

ANNEXATION MAP

BRUNEMEIER ANNEXATION

A TRACT OF LAND IN THE NE1/4 OF SECTION 32 AND THE NW1/4 OF SECTION 33 T2N, R67W OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO. AREA = 127.353 ACRES, MORE OR LESS.

4148156 Pages: 1 of 2 10/06/2015 04:58 PM \$ Fee: \$21.00

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT JAMES A. BRUNEMEIER AND BEVERLY J. BRUNEMEIER, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 32 AND IN THE NW1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32, FROM WHICH THE E1/4 CORNER OF SAID SECTION 32 BEARS S00°01'32"E, 2637.64 FEET (BASIS OF BEARING), THENCE S00°01'32"E, 30.00 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 32 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 16 AND THE POINT OF BEGINNING.

THENCE N89°22'21"E, 30.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 16 TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 17;

THENCE S00°01'32"E, 2607.64 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 17 TO THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 33;

THENCE S89°22'20"W, 30.00 FEET ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 33 TO THE E1/4 CORNER OF SECTION 32;

THENCE S89°23'14"W, 30.00 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 32 TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 17;

THENCE N00°01'32"W, 650.11 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 17 TO THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO CENTRAL WELD COUNTY WATER DISTRICT AS DESCRIBED IN QUIT CLAIM DEED RECORDED MARCH 25, 1996, AS RECEPTION NO. 2482459 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S89°23'23"W, 299.74 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2482459 TO THE NORTHWEST CORNER THEREOF; THENCE S00°02'07"W, 200.09 FEET ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2482459 TO THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO TOWN OF FREDERICK AS DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 12, 1978, AS RECEPTION NO. 1766292 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S89°23'11"W, 0.05 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 1766292 TO THE NORTHWEST CORNER THEREOF;

THENCE S00°01'32"E, 150.00 FEET ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 1766292 TO THE SOUTHWEST CORNER THEREOF, ALSO BEING A POINT ALONG THE NORTHERLY LINE OF LOT "A" OF CORRECTED RECORDED EXEMPTION 1311-32-1-RE1674, A RECORDED EXEMPTION IN THE COUNTY OF WELD, STATE OF COLORADO, RECORDED DECEMBER 17, 1996, AS RECEPTION NO. 2525399 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S89°23'14"W, 5.63 FEET ALONG THE NORTHERLY LINE OF SAID LOT "A", TO THE NORTHWEST CORNER THEREOF;

THENCE S00°01'44"E, 300.03 FEET ALONG THE WESTERLY LINE OF SAID LOT "A" TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 32;

THENCE S89°23'14"W, 2284.14 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 32 TO THE E1/4 CORNER OF SAID SECTION 32;

THENCE N00°09'44"E, 282.45 FEET ALONG THE WEST LINE OF THE NE1/4 OF SAID SECTION 32 TO THE EASTERLY RIGHT-OF-WAY LINE OF THE BULL CANAL OF THE STANLEY DITCH CONVEYED TO THE FARMERS RESERVOIR AND IRRIGATION COMPANY AS DESCRIBED IN WARRANTY DEED RECORDED JANUARY 5, 1910, IN BOOK 314 AT PAGE 285 OF THE RECORDS OF WELD COUNTY, COLORADO;

THE FOLLOWING COURSES AND DISTANCE ARE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BULL CANAL OF THE STANLEY DITCH:

THENCE N42°20'05"E, 169.58 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY, 137.26 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 52°25'51", AND BEING SUBTENDED BY A CHORD THAT BEARS N16°07'09"E, 132.52 FEET;

THENCE N10°05'46"W, 92.94 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHERLY, 172.22 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 08°34'49", AND BEING SUBTENDED BY A CHORD THAT BEARS N14°23'11"W, 172.06 FEET;

THENCE N18°40'35"W, 95.60 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHERLY, 51.20 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 13°38'36", AND BEING SUBTENDED BY A CHORD THAT BEARS N11°51'17"W, 51.08 FEET;

THENCE N05°01'59"W, 50.89 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHERLY, 58.80 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 12°42'49", AND BEING SUBTENDED BY A CHORD THAT BEARS N01°19'26"E, 58.68 FEET;

THENCE N07°40'50"E, 42.38 FEET;

THENCE N10°20'27"E, 46.05 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHERLY, 107.60 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 39°31'49", AND BEING SUBTENDED BY A CHORD THAT BEARS N08°55'28"W, 105.58 FEET;

THENCE N28°11'23"W, 37.40 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, 70.31 FEET ALONG THE ARC OF SAID CURVE TO THE WEST LINE OF THE NE1/4 OF SAID SECTION 32, SAID ARC HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 15°12'08", AND BEING SUBTENDED BY A CHORD THAT BEARS N20°35'19"W, 70.11 FEET;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID BULL CANAL OF THE STANLEY DITCH, N00°09'44"E, 699.80 FEET ALONG THE WEST LINE OF THE NE1/4 OF SAID SECTION 32 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BULL CANAL OF THE STANLEY DITCH CONVEYED TO THE FARMERS RESERVOIR AND IRRIGATION COMPANY AS DESCRIBED IN WARRANTY DEED RECORDED JANUARY 5, 1910, IN BOOK 314 AT PAGE 286 OF THE RECORDS OF WELD COUNTY, COLORADO.

