

PARK N RIDE ANNEXATION

TO THE TOWN OF FREDERICK, COLORADO
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH,
 RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

APPLICANT:
 Colorado Department of Transportation
 4201 East Arkansas Avenue
 Denver, CO, 80222

PARK N RIDE ANNEXATION
 TOTAL PERIMETER..... 2909.95'
 CONTIGUOUS BOUNDARY..... 2100.90'
 MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED..... 484.99'

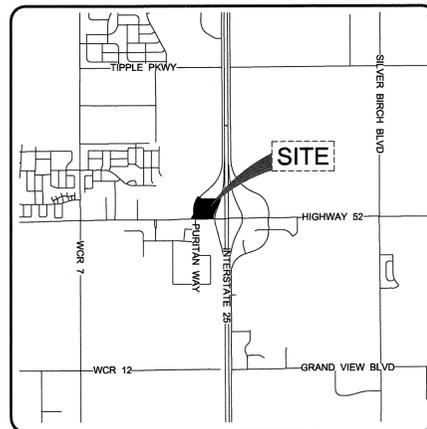
SURVEYOR:
 Northern Engineering
 Steven A. Lund
 820 8th Street, Greeley, Colorado
 970-395-9880

LINE LEGEND

| | |
|-------|--------------------------|
| --- | RIGHT OF WAY LINE |
| ---- | SECTION LINE |
| ----- | ANNEXATION BOUNDARY LINE |
| ----- | LOT LINE |
| ----- | EXISTING ANNEXATION LINE |
| ----- | EASEMENT LINE |

SYMBOL LEGEND

| | |
|---|-----------------------------------|
| ○ | CALCULATED POSITION |
| ● | FOUND PROPERTY MONUMENT |
| ⊕ | FOUND SECTION CORNER AS DESCRIBED |



VICINITY MAP
 SCALE: 1" = 3000'

PLANNING COMMISSION CERTIFICATE:
 Approved by the Frederick Planning Commission with Planning Commission Resolution 2021-08A this 4th day of March, 2021.
 [Signature]
 Chairman
 [Signature]
 Planning Commission Secretary

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:
 This annexation map is to be known as the PARK N RIDE ANNEXATION and is approved and accepted along with the Zoning Designation by Ordinances No. 1356 and 1357, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on March 9, 2021.
 [Signature]
 Mayor
 Attest: [Signature]
 Town Clerk



CERTIFICATE OF OWNERSHIP:

Know all men by these presents that the Department of Transportation, State of Colorado, being the Owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, described as follows:

A parcel of land being a portion of the Southeast Quarter of Section Thirty-four (34), Township Two North (T.2N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado:

COMMENCING at the South Quarter Corner of said Section 34 and assuming the South line of the Southeast Quarter of Section 34 as bearing North 89°36'07" East a distance of 2662.24 feet with all other bearings contained herein relative thereto:

THENCE North 89°36'07" East along the South line of the Southeast Quarter of said Section 34 a distance of 1263.77 feet;
 THENCE North 00°23'53" West a distance of 30.00 feet to the most Southerly Southeast corner of the Wyndham Hill Annexation No. 1 recorded June 7, 2004 as Reception No. 3187002 of the Records of Weld County and to the POINT OF BEGINNING.

The following five (5) courses are along the Southeasterly, Easterly, and Southerly lines of said Wyndham Hill Annexation No. 1:
 THENCE North 39°58'57" East a distance of 116.73 feet;
 THENCE North 00°55'14" West a distance of 178.26 feet;
 THENCE along the arc of a curve concave to the Southeast a distance of 457.62 feet, said curve has a Radius of 771.00, a Delta of 34°00'27" and is subtended by a chord bearing North 16°04'59" East a distance of 450.93 feet;
 THENCE South 56°54'45" East a distance of 131.23 feet;
 THENCE North 90°00'00" East a distance of 638.78 feet to the Westerly Right of Way line of Interstate 25;
 THENCE South 23°12'57" West along said Westerly Right of Way line of Interstate 25 a distance of 585.64 feet;
 THENCE South 00°23'53" East a distance of 86.13 feet to the Northerly line of the Weld County Rd. 13, State Highway 52 and Wagner Property Annexation recorded September 15, 1989 as Reception No. 2191962 of the Records of Weld County;
 THENCE South 89°36'07" West along said Northerly line of that Annexation recorded as Reception No. 2191962 and along the Northerly line of Parcel One of the Highway Oasis Annexation recorded August 5, 1993 as Reception No. 2344896 of the records of Weld County a distance of 715.56 feet to the POINT OF BEGINNING.

TOTAL ANNEXED AREA for the Park N Ride Annexation is 10.65 acres, more or less (±).

This described tract contains 10.65 acres more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

Executed this 8 day of April, 2021.

[Signature]
 Owner

State of Colorado)
) ss
 County of Weld)

The foregoing certificate of ownership was acknowledged before me by Stephen Havelson acting in his/her capacity as Chief Engineer, CDOT this 8 day of April, 2021.

