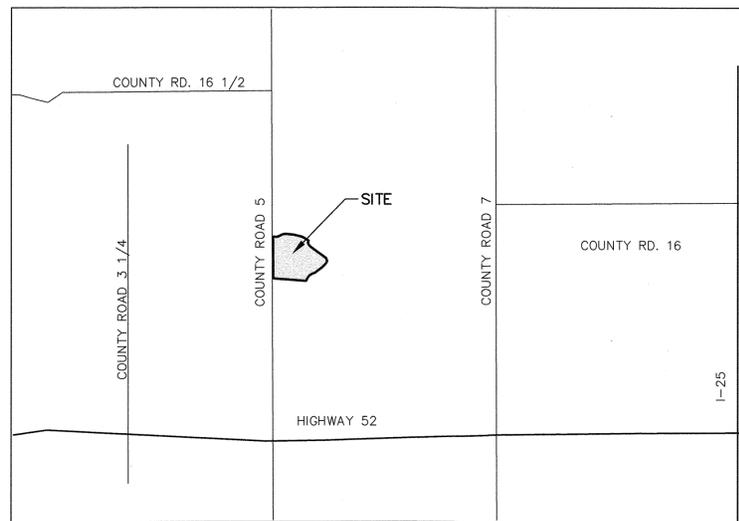


GRIGSBY/FIELING ANNEXATION AND REZONE TO THE TOWN OF FREDERICK

A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, 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 GUY W. GRIGSBY & AMY J. FIELING, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PART OF LOT B, RECORDED EXEMPTION NO. 1313-33-2 RE-5065, RECORDED JULY 14, 2011 AT RECEPTION NO. 3779824, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT B; THENCE S85°03'17"E ALONG THE NORTH LINE OF SAID LOT B A DISTANCE OF 30.13 FEET TO A POINT ON THE EAST LINE OF THE YARDLEY WETLANDS ANNEXATION & ZONING #4, RECORDED JULY 5, 2007 AT RECEPTION NO. 3488204, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID LOT B FOR THE FOLLOWING TWENTY THREE (23) COURSES: 1) S85°03'17"E A DISTANCE OF 65.99 FEET; 2) N82°52'50"E A DISTANCE OF 51.26 FEET; 3) N62°07'44"E A DISTANCE OF 91.60 FEET; 4) N70°51'07"E A DISTANCE OF 53.99 FEET; 5) N87°21'42"E A DISTANCE OF 61.17 FEET; 6) S83°39'28"E A DISTANCE OF 197.29 FEET; 7) S76°08'00"E A DISTANCE OF 166.81 FEET; 8) S65°25'48"E A DISTANCE OF 75.58 FEET; 9) S55°59'46"E A DISTANCE OF 70.42 FEET; 10) S64°31'11"E A DISTANCE OF 49.42 FEET; 11) S 16°01'04"W A DISTANCE OF 59.29 FEET; 12) S24°33'31"E A DISTANCE OF 53.35 FEET; 13) S46°28'50"E A DISTANCE OF 70.10 FEET; 14) S54°09'37"E A DISTANCE OF 435.08 FEET; 15) S20°54'57"E A DISTANCE OF 82.09 FEET; 16) S28°44'54"W A DISTANCE OF 61.64 FEET; 17) S44°53'23"W A DISTANCE OF 119.18 FEET; 18) S52°43'59"W A DISTANCE OF 212.55 FEET; 19) S67°45'14"W A DISTANCE OF 95.46 FEET; 20) S58°33'22"W A DISTANCE OF 62.45 FEET; 21) S 36°12'20"W A DISTANCE OF 65.89 FEET; 22) S27°54'36"W A DISTANCE OF 81.11 FEET; 23) N85°43'21"W A DISTANCE OF 773.83 FEET TO A POINT ON THE EAST LINE OF SAID YARDLEY WETLANDS ANNEXATION; THENCE N00°17'33"W ALONG SAID EAST LINE A DISTANCE OF 978.10 FEET TO THE TRUE POINT OF BEGINNING;

DESCRIBED TRACT CONTAINS 1,038,591 SQ. FEET OR 23.843 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 6 DAY OF May, 2021.