CERTIFICATE OF OWNERSHIP

THE FOLLOWING COURSES AND DISTANCE ARE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BULL CANAL OF THE STANLEY DITCH:

THENCE N33°30'13"E, 111.68 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY, 28.14 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 07°40'40", AND BEING SUBTENDED BY A CHORD THAT BEARS N29°39'53"E, 28.12 FEET;

THENCE NORTHEASTERLY, 83.60 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 30°54'08", AND BEING SUBTENDED BY A CHORD THAT BEARS N41°16'37"E, 82.59 FEET;

THENCE N56°43'41"E, 149.62 FEET;

THENCE N47°19'25"E, 153.65 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, 87.72 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 50°15'35", AND BEING SUBTENDED BY A CHORD THAT BEARS N72°27'13"E, 84.93 FEET;

THENCE S82°25'00"E, 175.20 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE EASTERLY, 134.80 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 245.70 FEET, A CENTRAL ANGLE OF 31°26'04", AND BEING SUBTENDED BY A CHORD THAT BEARS N81°51'58"E, 133.12 FEET;

THENCE N68°08'56"E, 59.29 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE EASTERLY, 239.90 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 197.22 FEET, A CENTRAL ANGLE OF 69°41'37", AND BEING SUBTENDED BY A CHORD THAT BEARS S79°00'15"E, 225.38 FEET;

THENCE S44°09'27"E, 81.12 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 162.23 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 254.00 FEET, A CENTRAL ANGLE OF 36°35'39", AND BEING SUBTENDED BY A CHORD THAT BEARS S62°27'16"E, 159.48 FEET;

THENCE S80°45'08"E, 235.24 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 64.22 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 70°45'30", AND BEING SUBTENDED BY A CHORD THAT BEARS S45°22'21"E, 60.21 FEET;

THENCE SOUTHEASTERLY, 187.88 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 58°11'14", AND BEING SUBTENDED BY A CHORD THAT BEARS S39°05'13"E, 179.91 FEET;

THENCE S68°10'50"E, 78.57 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE EASTERLY, 110.10 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 258.00 FEET, A CENTRAL ANGLE OF 24°27'01", AND BEING SUBTENDED BY A CHORD THAT BEARS S80°24'21"E, 109.26 FEET;

THENCE N87°22'09"E, 132.92 FEET;

THENCE S88°15'31"E, 109.26 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE EASTERLY, 201.75 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 515.00 FEET, A CENTRAL ANGLE OF 22°26'42", AND BEING SUBTENDED BY A CHORD THAT BEARS N80°31'08"E, 200.46 FEET;

THENCE N69°17'47"E, 30.57 FEET TO THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE FARMERS RESERVOIR AND IRRIGATION COMPANY AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JANUARY 31, 2003, AS RECEPTION NO. 3029077 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BULL CANAL OF THE STANLEY DITCH, S89°50'32"E, 317.60 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3029077 TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 17;

THENCE N00°01'32"W, 587.25 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 17 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 16;

THENCE N89°09'38"E, 30.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 16 TO THE POINT OF BEGINNING.

THIS DESCRIBED TRACT CONTAINS 127.353 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 14th DAY OF Sept 2015.

James A. Brunemeier Beverly J. Brunemeier

STATE OF COLORADO } COUNTY OF Weld } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY JAMES A. BRUNEMEIER AND BEVERLY J. BRUNEMEIER, THIS 14th DAY OF Sept 2015.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 11/21/2016

