

NET AREA 158.387 ACRES

TOTAL CONTIGUITY = 2602.48 FEET
TOTAL PERIMETER = 10,506.91 FEET
1/6th TOTAL PERIMETER = 1,751.15 FEET

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

JOHNSON FARMS

ANNEXATION TO THE TOWN OF FREDERICK, COLORADO

LOCATED IN THE SOUTHWEST QUARTER OF SECTION THIRTEEN,
TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH
PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

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

LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, WELD COUNTY, STATE OF COLORADO.

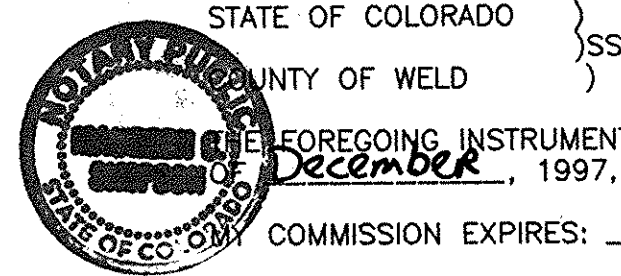
EXCEPTING THEREFROM
ANY PORTION OF THOSE ROADS KNOWN AS WELD COUNTY ROAD
NO. 20 AND WELD COUNTY ROAD NO. 11 ALONG THE
WEST AND SOUTH SIDES OF SAID SOUTHWEST QUARTER
OF SECTION 13.

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT MERIDITH O. JOHNSON TRUST IS THE OWNER OF
THAT REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP.

BY: Meredith O. Johnson
FIRST NATIONAL BANK - LONGMONT
TRUSTEE OF THE MERIDITH O. JOHNSON TRUST

ACKNOWLEDGEMENT:



STATE OF COLORADO }
COUNTY OF WELD }
I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY
December, 1997, BY TRUSTEE OF MERIDITH O. JOHNSON TRUST.
COMMISSION EXPIRES: 7/2/2001

Maureen C. Simpson
NOTARY PUBLIC

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
A. MICHAEL HASCALL, PROFESSIONAL LAND SURVEYOR NO. 23500
DATE 11-13-97

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION THIRTEEN,
TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL
MERIDIAN BEARS S00°06'32"E. AS MONUMENTED AND SHOWN.

TOWN OF FREDERICK CERTIFICATE OF APPROVAL:

THIS MAP IS TO BE KNOWN AS "JOHNSON FARMS 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. 473 PASSED AND ADOPTED AT THE REGULAR MEETING OF
THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON Oct. 23, 1997,
AND RECORDED ON _____, 1997, AS RECEPTION NO. _____
IN THE RECORDS OF THE CLERK AND RECORDER OF _____ COUNTY, COLORADO.

Sam M. Meehan
TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY
CLERK AND RECORDER OF WELD COUNTY AT _____ M. ON THE _____ DAY OF
_____, A.D., 1997 IN BOOK _____, PAGE _____, MAP _____,
RECEPTION NO. _____.

