

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27 AND IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27 AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 TO BEAR SOUTH 00°06'43" WEST AS MONUMENTED AS SHOWN, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
 THENCE SOUTH 89°52'15" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 480.00 FEET TO A POINT 480.00 FEET EASTERLY OF SAID WEST LINE;
 THENCE SOUTH 00°07'45" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 89°52'15" EAST, BEING 30.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE, A DISTANCE OF 841.86 FEET;
 THENCE SOUTH 89°52'26" EAST, 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 1322.02 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 27;
 THENCE SOUTH 00°02'47" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 2833.82 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 27;
 THENCE SOUTH 89°49'37" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 2646.93 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 27;
 THENCE SOUTH 89°49'37" WEST, A DISTANCE OF 30.00 FEET;
 THENCE NORTH 00°06'43" EAST, BEING 30.00 FEET WESTERLY OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 2647.80 FEET;
 THENCE SOUTH 89°56'08" EAST, BEING 30.00 FEET SOUTHERLY OF AND PARALLEL TO SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 450.00 FEET TO A POINT BEING 30.00 FEET EASTERLY OF SAID WEST LINE OF THE NORTHWEST QUARTER;
 THENCE SOUTH 00°06'43" WEST, BEING 30.00 FEET EASTERLY OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 690.00 FEET TO THE SOUTH LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. 3400655 OF THE WELD COUNTY CLERK AND RECORDER;
 THENCE NORTH 00°06'43" EAST, PARALLEL TO AND 480.00 FEET EASTERLY OF SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN RECEPTION NO. 3400655 OF THE WELD COUNTY CLERK AND RECORDER, A DISTANCE OF 450.00 FEET TO A POINT 480.00 FEET EASTERLY OF SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27;
 THENCE NORTH 00°06'43" EAST, PARALLEL TO AND 480.00 FEET EASTERLY OF SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, ALSO BEING THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN RECEPTION NO. 3400655 OF THE WELD COUNTY CLERK AND RECORDER, A DISTANCE OF 690.00 FEET TO THE POINT OF BEGINNING;
 SAID PARCEL CONTAINING 6,754,728 SQUARE FEET OR 155.067 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY EXISTING AND/OR OF PUBLIC RECORD.