Kathleen L. Larson NOTARY PUBLIC

KATHLEEN L. LARSON NOTARY PUBLIC STATE OF COLORADO

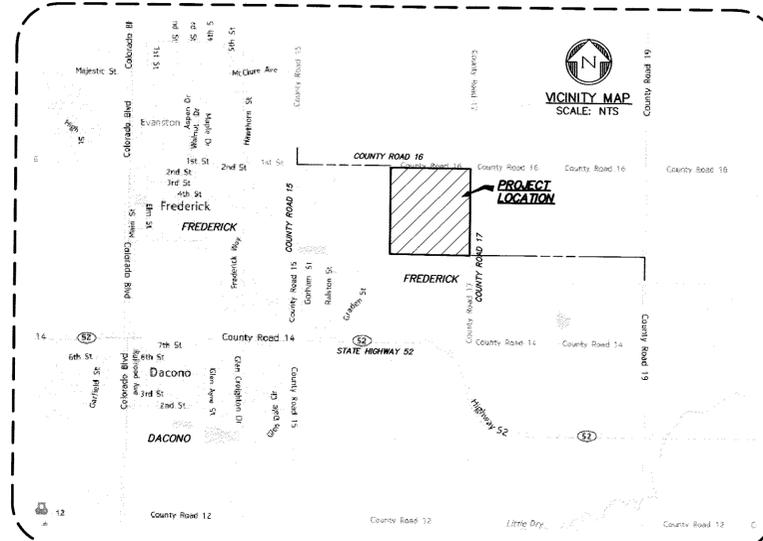


Table with 2 columns: Contiguity and Feet. Rows include Total Perimeter of Area to be Annexed (12254.22), Contiguity with Existing Town Limits (3326.39), Minimum Allowable Contiguity (1/6 Total Perimeter) (2042.37), Contiguity Exceeding 1/6 Minimum Requirement (1284.02), and Area of Annexation (127.353 Acres).

OWNERS/DEVELOPER DATE OF PREPARATION

JAMES BRUNEMEIER & BEVERLY BRUNEMEIER NOVEMBER 10, 2014

TECHNICAL CONSULTANTS DATE OF REVISION

CIVILARTS 1500 KANSAS AVE., SUITE 2-E LONGMONT, CO 80501 (303) 682-1131 ATTN: FRANK N. DREXEL, PLS fdrexel@civlarts.us

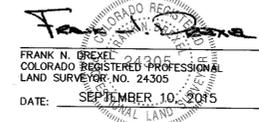
Legend table listing symbols for ALUM, APN, CDS, COR, ESMT, GWH, MKD, MON, SEC, SPL, SF, GWH, and FEATURES.

Legend table listing symbols for DITCH OR DRAINAGE, PROPERTY CORNER, FREDERICK TOWN BOUNDARY, MONUMENTS, SET, FND, NFS, MONUMENT NOT FOUND OR SET, VEGETATION, and DECIDUOUS TREE.

- NOTES: 1. BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NE1/4 OF SECTION 32, T2N, R67W OF THE 6TH P.M., BEARS S00°01'32"E AS MONUMENTED AND SHOWN HEREON. 2. SET #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "PLS 24305" WHERE NOTED "SET". FOUND #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "PLS 24305" WHERE NOTED "FND". DID NOT FIND OR SET A MONUMENT WHERE NOTED "NFS".

SURVEYING CERTIFICATE

I, FRANK N. DREXEL, 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, 3326.39 FEET CONTIGUOUS, PERIMETER 12254.22 FEET.



PLANNING COMMISSION CERTIFICATE

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 20-15-008 THIS 4th DAY OF August 2015.

Chairman: Daniel Johnson Planning Commission Secretary: Kathy Larson

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS ANNEXATION MAP IS TO BE KNOWN AS THE "BRUNEMEIER ANNEXATION" AND IS APPROVED AND ACCEPTED ALONG WITH THE ZONING DESIGNATION BY ORDINANCES NO. 1208 AND 1201 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON Aug 25, 2015.

