00°17'19" West, along said R/W, a distance of 120.96 feet to the POINT OF BEGINNING;

THENCE continuing along said R/W, North 00°17'19" West, a distance of 1845.50 feet;

THENCE North 89°42'41" East, a distance of 29.50 feet to a point which is 0.50 feet West of the West line of the Northwest Quarter (NW 1/4) of said Section 15;

THENCE South 00°17'19" East, parallel with and 0.50 feet West of said West line, a distance of 1249.50 feet;

THENCE North 89°42'41" East, a distance of 1.00 feet to a point which is 0.50 feet East of said West line;

THENCE North 00°17'19" West, parallel with and 0.50 feet East of said West line, a distance of 1249.50 feet;

THENCE North 89°42'41" East, a distance of 29.50 feet to the East R/W of said CR7;

THENCE South 00°17'19" East, along said R/W, a distance of 1845.50 feet;

THENCE South 89°42'41" West, a distance of 29.50 feet to a point which is 0.50 feet East of the West line of the Northwest Quarter (NW 1/4) of said Section 15;

THENCE North 00°17'19" West, parallel with and 0.50 feet East of said West line, a distance of 595.00 feet;

THENCE South 89°42'41" West, a distance of 1.00 feet to a point which is 0.50 feet West of said West line;

THENCE South 00°17'19" East, parallel with and 0.50 feet West of said West line, a distance of 595.00 feet;

THENCE South 89°42'41" West, a distance of 29.50 feet to the POINT OF BEGINNING;

Thus described tract contains 108,885 Square Feet or 2,500 Acres more or less, together with all 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 31st day of May, A.D., 2012

OWNER(S): Randy Larty As: Mayor

NOTARIAL CERTIFICATE

STATE OF Colorado

COUNTY OF Weld

The foregoing instrument was acknowledged before me by Tony Casey

this 31st day of May, 2012.

My commission expires 10/13/13

(SEAL) Michael C. Murphy Notary Public

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES**

This amendment to the official zoning map of the Town of Frederick, Weld County, Colorado to be known as Varra Annexation and Rezone No. 3, is approved and accepted by Ordinance

Number 1076, passed and adopted at the regular (special) meeting of the Board of Trustees of Frederick, Colorado, held on March 27, 2012.

By: Eric E. Doering Mayor Attest: Michele Kelley Interim Town Clerk

**PLANNING & ZONING COMMISSION CERTIFICATE**

Approved by the Frederick Planning & Zoning Commission this 21st day of February, 2012, with Planning Commission Resolution 2012- 10 no recommendation made

Jeff Roehrig, Chairman Attest: Kathy Larson Secretary

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**

Assuming the West line of the Northeast Quarter of Section 15, T.2N., R.68W., as bearing North 00°17'19" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2676.36 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 herein. (13-80-105 C.R.S.)

**TITLE COMMITMENT NOTE**

At the request of our client, recorded rights-of-way and easements were not researched and recorded and apparent rights-of-way and easements are not shown hereon. (38-51-106 C.R.S. 1994)

**SURVEYOR'S STATEMENT**

I, Lawrence S. Pepek, a Colorado Registered Professional Land Surveyor do hereby state that this map of land proposed to be Annexed to the Town of Frederick, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Frederick, County of Weld, State of Colorado.

