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1 of 1 R 10.00 D 0.00 Weld County CO

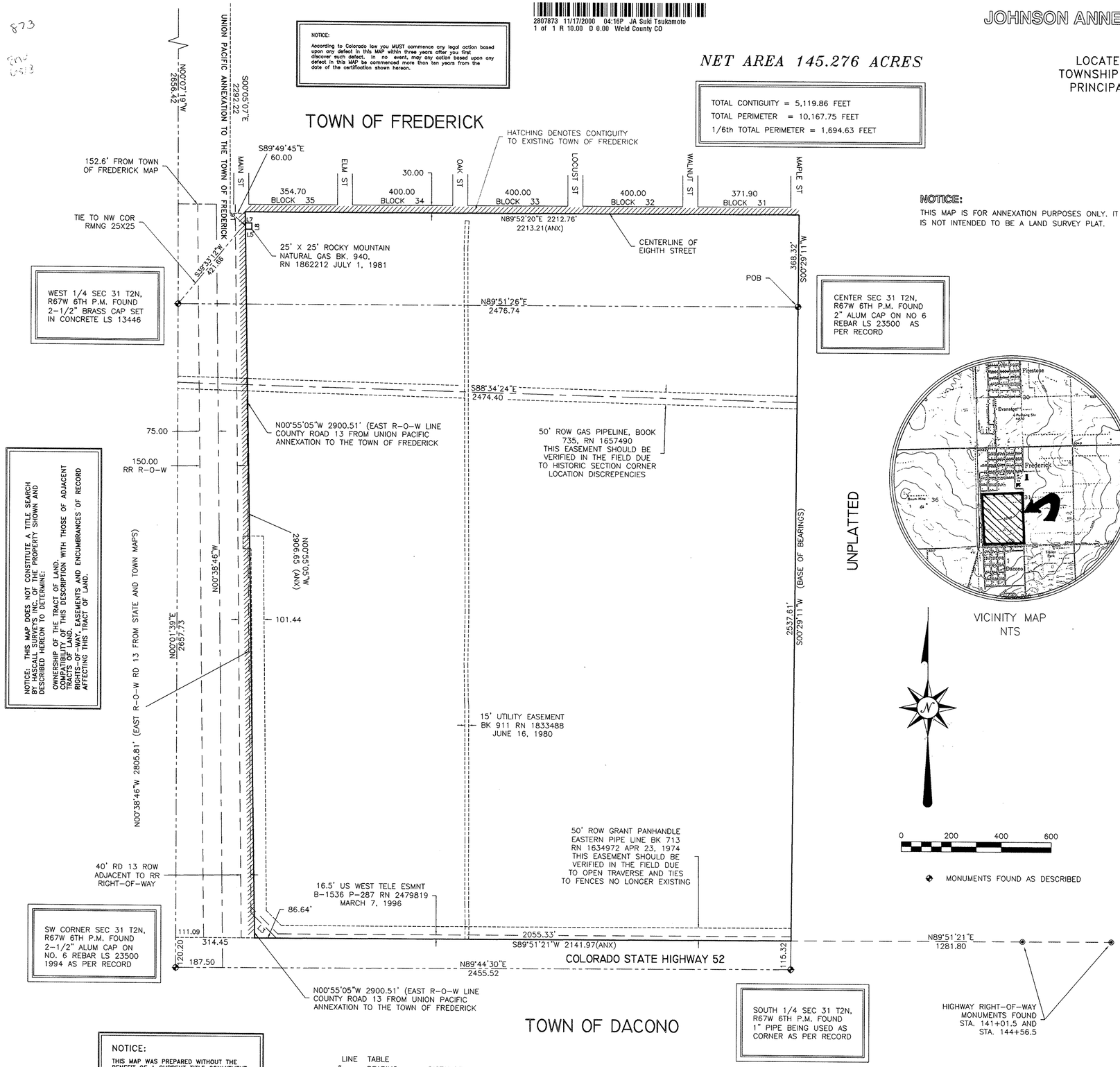
JOHNSON ANNEXATION TO THE TOWN OF FREDERICK, COLORADO

LOCATED IN THE WEST ONE-HALF OF SECTION THIRTY-ONE, TOWNSHIP TWO NORTH, RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

NOTICE:
According to Colorado law you MUST commence any legal action based upon any defect in this MAP within three years after you first discover such defect. In no event, may any action based upon any defect in this MAP be commenced more than ten years from the date of the certification shown hereon.