OWNER:
GUY W. GRIGSBY & AMY J. FIELING

BY: GUY W. GRIGSBY

BY: AMY J. FIELING

STATE OF COLORADO)
COUNTY OF Boulder)SS

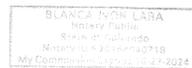
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY GUY W. GRIGSBY & AMY J. FIELING

THIS 6 DAY OF May, 2021.

WITNESS MY HAND AND OFFICIAL SEAL Blanca Ivan Lara

MY COMMISSION EXPIRES: October 27, 2024

Blanca Ivan Lara
NOTARY PUBLIC

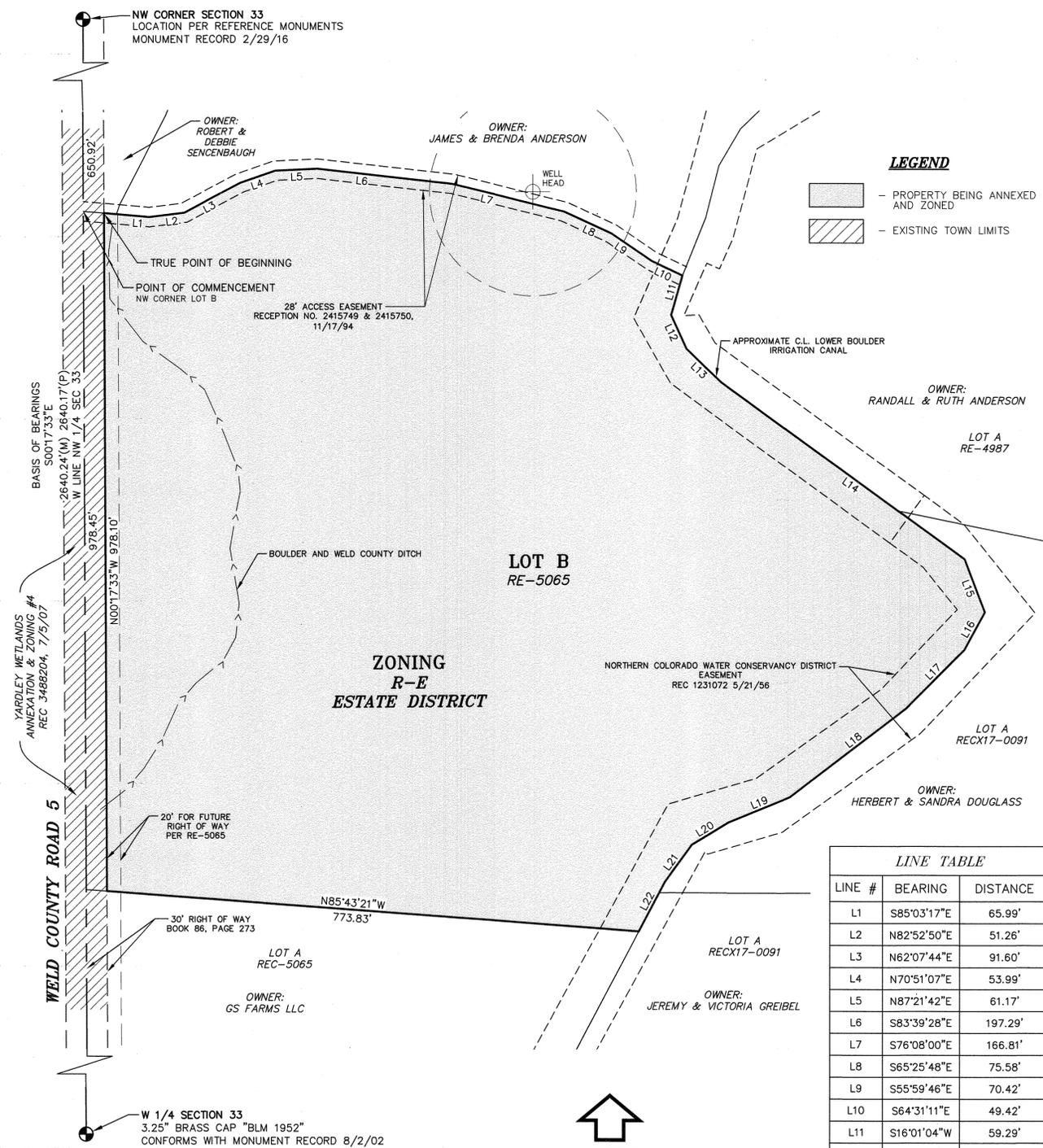


SURVEYING CERTIFICATE

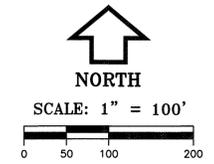
I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FREDERICK, 978.12 FEET CONTIGUOUS, PERIMETER 4,033.68 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THE 13TH DAY OF NOVEMBER, 2020.

John P. Ehrhart
JOHN P. EHRHART
COLORADO P.L.S. #29414



LINE #	BEARING	DISTANCE
L1	S85°03'17"E	65.99'
L2	N82°52'50"E	51.26'
L3	N62°07'44"E	91.60'
L4	N70°51'07"E	53.99'
L5	N87°21'42"E	61.17'
L6	S83°39'28"E	197.29'
L7	S76°08'00"E	166.81'
L8	S65°25'48"E	75.58'
L9	S55°59'46"E	70.42'
L10	S64°31'11"E	49.42'
L11	S16°01'04"W	59.29'
L12	S24°33'31"E	53.35'
L13	S46°28'50"E	70.10'
L14	S54°09'37"E	435.08'
L15	S20°54'57"E	82.09'
L16	S28°44'54"W	61.64'
L17	S44°53'23"W	119.18'
L18	S52°43'59"W	212.55'
L19	S67°45'14"W	95.46'
L20	S58°33'22"W	62.45'
L21	S36°12'20"W	65.89'
L22	S27°54'36"W	81.11'



MINERAL RIGHTS STATEMENT

LAND OWNED BY:
GUY W. GRIGSBY & AMY J. FIELING
MINERAL OWNERS ARE:
GUY WELLMAN GRIGSBY, 6870 CR 5, ERIE, CO 80516
ROBERT N. SENCENBAUGH, P.O. BOX 637, ERIE, CO 80516
DEBBIE B. SENCENBAUGH, P.O. BOX 637, ERIE, CO 80516
