

# COAL CREEK ANNEXATION AND REZONE TO THE TOWN OF FREDERICK

Being A Portion Of Lot B Of RE-3220 And Situate In The  
Northwest Quarter Of Section 15, Township 2 North, Range 68 West Of The 6th P.M.,  
County Of Weld, State Of Colorado

3910335 Pages: 1 of 1  
02/14/2013 04:29 PM R Fee: \$11.00  
Sewa Notary - 2129 and Recorder - Weld County, CO

DATE: 5/7/2012  
FILE NAME: 2012234ANX  
SCALE: 1"=30'  
DRAWN BY: CSK  
CHECKED BY: SAL

**CERTIFICATE OF OWNERSHIP**

Know all men by these presents that Paul Page, being the Owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, described as follows:

Lot B, Recorded Exemption No. 1313-15-2 RE-3220, recorded January 18, 2002 at Reception No. 2918242 of the Records of Weld County, located in the Northwest Quarter (NW1/4) of Section Fifteen (15), Township Two North (T.2N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado.

Excepting Therefrom the Westerly and Southerly 30.00 feet of County Road Right of Way.

This described tract contains 88,801 Square Feet or 2.039 acres more or less, and is 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 7th day of February, A.D., 2013

OWNER(S):

By: Paul & Paige As: PRS.  
Paul Page

**NOTARIAL CERTIFICATE**

STATE OF Colorado  
COUNTY OF Weld

The foregoing instrument was acknowledged before me by Paul Page

this 7th day of February, 2013.

My commission expires 10/13/13

Notary Public

(SEAL)

MEGHAN C MARTINEZ, MS  
NOTARY PUBLIC - STATE OF COLORADO

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES**

This amendment to the official zoning map of the Town of Frederick, Weld County, Colorado to be known as COAL CREEK ANNEXATION AND REZONE, is approved and accepted by Ordinance

Number 1115, passed and adopted at the regular (special) meeting of the Board of Trustees of Frederick, Colorado, held on December 11, 2012

BY: Tony Carls Mayor Attest: Meghan C. Martinez Town Clerk

**PLANNING COMMISSION CERTIFICATE**

Approved by the Frederick Planning & Zoning Commission this 6th day of November, 2012, with Planning Commission Resolution 2012- 010A

Jeff Roehrig, Chairman

Attest: Kathy Larson  
Kathy Larson/Secretary

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**

Assuming the West line of the Northeast Quarter of Section 15, T.2N., R.68W., as bearing North 001°19' West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2676.36 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

**NOTE**

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)

**TITLE COMMITMENT NOTE**

At the request of our client, recorded rights-of-way and easements were not researched and recorded and apparent rights-of-way and easements are not shown hereon. (38-51-106 C.R.S. 1994)

**SURVEYOR'S STATEMENT**

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this map of land proposed to be Annexed to the Town of Frederick, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.

