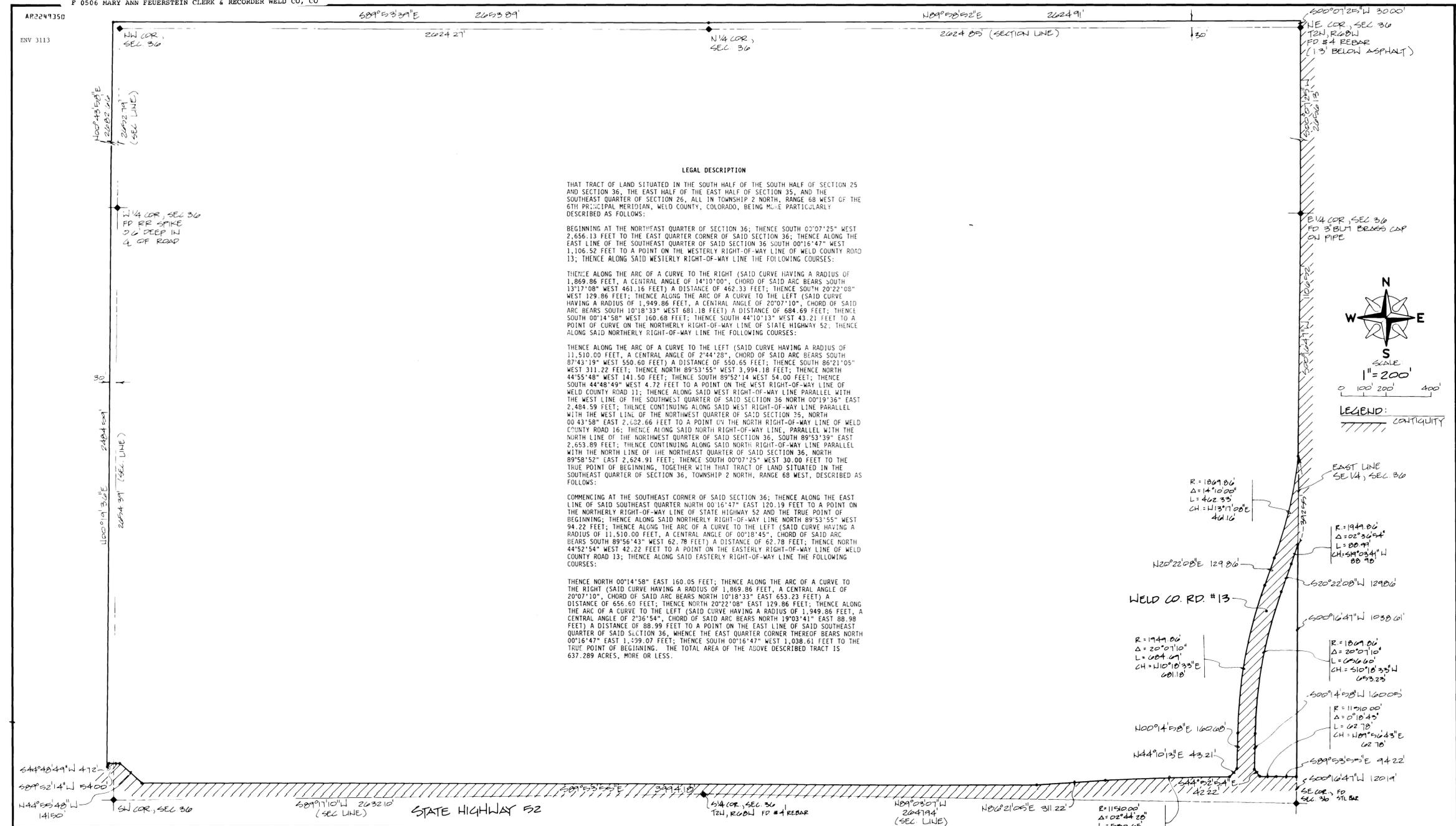


3113

B 1298 REC 02249350 05/07/91 09:54 \$10.00 1/001  
 F 0506 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO



