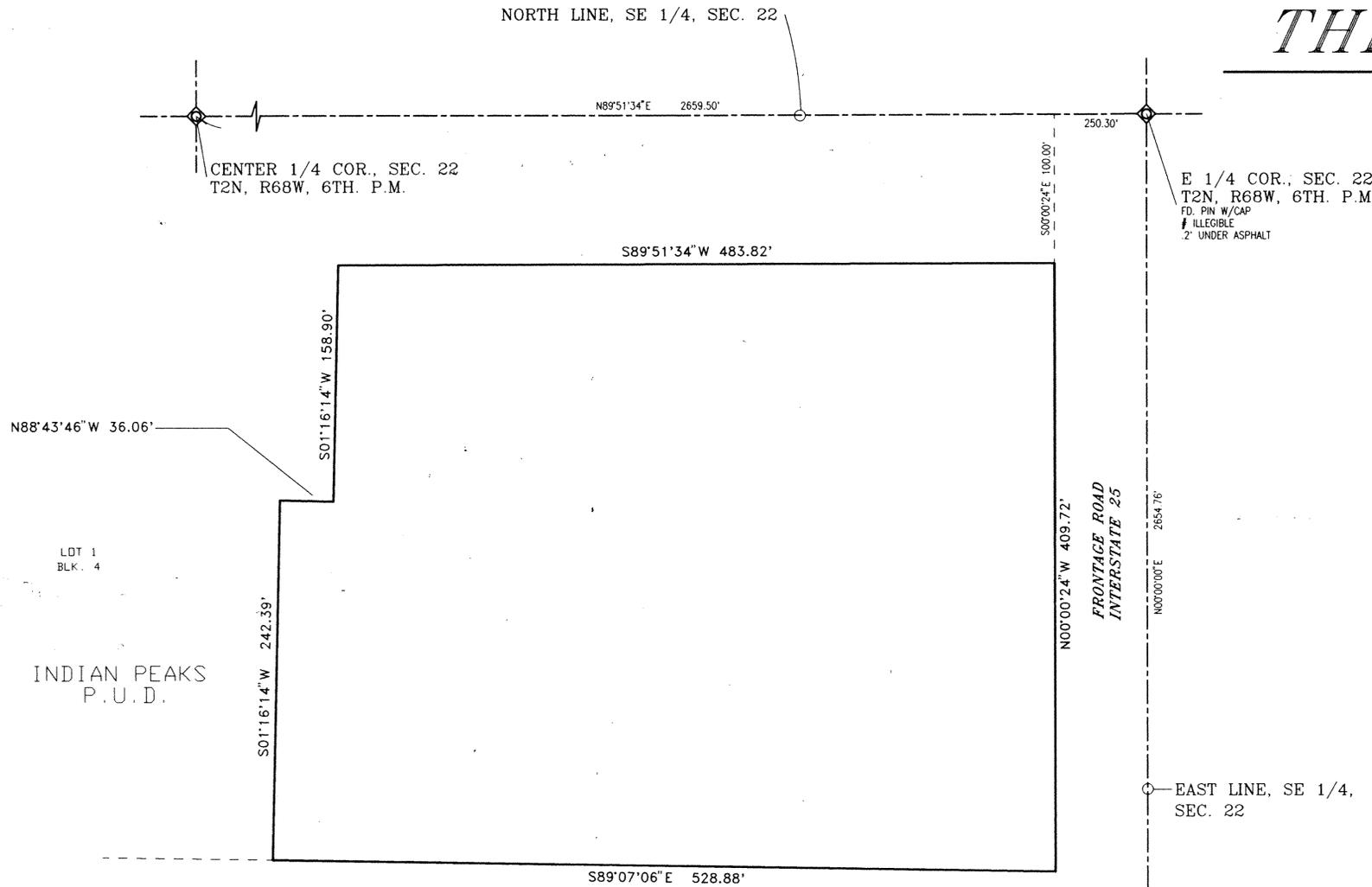


INDIAN PEAKS RANCH, INC. ANNEXATION TO THE TOWN OF FREDERICK



LEGAL DESCRIPTION:

A tract of land situated in the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 2 North, Range 68 West of the 6th Principal Meridian, Town of Frederick, Weld County, Colorado, being more particularly described as follows:

