

MCDONALD FARMS RE-ZONING PROJECT

LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 COUNTY OF WELD, STATE OF COLORADO

Surveying Certificate:

I, Stewart J. Stovel, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Zoning Amendment Map shown hereon is a correct delineation of the above described parcel of land.
 I further certify that this map and legal description were prepared under my personal supervision on this 15 day of September, 2021.

By Stewart J. Stovel (Seal)
 (registered land surveyor, reg. no.)



Owner:
 The McDonald Family Limited Liability Partnership
 7440 E I-25 Frontage Rd
 Frederick, CO 80516
 (303) 772-4577

Engineer
 Rule Engineering, LLC
 1055 Kipling St
 Lakewood, CO 80121
 (303) 431-8500

Contact: Kam Crawford

Surveyor
 Intermill Land Surveying, Inc.
 1301 North Cleveland Avenue
 Loveland, CO 80537
 (970) 658-0516

Contact: Steven John Stencel

Submitter's Note:
 Parcels 3 and 4 (Weld County PID 13132600073 and 13132600075) are not included in this zoning application. They are to be reviewed during the Town of Frederick's comprehensive planning process.

Planning Commission Certificate:

Approved by the Frederick Planning Commission with Planning Commission Resolution 202115A this 13 day of July, 2021.

Imae
 Chairman

Stewart J. Stovel
 Planning Commission Secretary

Certificate of Approval by the Board of Trustees:

This amendment to the official zoning map amends Ordinance No. 1364 and is to be known as the McDonald Farms Re-Zoning Project and is approved and accepted by Ordinance No. _____ passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on August 16, 2021. All conditions, terms, and specifications designated or described herein shall be binding on the owner, its heirs, successors, and assigns.

Charci Bickel
 Mayor

Attest:
Michael
 Town Clerk



LAND USE TABLE				
PARCEL	1	2	3	4
PID	131326000060	131326000074	131326000073	131326000075
LOT SIZE (+/-)	8.17 ACRES	6.35 ACRES	30.31 ACRES	88.65 ACRES
CURRENT ZONING	PLANNED URBAN DEVELOPMENT UNIT (PUD)			
PROPOSED ZONING	INDUSTRIAL (I)	INDUSTRIAL (I)	NO ZONING CHANGE	NO ZONING CHANGE

Vicinity Map:



General Notes:
 1) Legals obtained from Title Commitment number 490159, prepared by Stewart Title Guaranty Company, Effective date: August 12, 2019.
 2) Basis of Bearings: The West line of the Southwest Quarter of Section 26 is assumed to bear South 00°00'00" West.
 3) No creation of a legal non-conforming use for the existing uses on site is conferred by this rezoning application. A conditional use permit for some of the existing uses shall be required in order to continue operation.

Certificate of Ownership:

Know all men by these presents that The McDonald Family Limited Liability Partnership being the Owner(s), Mortgagee, or Lien holder of certain lands in Frederick, Colorado, have caused an amendment to the official zoning map of the Town of Frederick to be prepared for said land to show how the lot, parcel or tract will be developed. The land is more particularly described as follows:

PARCEL 131326000060, THE WEST 720.86 FEET OF LOT A OF RECORDED EXEMPTION NO. 13-13-26-3-RE 865 RECORDED JANUARY 6, 1988 IN BOOK 1182 AT RECEPTION NO. 2127162, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 26 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST 1/4 AS BEARING SOUTH 00 DEGREES 00'00" EAST WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89 DEGREES 12'25" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 50.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00'00" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 543.85 FEET; THENCE NORTH 89 DEGREES 12'25" EAST PARALLEL WITH SAID NORTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 720.86 FEET; THENCE NORTH 00 DEGREES 00'00" EAST 543.85 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 12'25" WEST ALONG SAID NORTH LINE 720.86 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO DEPARTMENT OF TRANSPORTATION BY DEED RECORDED MARCH 17, 2004 AT RECEPTION NO. 3162478.