NET AREA 145.276 ACRES

TOTAL CONTIGUITY = 5,119.86 FEET
TOTAL PERIMETER = 10,167.75 FEET
1/6th TOTAL PERIMETER = 1,694.63 FEET



NOTICE:
THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THE RECORD INFORMATION, WHICH IS REFERENCED HEREON, WAS PROVIDED BY THE CLIENT, AND IS NOT NECESSARILY COMPLETE, AND/OR CONCLUSIVE.

LINE TABLE

#	BEARING	DISTANCE
L3	N45°12'09"W	142.52'
L5	N89°52'41"E	25.00'
L6	S00°07'18"E	25.00'
L7	S89°52'41"W	25.00'
L8	N00°07'18"W	25.00'

NOTICE:
THIS MAP IS FOR ANNEXATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A LAND SURVEY PLAT.

VICINITY MAP
NTS

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION THIRTY-ONE, TOWNSHIP TWO NORTH, RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31, T2N, R67W OF THE SIXTH P.M., FROM WHENCE THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BEARS S00°29'11"W, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, N00°29'11"E A DISTANCE OF 368.32 FEET TO THE CENTERLINE OF EIGHTH STREET (60 FOOT RIGHT-OF-WAY AS SHOWN TOWN OF FREDERICK MAPS); THENCE ALONG SAID CENTERLINE, S89°52'20"W A DISTANCE OF 2213.21 FEET TO THE PROLONGATION OF THE EAST LINE OF THE UNION PACIFIC ANNEXATION TO THE TOWN OF FREDERICK; THENCE ALONG SAID EAST LINE S00°55'05"E A DISTANCE OF 2906.65 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 52; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°51'21"E A DISTANCE OF 2141.97 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 31; THENCE ALONG SAID EAST LINE, N00°29'11"E A DISTANCE OF 2537.61 FEET TO THE POINT OF BEGINNING.;

THUS DESCRIBED PARCEL OF LAND CONTAINS 145.276 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT CARLA J. HOBBS, SUSAN J. TROUDT, AND MARIAN J. STRATTON ARE THE OWNERS OF THAT REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING ANNEXATION MAP.

Carla J. Hobbs
CARLA J. HOBBS

Susan J. Troudt
SUSAN J. TROUDT

Marian J. Stratton
MARIAN J. STRATTON

ACKNOWLEDGMENT:

STATE OF COLORADO)
)SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF OCTOBER, 2000, BY SUSAN J. TROUDT, AND MARIAN J. STRATTON.
MY COMMISSION EXPIRES: 11/30/2001

Sharon C. Peck
NOTARY PUBLIC

NOTARY PUBLIC STATE OF COLORADO

ACKNOWLEDGMENT:

STATE OF MONTANA)
)SS
COUNTY OF Cascade)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF October, 2000, BY CARLA J. HOBBS.
MY COMMISSION EXPIRES: 18 June 2003

Janis M. Hampe
NOTARY PUBLIC

SEAL JANIS M. HAMPE NOTARY PUBLIC STATE OF MONTANA

TOWN OF FREDERICK CERTIFICATE OF APPROVAL:

THIS MAP IS TO BE KNOWN AS "JOHNSON 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. 540, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON Oct 14, ~~2000~~ 1999 AND RECORDED ON Oct 21, 1999, ~~2000~~, AS RECEPTION NO. 2779 23 IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO.

TOWN CLERK

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION THIRTY-ONE, TOWNSHIP TWO NORTH, RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED AND SHOWN HEREON IS ASSUMED TO BEAR S00°29'11"W.

SURVEYOR'S CERTIFICATE:

I, A. MICHAEL HASCALL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING MAP WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE TOWN OF FREDERICK, COLORADO, AND IS WHOLLY CONTAINED WITHIN THE PARCEL DESCRIBED IN THE LEGAL DESCRIPTION OF THE PETITION FOR ANNEXATION. I ALSO CERTIFY THAT THERE IS THE REQUIRED CONTIGUITY NECESSARY FOR ANNEXATION TO THE TOWN OF FREDERICK, COLORADO.

A. MICHAEL HASCALL, COLORADO PROFESSIONAL LAND SURVEYOR NO. 23500

6-21-00
DATE

COLORADO REGISTERED A. MICHAEL HASCALL 23500 PROFESSIONAL LAND SURVEYOR

1132 NORTH MAIN ST
LONGMONT CO 80501
** (303) 678-8324 **

HASCALL SURVEYS INC

DATE: 06/21/00
REVISED:
REVISED:
REVISED:

Town of Frederick
P.O. Box 438
Frederick, CO 80530

SCALE: 1" = 200'
DRAWN: AMH\DJJ
SHEET: 1 OF 1
JOB NO: DD74ANX