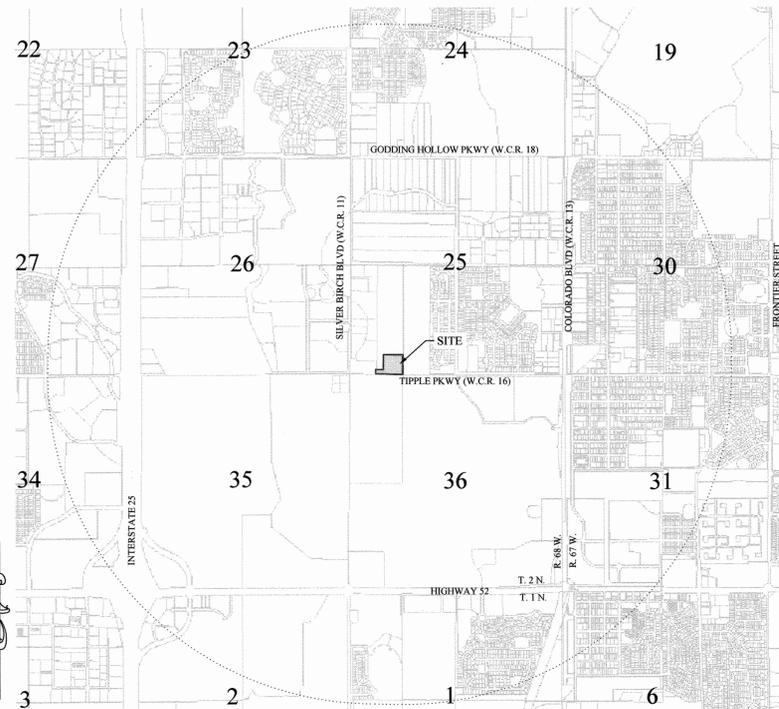
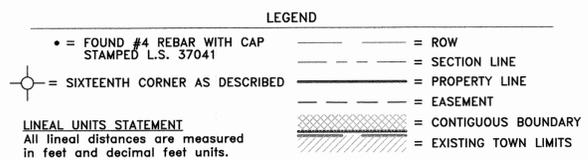
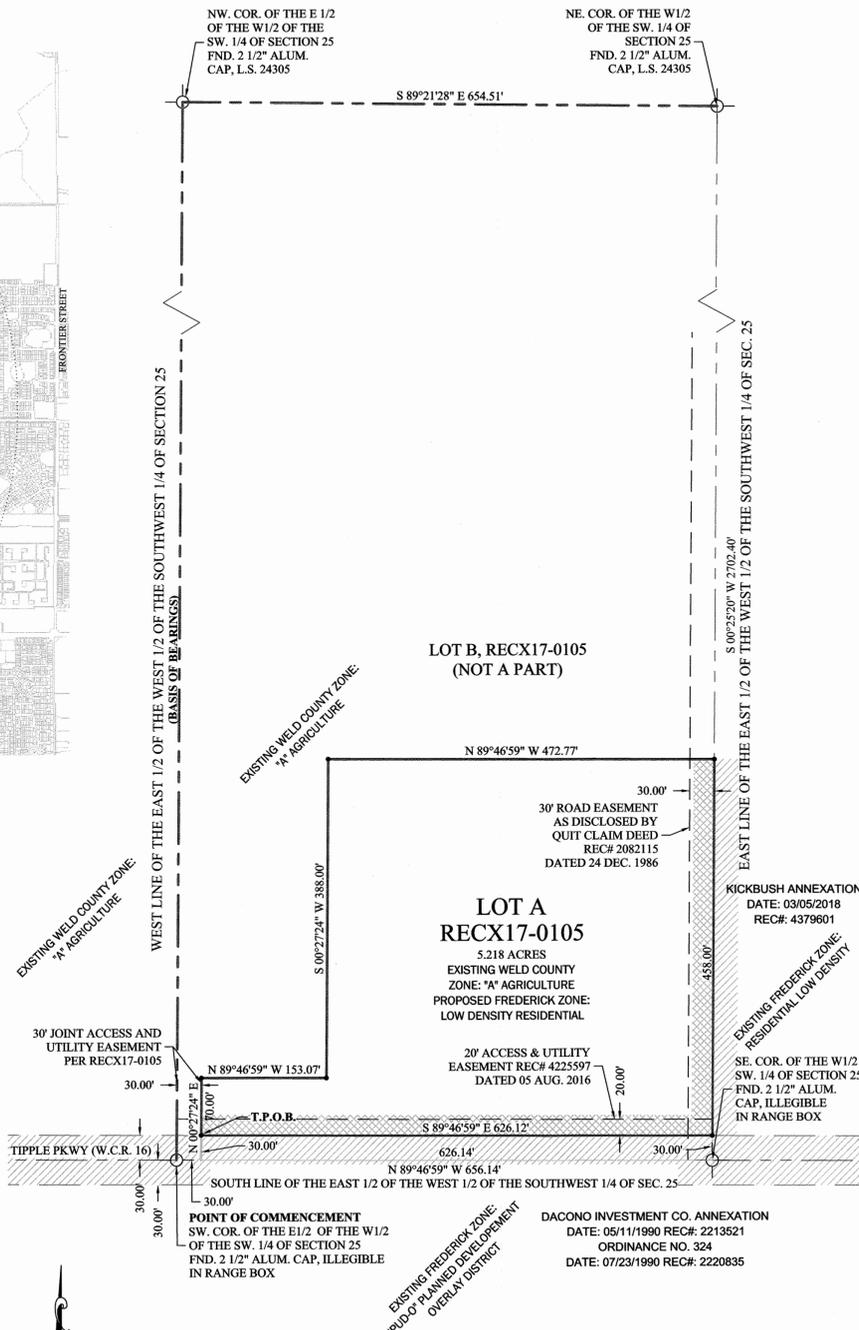


