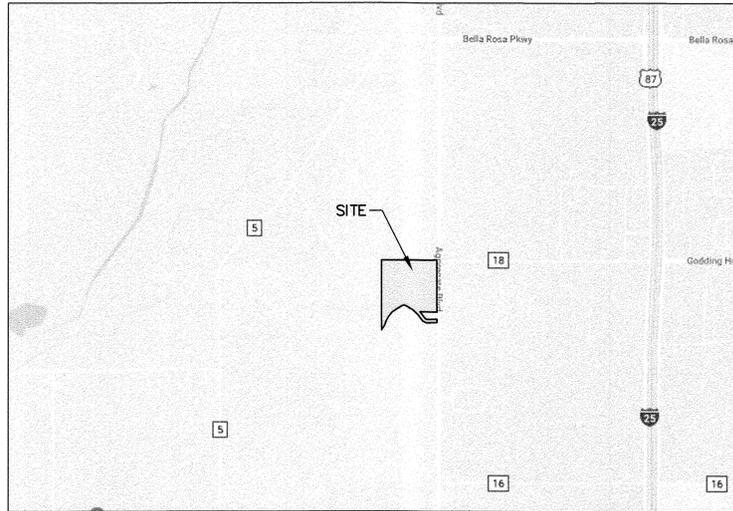
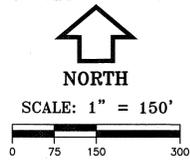


DREAMER'S RIDGE PHASE 2 ANNEXATION AND REZONE TO THE TOWN OF FREDERICK

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, T2N, R68W OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
1" = 2000'



CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT JEFFREY ALLEN WRIGHT AND STEPHANIE JEAN WRIGHT, BEING THE OWNER(S), MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

LOT B, RECORDED EXEMPTION NO. 1313-28-01 RECX16-0204, COUNTY OF WELD, STATE OF COLORADO.

THUS DESCRIBED TRACT CONTAINS 38.331 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 16th DAY OF March, 2021.

OWNER:
JEFFREY ALLEN WRIGHT & STEPHANIE JEAN WRIGHT

BY: JEFFREY ALLEN WRIGHT

BY: STEPHANIE JEAN WRIGHT

ACKNOWLEDGEMENT:

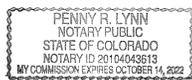
STATE OF COLORADO }
 COUNTY OF Weld } SS

THE FOREGOING INSTRUMENT OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY JEFFREY ALLEN WRIGHT & STEPHANIE JEAN WRIGHT

THIS 16th DAY OF March, 2021

MY COMMISSION EXPIRES: 10/14/2022

WITNESS MY HAND AND OFFICIAL SEAL.



Penny R. Lynn
NOTARY PUBLIC

LIENHOLDER:
DREAM WEAVER HOLDINGS, LLC

BY: JON FILE, MANAGER

ACKNOWLEDGEMENT:

STATE OF COLORADO }
 COUNTY OF WELD } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY JON FILE, MANAGER OF DREAM WEAVER HOLDINGS, LLC.

THIS 18th DAY OF March, 2021

MY COMMISSION EXPIRES: 11/2/24

WITNESS MY HAND AND OFFICIAL SEAL.