**LEGAL DESCRIPTION**

THAT TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 25 AND SECTION 36, THE EAST HALF OF THE EAST HALF OF SECTION 35, AND THE SOUTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST QUARTER CORNER OF SECTION 36; THENCE SOUTH 00°07'25" WEST 2,656.13 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 SOUTH 00°16'47" WEST 1,106.52 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 13; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1,869.86 FEET, A CENTRAL ANGLE OF 14°10'00", CHORD OF SAID ARC BEARS SOUTH 13°17'08" WEST 461.16 FEET) A DISTANCE OF 462.33 FEET; THENCE SOUTH 20°22'08" WEST 129.86 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1,949.86 FEET, A CENTRAL ANGLE OF 20°07'10", CHORD OF SAID ARC BEARS SOUTH 10°18'33" WEST 681.18 FEET) A DISTANCE OF 684.69 FEET; THENCE SOUTH 00°14'58" WEST 160.68 FEET; THENCE SOUTH 44°10'13" WEST 43.21 FEET TO A POINT OF CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 52; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 11,510.00 FEET, A CENTRAL ANGLE OF 2°44'28", CHORD OF SAID ARC BEARS SOUTH 87°43'19" WEST 550.60 FEET) A DISTANCE OF 550.55 FEET; THENCE SOUTH 89°53'55" WEST 311.22 FEET; THENCE NORTH 89°53'55" WEST 3,994.18 FEET; THENCE NORTH 44°55'48" WEST 141.50 FEET; THENCE SOUTH 89°52'14" WEST 54.00 FEET; THENCE SOUTH 44°48'49" WEST 4.72 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 11; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 NORTH 00°19'36" EAST 2,484.59 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, NORTH 00°43'58" EAST 2,522.66 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 16; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, SOUTH 89°53'39" EAST 2,553.89 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, NORTH 89°58'52" EAST 2,624.91 FEET; THENCE SOUTH 00°07'25" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING, TOGETHER WITH THAT TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER NORTH 00°16'47" EAST 120.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 52 AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°53'55" WEST 94.22 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 11,510.00 FEET, A CENTRAL ANGLE OF 00°18'45", CHORD OF SAID ARC BEARS SOUTH 89°56'43" WEST 62.78 FEET) A DISTANCE OF 62.78 FEET; THENCE NORTH 44°52'54" WEST 42.22 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 13; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE NORTH 00°14'58" EAST 160.05 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1,869.86 FEET, A CENTRAL ANGLE OF 20°07'10", CHORD OF SAID ARC BEARS NORTH 10°18'33" EAST 653.23 FEET) A DISTANCE OF 656.60 FEET; THENCE NORTH 20°22'08" EAST 129.86 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1,949.86 FEET, A CENTRAL ANGLE OF 2°36'54", CHORD OF SAID ARC BEARS NORTH 19°03'41" EAST 88.98 FEET) A DISTANCE OF 88.99 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 36, WHENCE THE EAST QUARTER CORNER THEREOF BEARS NORTH 00°16'47" EAST 1,109.07 FEET; THENCE SOUTH 00°16'47" WEST 1,038.61 FEET TO THE TRUE POINT OF BEGINNING. THE TOTAL AREA OF THE ABOVE DESCRIBED TRACT IS 637.289 ACRES, MORE OR LESS.



**LEGEND:**  
 [Hatched pattern] CONTIGUOUS

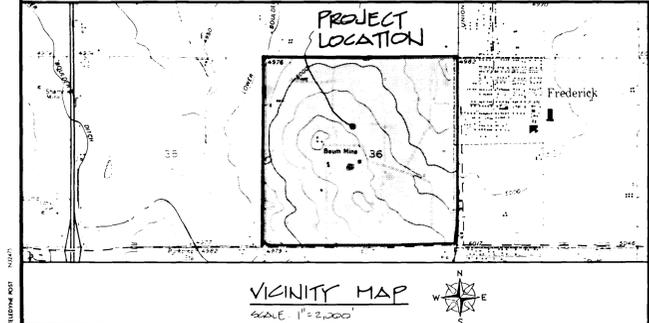
**ROCKY MOUNTAIN CONSULTANTS, INC.**  
 1960 INDUSTRIAL CIRCLE, SUITE A  
 LONGMONT, COLORADO 80501  
 PHONE: 772-5282 METRO: 665-6283



NO.	DESCRIPTION	DATE	BY

DACONO INVESTMENT CO., PROPERTY (SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN), ANNEXATION MAP FOR THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

SCALE: 1" = 200'  
 DATE: 3/7/90  
 DESIGNED BY: PB  
 DRAWN BY: H24  
 CHECKED BY: PB  
 JOB NO.: 42-1451-001.00  
 SHEET: 1 OF 1



**CONTIGUOUS BOUNDARY:**  
 11,534.41 FEET

**TOTAL BOUNDARY:**  
 23,049.08 FEET

**NOTE:**  
 THE LOCATION OF THE NORTH QUARTER CORNER AND NORTHWEST SECTION CORNER OF SECTION 36 WAS ESTABLISHED BY RECORDED TIES.  
 THE LOCATION OF THE SOUTHWEST CORNER OF SECTION 36 WAS ESTABLISHED BY MATHEMATICS FROM HIGHWAY RIGHT-OF-WAY MAPS.  
 NO TIES WERE FOUND TO CONFIRM THE POSITION OF THE WEST QUARTER CORNER (FOUND RAILROAD SPIKE). A BOUNDARY SURVEY WOULD BE NECESSARY TO CONFIRM THIS.  
 THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE CONSTRUED AS A BOUNDARY SURVEY.

I HEREBY CERTIFY THAT THE 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.

*Peter A. Bryant*  
 ROCKY MOUNTAIN CONSULTANTS, INC.  
 BY PETER A. BRYANT, COLORADO  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 20673



*Edmund J. Taghanta*  
 APPROVED MAY 20, 1990 TOWN OF FREDERICK  
 INV 3113