

THE SHORES ON PLUM CREEK NO. 2 ANNEXATION AND REZONE TO THE TOWN OF FREDERICK

A PORTION OF SECTIONS 31 AND 32, T2N, R68W OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF WELD, STATE OF COLORADO

OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT FARFRUMWURKIN, LLLP, JUDITH ANN SCHELL, AND KENNETH L. SCHELL, BEING THE OWNER, OF CERTAIN LANDS IN WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN SECTION 32 AND THE EAST HALF OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE N88°47'02"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31 A DISTANCE OF 1,332.91 FEET; THENCE N01°18'12"E A DISTANCE OF 27.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE N01°18'12"E A DISTANCE OF 187.01 FEET; THENCE N04°21'06"E A DISTANCE OF 319.73 FEET; THENCE N06°12'07"W A DISTANCE OF 152.79 FEET; THENCE N33°26'55"W A DISTANCE OF 212.86 FEET; THENCE N57°58'38"W A DISTANCE OF 100.00 FEET; THENCE N32°01'22"E A DISTANCE OF 2121.80 FEET THENCE N32°01'22"E A DISTANCE OF 33.87 FEET TO A POINT OF CURVATURE; THENCE ALONG A 11510.00 FOOT CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 02°11'45" AND A CHORD BEARING N33°07'15"E A DISTANCE OF 441.10 FEET) AN ARC LENGTH OF 441.12 FEET; THENCE N34°46'35"E A DISTANCE OF 2419.22 FEET TO A POINT ON THE WEST LINE OF 60 FOOT RIGHT OF WAY; THENCE S00°09'44"E ALONG SAID WEST LINE A DISTANCE OF 2378.22 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE S89°45'34"E A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF 60 FOOT RIGHT OF WAY; THENCE S00°05'43"E ALONG THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 3.25 A DISTANCE OF 2613.92 FEET TO A POINT ON THE NORTH LINE OF CAVALIER ANNEXATION; THENCE ALONG SAID NORTH LINE FOR THE FOLLOWING NINE (9) COURSES: 1) N87°58'53"W A DISTANCE OF 60.00 FEET; 2) S46°00'48"W A DISTANCE OF 69.80 FEET; 3) N88°08'41"W A DISTANCE OF 949.33 FEET; 4) N88°45'25"W A DISTANCE OF 204.77 FEET TO A POINT OF CURVATURE; 5) ALONG A 2915.00 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 01°26'06" AND A CHORD BEARING S89°05'54"W A DISTANCE OF 73.01 FEET) AN ARC LENGTH OF 73.01 FEET; 6) ALONG A 2913.37 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 01°33'03" AND A CHORD BEARING S87°45'18"W A DISTANCE OF 78.85 FEET) AN ARC LENGTH OF 78.85 FEET; 7) S85°27'49"W A DISTANCE OF 201.92 FEET; 8) S84°44'53"W A DISTANCE OF 180.79 FEET TO A POINT OF CURVATURE; 9) ALONG A 8723.64 FOOT CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 01°51'13" AND A CHORD BEARING S85°59'25"W A DISTANCE OF 282.20 FEET) AN ARC LENGTH OF 282.22 FEET; THENCE N02°04'53"E A DISTANCE OF 319.71 FEET; THENCE N86°21'43"W A DISTANCE OF 275.50 FEET; THENCE S00°42'47"W A DISTANCE OF 346.37 FEET TO A POINT ON THE NORTH LINE OF SAID CAVALIER ANNEXATION; THENCE S89°24'40"W ALONG SAID NORTH LINE A DISTANCE OF 298.94 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 8,224,505 SQUARE FEET OR 188.809 ACRES, MORE OR LESS.

OWNER:
 FARFRUMWURKIN, LLLP

Jon P. File
 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

WITNESS MY HAND AND OFFICIAL SEAL.