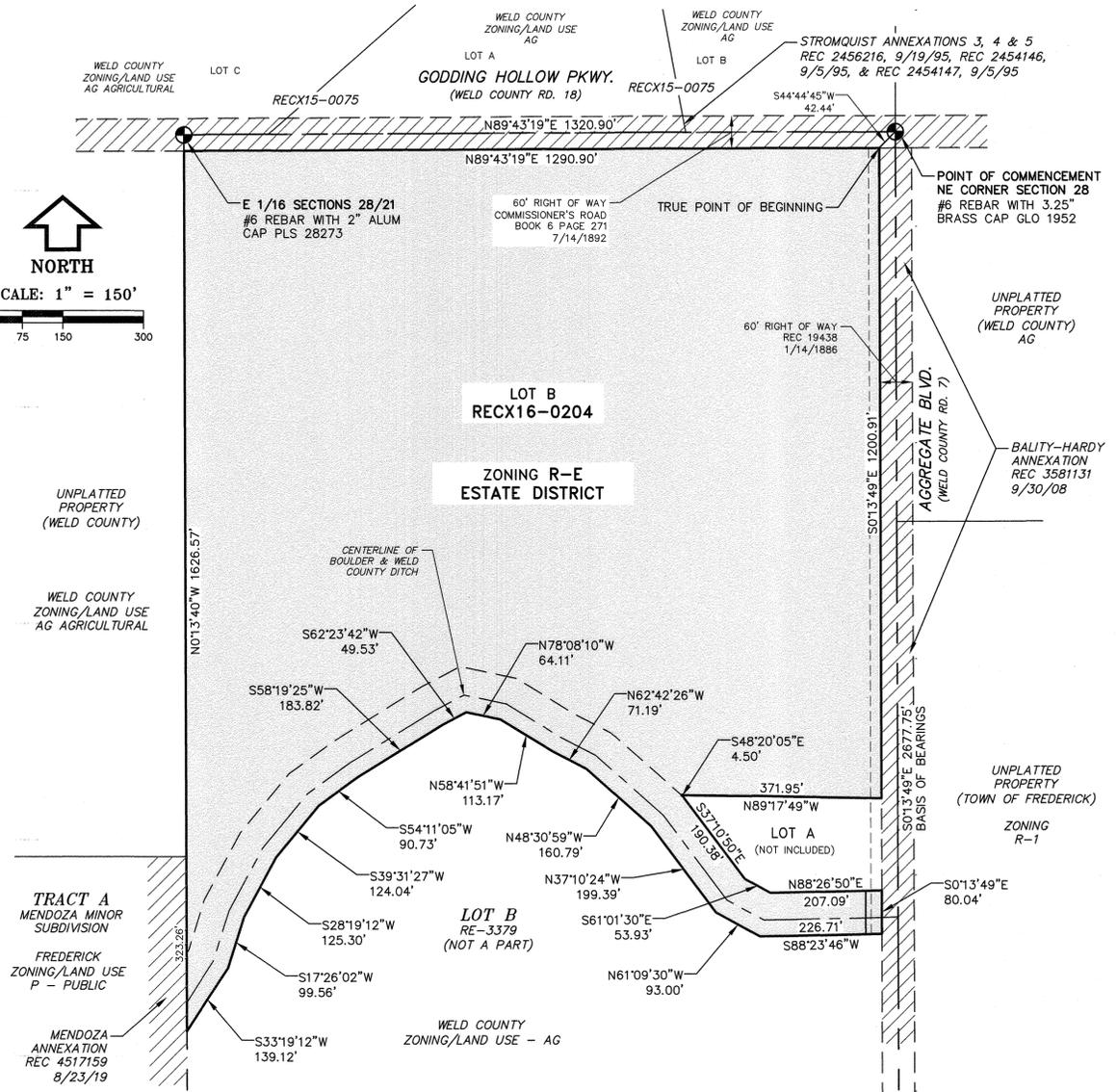


James Vail Sites
NOTARY PUBLIC

LAND USE TABLE			
LOTS	LAND USE	ZONING	ACRES
1, 2, AND 3	RESIDENTIAL	R-E	35.08
RIGHT OF WAY	RIGHT OF WAY	R-E	3.25
TOTAL			38.33

MINERAL RIGHTS STATEMENT

LAND OWNED BY:
JEFFREY & STEPHANIE WRIGHT
 MINERAL OWNERS ARE:
ULA WESTMORELAND
 NOEL HINGLEY & KAREN GARDNER
 CURRENT LESSEES ARE:
KP KAUFMAN COMPANY INC. &
CRESTONE PEAK RESOURCES OPERATING LLC

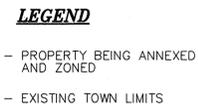


ZONING DESCRIPTION: R-E

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PART OF LOT B, RECORDED EXEMPTION NO. 1313-28-01 RECX16-0204 RECORDED APRIL 12, 2017 AT RECEPTION NO. 4293297, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S44°44'45\"/>

CONTAINING 1,591,629 SQUARE FEET OR 36.539 ACRES, MORE OR LESS.



TECHNICAL CONSULTANTS

LAND SURVEYING
 EHRHART LAND SURVEYING, LLC
 77 ERIE VILLAGE SQ., SUITE 290
 ERIE, CO 80516
 PHONE: (303) 828-3340

CONTIGUITY

TOTAL PERIMETER OF PROPERTY: 6,766.72'
 1/6 TOTAL PERIMETER OF PROPERTY: 1,127.79'
 PERIMETER CONTIGUOUS TO THE TOWN OF FREDERICK: 2,895.11'

TOTAL AREA BEING ANNEXED: 1,591,629 SQUARE FEET OR 36.539 ACRES, MORE OR LESS

NOTES

- UNIFIED TITLE COMPANY OF NORTHERN COLORADO, LLC, FILE NO. 17153JTG AMENDMENT NO. 2, DATED APRIL 23, 2019, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
- BEARINGS ARE BASED ON EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, T2N, R68W OF THE 6TH P.M., BEARS S00°13'49\"/>

FLOOD ZONE STATEMENT

SUBJECT PROPERTY IS LOCATED IN ZONE \"X\" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR WELD COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08013C0435J, DATED DECEMBER 18, 2012, AND FEMA'S ONLINE INTERACTIVE MAP.

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION

20 21 - OIA THIS 7th DAY OF January A.D., 2021

Ima
CHAIRMAN
Jeffrey
PLANNING AND ZONING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS MAP IS TO BE KNOWN AS \"DREAMER'S RIDGE PHASE 2 ANNEXATION AND REZONE\" AND IS APPROVED AND ACCEPTED ALONG WITH THE ZONING DESIGNATION

BY ORDINANCE NO. 1352 AND 1353 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON January 26, 2021

Therese
MAYOR
Myah
TOWN CLERK

SURVEYING CERTIFICATE

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION AND REZONE MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE HEREGON 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.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THE 3RD DAY OF SEPTEMBER, 2020.

JOHN P. EHRHART
 COLORADO P.L.S. #29414
 EHRHART LAND SURVEYING, LLC
 PO BOX 930, ERIE, CO 80516
 PHONE: 303-828-3340



 P.O. Box 930 • Erie, Colorado 80516 (303) 828-3340 www.coloradolands.com	SHEET: 1 OF 1
	DATE: 9/3/20
	DRAWN BY: JPE
	PROJECT: S195086