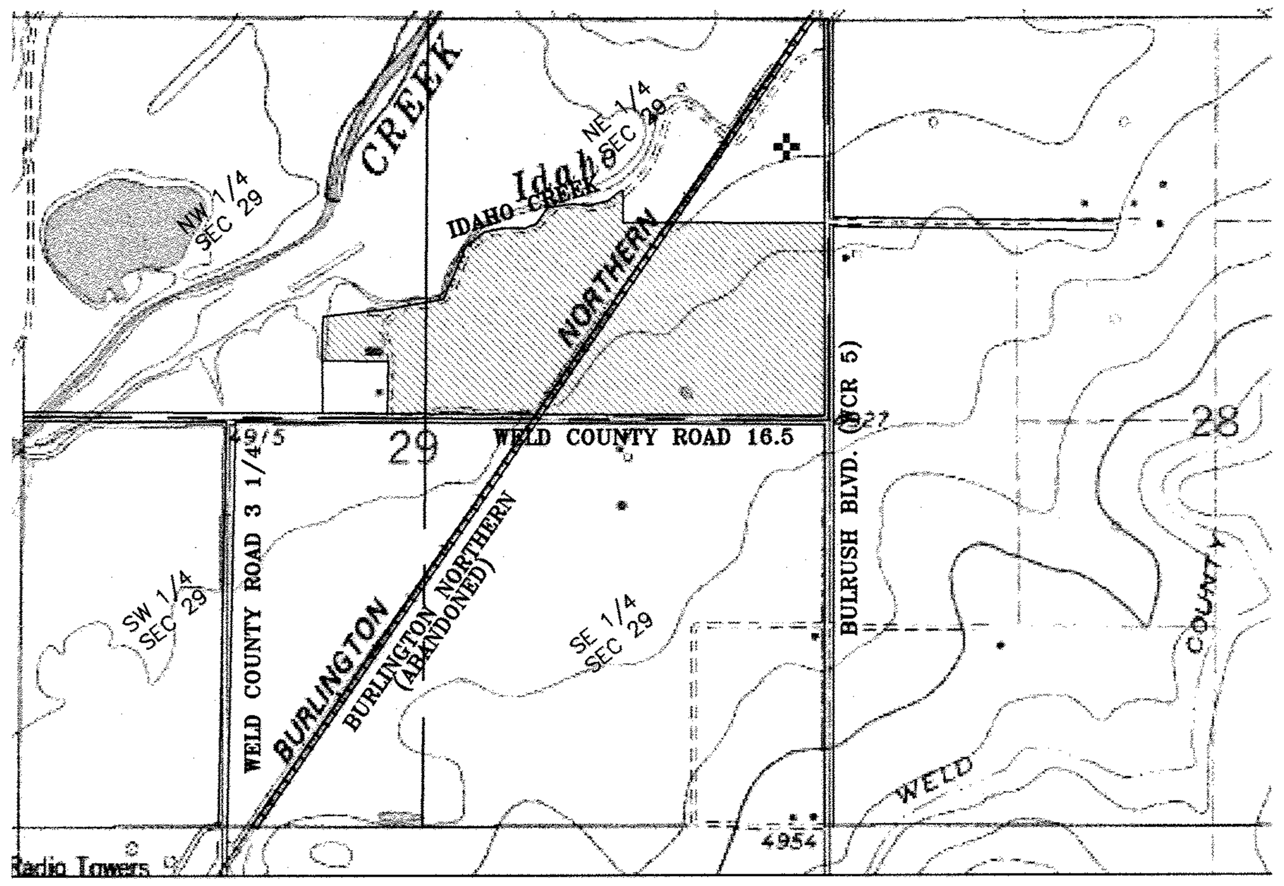
120

HAUCK PRESERVE ANNEXATION No. 2
TO THE TOWN OF FREDERICK, COLORADO
A PART OF SECTION 29, T2N, R68W OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
56.693 ACRES

3598120 01/06/2009 12:38P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder



VICINITY MAP
1"=1000'