Witness My Hand and Seal
 My Commission Expires February 9, 2025

[Signature]
 Notary Public

AMANDA DEBORD
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20214005233
 MY COMMISSION EXPIRES FEBRUARY 9, 2025

SURVEY NOTES:

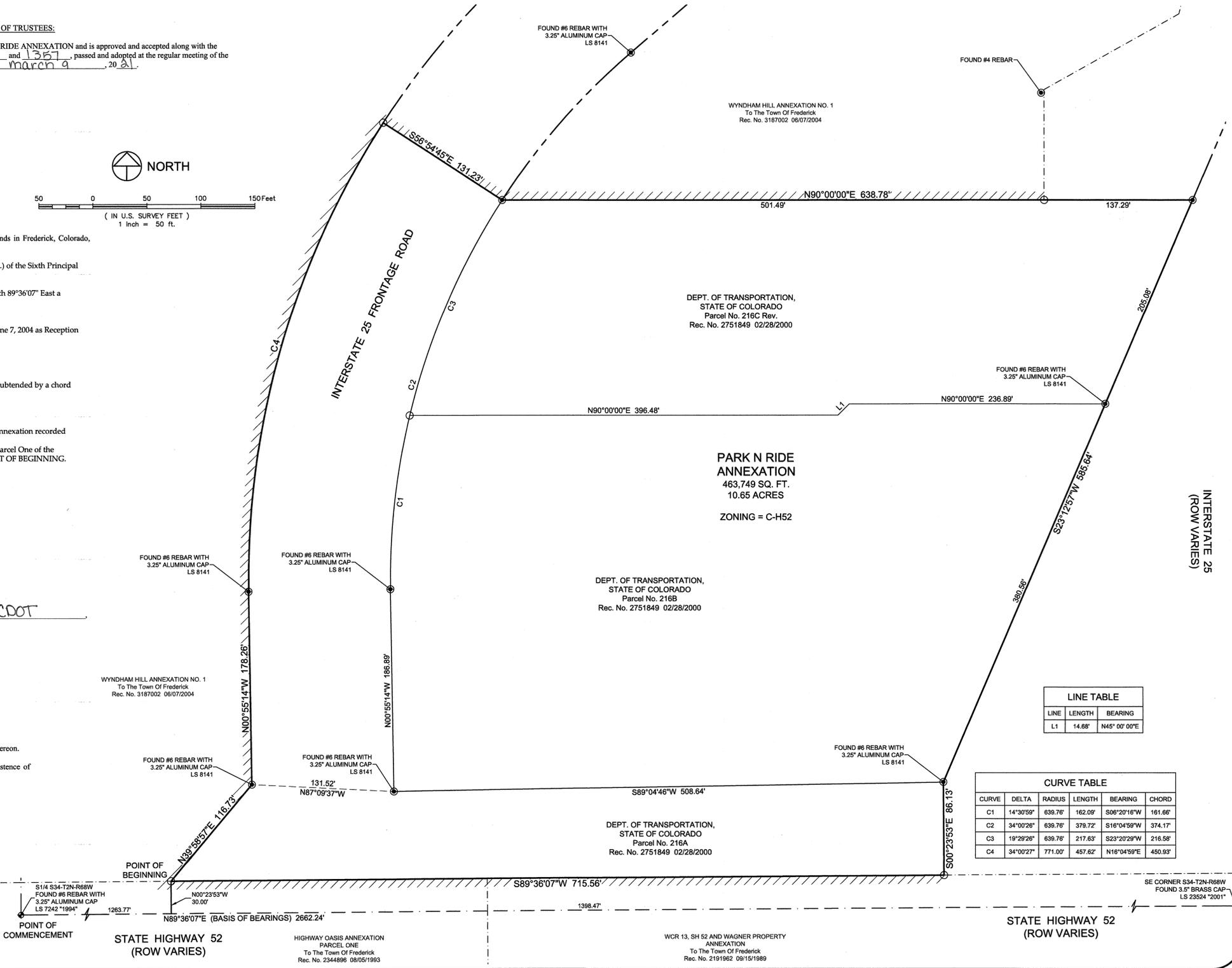
1. Basis of Bearings: The South line of the Southeast Quarter of Section 13 as bearing North 89°36'07" East (assumed bearing) and Monumented as shown hereon.
2. Unit of measure is U.S. Survey Feet.
3. No rights-of-way or easements, except those shown hereon, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.
4. This survey does not constitute a title search by the surveyor.

SURVEYOR'S CERTIFICATION:

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby certify that the Annexation Map shown hereon is a correct delineation of the above described parcel of land and that at least on one-sixth (1/6) of the peripheral boundary of said parcel is contiguous to the present boundary of the Town of Frederick, 2100.90 feet contiguous, perimeter 2909.96 feet.

I further certify that this map and legal description were prepared under my personal supervision on this 16th day of March, 2021.

[Signature]
 Steven A. Lund
 Colorado Registered Professional Land Surveyor #34995



LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 14.68' | N45°00'00"E |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|-------|-----------|---------|---------|-------------|---------|
| C1 | 14°30'59" | 639.76' | 162.09' | S06°20'16"W | 161.66' |
| C2 | 34°00'26" | 639.76' | 379.72' | S16°04'59"W | 374.17' |
| C3 | 19°29'26" | 639.76' | 217.63' | S23°20'29"W | 216.58' |
| C4 | 34°00'27" | 771.00' | 457.62' | N16°04'59"E | 450.93' |

NOTICE:
 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 hereon.

SECTION: 34
 TOWNSHIP: 2 N
 RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
 FORT COLLINS: 301 North Howe Street, Suite 100, 80521-9702, 970.221-4158
 GREELEY: 820 6th Street, 80631
 northernengineering.com

DATE: 01/08/2019
 01/08/2021
 PROJECT: 1283-009
 DESIGNED BY: A. Lund
 DRAWN BY: A. Lund
 SCALE: 1" = 50'
 REVIEWED BY: S. Lund

ANNEXATION MAP
 PARK N RIDE ANNEXATION TO THE TOWN OF FREDERICK, WELD COUNTY, COLORADO

Sheet
 1
 Of 1 Sheets