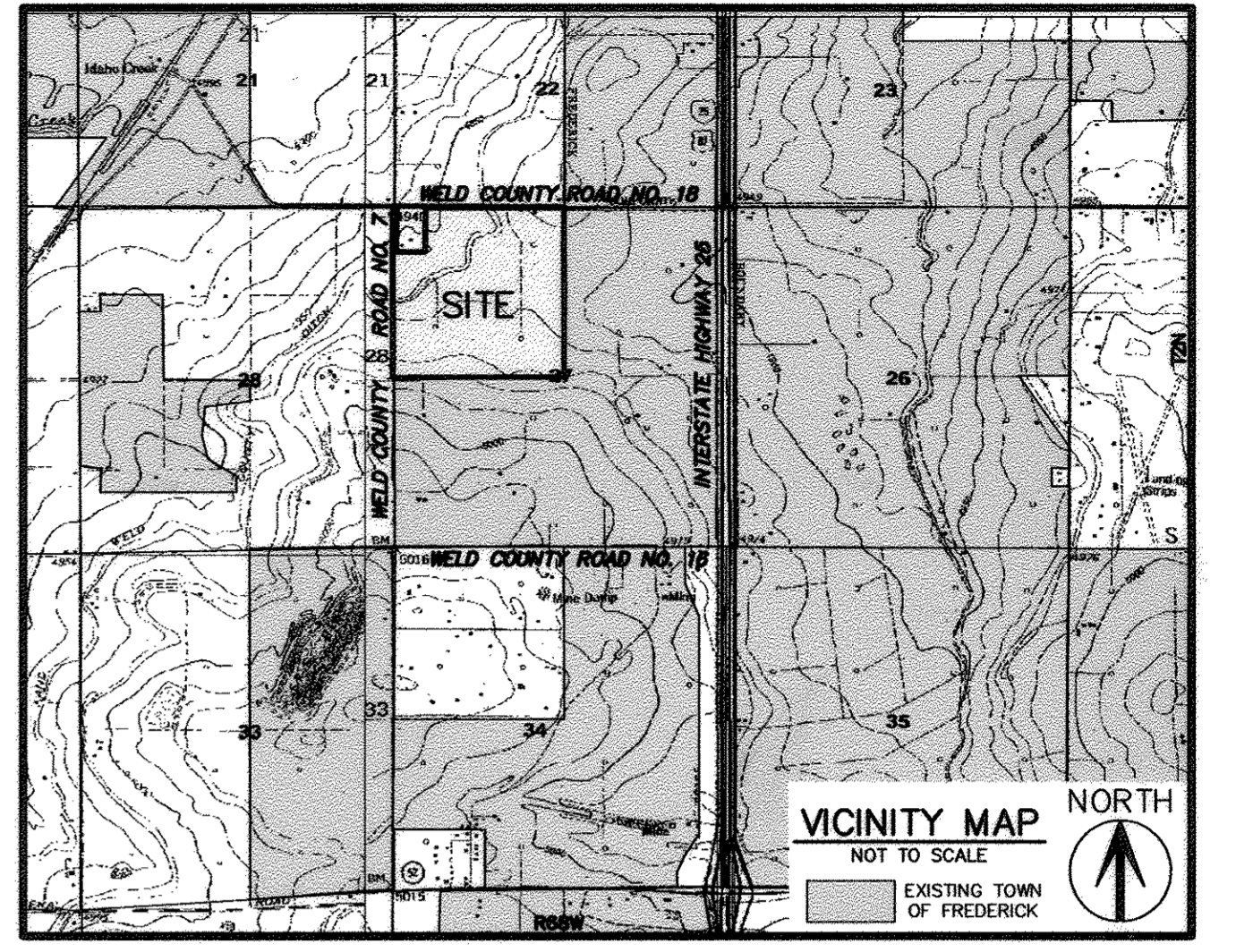
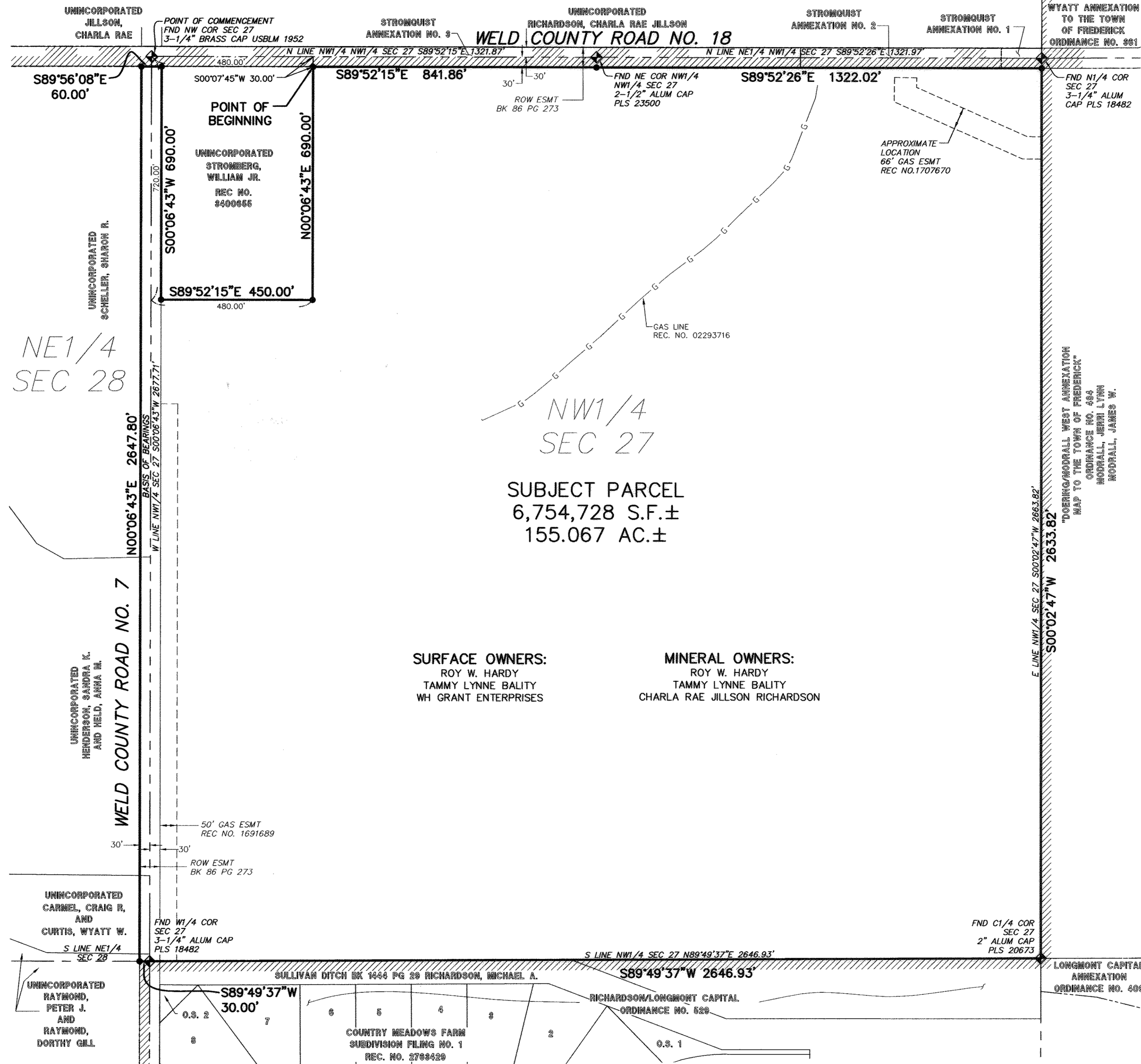
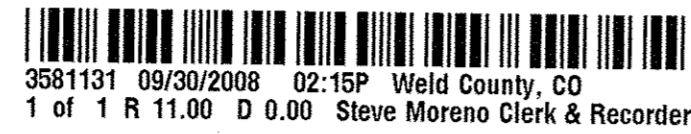
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BALITY-HARDY ANNEXATION