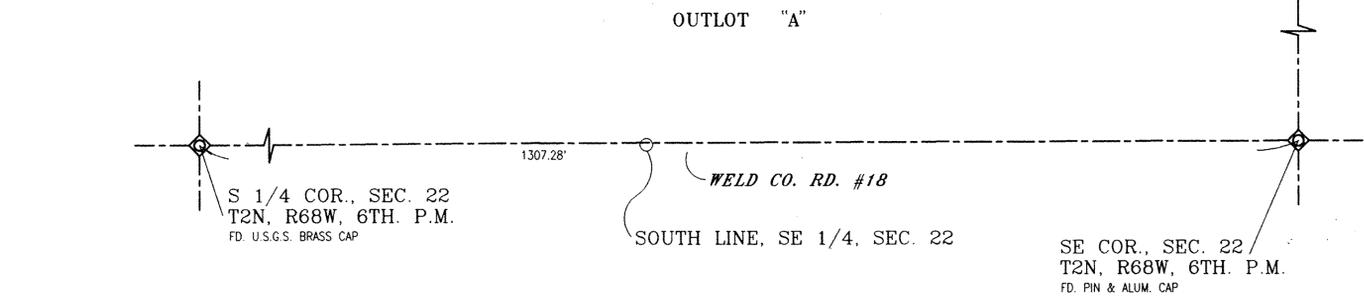
Commencing at the East 1/4 corner of said Section 22, thence S 89° 51' 34" W, along the North line of said Southeast 1/4, 250.30 feet; thence S 00° 00' 24" E, 100.00 feet to the TRUE POINT OF BEGINNING; thence continuing S 00° 00' 24" E, 409.72 feet; thence N 89° 07' 06" W, 528.88 feet; thence N 01° 16' 14" E, 242.39 feet; thence S 88° 43' 46" E, 36.06 feet; thence N 01° 16' 14" E, 158.90 feet; thence N 89° 51' 34" E, 483.82 feet to the TRUE POINT OF BEGINNING, containing 4.745 acres, more or less.

TOWN OF FREDERICK APPROVAL:

This map is to be known as INDIAN PEAKS RANCH, INC. Annexation 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. 388, past and adopted at the regular meeting of the Town Board of Frederick, Colorado, held on the 25th day of August, 1994.

Edward J. Taghente
 Mayor

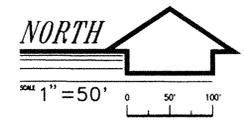
Jacqueline K. Barnett
 Clerk



CONTIGUOUS BOUNDARY:
 1450.05 Feet

TOTAL PERIMETER:
 1859.77 Feet

TOTAL ACREAGE:
 4.745 Acres, more or less.

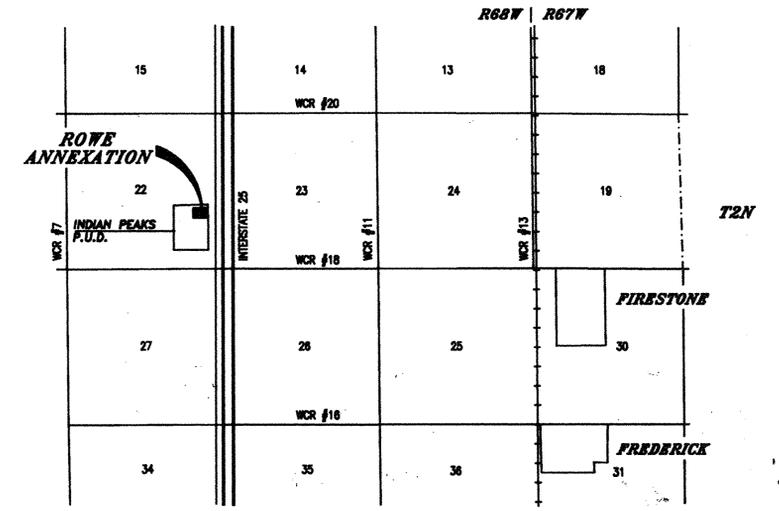


BASIS OF BEARINGS:
 THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 22, T2N, R68W, 6TH. P.M. ASSUMED AS BEARING SOUTH 89°38'21" WEST AND BEING MONUMENTED AS SHOWN.

SURVEYOR'S CERTIFICATE

I hereby certify that the map shown here 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.

By *Ronald W. Adams*
 Registered Professional Land Surveyor, No. 13446



VICINITY MAP
 SCALE: NONE

E. WAYNE WENTWORTH, P.E.
 CIVIL ENGINEERING DESIGN
 1155 SOUTH MAIN STREET
 LONGMONT, COLORADO 80501
 PHONE: (303)772-1177

DATE: 7/1/94
 JOB NO. 94.006.03