

VICINITY MAP

NOTES:

1. BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, SAID LINE BEARING SOUTH 00°21'47" WEST RELATIVE TO THE TRUE LOCAL MERIDIAN AS DETERMINED BY GPS OBSERVATIONS AND BEING MONUMENTED AS DESCRIBED HEREON.
2. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY AND IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. EASEMENTS, RIGHT OF WAY, AND VARIANCES OF RECORD ARE NOT SHOWN.
3. FORESIGHT WEST SURVEYING, INC. RELIED ON TITLE COMMITMENT, ORDER NO. 812-H010132-035-SHT AS PREPARED BY AMERICAN HERITAGE TITLE GUARANTEE COMPANY EFFECTIVE DATE MARCH 23 2006, FOR THE LEGAL DESCRIPTION OF THE SUBJECT PARCEL.

LEGEND

- ◆ ALIQUOT CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- ALIQUOT LINE
- BOUNDARY LINE
- ▨ TOWN OF FREDERICK CONTIGUOUS BOUNDARY

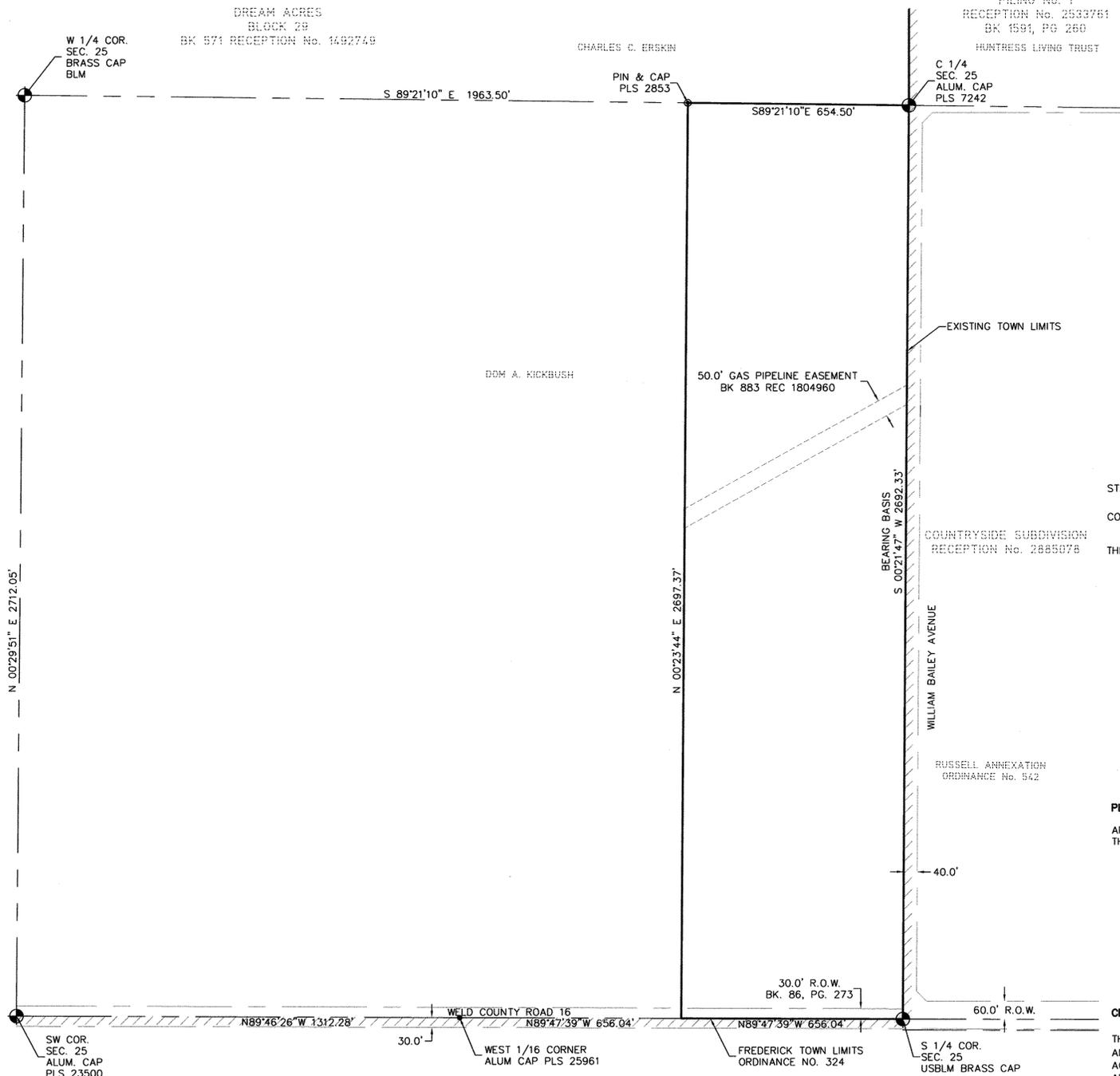
SURVEYOR CERTIFICATION:

I, LESTER J. LUDEMAN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6TH) OF THE PERIPHERAL BOUNDARY OF THE SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FREDERICK, 3348.37 FEET CONTIGUOUS, PERIMETER 6700.24 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS DAY OF Aug, A.D. 2006

LESTER J. LUDEMAN
PLS# 25636
Aug 2006

3428349 10/18/2006 03:53P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder



CONTIGUITY	
PERIPHERY OF AREA TO BE ANNEXED	6700.24 FEET
CONTIGUITY OR DISTANCE OF AREA ADJACENT TO EXISTING CITY LIMITS	3348.37 FEET
ONE-SIXTH OF TOTAL PERIPHERY.	1116.71 FEET

VICTORIA HEIGHTS ANNEXATION TO THE TOWN OF FREDERICK

E 1/2 E 1/2 SW 1/4 SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6th P.M. COUNTY OF WELD, STATE OF COLORADO

SOWERS ANNEXATION ORDINANCE No. 269

OUTLOT "C"
MEADOWLARK BUSINESS PARK
FILING No. 1
RECEPTION No. 2533761
BK 1591, PG 260
HUNTRESS LIVING TRUST

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT GRACEANN C. STEWART BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

THUS DESCRIBED TRACT CONTAINS 40.54 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 7th DAY OF Aug, A.D. 2006

Graceann C. Stewart
GRACEANN C. STEWART

STATE OF COLORADO)
) SS
COUNTY OF DENVER)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF Aug, A.D. 2006

BY: GABRIEL M. VILLARREAL

WITNESS MY HAND AND SEAL

MY COMMISSION EXPRESSION EXPIRES 9.29.07
NOTARY PUBLIC



PLANNING AND ZONING COMMISSION CERTIFICATE

APPROVED BY THE FREDERICK PLANNING AND ZONING COMMISSION THIS 1st DAY OF June, A.D. 2006

Ruth Larson
CHAIRMAN
Ruth Larson
PLANNING & ZONING COMMISSION SECRETARY

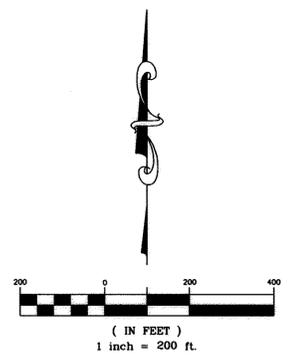
CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS ANNEXATION MAP IS TO BE KNOWN AS "VICTORIA HEIGHTS ANNEXATION TO THE TOWN OF FREDERICK" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. 567, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO HELD ON June 22, 2006.

W. J. ...
MAYOR

ATTEST:

...
TOWN CLERK



DATE: 08/01/06

PEAK CIVIL CONSULTANTS
CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES



FOREGHT WEST SURVEYING INC.
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