

# WYATT ANNEXATION TO THE TOWN OF FREDERICK

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4, SECTION 22, T. 2 N., R. 68 W.,  
AND A PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4  
OF SECTION 27, T. 2 N., R. 68 W., ALL OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO.

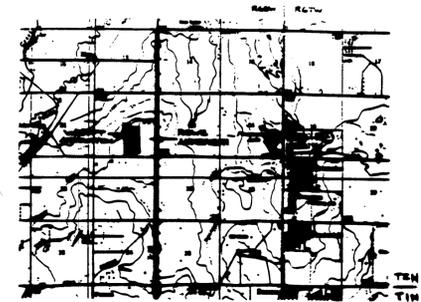
## PROPERTY DESCRIPTION

The West 1/2 of the Southeast 1/4 of Section 22, T. 2 N., R. 68 W., of the 6th P.M., County of Weld, State of Colorado,

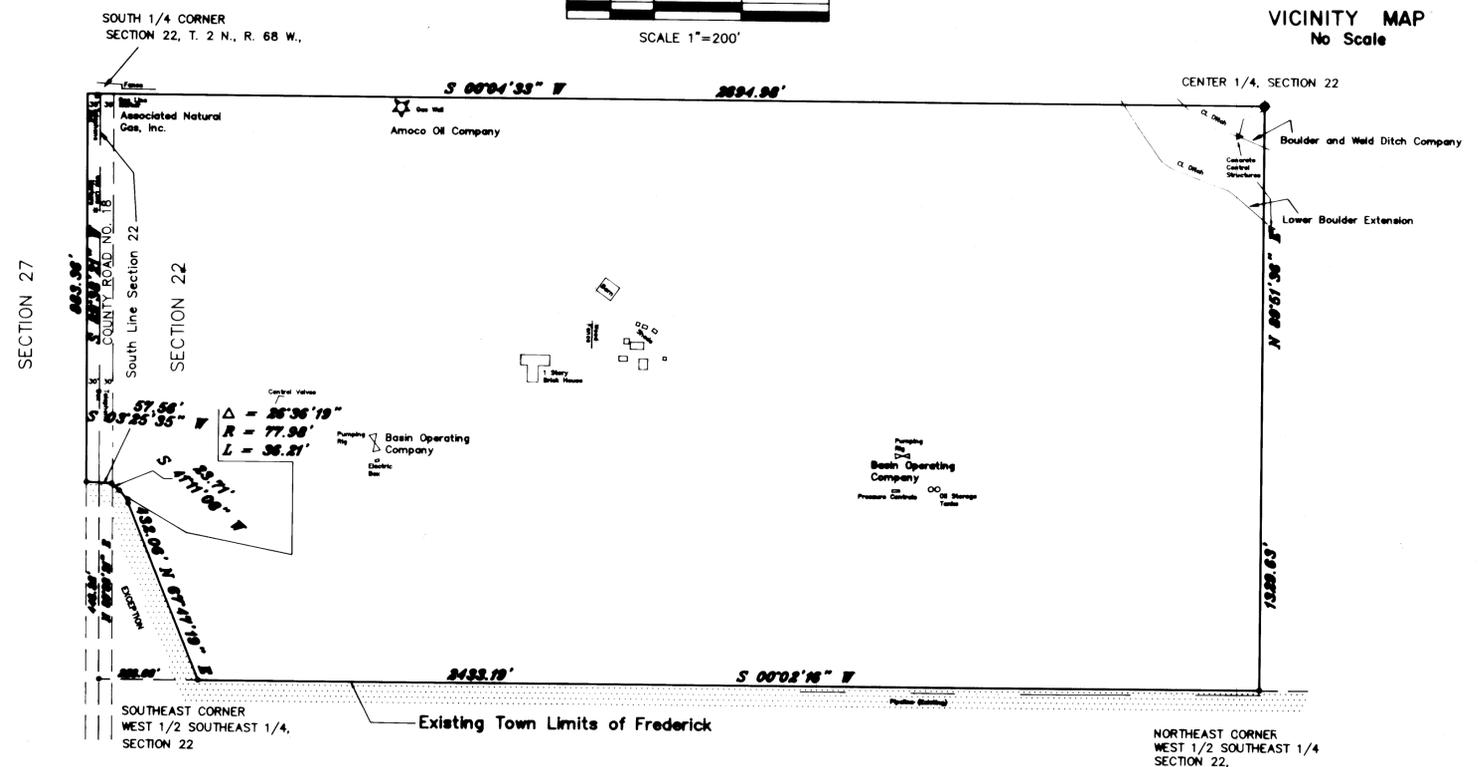
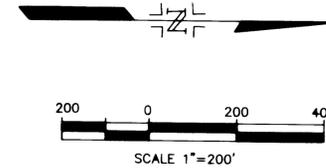
EXCEPT a parcel of land described as follows:

A parcel of land located in the West 1/2 of the Southeast 1/4 of Section 22, T. 2 N., R. 68 W., of the 6th P.M., more particularly described as follows:  
Beginning at a point on the South line of said Section 22 whence the South 1/4 corner of said Section 22 bears S 89°38'21" W, 885.11 feet;  
thence N 03°25'35" E, 27.50 feet;  
thence N 41°11'08" E, 23.71 feet to a point of curvature;  
thence along the arc of a curve to the right (radius of said curve being 77.98 feet, the chord of said arc bears N 54°29'14" E, 35.88 feet), a distance of 36.21 feet;  
thence N 67°47'19" E, 432.06 feet to the East line of the West 1/2 of the Southeast 1/4 of said Section 22;  
thence along the East line S 00°02'16" W, 226.66 feet to the South line of said Section 22;  
thence along said South line S 89°38'21" W, 446.32 feet to the Point of Beginning.

TOGETHER WITH:  
that part of County Road No. 18, lying within the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 27, T. 2 N., R. 68 W., of the 6th P.M., County of Weld, State of Colorado, and not previously annexed to the Town of Frederick.



VICINITY MAP  
No Scale



## CERTIFICATION

I, PAUL D. NELSON, JR., A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS ANNEXATION PLAT & DESCRIPTION WERE PREPARED BY ME ON THIS 16TH DAY OF NOVEMBER, 1992.

I FURTHER STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION THAT THE SAME IS CORRECT & THAT AT LEAST ONE-SIXTH (1/6TH) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FREDERICK, COLORADO.

PAUL D. NELSON, JR.  
11330  
STATE OF COLORADO  
LAND SURVEYOR

PAUL D. NELSON, JR., L.S. # 11330

## TOWN OF FREDERICK APPROVAL

This map is to be known as "Wyatt Annexation to the Town of Frederick Colorado", and is approved and accepted for annexation to the Town of Frederick, County of Weld, State of Colorado, by Ordinance No. 361 passed and adopted at the regular meeting of the Town Board of Frederick, Colorado, held on the 17th day of February 1993.

Edward J. Tagliente  
Mayor

Jacqueline A. Barnett  
Clerk

## NOTES

- Property is subject to all Exceptions as listed in Schedule "B" of Commitment for Title Insurance by Transamerica Title Insurance Company, dated October 21, 1992, Commitment No. 8031538
- This Annexation includes the full 60' of right of way for County Road No. 18, and all distances, as shown, reflect this right of way.

Prepared for  
Richard P. & Charlette G. Wyatt

REVISION	DATE	COSTIN ENGINEERING CONSULTANTS, INC. 8125 N. CLYDEDALE ROAD CASTLE ROCK, COLORADO 80104 (303) 790-4888
add Co. Rd.	12/2/92	
add improvements	12/15/92	
revise boundary	12/15/92	
revise notes & cert.	12/15/92	
add operator names	1/20/93	
		ENGINEERING LAND SURVEYING CONSTRUCTION MANAGEMENT
		ANNEXATION PLAT
		DATE: 11-12-92
		DESIGN: PDH
		PROJ. NO. 136
		SHEET 1 OF 1