PARCEL 131326000074, PART OF LOT B OF RECORDED EXEMPTION NO. 13-13-26-3-RE 865, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 26 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST 1/4 AS BEING SOUTH 00'00" EAST WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°12'25" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 50.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25; THENCE SOUTH 00°00'00" EAST, A LONG THE EAST RIGHT OF WAY LINE OF THE FRONTAGE ROAD OF INTERSTATE 25, 543.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST ALONG SAID EAST RIGHT OF WAY LINE 239.85 FEET; THENCE NORTH 89°12'25" EAST, 1220.86 FEET; THENCE NORTH 00°00'00" WEST, 239.85 FEET; THENCE SOUTH 89°12'25" WEST, 1220.86 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE FRONTAGE ROAD OF INTERSTATE 25 AND THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL PORTION CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN THE DEED RECORDED MARCH 17, 2004AS RECEPTION NO. 3162476.

COUNTY OF WELD, STATE OF COLORADO

This described tract contains 14.52 acres more or less, together with and subject to all easements and rights-of-way existing and/or of public record, do hereby amend the official zoning map of the Town of Frederick, Weld County, Colorado as depicted hereon, subject to approval by the Board of Trustees of the Town of Frederick.

Executed this 6th day of July, 2021 9-14-2021

BY: Douglas Lee McDonald
 Douglas Lee McDonald, General Manager
 The McDonald Family Limited Liability Partnership

BY: Marjorie Rose McDonald
 Marjorie Rose McDonald, General Manager
 The McDonald Family Limited Liability Partnership

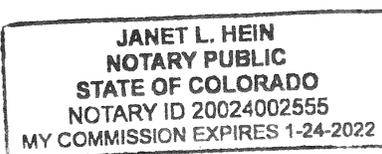


Danielle Niesen
 9/14/2021

State of Colorado)
) ss
 County of) Larimer

The foregoing certificate of ownership was acknowledged before me by Douglas Lee McDonald and Marjorie Rose McDonald, acting in their capacity as General Managers of The McDonald Family Limited Liability Partnership, this 6th day of July, 2021.

Witness My Hand and Seal Janet L. Hein
 My commission expires 1-24-2022
 Notary Public