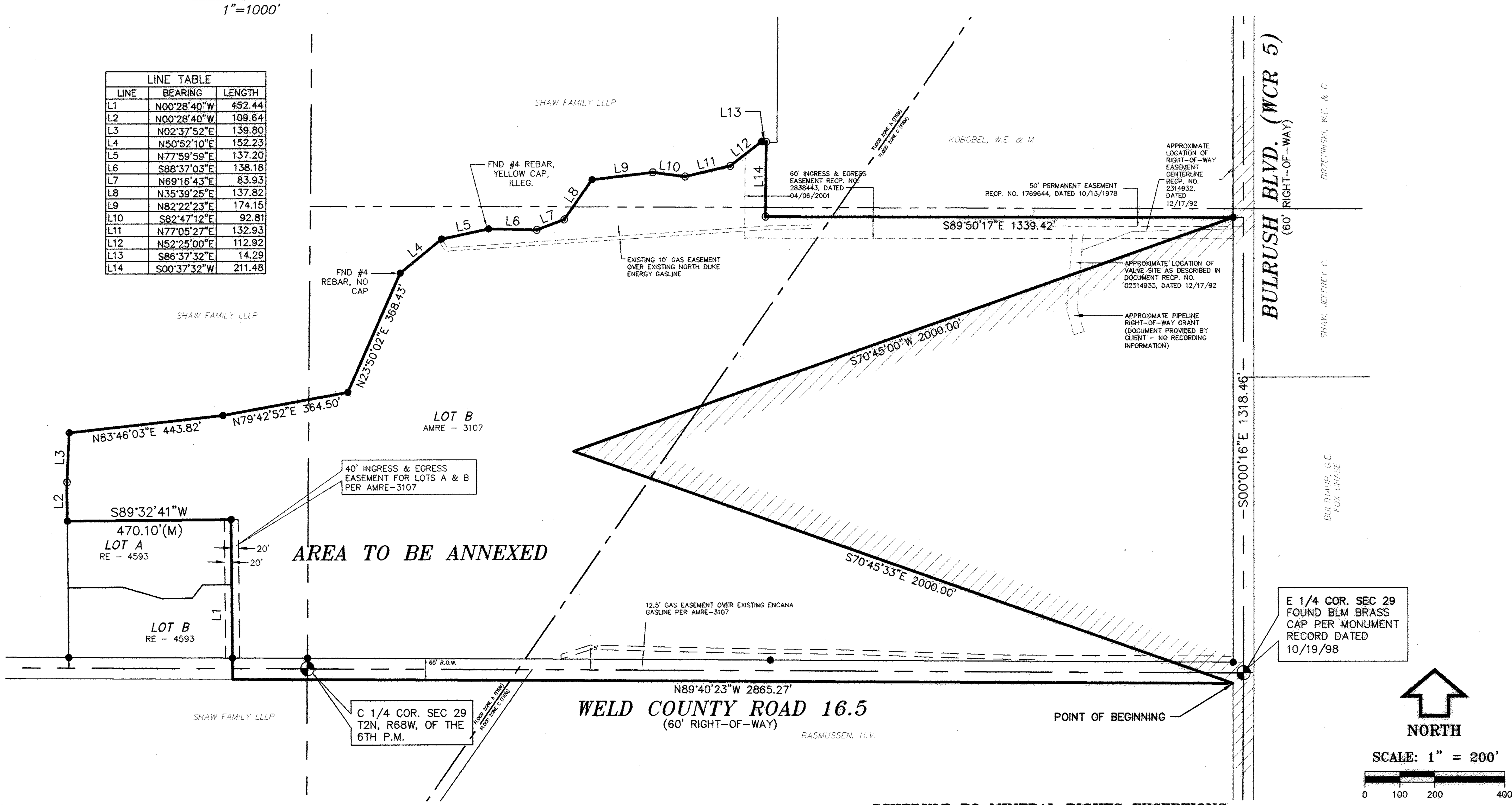
CONTIGUITY

TOTAL PERIMETER OF PROPERTY --------------- 11,941.35'
1/6 TOTAL PERIMETER OF PROPERTY ------------ 1,990.23'
PERIMETER CONTIGUOUS TO THE TOWN OF FREDERICK – 4,000.00'

TOTAL AREA BEING ANNEXED: 2,469,552 SQ. FT. OR 56.693 ACRES, MORE OR LESS

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°28'40"W	452.44
L2	N00°28'40"W	109.64
L3	N02°37'52"E	139.80
L4	N50°52'10"E	152.23
L5	N77°59'59"E	137.20
L6	S88°37'03"E	138.18
L7	N69°16'43"E	83.93
L8	N35°39'25"E	137.82
L9	N82°22'23"E	174.15
L10	S82°47'12"E	92.81
L11	N77°05'27"E	132.93
L12	N52°25'00"E	112.92
L13	S86°37'32"E	14.29
L14	S00°37'32"W	211.48



OWNERSHIP STATEMENT

KNOW ALL MEN BY THOSE PRESENTS THAT THE HAUCK PRESERVE AT IDAHO CREEK, LLC BEING THE REPRESENTATIVE FOR THE HAUCK PRESERVE BEING THE OWNER, OF CERTAIN LANDS IN WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS: (PER TRANSNATION TITLE INSURANCE COMPANY, COMMITMENT NUMBER 8048017W, DATED APRIL 9, 2001)

