

THE SHORES ON PLUM CREEK NO. 1 ANNEXATION AND REZONE TO THE TOWN OF FREDERICK

A PORTION OF SECTIONS 32, T2N, R68W, AND THE
NE 1/4 OF SECTION 5, T1N, R68W OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO

OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT FARFRUMWURKIN, LLLP, HWY 52, LLC, BARBARA K. EDDLEMAN, AND JAMES GARY EDDLEMAN, BEING THE OWNER, OF CERTAIN LANDS IN WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 2 NORTH, AND THE NORTH HALF OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT A, RECORDED EXEMPTION NO. 1313-32-3 RE-4954; THENCE S25°30'52"E A DISTANCE OF 1460.73 FEET TO A POINT ON THE BOUNDARY OF THE YARDLEY WETLANDS ANNEXATION RECORDED JULY 5, 2007 AT RECEPTION NO. 3488204; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING TWELVE (12) COURSES: 1) THENCE S89°39'46"W A DISTANCE OF 662.22 FEET; 2) S89°19'17"W A DISTANCE OF 326.74 FEET; 3) S09°53'32"E A DISTANCE OF 292.16 FEET; 4) S13°58'00"E A DISTANCE OF 83.15 FEET; 5) S20°13'24"E A DISTANCE OF 59.68 FEET; 6) S34°51'19"E A DISTANCE OF 108.65 FEET; 7) S48°56'25"E A DISTANCE OF 97.50 FEET; 8) S51°42'32"E A DISTANCE OF 130.04 FEET; 9) S55°22'51"E A DISTANCE OF 106.56 FEET; 10) S56°31'48"E A DISTANCE OF 32.91 FEET; 11) S04°13'45"W A DISTANCE OF 421.85 FEET; 12) S00°35'37"E A DISTANCE OF 244.41 FEET TO A POINT ON THE NORTH LINE OF THE CAVALIER ANNEXATION RECORDED JANUARY 6, 2005 AT RECEPTION NO. 3250323; THENCE N88°07'41"W ALONG SAID NORTH LINE A DISTANCE OF 743.72 FEET; THENCE N40°47'58"W A DISTANCE OF 146.59 FEET; THENCE N33°39'05"W A DISTANCE OF 620.89 FEET; THENCE N36°09'22"W A DISTANCE OF 104.57 FEET; THENCE N67°17'07"W A DISTANCE OF 23.24 FEET; THENCE S00°11'26"W A DISTANCE OF 703.76 FEET TO A POINT ON SAID NORTH LINE OF CAVALIER ANNEXATION; THENCE ALONG SAID NORTH LINE FOR THE FOLLOWING TWO (2) COURSES: 1) N88°36'47"W A DISTANCE OF 1327.56 FEET; 2) N00°15'02"E A DISTANCE OF 50.99 FEET; THENCE N00°05'43"W ALONG THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 3.25 A DISTANCE OF 2613.92 FEET; THENCE S89°45'34"E A DISTANCE OF 2544.56 FEET TO THE POINT OF BEGINNING;

CONTAINING 6,945,031 SQUARE FEET OR 159.436 ACRES, MORE OR LESS.

OWNER:
FARFRUMWURKIN, LLLP

BY: Jon P. File, REPRESENTATIVE

STATE OF COLORADO)
SS)
COUNTY OF WELD)
Boulder)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

29 DAY OF May, 2018 BY

Jon P. File
Gloria Leanne Juarez

MY COMMISSION EXPIRES: 3/16/22
WITNESS MY HAND AND OFFICIAL SEAL.



Gloria Leanne Juarez
NOTARY PUBLIC

OWNER:
HWY 52, LLC

BY: Jon P. File, REPRESENTATIVE

STATE OF COLORADO)
SS)
COUNTY OF WELD)
Boulder)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

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Gloria Leanne Juarez

MY COMMISSION EXPIRES: 3/16/22
WITNESS MY HAND AND OFFICIAL SEAL.