GORACKE ANNEXATION TO THE TOWN OF FREDERICK

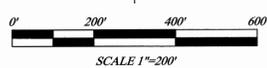
LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
 (SHEET 1 OF 1)



VICINITY MAP
 1" = 2000'



LOT A (NET) TOTAL PERIMETER: 2,167.96'
 BOUNDARY CONTIGUOUS WITH CURRENT TOWN LIMITS: 1084.12'
 MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED: 361.33'



SURVEYOR NOTES:

- All references to books, pages, maps and reception numbers are public documents on file at the Clerk and Recorders Office of Weld County, State of Colorado unless stated otherwise.
- NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 certification shown hereon (13-80-105 C.R.S.). Alles Taylor & Duke, LLC and/or Scott L. Ducommun will not be liable for more than the cost of this survey and then only to the Client specifically shown hereon or in our file by signed authorization. Acceptance and/or use of this instrument for any purpose constitutes agreement by the client to all terms stated hereon.
- BASIS OF BEARINGS: The Bearing of North 00°27'24" East between the Southwest Corner of the East Half (E.1/2) of the West Half (W.1/2) of the Southwest Quarter (SW.1/4) of Section 25 (monumented with a #6 rebar with a 2-1/2" aluminum cap, illegible, in a range box) and the Northwest Corner of the East Half (E.1/2) of the West Half (W.1/2) of the Southwest Quarter (SW. 1/4) of Section 25 (monumented with a #6 rebar with a 2-1/2" aluminum cap stamped LS 24305) is assumed.
- The final plat of Dream Acres recorded July 12, 1966 at reception #1492749 includes the Northernly 40 feet of the Southwest Quarter of Section 25. The final plat of Dream Acres also dedicated road right-of-way 40 feet on either side of the Northernly line of the Southwest Quarter of Section 25. It is unclear if the developer of Dream Acres had ownership of the Northernly 40 feet of the Southwest Quarter of Section 25 which would be required in order to dedicate road right-of-way.
- All known easements and/or rights-of-way, have been shown on this plat. The easements and or rights-of-way which are shown hereon may not be complete, are based on general information, and are to be used only in this context.
- A 20 foot Right-of-Way dedication along Tipple Parkway (County Road 16) will be required prior to the development of the property.