TO THE TOWN OF FREDERICK

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27 AND IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

155.067 ACRES
SHEET 1 OF 1



CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT TAMMY LYNNE BALITY, ROY W. HARDY AND WH GRANT ENTERPRISES, LLC ARE THE OWNERS OF THAT REAL PROPERTY DESCRIBED IN THE TITLE COMMITMENT OF RECORD DESCRIBED BELOW, SAID PROPERTY BEING WHOLLY CONTAINED IN THE PROPERTY TO BE ANNEXED DESCRIBED ABOVE.

TAMMY LYNNE BALITY 7884 WELD COUNTY ROAD 7, LONGMONT, COLORADO
 STATE OF COLORADO } SS
 COUNTY OF WELD }
 THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY TAMMY LYNNE BALITY THIS 28 DAY OF August 2008. MY COMMISSION EXPIRES October 15, 2011

WITNESS MY HAND AND SEAL
 Carol R. VanBeber
 NOTARY PUBLIC
 ROY W. HARDY 860 MARTIN, LONGMONT, COLORADO
 STATE OF COLORADO } SS
 COUNTY OF WELD }
 THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY ROY W. HARDY THIS 28 DAY OF August 2008. MY COMMISSION EXPIRES October 15, 2011

WITNESS MY HAND AND SEAL
 Carol R. VanBeber
 NOTARY PUBLIC
 WH GRANT ENTERPRISES, LLC 436 COFFMAN STREET, #200, LONGMONT, CO
 STATE OF COLORADO } SS
 COUNTY OF WELD }
 THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Carroll A. Grant THIS 14th DAY OF August 2008. MY COMMISSION EXPIRES 7/7/12

WITNESS MY HAND AND SEAL
 Cassie Lynn Dahms
 NOTARY PUBLIC
 My Commission Expires July 7, 2012