Gloria Leanne Juarez
 NOTARY PUBLIC

OWNER:

Judith Ann Schell *Kenneth L. Schell*
 BY: JUDITH ANN SCHELL AND KENNETH L. SCHELL

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

29 DAY OF May 2018 BY

Judith Ann Schell and Kenneth L. Schell

WITNESS MY HAND AND OFFICIAL SEAL.



Gloria Leanne Juarez
 NOTARY PUBLIC

ZONING DESCRIPTION: R-1 WITH PUD-0

A PARCEL OF LAND SITUATED IN SECTION 32 AND THE EAST HALF OF SECTION 31, 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 CENTER-WEST SIXTEENTH CORNER OF SAID SECTION 32; THENCE S00°05'43"E A DISTANCE OF 1762.77 FEET; THENCE S58°45'14"W A DISTANCE OF 267.76 FEET; THENCE S72°44'26"W A DISTANCE OF 1048.60 FEET; THENCE S47°46'35"W A DISTANCE OF 143.15 FEET; THENCE N00°10'43"W A DISTANCE OF 538.07 FEET; THENCE S85°59'48"W A DISTANCE OF 319.24 FEET TO A POINT OF CURVATURE; THENCE ALONG A 172.09 FOOT CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 77°02'07" AND A CHORD BEARING N58°00'53"E A DISTANCE OF 214.34 FEET) AN ARC LENGTH OF 231.37 FEET; THENCE N02°38'28"E A DISTANCE OF 221.44 FEET; THENCE N02°38'28"E A DISTANCE OF 682.76 FEET; THENCE N17°52'00"E A DISTANCE OF 112.91 FEET; THENCE N31°39'59"E A DISTANCE OF 811.62 FEET; THENCE N39°47'02"E A DISTANCE OF 227.89 FEET; THENCE N47°41'11"E A DISTANCE OF 407.30 FEET; THENCE N70°16'17"E A DISTANCE OF 127.99 FEET; THENCE N02°54'32"E A DISTANCE OF 311.25 FEET TO A POINT OF CURVATURE; THENCE ALONG A 239.03 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 51°40'12" AND A CHORD BEARING N21°27'27"W A DISTANCE OF 208.33 FEET) AN ARC LENGTH OF 215.56 FEET; THENCE N45°01'36"W A DISTANCE OF 154.27 FEET; THENCE N34°46'35"E A DISTANCE OF 152.24 FEET; THENCE S00°09'44"E A DISTANCE OF 2378.22 FEET; THENCE S89°45'34"E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 4,920,625 SQUARE FEET OR 112.962 ACRES, MORE OR LESS.