CERTIFICATE OF OWNERSHIP:

Know all men by these presents that David J. & Lori R. Goracke being the Owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, described as follows:

A portion of Lot A of Recorded Exemption No. 1313-25-3 RECX17-0105 as recorded 1st of November, 2017 at Reception No. 4348857 in the records of the Weld County Clerk and Recorders Office, County of Weld, State of Colorado being a part of the East Half (E 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 25, Township 2 North, Range 68 West of the 6th Principal Meridian; being more particularly described as follows:

Commencing at the Southwest Corner of the East Half (E 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of said Section 25, and considering the West Line of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) as bearing NORTH 00°27'24" EAST and all bearings contained herein being relative thereto;
 Thence SOUTH 89°46'59" EAST along the South line of the East Half (E 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of said Section 25, 30.00 feet to the Southwest Corner of said Lot A;
 Thence NORTH 00°27'24" EAST, leaving said South line of the East Half (E 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of said Section 25 along the Westerly Boundary of said Lot A, 472.77 feet to a point on the Northernly Right-of-Way of Weld County Road 16 said point also being the TRUE POINT OF BEGINNING;
 Thence SOUTH 89°46'59" EAST along said Northernly Right-of-Way of Weld County Road 16, 626.12 feet to a point on the East line of the East Half (E 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of said Section 25 said point also being a point on the Easterly Boundary of said Lot A;
 Thence NORTH 00°25'20" EAST along the East line of the East Half (E 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of said Section 25, and said Easterly Boundary of said Lot A, 458.00 feet to the Northeast Corner of said Lot A;
 Thence NORTH 89°46'59" WEST leaving the East line of the East Half (E 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of said Section 25, and along the Northernly Boundary of said Lot A, 472.77 feet;
 Thence SOUTH 00°27'24" WEST along the Westerly Boundary of said Lot A, 388.00 feet;
 Thence NORTH 89°46'59" WEST along the Northernly Boundary of said Lot A, 153.07 feet;
 Thence SOUTH 00°27'24" WEST along the Westerly Boundary of said Lot A, 70.00 feet to a point on the Northernly Right-of-Way of County Road 16, and the TRUE POINT OF BEGINNING.

This described tract contains 5.218 acres, more or less together with and subject to all easements and rights-of-way existing and/or of public record.

Executed this 13th day of AUGUST, 2018.

David J. & Lori R. Goracke
 Owner
 N/A
 Mortgagee or Lienholder

State of Colorado }
 County of Weld } ss

The foregoing certificate of ownership and maintenance was acknowledged before me by David & Lori Goracke, acting in his capacity as OWNERS of _____ or in his/her individual capacity, this 13th day of August, 2018.

Witness My Hand and Seal Lori M. Trejo
 My commission expires Oct 19, 2019

LORI MICHELLE TREJO
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20154041174
 My Commission Expires Oct. 19, 2019

SURVEYOR'S STATEMENT

I, Scott L. Ducommun, 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 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, 1084.12 feet contiguous, perimeter 2167.96 feet.

I further certify that this map and legal description were prepared under my personal supervision on this 09 day of Aug, 2018.

Scott L. Ducommun
 Scott L. Ducommun, L.S. 37041
 For and on behalf of Alles Taylor & Duke, LLC
 Job No. 2018-017
 Date: 9/16/2018



PLANNING COMMISSION CERTIFICATE:

Approved by the Frederick Planning Commission with Planning Commission Resolution 2018-012A this 19th day of June, 2018.

Kathy Larson
 Chairman
 Planning Commission Secretary

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

This annexation map is to be known as the Goracke Annexation and is approved and accepted along with the Zoning Designation by Ordinances No. 1286 and 1287, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on July 10, 2018.

Mayor Walter Hartung
 Attest: Walter Hartung
 Town Clerk



ALLES TAYLOR & DUKE, LLC
 3610 35th Ave., Unit 6
 Evans, Colorado 80620
 (970) 350-0306
 ENGINEERING & LAND SURVEYING SERVICES

DESIGNED BY:	ZW
DRAWN BY:	SD
CHECKED BY:	SD
DATE	PROJECT NO.
08/09/2018	2017-023

REVISIONS	Date	Description	Apprv	SD	SD	SD	SD
1	02/09	First draft					
2	02/21	First Submittal					
3	03/29	Revised - Second Submittal					
4	04/17	Revised - Third Submittal					
5	08/09	FINAL MYLAR					

GORACKE ANNEXATION TO THE TOWN OF FREDERICK COLORADO
 5131 COUNTY ROAD 16
 FREDERICK, COLORADO 80504
 COUNTY OF WELD
 COLORADO
 PART OF SW4 SEC. 25, T. 2 N. R. 68 W.