

VARRA

ANNEXATION AND REZONE NO. 4 TO THE TOWN OF FREDERICK

Part Of Sections 9, 10, 15 And 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 Nine (9), Ten (10), 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 Northeast Quarter of said Section 15 as bearing North 001°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 001°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 001°17'19" West, along said R/W, a distance of 1966.46 feet to the POINT OF BEGINNING;

THENCE along said West R/W the following four courses:
THENCE North 001°17'19" West, a distance of 680.00 feet;
THENCE North 001°4'56" East, a distance of 2658.53 feet;
THENCE North 001°4'58" East, a distance of 1316.67 feet;
THENCE North 001°4'28" East, a distance of 1184.54 feet to the South R/W of Colorado State Highway 119;

THENCE South 89°45'32" East along said South R/W a distance of 60.00 feet to the East R/W of CR 7;
THENCE along said East R/W the following four courses:
THENCE South 001°4'28" West, a distance of 1184.55 feet;
THENCE South 001°4'58" West, a distance of 1316.31 feet;
THENCE South 001°4'56" West, a distance of 2658.61 feet;
THENCE South 001°17'19" East, a distance of 679.72 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 (NW1/4) of said section 15;
THENCE South 001°17'19" East parallel with and 0.50 feet East of said West line, a distance of 1249.50 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 North 001°17'19" West parallel with and 0.50 feet West of said West line, a distance of 1249.50 feet;
THENCE South 89°42'41" West, a distance of 29.50 feet to the POINT OF BEGINNING.

This described tract contains 351,607 Square Feet or 8.0718 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 31st day of May, A.D., 2012

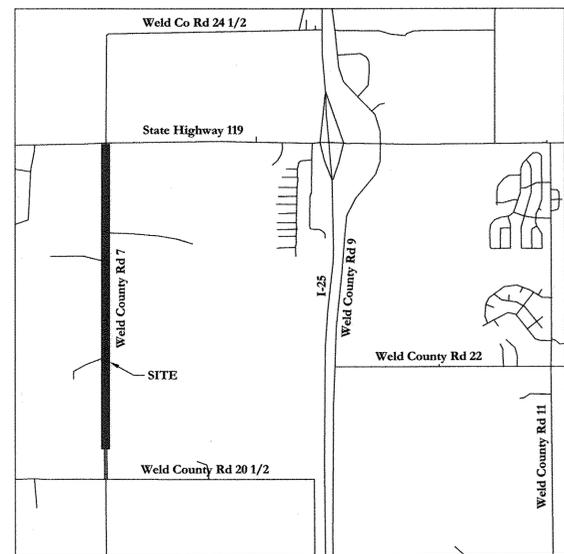
OWNER(S):
By: Randy Parry As: Mayor

NOTARIAL CERTIFICATE

STATE OF Colorado ss.
COUNTY OF Weld

The foregoing instrument was acknowledged before me by Tony Carey
this 31st day of May, 2012

My commission expires 10/18/13
Madison M. ...
Notary Public



VICINITY MAP
(NOT TO SCALE)

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. 4, is approved and accepted by Ordinance

Number 1078, 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 Attest: Michele Kelley
Eric E. Doering, Mayor 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- 11a, no recommendation made

Jeff Roehrig, Chairman

Attest: Kathy Larson
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 001°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 hereon. (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.