KAREN L. LOBSOCO & FRANK M. LOBSOCO, 7501 TUDOR RD., COLORADO SPRINGS, CO 80919
JOSEPH N. SENCENBAUGH, P.O. BOX 1394, COLORADO SPRINGS, CO 80901
WOLF RESOURCES LLC, 621 17TH ST., DENVER, CO 80293

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 _____ 4,033.68'
 1/6 TOTAL PERIMETER OF PROPERTY _____ 672.28'
 PERIMETER CONTIGUOUS TO THE TOWN OF FREDERICK _____ 978.12'

TOTAL AREA BEING ANNEXED: 1,038,591 SQ. FEET OR 23.843 ACRES, MORE OR LESS

NOTES

- 1) LAND TITLE GUARANTEE COMPANY, ORDER NUMBER K25177763, DATED JULY 21, 2020, 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.
- 2) 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.
- 3) BEARINGS ARE BASED ON WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, T2N, R68W OF THE 6TH P.M., BEARS N00°17'33"W (ASSUMED), A DISTANCE OF 2,640.24 FEET, MONUMENTED AS SHOWN HEREON.

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 OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2021-09A THIS 15 DAY OF April, 2021.

Mae
CHAIRMAN
Herbert & Sandra Douglass
PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS MAP IS TO BE KNOWN AS "GRIGSBY/FIELING ANNEXATION AND REZONE" TO THE TOWN OF FREDERICK, COLORADO, AND IS APPROVED AND ACCEPTED ALONG WITH THE ZONING DESIGNATION BY ORDINANCE NO. 1359 AND 1360 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON April 21, 2021.

Blacie Britts
MAYOR
ATTEST:
William P. Heintz
TOWN CLERK



EHRHART
LAND SURVEYING

P.O. Box 930 • Erie, Colorado 80516
(303) 828-3340
www.coloradois.com

SHEET:
1 OF 1

DATE: 1/8/21

DRAWN BY: JPE

PROJECT: S205025