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 29, 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 INTERSECTION OF THE SOUTH LINE RIGHT-OF-WAY LINE WELD COUNTY ROAD 16.5 AND THE WEST RIGHT-OF-WAY LINE WELD COUNTY ROAD 5; THENCE N89°40'23"W ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 2865.27 FEET; THENCE ALONG THE BOUNDARY OF LOT B AMRE-3107 THE FOLLOWING NINETEEN (19) COURSES:

1. N00°28'40"W A DISTANCE OF 452.44 FEET
2. S89°32'41"W A DISTANCE OF 470.10 FEET
3. N00°28'40"W A DISTANCE OF 109.64 FEET
4. N02°37'52"E A DISTANCE OF 139.80 FEET
5. N83°46'03"E A DISTANCE OF 443.82 FEET
6. N79°42'52"E A DISTANCE OF 364.50 FEET
7. N23°50'02"E A DISTANCE OF 368.43 FEET
8. N50°52'10"E A DISTANCE OF 152.23 FEET
9. N77°59'59"E A DISTANCE OF 137.20 FEET
10. S88°37'03"E A DISTANCE OF 138.18 FEET
11. N69°16'43"E A DISTANCE OF 83.93 FEET
12. N35°39'25"E A DISTANCE OF 137.82 FEET
13. N83°22'23"E A DISTANCE OF 174.15 FEET
14. S82°47'12"E A DISTANCE OF 92.81 FEET
15. N77°05'27"E A DISTANCE OF 132.93 FEET
16. N52°25'00"E A DISTANCE OF 112.92 FEET
17. S86°37'32"E A DISTANCE OF 14.29 FEET
18. S00°37'32"W A DISTANCE OF 211.48 FEET
19. S89°50'17"E A DISTANCE OF 1339.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE WELD COUNTY ROAD 5;

THENCE S70°45'00"W A DISTANCE OF 2000.00 FEET; THENCE S70°45'33"E A DISTANCE OF 2000.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 2,469,552 SQUARE FEET OR 56.693 ACRES, MORE OR LESS.

OWNER:
THE HAUCK PRESERVE AT IDAHO CREEK, LLC
1435 WELD COUNTY ROAD 16.5
LONGMONT, CO 80504
303-682-1913

Pamela Ray, Manager

BY: THE HAUCK PRESERVE AT IDAHO CREEK, LLC

STATE OF COLORADO)
SS)
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 11th DAY OF August 2008
BY THE HAUCK PRESERVE AT IDAHO CREEK, LLC.

MY COMMISSION EXPIRES: [illegible]
WITNESS MY HAND AND OFFICIAL SEAL.

Jessica Brundage
NOTARY PUBLIC

LIENHOLDER:
FARM CREDIT SERVICES OF THE MOUNTAIN PLAINS
4505 29th STREET
GREELEY, CO 80634-8763
970-330-4071

[signature] V.P.

BY: FARM CREDIT SERVICES OF THE MOUNTAIN PLAINS

STATE OF COLORADO)
SS)
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 14th DAY OF August 2008
BY FARM CREDIT SERVICES OF THE MOUNTAIN PLAINS.

MY COMMISSION EXPIRES: 10/6/2009
WITNESS MY HAND AND OFFICIAL SEAL.

[signature]
NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE FREDERICK PLANNING COMMISSION

THIS 20th DAY OF March A.D., 2008, WITH PLANNING COMMISSION

RESOLUTION 2008-03C

TIM WILLIAMS, CHAIRMAN

KATHLEEN LARSON, PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS MAP IS TO BE KNOWN AS "HAUCK PRESERVE ANNEXATION NO. 2" TO THE TOWN OF FREDERICK, COLORADO, AND IS APPROVED AND ACCEPTED FOR ANNEXATION TO THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO,

BY ORDINANCE NO. 955 PASSED AND ADOPTED AT THE REGULAR MEETING OF

THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON April 8, 2008

ERIC E. DOERING, MAYOR

NANETTE S. FORNOF, ATTEST

SURVEYING CERTIFICATE

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PROPERTY OWNED IS WHOLLY CONTAINED WITHIN THE DESCRIBED AREA IN THE TITLE ON THE ANNEXATION MAP 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, 4,000.00 FEET CONTIGUOUS, PERIMETER 11,941.35 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THE MARCH 16, 2007.

6/23/08

JOHN P. EHRHART, PLS
COLORADO PLS #29414
PRESIDENT, INTEGRAL SURVEYING, INC.

COLORADO REGISTERED JOHN P. EHRHART 29414 PROFESSIONAL LAND SURVEYOR

NOTES:

1) BASIS OF BEARINGS: THE WEST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5 AS S00°00'16"E (ASSUMED) AND MONUMENTED AS SHOWN.

2) FLOOD INFORMATION WAS TAKEN FROM THE FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 080266 0850 C DATED SEPTEMBER 28, 1982. ZONE A: AREA OF 100-YEAR FLOOD, ZONE C: AREAS OF MINIMAL FLOODING.

3) LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 63-0001685, DATED OCTOBER 11, 2007, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT IS WHOLLY CONTAINED WITHIN THIS ANNEXATION MAP.

4) 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.

SCHEDULE B2 MINERAL RIGHTS EXCEPTIONS:
(PER LAND AMERICA COMMITTMENT NO 63-0001685 DATED OCTOBER 11, 2007)

7. OIL AND GAS LEASE BETWEEN MILTON H. NELSON AND HELEN C. NELSON AND THE ANSCHUTZ CORPORATION, INC. DATED AUGUST 15, 1970, RECORDED NOVEMBER 27, 1970 IN BOOK 636 AT RECEPTION NO. 1558072, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.

   NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION, PURSUANT TO C.R.S. 38-42-106, BY AMOCO PRODUCTION COMPANY, A DELAWARE CORPORATION, RECORDED NOVEMBER 21, 1977 IN BOOK 814 AT RECEPTION NO. 1736476 AND DECEMBER 2, 1977 IN BOOK 815 AT RECEPTION NO. 1737474.

   NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION, PURSUANT TO C.R.S. 38-42-106, BY NORTH AMERICAN RESOURCES CO., RECORDED AUGUST 2, 1991 IN BOOK 1306 AT RECEPTION NO. 2258380 AND APRIL 28, 1999 AT RECEPTION NO. 2690126.

   NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION, PURSUANT TO C.R.S. 38-42-106, BY BASIN EXPLORATION, INC., RECORDED SEPTEMBER 21, 1992 IN BOOK 1351 AT RECEPTION NO. 2304151, OCTOBER 16, 1992 IN BOOK 1355 AT RECEPTION NO. 2307271, NOVEMBER 24, 1992 IN BOOK 1360 AT RECEPTION NO. 2312067, DECEMBER 4, 1992 IN BOOK 1361 AT RECEPTION NO. 2313344 AND JANUARY 18, 1993 IN BOOK 1367 AT RECEPTION NO. 2318574, AND BY BASIN OPERATING CO. RECORDED JANUARY 27, 1993 IN BOOK 1368 AT RECEPTION NO. 2319618, FEBRUARY 22, 1993 IN BOOK 1371 AT RECEPTION NO. 2322579 AND JUNE 8, 1993 IN BOOK 1386 AT RECEPTION NO. 2336158.

   NOTE: NOTICE OF RIGHT TO USE SURFACE OF LANDS RECORDED JANUARY 27, 2000 AT RECEPTION NO. 2746647.

   NOTE: NOTICE OF OIL AND GAS INTERESTS AND SURFACE USE RECORDED DECEMBER 18, 2000 AT RECEPTION NO. 2813720.

9. AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OF THE OIL, GAS, CASINGHEAD GAS, AND OTHER HYDROCARBONS IN, UNDER AND THAT MAY BE PRODUCED FROM SUBJECT PROPERTY, TOGETHER WITH RIGHT OF INGRESS AND EGRESS TO PROSPECT FOR, DRILL FOR, AND REMOVE THE SAME, AS CONVEYED TO MARTHA A. WILLIAMS BY MILTON H. NELSON AND HELEN C. NELSON IN DEED DATED NOVEMBER 1, 1978 AND RECORDED NOVEMBER 27, 1978 IN BOOK 852 AT RECEPTION NO. 1773755, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.

13. RIGHT(S) OF WAY, INCLUDING ITS TERMS AND CONDITIONS, WHETHER IN FEE OR EASEMENT ONLY, AS GRANTED TO BASIN EXPLORATION, INC. AND BASIN OPERATING COMPANY, AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 21, 1992 IN BOOK 1351 AT RECEPTION NO. 2304152.

18. RIGHT(S) OF WAY, INCLUDING ITS TERMS AND CONDITIONS, WHETHER IN FEE OR EASEMENT ONLY, AS GRANTED TO DUKE ENERGY FIELD SERVICES, LP, AS DESCRIBED IN INSTRUMENT RECORDED AUGUST 2, 2006 AT RECEPTION NO. 3408246.

LEGEND

- ● FOUND #5 REBAR & CAP EGA LS# 29414 (UNO)
- ⊙ FOUND #4 REBAR, YELLOW CAP M. SCHEAR LS# 18475
- SECTION CORNER AS NOTED
- TOWN OF FREDERICK CONTIGUOUS BOUNDARY
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE

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PAGE NO.	1 OF 1
DATE:	JANUARY 29, 2008
DRAWN BY:	SRA
PROJECT:	C015345

ANNEXATION.dwg

Drawing file: ANNEXATION.dwg
Plotted: Jun 23, 2008 – 12:26pm