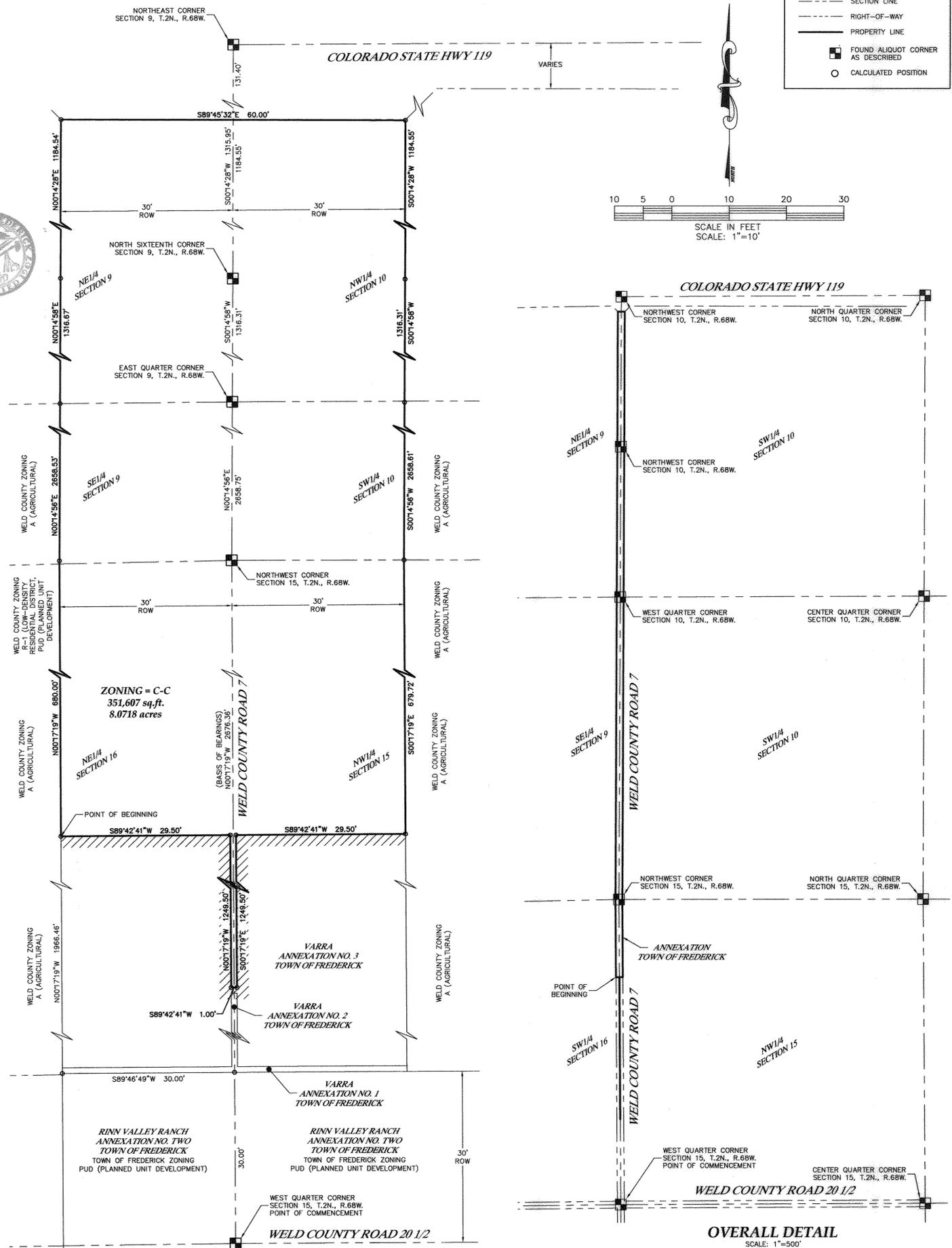
I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Frederick, County of Weld, State of Colorado.

Lawrence S. Pepek
Lawrence S. Pepek - On Behalf of King Surveyors, Inc.
Colorado Registered Professional Land Surveyor #33642

ANNEXATION TABLE

TOTAL BOUNDARY: 14297.93 L.F.
CONTIGUOUS BOUNDARY: 2559.00 L.F.
1/6 OF TOTAL BOUNDARY: 2382.99 L.F.
RATIO: 1:5.59

////// DENOTES CONTIGUOUS BOUNDARY



OVERALL DETAIL
SCALE: 1"=500'

DATE: 03-29-2012
FILE NAME: 2011427ANX-4
SCALE: 1"=10'
DRAWN BY: CSK/BMH
CHECKED BY: LSP

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



DATE:	
REVISIONS:	

VARRA ANNEXATION AND REZONE NO. 4 FOR TOWN OF FREDERICK, CO 80530
401 LOCUST STREET, FREDERICK, CO 80530

PROJECT #: 2011427

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SHEET 1 OF 1