Gloria Leanne Juarez
NOTARY PUBLIC

OWNER:

Barbara K. Eddleman
BY: BARBARA K. EDDLEMAN

James Gary Eddleman
BY: JAMES GARY EDDLEMAN

STATE OF COLORADO)
SS)
COUNTY OF WELD)
Boulder)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

29 DAY OF May, 2018 BY

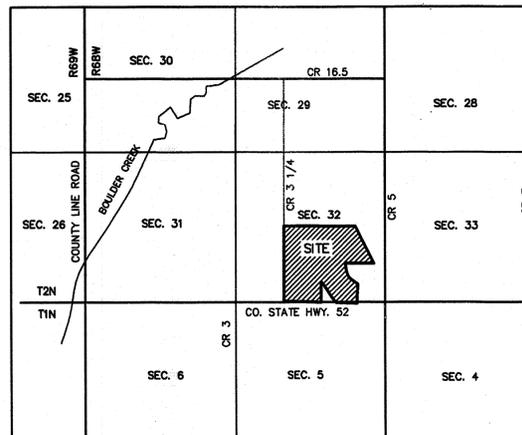
James Gary Eddleman and Barbara K. Eddleman
Gloria Leanne Juarez

MY COMMISSION EXPIRES: 3/16/22
WITNESS MY HAND AND OFFICIAL SEAL.



Gloria Leanne Juarez
NOTARY PUBLIC

VICINITY MAP
1"=3000'



ZONING DESCRIPTION: R-1 WITH PUD-O

A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT A, RECORDED EXEMPTION NO. 1313-32-3 RE-4954; THENCE S25°30'52"E A DISTANCE OF 1460.73 FEET; THENCE S89°39'46"W A DISTANCE OF 662.22 FEET TO A POINT OF CURVATURE; THENCE ALONG A 487.64 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 110°10'15" AND A CHORD BEARING N69°15'37"W A DISTANCE OF 799.74 FEET) AN ARC LENGTH OF 937.66 FEET; THENCE S58°26'51"W A DISTANCE OF 434.79 FEET; THENCE S72°15'52"W A DISTANCE OF 258.28 FEET TO A POINT OF CURVATURE; THENCE ALONG A 983.14 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 61°16'37" AND A CHORD BEARING S85°59'12"W A DISTANCE OF 1002.06 FEET) AN ARC LENGTH OF 1051.45 FEET; THENCE S17°06'33"W A DISTANCE OF 174.93 FEET; THENCE S28°45'44"W A DISTANCE OF 193.47 FEET; THENCE N00°05'43"W A DISTANCE OF 1762.77 FEET; THENCE S89°45'34"E A DISTANCE OF 2544.56 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,508,948 SQUARE FEET OR 80.554 ACRES, MORE OR LESS.

ZONING DESCRIPTION: C-H52 WITH PUD-O

A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 2 NORTH, AND THE NORTH HALF OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT A, RECORDED EXEMPTION NO. 1313-32-4 RE-4197; THENCE N88°07'41"W A DISTANCE OF 743.72 FEET; THENCE N40°47'58"W A DISTANCE OF 146.59 FEET; THENCE N33°39'05"W A DISTANCE OF 620.89 FEET; THENCE N36°09'22"W A DISTANCE OF 104.57 FEET; THENCE N67°17'07"W A DISTANCE OF 23.24 FEET; THENCE S00°11'26"W A DISTANCE OF 703.76 FEET; THENCE N88°36'47"W A DISTANCE OF 1327.56 FEET; THENCE N00°05'43"W A DISTANCE OF 50.99 FEET; THENCE S00°11'26"W A DISTANCE OF 703.76 FEET; THENCE N28°45'44"E A DISTANCE OF 193.47 FEET; THENCE N17°06'33"E A DISTANCE OF 174.93 FEET TO A POINT OF CURVATURE; THENCE ALONG A 983.14 FOOT CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 61°16'37" AND A CHORD BEARING N85°59'12"E A DISTANCE OF 1002.06 FEET) AN ARC LENGTH OF 1051.45 FEET; THENCE N72°15'52"E A DISTANCE OF 258.28 FEET; THENCE N58°26'51"E A DISTANCE OF 434.79 FEET TO A POINT OF CURVATURE; THENCE ALONG A 487.64 FOOT CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 110°10'15" AND A CHORD BEARING S69°15'37"E A DISTANCE OF 799.74 FEET) AN ARC LENGTH OF 937.66 FEET; THENCE S89°19'17"W A DISTANCE OF 326.74 FEET; THENCE S09°53'32"E A DISTANCE OF 292.16 FEET; THENCE S13°58'00"E A DISTANCE OF 83.15 FEET; THENCE S20°13'24"E A DISTANCE OF 59.68 FEET; THENCE S34°51'19"E A DISTANCE OF 108.65 FEET; THENCE S48°56'25"E A DISTANCE OF 97.50 FEET; THENCE S51°42'32"E A DISTANCE OF 130.04 FEET; THENCE S55°22'51"E A DISTANCE OF 106.56 FEET; THENCE S56°31'48"E A DISTANCE OF 32.91 FEET; THENCE S04°13'45"W A DISTANCE OF 421.85 FEET; THENCE S00°35'37"E A DISTANCE OF 244.41 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,436,214 SQUARE FEET OR 78.885 ACRES, MORE OR LESS.