TITLE COMMITMENT INFORMATION:
 FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CARROLL & LANGE, INC. RELIED SOLELY UPON UNITED TITLE COMPANY COMMITMENT NO. U0018832, AMEND NO. 2 DATED NOVEMBER 13, 2007 AT 8:00 A.M. ADDITIONALLY, THE PROPERTY DESCRIBED IN SAID COMMITMENT IS WHOLLY CONTAINED IN THE PROPERTY TO BE ANNEXED. SURFACE AND MINERAL OWNERSHIPS LISTED ARE BASED ON A MEMORANDUM OF TITLE PROVIDED TO CARROLL AND LANGE, INC. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CARROLL & LANGE, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

FLOODPLAIN INFORMATION:
 BASED ON THE GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080266 0850 C DATED SEPTEMBER 28, 1982, THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR FLOODPLAIN, AND IS LABELED AS "AREA OF MINIMAL FLOODING".

BASIS OF BEARINGS:
 THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR SOUTH 00°06'43" WEST AND IS MONUMENTED AS SHOWN HEREON.

SURFACE OWNERS:
 ROY W. HARDY
 TAMMY LYNNE BALITY
 WH GRANT ENTERPRISES

MINERAL OWNERS:
 ROY W. HARDY
 TAMMY LYNNE BALITY
 CHARLA RAE JILLSON RICHARDSON

SURVEYING CERTIFICATE:

I, KENNETH R. SHORT, A REGISTERED PROFESSIONAL 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 (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FREDERICK. THIS LEGAL DESCRIPTION MEETS A MINIMUM ACCURACY OF 1:50,000. THIS MAP IS FOR ANNEXATION PURPOSES ONLY AND SHALL NOT BE CONSTRUED TO BE A BOUNDARY SURVEY.
 I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS 11TH DAY OF AUGUST, 2008.
 KENNETH R. SHORT, P.L.S. 28226
 FOR AND ON BEHALF OF
 CARROLL & LANGE, INC. 8/11/08

PLANNING AND ZONING COMMISSION CERTIFICATE:

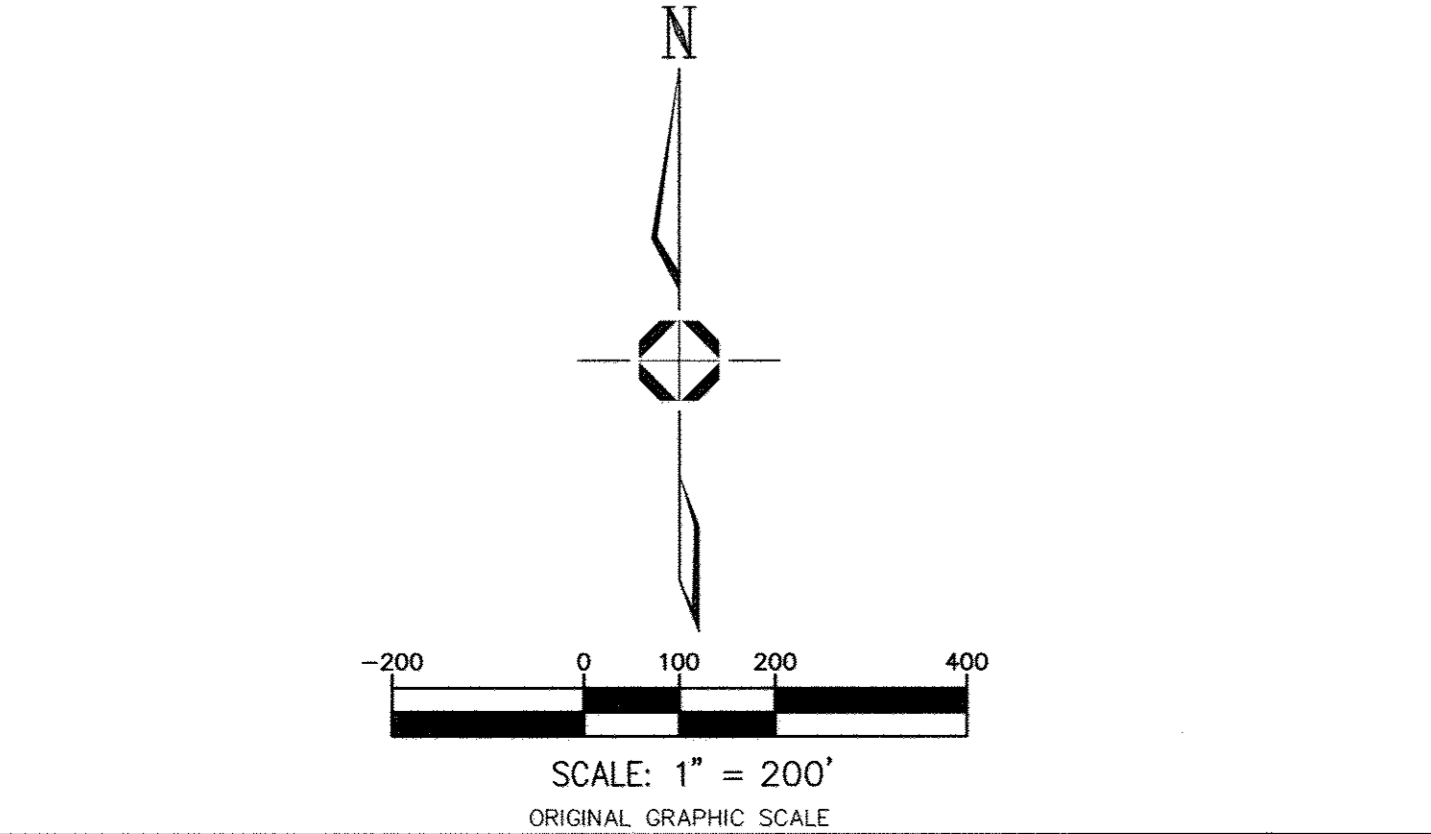
APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 11 DAY OF June 2008, BY ORDINANCE NO. 2008-D11A
 Lathy Larson
 CHAIRMAN
 Lathy Larson
 PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THIS ANNEXATION MAP IS TO BE KNOWN AS THE "BALITY - HARDY ANNEXATION" TO THE TOWN OF FREDERICK AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. 912, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON July 3 2008, AND RECORDED ON _____ AS RECEPTION NO. _____ IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO.
 Ed Lamm
 MAYOR
 Attest: North Star
 TOWN CLERK

CLERK AND RECORDER CERTIFICATE:

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____ A.D., 2008 AND IS RECORDED IN BOOK NO. _____ AT PAGE _____ FILM NO. _____ RECEPTION NO. _____
 WELD COUNTY CLERK AND RECORDER:
 DEPUTY



SYMBOL LEGEND

	SECTION CORNER
	SECTION LINE
	EXISTING TOWN LIMITS
	FOUND #5 REBAR W/ 2" ALUM CAP "PLS 28288"

CONTIGUITY:
 TOTAL PARCEL BOUNDARY: 12,012.42 FEET
 1/6 TOTAL PARCEL BOUNDARY: 2,002.07 FEET
 TOTAL CONTIGUOUS TO THE PRESENT TOWN OF FREDERICK: 7,534.63 FEET

DEVELOPER: W.H. GRANT ENTERPRISES 436 COFFMAN STREET #200 LONGMONT CO 80502 303-774-2358		10 9 8 7 6 5 4	
OWNER: TAMMY LYNNE BALITY ROY W. HARDY WH GRANT ENTERPRISES, LLC		3 UPDATE FOR SIGNATURE 08/11/08 BC 2 UPDATE LEGAL 01/17/08 BC 1 CITY COMMENTS/UPDATE COMM 11/28/07 TP	
		NO. REVISIONS DATE BY CHK	
		PROJECT: BALITY - HARDY ANNEXATION PLAT	
		TITLE: _____	
		DESIGNED BY: _____ SHEET 1 OF 1	
		DRAWN BY: TP SCALE: 1"=200' JOB NO. 3956	
		CHECKED BY: _____ DATE: 07/16/07 FILE NO. 3956 ANNEX	