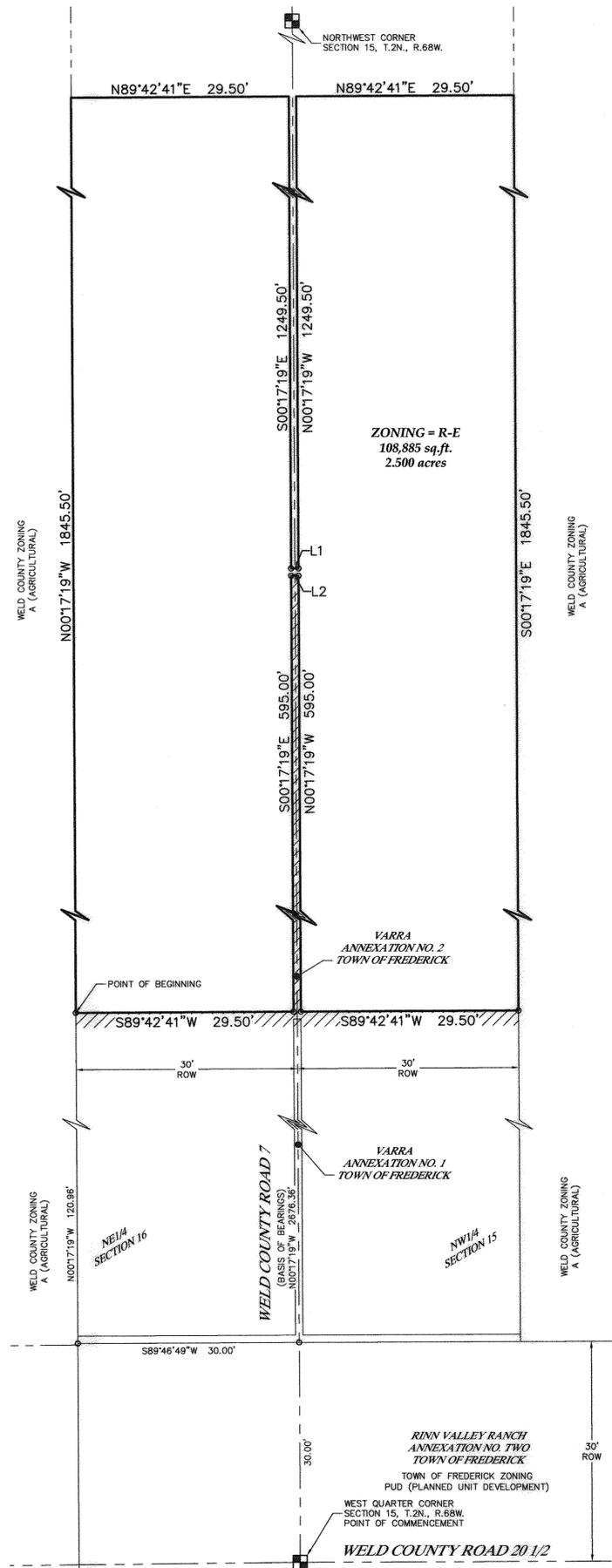
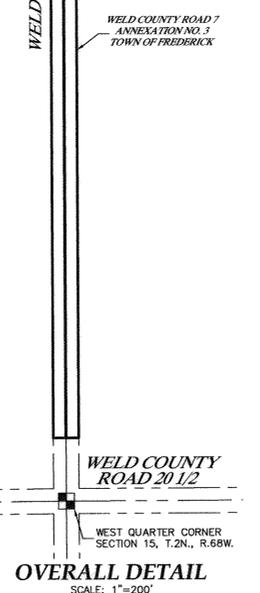
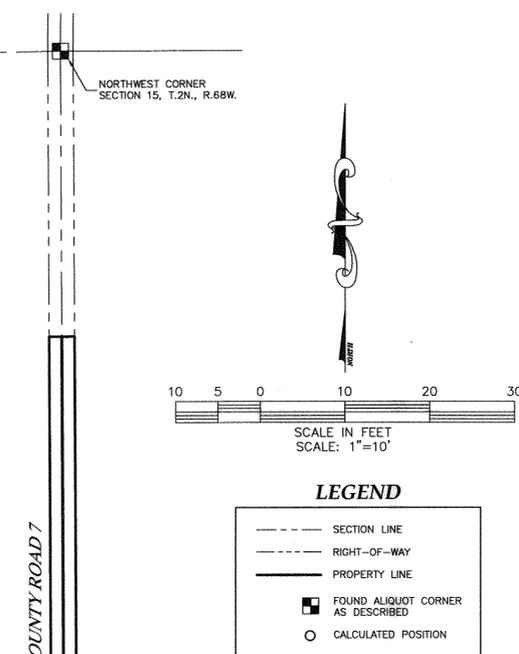
L. S. Pepek 3/29/2012  
 Lawrence S. Pepek - On Earth King Surveyors, Inc.  
 Colorado Registered Professional Land Surveyor #33542

**ANNEXATION TABLE**

TOTAL BOUNDARY: 7500.00 L.F.  
 CONTIGUOUS BOUNDARY: 1250.00 L.F.  
 1/6 OF TOTAL BOUNDARY: 1250.00 L.F.  
 RATIO: 1:6.000

////// DENOTES CONTIGUOUS BOUNDARY

LINE	BEARING	LENGTH
L1	N89°42'41"E	1.00'
L2	S89°42'41"W	1.00'



VICINITY MAP  
 (NOT TO SCALE)

DATE: 03-29-2012  
 FILE NAME: 2011427ANX-3  
 SCALE: 1"=10'  
 DRAWN BY: CSK  
 CHECKED BY: LSP

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

REVISIONS:

NO.	DATE	DESCRIPTION

VARRA ANNEXATION AND REZONE NO. 3  
 FOR TOWN OF FREDERICK  
 401 LOCUST STREET, FREDERICK, CO 80530

PROJECT #: 2011427

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