COUNTY CLERK AND RECORDER
BY: _____
DEPUTY

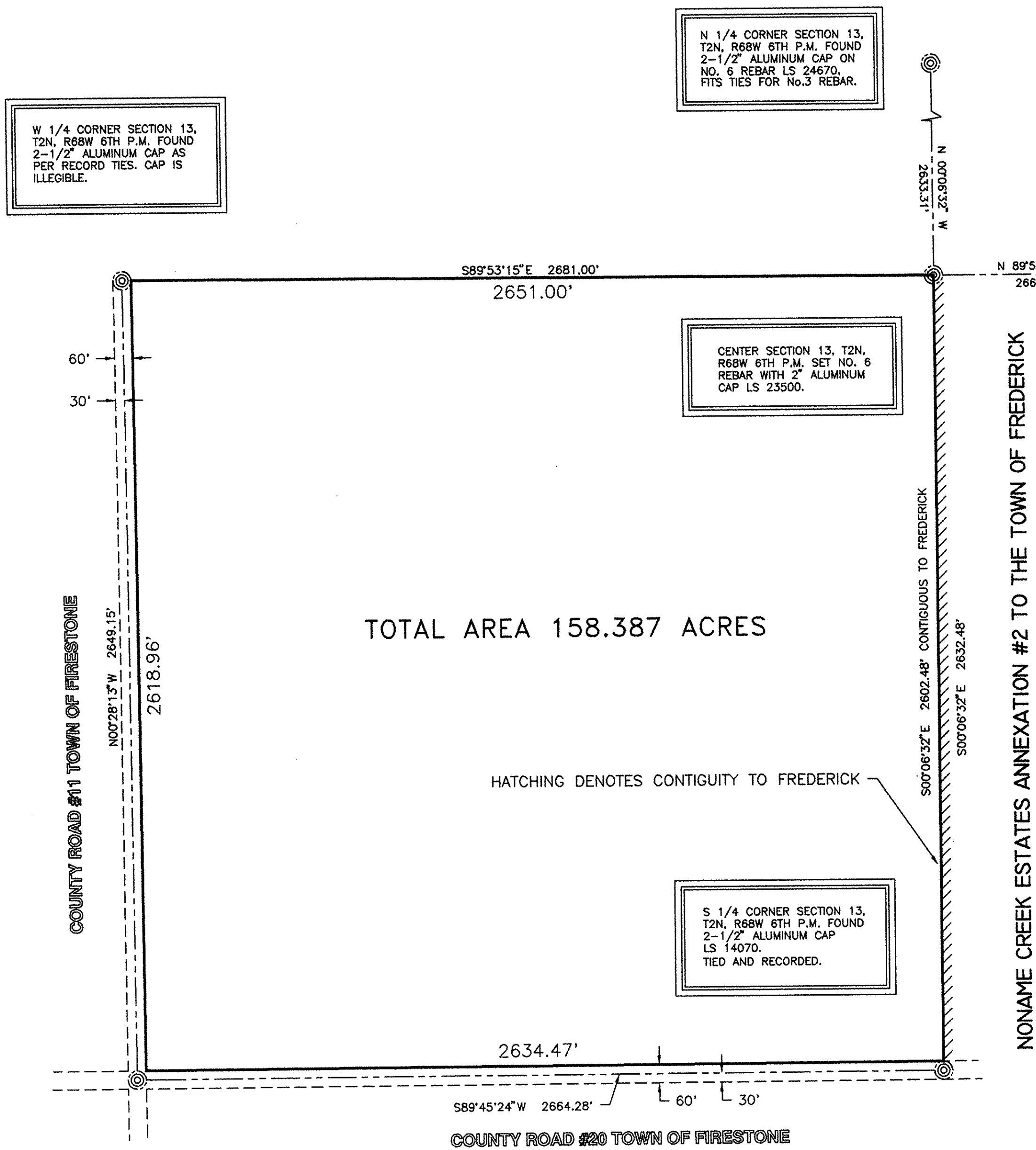
COMMONWEALTH LAND TITLE INSURANCE COMPANY