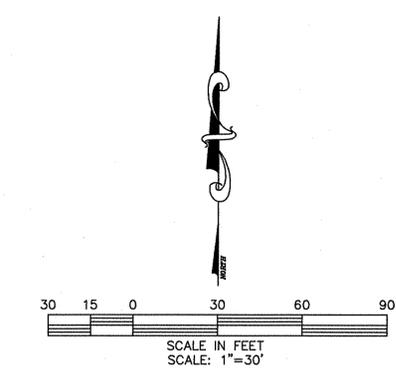
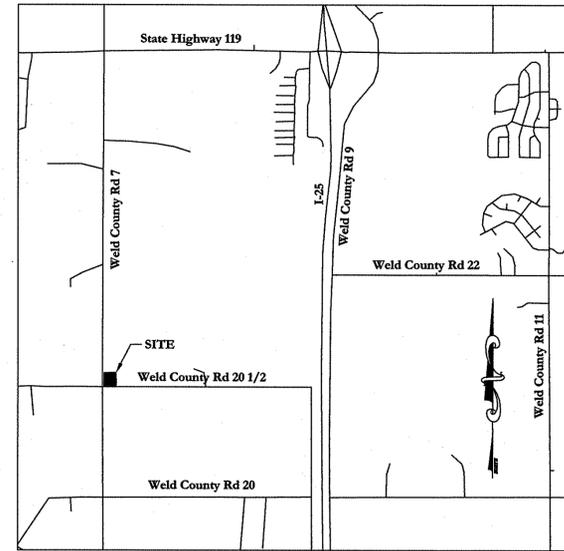
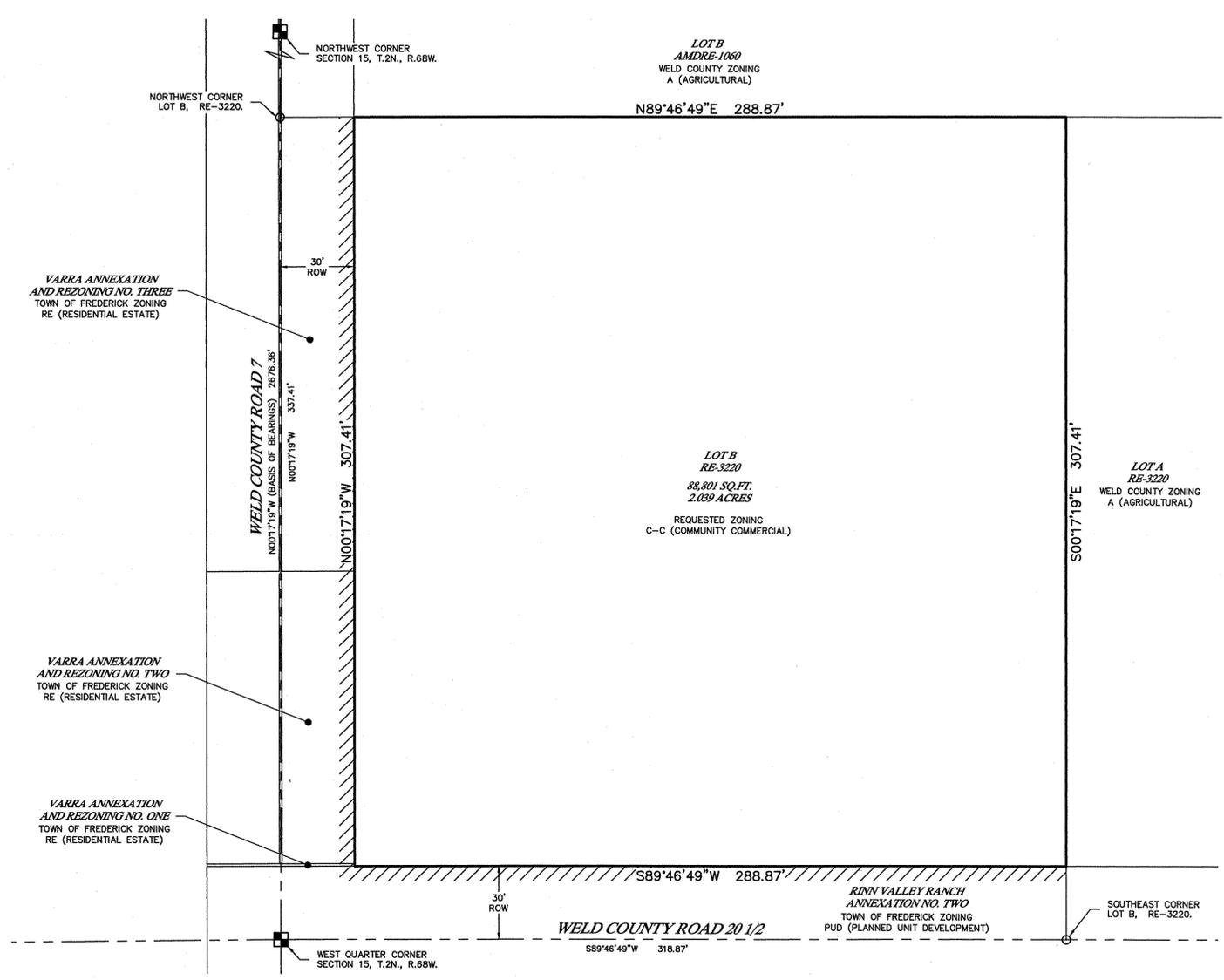
I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Frederick, County of Weld, State of Colorado.



Steven A. Lund, Behalf Of King Surveyors, Inc.  
Colorado Registered Professional  
Land Surveyor #34995

**LEGEND**

- SECTION LINE
- - - - - RIGHT-OF-WAY
- PROPERTY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION



**ANNEXATION TABLE**

TOTAL BOUNDARY: 1192.56 L.F.  
CONTIGUOUS BOUNDARY: 596.28 L.F.  
1/6 OF TOTAL BOUNDARY: 198.76 L.F.  
RATIO: 1:2.000

////// DENOTES CONTIGUOUS BOUNDARY

**KING SURVEYORS, INC.**  
650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS:

DATE:	DESCRIPTION:

COAL CREEK ANNEXATION AND REZONE FOR TOWN OF FREDERICK, CO 80550  
401 LOCUST STREET, FREDERICK, CO 80550

PROJECT #: 2012234  
**1**  
SHEET 1 OF 1