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 06/01/2012 04:21 PM R Fee: \$11.00  
 Steve Moreno, Clerk and Recorder, Weld County, CO

# VARRA ANNEXATION AND REZONE NO. 5 TO THE TOWN OF FREDERICK

Part Of the Northwest Quarter of Section 10, 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 the Northwest Quarter of Section Ten (10), 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 North Sixteenth (N1/16) Corner of said Section 10 and assuming the West line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section 10 as bearing North 00°14'28" East a distance of 1315.95 feet with all bearings contained herein relative thereto;

THENCE North 89°49'07" East along the South line of said NW1/4 of the NW1/4, a distance of 30.00 feet to the East Right-of-Way line (R/W) of Weld County Road No. 7 (CR 7);

THENCE North 00°14'28" East along said R/W, a distance of 77.55 feet to the POINT OF BEGINNING;

THENCE North 00°14'28" East continuing along said R/W, a distance of 1106.78 feet to the South R/W of Colorado State Highway 119;

THENCE along said South R/W the following two courses:  
 THENCE North 45°06'47" East, a distance of 70.90 feet;  
 THENCE South 89°54'36" East, a distance of 1244.08 feet to the East line the NW1/4 of the NW1/4 of said Section;

THENCE South 00°13'46" West along said East line, a distance of 1149.81 feet;  
 THENCE South 89°46'37" West, a distance of 1294.37 feet to the POINT OF BEGINNING;

This described tract contains 34.238 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 herein, subject to approval by the Board of Trustees of the Town of Frederick.

Executed this 18 day of April, A.D., 2012

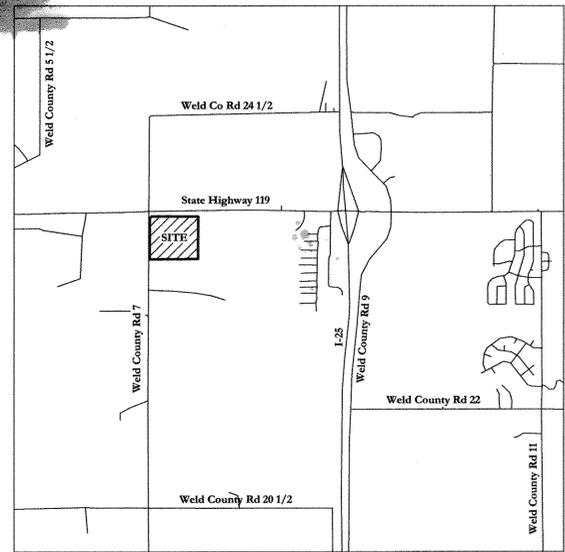
**OWNER(S):**

By: Pasquale Varra As: owner  
 Pasquale Varra

**NOTARIAL CERTIFICATE**

STATE OF Colorado  
 COUNTY OF Weld

The foregoing instrument was acknowledged before me by Pasquale Varra  
 this 18th day of April, 2012  
 My commission expires 10/31/12  
Dorethy Padell  
 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. 5, is approved and accepted by Ordinance

Number 1080, 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: Michelle 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- n/a 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 Northwest Quarter of the Northwest Quarter of Section 15, T.2N., R.68W., as bearing North 00°14'28" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 1315.95 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 herein. (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.

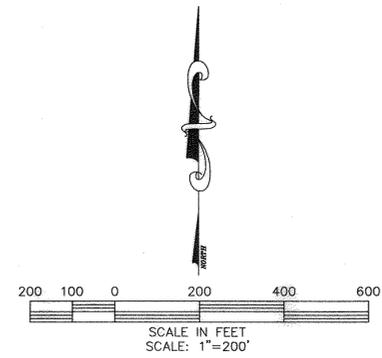
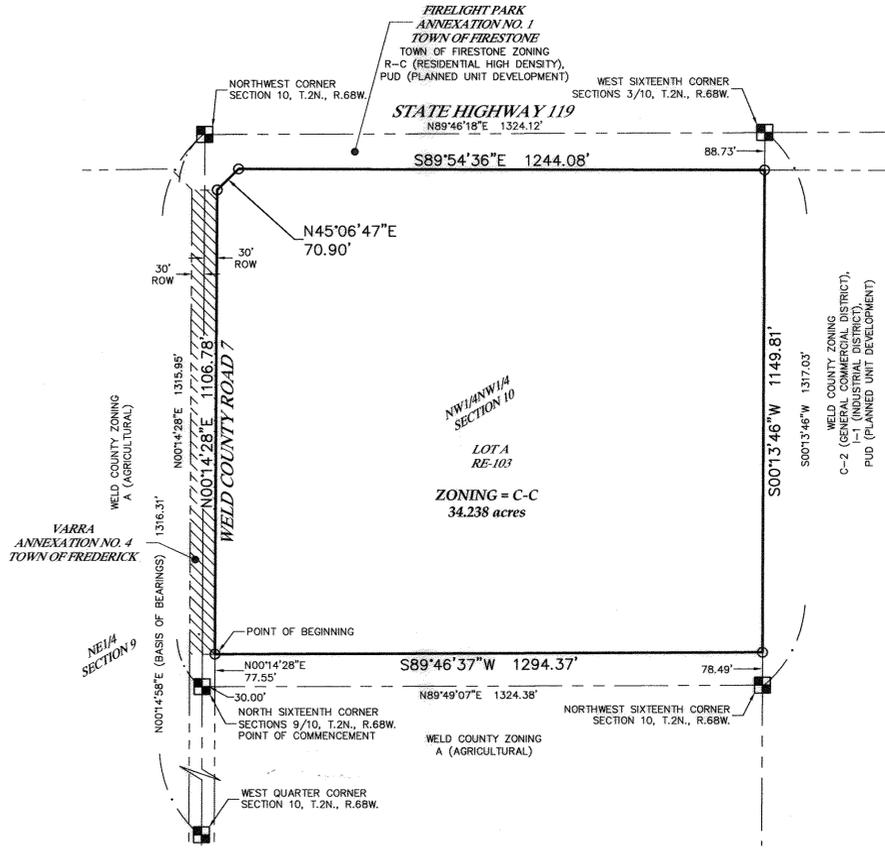
I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Frederick, County of Weld, State of Colorado.

Lawrence S. Pepek  
 Colorado Registered Professional Land Surveyor #33642  
 3/29/2012

**ANNEXATION TABLE**

TOTAL BOUNDARY: 4865.94 L.F.  
 CONTIGUOUS BOUNDARY: 1106.78 L.F.  
 1/6 OF TOTAL BOUNDARY: 810.99 L.F.  
 RATIO: 1:4.396

//// //// DENOTES CONTIGUOUS BOUNDARY



**LEGEND**

- SECTION LINE
- - - - RIGHT-OF-WAY
- PROPERTY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION

DATE: 03-29-2012  
 FILE NAME: 2011427ANX-5  
 SCALE: 1"=200'  
 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. 5  
 FOR THE TOWN OF FREDERICK  
 401 LOCUST STREET, FREDERICK, CO 80530

PROJECT #: 2011427

**1**  
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