ZONING DESCRIPTION: C-H52 WITH PUD-0

A PARCEL OF LAND SITUATED IN SECTION 32 AND THE EAST HALF OF SECTION 31, 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 WESTERLY MOST CORNER OF LOT B, RECORDED EXEMPTION NO. 1313-31-04 RECX13-0045; THENCE N32°01'22"E A DISTANCE OF 785.11 FEET; THENCE S50°54'28"E A DISTANCE OF 173.92 FEET; THENCE S48°13'03"E A DISTANCE OF 313.22 FEET; THENCE N90°00'00"E A DISTANCE OF 220.70 FEET; THENCE S02°38'28"W A DISTANCE OF 221.44 FEET TO A POINT OF CURVATURE; THENCE ALONG A 172.09 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 77°02'07" AND A CHORD BEARING S58°00'53"E A DISTANCE OF 214.34 FEET) AN ARC LENGTH OF 231.37 FEET; THENCE N85°59'48"E A DISTANCE OF 319.24 FEET; THENCE S00°10'43"E A DISTANCE OF 538.07 FEET; THENCE N47°46'35"E A DISTANCE OF 143.15 FEET; THENCE N72°44'26"W A DISTANCE OF 1048.60 FEET; THENCE N58°45'14"E A DISTANCE OF 267.76 FEET; THENCE S00°05'43"E A DISTANCE OF 851.15 FEET; THENCE N88°03'46"W A DISTANCE OF 59.91 FEET; THENCE S46°06'50"W A DISTANCE OF 69.80 FEET; THENCE N88°08'41"W A DISTANCE OF 949.33 FEET; THENCE N88°45'38"W A DISTANCE OF 203.32 FEET TO A POINT OF CURVATURE; THENCE ALONG A 2680.83 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 01°35'29" AND A CHORD BEARING S89°08'00"W A DISTANCE OF 74.46 FEET) AN ARC LENGTH OF 74.46 FEET; THENCE ALONG A 3076.54 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 01°27'48" AND A CHORD BEARING S87°36'38"W A DISTANCE OF 78.57 FEET) AN ARC LENGTH OF 78.57 FEET; THENCE S85°31'30"W A DISTANCE OF 201.73 FEET; THENCE S84°44'52"W A DISTANCE OF 181.24 FEET TO A POINT OF CURVATURE; THENCE ALONG A 8181.09 FOOT CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 01°58'35" AND A CHORD BEARING S85°59'25"W A DISTANCE OF 282.20 FEET) AN ARC LENGTH OF 282.22 FEET; THENCE N02°04'53"E A DISTANCE OF 319.71 FEET; THENCE N86°21'43"W A DISTANCE OF 275.50 FEET; THENCE S00°42'47"W A DISTANCE OF 346.37 FEET; THENCE S89°24'40"W A DISTANCE OF 298.94 FEET; THENCE N01°18'12"E A DISTANCE OF 187.01 FEET; THENCE N04°21'06"E A DISTANCE OF 319.73 FEET; THENCE N06°12'07"W A DISTANCE OF 152.79 FEET; THENCE N33°26'55"W A DISTANCE OF 212.86 FEET; THENCE N57°58'38"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,269,331 SQUARE FEET OR 52.097 ACRES, MORE OR LESS.

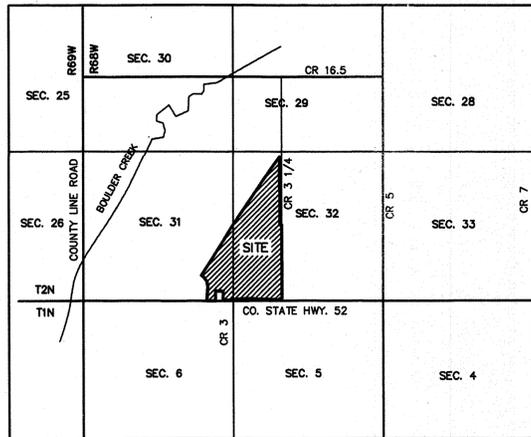
ZONING DESCRIPTION: R-2 WITH PUD-0

A PARCEL OF LAND SITUATED IN SECTION 32 AND THE EAST HALF OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY MOST CORNER OF LOT B, RECORDED EXEMPTION NO. 1313-31-04 RECX13-0045; THENCE N32°01'22"E A DISTANCE OF 785.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE N32°01'22"E A DISTANCE OF 1336.69 FEET; THENCE N32°01'22"E A DISTANCE OF 33.87 FEET TO A POINT OF CURVATURE; THENCE ALONG A 11510.00 FOOT CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 02°11'45" AND A CHORD BEARING N33°07'15"E A DISTANCE OF 441.10 FEET) AN ARC LENGTH OF 441.12 FEET; THENCE N34°46'35"E A DISTANCE OF 896.98 FEET; THENCE S45°01'36"E A DISTANCE OF 154.27 FEET TO A POINT OF CURVATURE; THENCE ALONG A 239.03 FOOT CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 51°40'12" AND A CHORD BEARING S21°27'27"E A DISTANCE OF 208.33 FEET) AN ARC LENGTH OF 215.56 FEET; THENCE S02°54'32"W A DISTANCE OF 311.25 FEET; THENCE S70°16'17"W A DISTANCE OF 127.99 FEET; THENCE S47°41'11"W A DISTANCE OF 407.30 FEET; THENCE S39°47'02"W A DISTANCE OF 227.89 FEET; THENCE S31°39'59"W A DISTANCE OF 811.62 FEET; THENCE S17°52'00"W A DISTANCE OF 112.91 FEET; THENCE S02°38'28"W A DISTANCE OF 682.76 FEET; THENCE N90°00'00"W A DISTANCE OF 220.70 FEET; THENCE N48°13'03"W A DISTANCE OF 313.22 FEET; THENCE N50°54'28"W A DISTANCE OF 173.92 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 1,034,601 SQUARE FEET OR 23.751 ACRES, MORE OR LESS.