Rule Engineering, LLC
 Solutions to Regulations for Industry



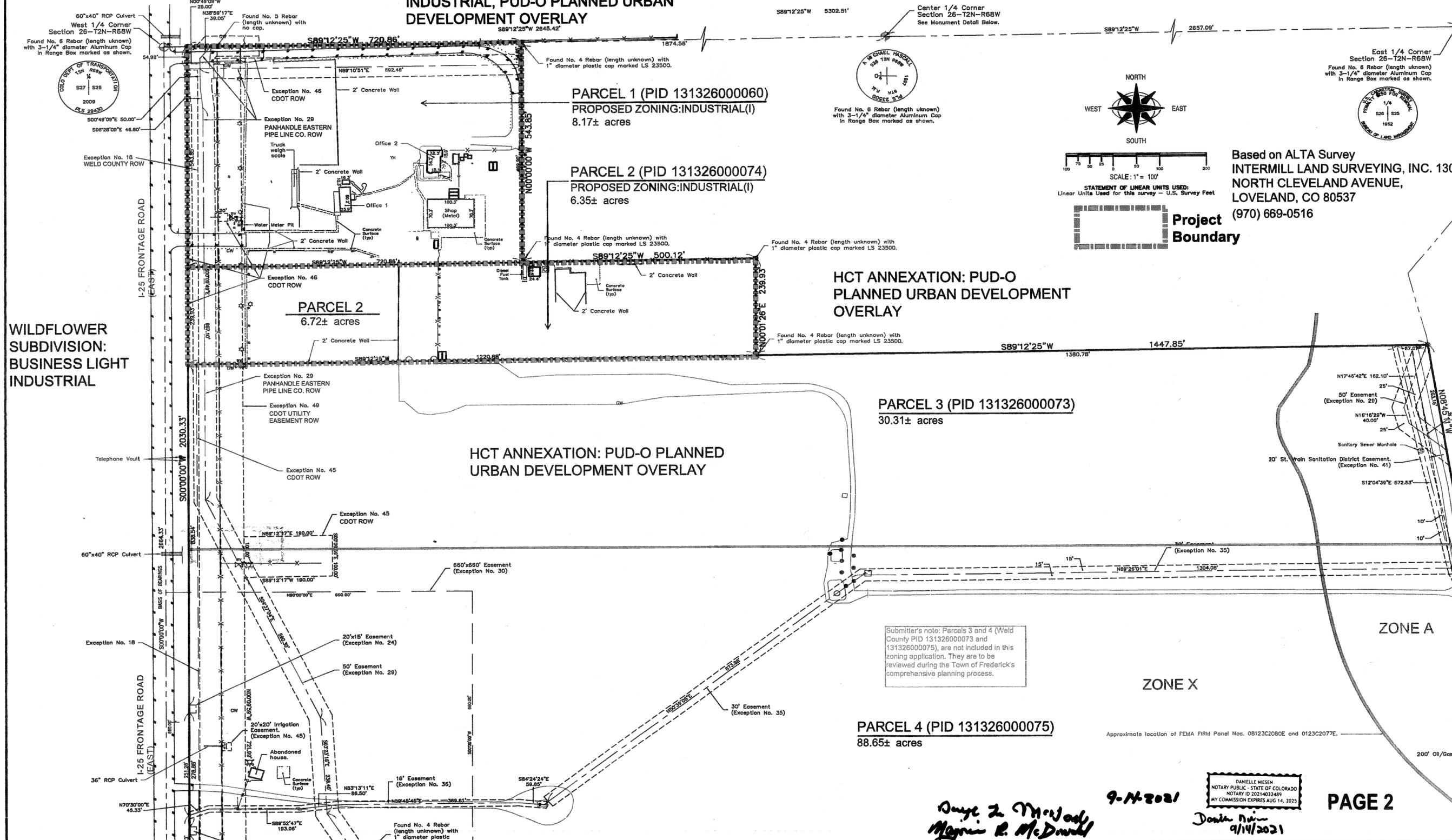
Frederick Facility
 7440 E I-25 Frontage Rd
 Frederick, Colorado 80516

MCDONALD FARMS RE-ZONING PROJECT

Date: 6/22/21

A PORTION OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

**FREDERICK WEST BUSINESS CENTER:
 INDUSTRIAL, PUD-O PLANNED URBAN
 DEVELOPMENT OVERLAY**



Submitter's note: Parcels 3 and 4 (Weld County PID 13132600073 and 13132600075), are not included in this zoning application. They are to be reviewed during the Town of Frederick's comprehensive planning process.

Center 1/4 Corner Section 26-T2N-R68W See Monument Detail Below.

East 1/4 Corner Section 26-T2N-R68W Found No. 6 Rebar (length unknown) with 3-1/4" diameter Aluminum Cap in Range Box marked as shown.

North

Scale: 1" = 100'

STATEMENT OF LINEAR UNITS USED: Linear Units Used for this survey - U.S. Survey Feet

Project Boundary

Based on ALTA Survey INTERMILL LAND SURVEYING, INC. 1301 NORTH CLEVELAND AVENUE, LOVELAND, CO 80537 (970) 669-0516

*Page 2 of 2
 Megan R. McDonald*

9-14-2021

DANIELLE NIESEN
 NOTARY PUBLIC - STATE OF COLORADO
 NOTARY ID: 20214032489
 MY COMMISSION EXPIRES AUG 14, 2025

*Danille Niesen
 9/14/2021*

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