

Silvers Annexation and Zoning To the Town of Frederick

Of a portion of the Northwest 1/4 of Section 10,
T.2N., R68W of the 6th P.M.
County of Weld, State of Colorado.

Certificate of Ownership:

Know all men by these presents that William L. Silvers, Shirley J. Silvers and Guaranty Bank, being the Owners, Mortgagee or Lienholder of certain lands in Frederick, Colorado, described as follows:

Part of the SW 1/4 of the NW 1/4 of Section 10, Township 2 North, Range 68 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Beginning at the West Quarter corner of said Section 10;
Thence N89°51'07"E along the south line of the SW 1/4 of the NW 1/4 of said Section 10 a distance of 30.00' to a point on the East Right of Way of Weld County Road 7 and the Point of Beginning; thence N00°14'58"E along the west line of said East Right of Way of Weld County Road 7 a distance of 808.19 feet to a point on the South line of Weld County Recorded Exemption RE-4321; thence N89°49'41"E, along said South line of Weld County Recorded Exemption RE-4321 a distance of 632.18' to a point on the East line of the SW 1/4 of the NW 1/4 of said Section 10; thence S00°14'21"W, along the East line of the SW 1/4 of the NW 1/4 of said Section 10 a distance of 808.46' to the SE corner of the SW 1/4 of the NW 1/4 of said Section 10; thence S89°51'07"W, along the South line of the SW 1/4 of the NW 1/4 of said Section 10 a distance of 632.32' to the Point of Beginning.

This described tract contains 12.289 acres more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

Executed this 12th day of September, 2017.

William L. Silvers Shirley J. Silvers
William L. Silvers Shirley J. Silvers

State of Colorado)
) ss
County of Weld)

The foregoing certificate of ownership and maintenance was acknowledged before me by insert name of person signing, acting in his capacity as insert title of insert company or in his/her individual capacity, this 12th day of September, 2017.

Witness My Hand and Seal Brad Schwandt
My commission expires 9/25/2021
Brad Schwandt
Notary Public

Brad Schwandt
Brad Schwandt (Senior Vice President of Guaranty Bank)

State of Colorado)
) ss
County of Weld)

The foregoing certificate of ownership and maintenance was acknowledged before me by insert name of person signing, acting in his capacity as insert title of insert company or in his/her individual capacity, this 12th day of September, 2017.

Witness My Hand and Seal Brad Schwandt
My commission expires 9/25/2021
Brad Schwandt
Notary Public

Surveying Certificate:

I, Andrew J. Patterson, 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, 2,072.69 feet contiguous, perimeter 2,881.15 feet.

I further certify that this map and legal description were prepared under my personal supervision on this 24th day of April, 2017.

By Andrew J. Patterson
Andrew J. Patterson RPLS 26571

Planning Commission Certificate:

Approved by the Frederick Planning Commission with Planning Commission Resolution 2017 - 002 this 1st day of August, 2017.

Chairman
Kathy Larson
Planning Commission Secretary

Notes

- 1) Legal Description and Easements were taken from Fidelity National Title Company Title Commitment # 515-F0572971-171-MSK, dated February 27, 2016. The Legal description shown on this Plat was re-written based on that description after rotating it and adjusting it to fit the surrounding parcels of land and the existing conditions found in the field.
- 2) This property lies within Flood Zone "A" (100 Year Flood Plain) according to the FIRM Flood Insurance Rate Map community panel # 08123C 1890E Dated 01/20/2016.
- 3) Bearings are based on the West line of the SW 1/4 of the NW 1/4 of Section 10, T2N, R68W, of the 6th P.M., as bearing N00°14'58"E, as shown on the recorded Subdivision Plat of "Subdivision Amendment Frederick Firestone Fire Protection District Station 4" using the shown found Monuments on this drawing.
- 4) Address of the property is 10608 Weld County Road 7, Longmont, Co. 80504.
- 5) Mineral rights granted to Charles W. Larson & Dorothy E. Larson, December 26, 1985 (Rec.#02037082).
- 6) Distances shown are to U.S. Survey Feet.

Lot B RE-4741
Weld County Zoning
A (Agricultural)

Annexation Table

Total Boundary: 2881.15 L.F.
Contiguous Boundary: 2072.69 L.F.
1/6 of Total Boundary: 480.19 L.F.
Ratio: 1:1.39

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Denotes Contiguous Boundary

Certificate of Approval by the Board of Trustees:

This annexation map is to be known as the Silvers Annexation and is approved and accepted along with the Zoning Designation by Ordinances No. 1257 and 1258, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on August 22, 2017.

Mayor
Attest: Meghan C. Wood
Town Clerk