NOTES

- 1) THIS ANNEXATION MAP DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART LAND SURVEYING, LLC OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
- 2) 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.
- 3) BEARINGS ARE BASED ON SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, T2N, R68W OF THE 6TH P.M., BEARS N88°47'02"E (ASSUMED), MONUMENTED ON BY A 3.25" CDOT ALUMINUM CAP, LS 36053 ON THE WEST END, AND BY A 2" ALUMINUM CAP, LS 25937 ON THE EAST END.

FLOOD ZONE STATEMENT

SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR WELD COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08123C2060E, DATED JANUARY 20, 2016.

MINERAL RIGHTS STATEMENT

LAND OWNED BY HWY 52 LLC.
MINERAL OWNER IS HWY 52 LLC.
CURRENT LESSEE IS CRESTONE PEAK RESOURCES

LAND OWNED BY FARFRUMWURKIN LLLP
MINERAL OWNER IS FRUMWURKIN LLLP
CURRENT LESSEE IS CRESTONE PEAK RESOURCES

LAND OWNED BY JAMES GARY AND BARBARA K. EDDLEMAN
MINERAL OWNER IS FRUMWURKIN LLLP
CURRENT LESSEE IS CRESTONE PEAK RESOURCES

TECHNICAL CONSULTANTS

LAND SURVEYING
EHRHART LAND SURVEYING, LLC
77 ERIE VILLAGE SQ., SUITE 290
ERIE, CO 80516
PHONE: (303) 828-3340

PLANNING/ENGINEERING
PERMONTES GROUP
625 MAIN STREET
LONGMONT, CO 80501
PHONE: (720) 684-4981
CONTACT: MICKEY LEYBA
MLEYBA@PERMONTESGROUP.COM

CONTIGUITY

TOTAL PERIMETER OF PROPERTY _____ 12,906.39'
1/6 TOTAL PERIMETER OF PROPERTY _____ 2,151.07'
PERIMETER CONTIGUOUS TO THE TOWN OF FREDERICK _____ 2,565.86'

TOTAL AREA BEING ANNEXED: 6,945,031 SQUARE FEET OR 159.436 ACRES, MORE OR LESS.

PLANNING AND ZONING COMMISSION CERTIFICATE

APPROVED BY THE FREDERICK PLANNING AND ZONING COMMISSION

THIS 3rd DAY OF April, A.D., 2018

Michelle Lawson
CHAIRMAN
Kathy Lawson
PLANNING AND ZONING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS MAP IS TO BE KNOWN AS "THE SHORES ON PLUM CREEK ANNEXATION NO. 1" 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. 1283 PASSED AND ADOPTED AT THE REGULAR MEETING OF

THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON April 24th

2018

Kevin Long MAYOR
Margaret Martin ATTEST



SURVEYING CERTIFICATE

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE HEREOF 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.