Commitment No.: F921678 SCHEDULE B
EXCEPTIONS

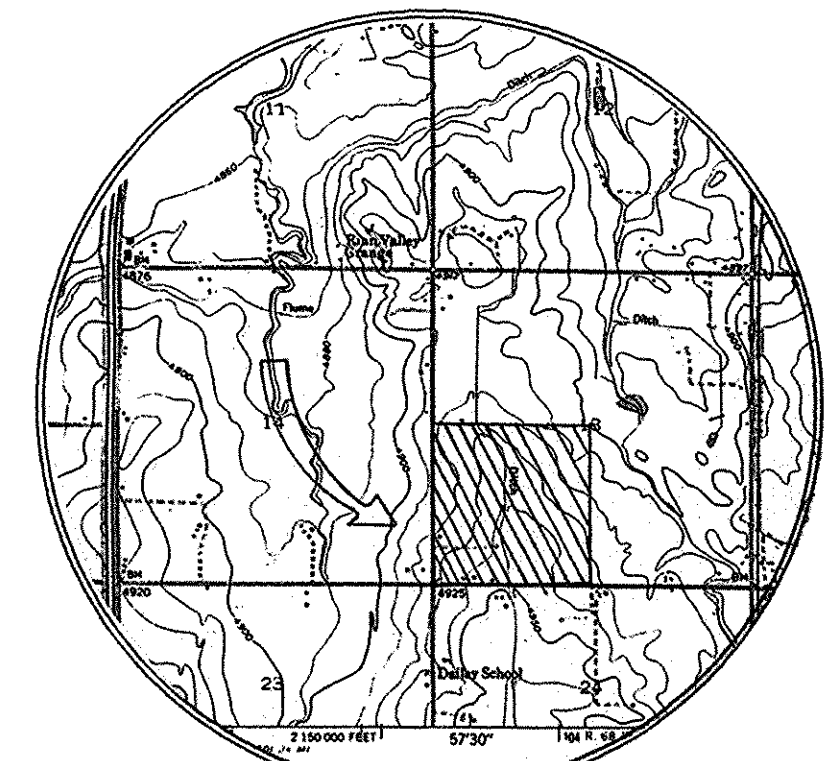
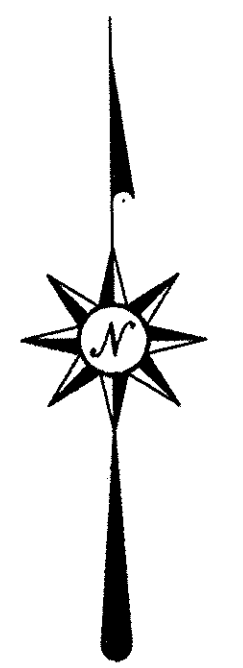
- Reservations made by the Union Pacific Railway Company in deed recorded in Book 86 at Page 419.
- Any interest which may have been acquired by the public in the 30 feet of subject property by reason of resolution of Board of County Commissioners recorded October 14, 1889 in Book 86 at Page 273 which provides for public roads 60 feet in width being 30 feet on each side of section lines on the public domain.
- Right of way for Lower Boulder Ditch as shown by Map filed with the Weld County Clerk and Recorder, insofar as same may affect subject property.
- Easement and Right of Way for communication facilities as granted to The American Telephone and Telegraph Company by instrument recorded December 27, 1940 in Book 1072 at Page 217, said easement not being specifically defined.
- Right of Way Agreement by and between the Consolidated Lower Boulder Reservoir and Ditch Company and Carol F. and Meredith Johnson recorded in on Film 595 as Reception No. 1517130, being more fully described therein.
- Oil and gas lease between Meredith O. Johnson and Martin J. Freedman dated August 21, 1970, recorded September 14, 1970, in Book 633 as Reception No. 1554541, and any interests therein or rights thereunder.
- Right of Way Easement for pipe line facilities 50 feet in width as granted to Panhandle Eastern Pipe Line Company by instrument recorded July 2, 1974 in Book 718 as Reception No. 1639887, being more fully described therein.
- Right of Way Easement and License by and between Consolidated Lower Boulder Reservoir and Ditch Company and Panhandle Eastern Pipe Line Company recorded March 20, 1975 in Book 734 as Reception No. 1656386 insofar as same may affect subject property.
- Right of Way Easement for pipe line facilities 50 feet in width as granted to Panhandle Eastern Pipe Line Company by instrument recorded April 29, 1975 in Book 737 as Reception No. 1659220, being more fully described therein.
- Right of Way Easement for pipe line facilities 50 feet in width as granted to Panhandle Eastern Pipe Line Company by instrument recorded March 14, 1977 in Book 791 as Reception No. 1713454, being more fully described therein.
- Easement Lease Agreement by and between American Telephone and Telegraph Company, Lessor and The Mountain States Telephone and Telegraph Company as shown by instrument recorded August 7, 1986 in Book 1122 as Reception No. 2064008.
- All right, title and interest in and to oil, gas, minerals and hydrocarbons which are in, on, under or associated with subject property as conveyed to Susan J. Trout, Marian J. Bottinello and Carla J. Hobbs in Deeds recorded August 17, 1988 in Book 1205 as Reception No. 2151706 and May 9, 1989 in Book 1231 as Reception No. 2179032.

NOTE: The following notices pursuant to CRS 9-1.5-103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the property. (a) Panhandle Eastern Pipe Line Company recorded October 1, 1981 in Book 949 as Reception No. 1870756. (b) Union Rural Electric Association Inc. recorded October 5, 1981 in Book 949 as Reception No. 1871004. (c) Western Gas Supply Company recorded April 2, 1985 in Book 1063 as Reception No. 2004300. (d) Panhandle Eastern Pipe Line Company recorded June 26, 1986 in Book 1117 as Reception No. 2058722. (e) United Power, Inc. recorded January 24, 1991 in Book 1288 as Reception No. 2239296.

NOTE: The within described land is also subject to the following Special Districts: (a) Central Weld County Water District as shown by instrument recorded April 26, 1977 in Book 795 as Reception No. 1717392. (b) Carbon Valley Park and Recreation District as shown by instrument recorded April 27, 1983 in Book 994 as Reception No. 1924918.

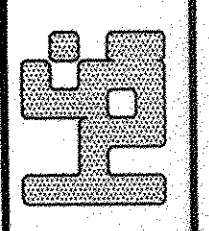


NONAME CREEK ESTATES ANNEXATION #2 TO THE TOWN OF FREDERICK

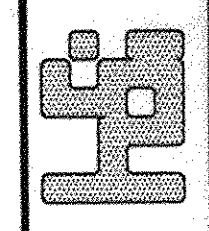


VICINITY MAP
NTS

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.



HASCALL SURVEYS INC



DATE: 07/21/97
REVISED: 09/04/97
REVISED: 11/12/97

SCALE: 1" = 300'
DRAWN: AMH
SHEET: 1 OF 1
JOB NO.: D73ANX