MAYOR: Percy Dawsey ATTEST: Kathleen L. Larson



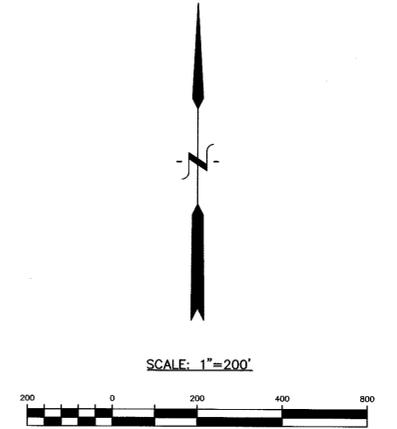
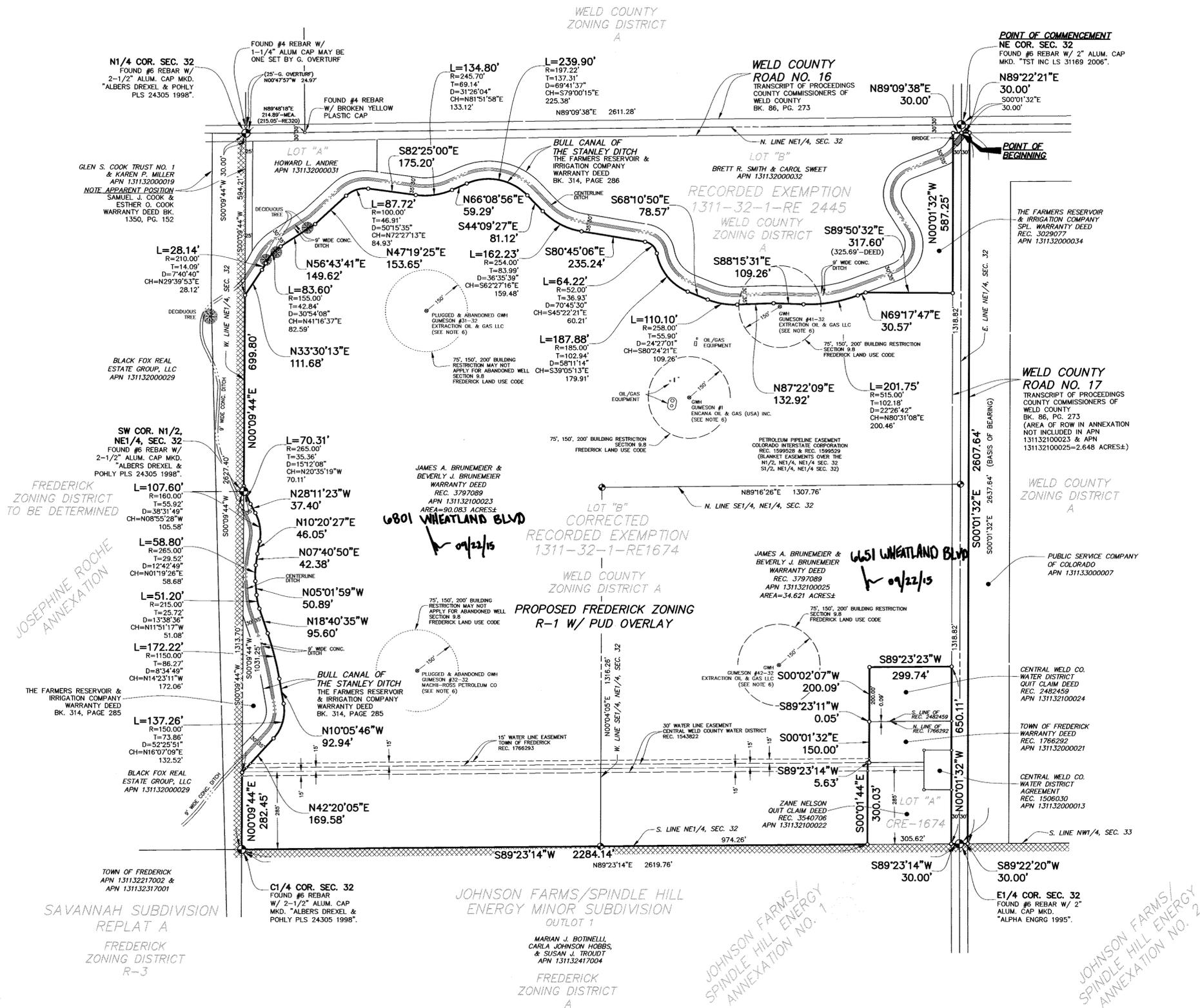
Table with 2 columns: Land Use - Primary and Land Use - Alternate. Rows include Agriculture and Oil & Gas Production.

ANNEXATION MAP

BRUNEMEIER ANNEXATION

A TRACT OF LAND IN THE NE1/4 OF SECTION 32 AND THE NW1/4 OF SECTION 33 T2N, R67W OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO. AREA = 127.353 ACRES, MORE OR LESS.

4148156 Pages: 2 of 2 10/06/2015 04:58 PM \$ Fees: \$21.00 City of Weld, Clerk and Recorder, Weld County, CO



FREDERICK ZONING DISTRICT TO BE DETERMINED JOSEPHINE ROCHE ANNEXATION

PROPOSED FREDERICK ZONING R-1 W/ PUD OVERLAY

SAVANNAH SUBDIVISION REPLAT A FREDERICK ZONING DISTRICT R-3

JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION OUTLOT 1 FREDERICK ZONING DISTRICT A

JOHNSON FARMS/SPINDLE HILL ENERGY ANNEXATION NO. 1

JOHNSON FARMS/SPINDLE HILL ENERGY ANNEXATION NO. 2

SEPTEMBER 10, 2015 LEF 11100-AB.DWG