VICINITY MAP
 1"=3000'



NOTES

- 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.
- 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.
- 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 AS SHOWN HEREON.

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 KENNETH L. AND JUDITH ANN SCHELL
 MINERAL OWNER IS KENNETH AND JUDITH SCHELL
 THE MINERALS ARE CURRENTLY UNLEASED

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 _____ 14,381.74'
 1/8 TOTAL PERIMETER OF PROPERTY _____ 2,396.96'
 PERIMETER CONTIGUOUS TO THE TOWN OF FREDERICK _____ 2,613.92'

TOTAL AREA BEING ANNEXED: 8,224,505 SQUARE FEET OR 188.809 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

Kathy Lawson
 CHAIRMAN
 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. 1282 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON April 24th

2018
Randy Loney MAYOR
Meghan C. Harting 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 HEREON 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.



JOHN P. EHRHART
 COLORADO P.L.S. #29414
 EHRHART LAND SURVEYING, LLC
 P.O. BOX 930, ERIE, COLORADO 80516
 PHONE: (303) 828-3340

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

THE SHORES ON PLUM CREEK NO. 2 ANNEXATION AND REZONE TO THE TOWN OF FREDERICK

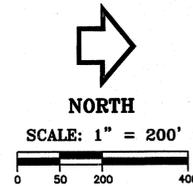
A PORTION OF SECTIONS 31 AND 32, T2N, R68W OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF WELD, STATE OF COLORADO