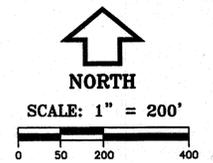
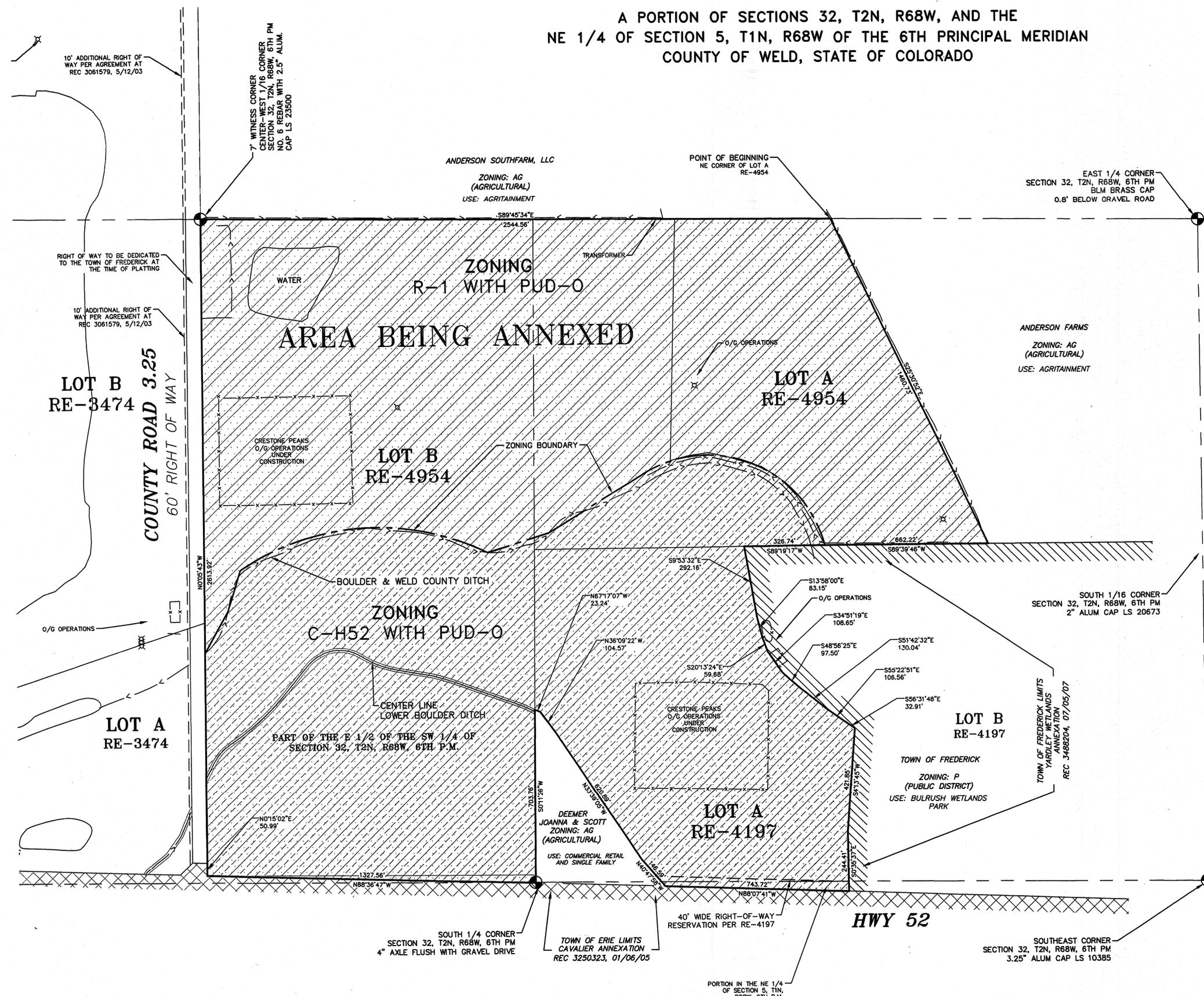
I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THE 18TH DAY OF DECEMBER, 2017.



 EHRHART LAND SURVEYING P.O. Box 930 • Erie, Colorado 80516 (303) 828-3340 www.coloradols.com	SHEET: 1 OF 2
	DATE: 4/6/18
	DRAWN BY: JPE
	PROJECT: S175132

THE SHORES ON PLUM CREEK NO. 1 ANNEXATION AND REZONE TO THE TOWN OF FREDERICK

A PORTION OF SECTIONS 32, T2N, R68W, AND THE
 NE 1/4 OF SECTION 5, T1N, R68W OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF WELD, STATE OF COLORADO



- LEGEND**
- ⊕ - SECTION CORNER
 - [Hatched] - TOWN OF FREDERICK LIMITS
 - [Cross-hatched] - TOWN OF ERIE LIMITS
 - [Diagonal lines] - R-1 ZONING AREA
 - [Diagonal lines] - R-2 ZONING AREA
 - [Diagonal lines] - C-H52 ZONING AREA
 - R-1 - RESIDENTIAL LOW DENSITY DISTRICT
 - R-2 - RESIDENTIAL MEDIUM DENSITY DISTRICT
 - C-H52 - MIXED USE HIGHWAY 52 DISTRICT
 - PUD-0 - PLUNNED UNIT DEVELOPMENT OVERLAY DISTRICT
 - - - - - DITCH
 - ⊗ - GAS WELL

ADG
 5-16-18

 EHRHART LAND SURVEYING P.O. Box 930 • Erie, Colorado 80516 (303) 828-3340 www.coloradodots.com	SHEET: 2 OF 2
	DATE: 4/6/18
	DRAWN BY: JPE
	PROJECT: S175132