POINT OF COMMENCEMENT
 S 1/4 CORNER OF SECTION 31
 T2N, R68W OF THE 6TH P.M.
 3.25" CDOT ALUM. CAP IN BOX LS 36053

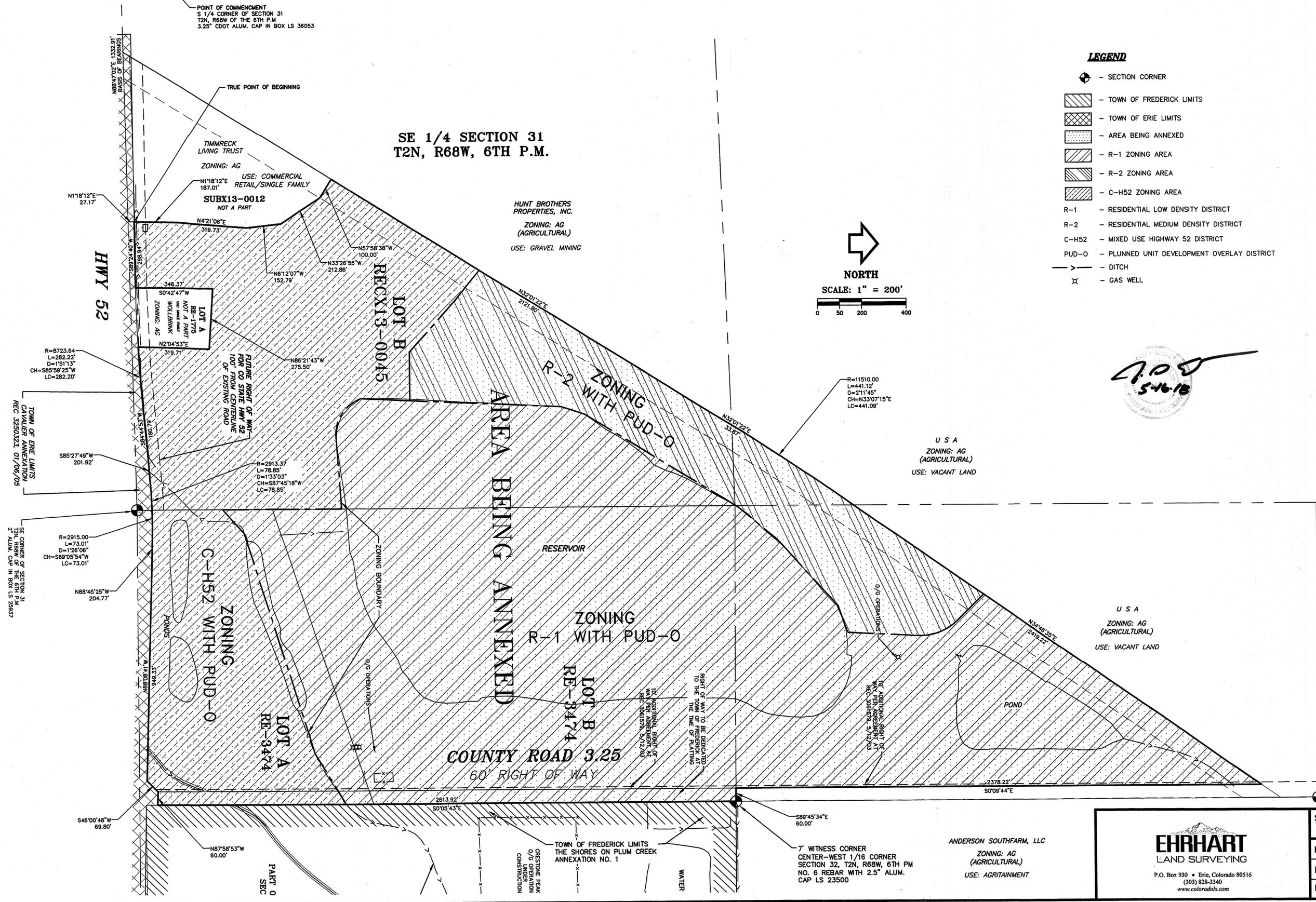
SE 1/4 SECTION 31
 T2N, R68W, 6TH P.M.

LEGEND

- SECTION CORNER
- TOWN OF FREDERICK LIMITS
- TOWN OF ERIE LIMITS
- AREA BEING ANNEXED
- R-1 ZONING AREA
- R-2 ZONING AREA
- 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 - PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT
- DITCH
- GAS WELL



Handwritten signature and date:
 J.P.D.
 5-16-18



NORTHWEST 1/16 CORNER
 SECTION 32, T2N, R68W, 6TH P.M.
 2.5" ALUM. CAP IN RANGE BOX, LS 11434

SHEET:	2 OF 2
DATE:	4/6/18
DRAWN BY:	JPE
PROJECT:	S175132

EHRHART
 LAND SURVEYING
 P.O. Box 930 • Erie, Colorado 80516
 (303) 828-3340
 www.coloradols.com

ANDERSON SOUTHFARM, LLC
 ZONING: AG (AGRICULTURAL)
 USE: AGRICULTURE

7" WITNESS CORNER
 CENTER-WEST 1/16 CORNER
 SECTION 32, T2N, R68W, 6TH PM
 NO. 6 REBAR WITH 2.5" ALUM.
 CAP LS 23500

TOWN OF FREDERICK LIMITS
 THE SHORES ON PLUM CREEK
 ANNEXATION NO. 1

CRESTONE PEAK
 O/G OPERATION
 CONSTRUCTION

PART 0
 SEC