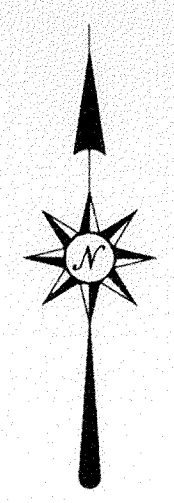




NET AREA 618.873 ACRES ANNEXATION

LINE	BEARING	DISTANCE
L6	N89°58'10"E	50.00'
L7	S72°54'25"W	40.00'
L8	S01°11'20"E	50.50'
L9	S32°07'50"E	53.30'
L10	N72°54'25"E	40.00'
L11	S00°00'28"W	30.31'
L12	S71°40'34"E	185.15'
L13	S42°49'26"W	11.00'
L14	N85°45'26"E	10.10'
L15	S03°10'26"W	175.50'
L16	S12°25'26"W	185.20'
L17	S47°57'34"E	56.60'
L18	N85°57'26"E	71.60'
L19	S10°20'34"E	35.20'
L20	S10°20'34"E	55.30'
L21	S85°57'26"W	93.40'
L22	N47°57'34"W	61.50'
L23	N13°36'34"W	55.70'
L24	N24°56'26"E	35.00'
L25	N01°26'34"W	40.00'
L26	N26°45'26"E	177.00'
L27	N03°10'26"E	164.37'
L28	N22°41'34"W	87.80'
L29	S67°18'26"W	10.00'
L30	N22°41'34"W	107.40'
L31	N47°11'34"W	94.10'
L32	N71°40'34"W	82.56'
L33	N00°01'34"W	57.99'
L34	N00°01'34"W	36.90'
L35	N85°36'26"E	152.57'
L36	N48°24'26"E	123.30'
L37	S57°11'26"E	160.00'
L38	S35°46'34"E	113.00'
L39	S89°39'23"W	43.00'
L40	S89°39'23"W	67.50'
L41	N35°46'34"W	54.70'
L42	S57°11'26"W	146.10'
L43	S48°24'26"W	149.30'
L44	S85°36'26"W	148.21'
L45	S89°39'23"W	108.46'
L46	N23°04'32"E	21.78'
L47	N62°17'28"E	5.00'
L48	N32°20'32"W	175.60'
L49	N02°14'32"W	107.60'
L50	N01°18'32"W	204.52'
L51	N03°30'28"E	203.00'
L52	S86°35'28"W	15.14'
L53	N10°19'32"W	133.70'
L54	N58°54'28"E	15.10'
L55	N36°38'32"W	137.70'
L56	N22°21'28"E	197.50'
L57	N89°48'28"E	32.50'
L58	N89°48'28"E	59.60'
L59	S22°21'28"W	181.00'
L60	S36°38'32"E	109.40'
L61	N58°54'28"E	5.00'
L62	S10°19'32"E	172.40'
L63	S02°14'32"E	72.60'
L64	S32°20'32"E	158.70'
L65	N62°17'28"E	5.00'
L66	S23°04'32"E	171.77'
L67	N22°21'28"E	116.91'
L68	N01°48'32"W	98.76'
L69	N47°41'28"E	175.60'
L70	N20°41'28"E	201.80'
L71	N46°21'28"E	68.85'
L72	N89°54'44"E	66.16'
L73	S00°47'32"W	153.50'
L74	S46°21'28"W	129.43'
L75	S47°41'28"W	180.70'
L76	S22°21'28"W	173.84'
L77	S89°39'23"W	30.00'
L78	N08°59'37"W	162.00'
L79	N27°59'37"W	79.89'
L80	N67°00'23"E	20.05'
L81	S22°59'37"E	144.11'
L82	S06°11'37"E	109.19'
L83	N81°42'26"E	87.90'
L84	N25°02'26"E	76.60'
L85	N05°41'26"E	181.20'
L86	N38°56'26"E	155.07'
L87	S18°59'49"E	102.23'
L88	S16°49'12"E	203.15'
L89	S00°02'34"E	204.70'
L90	S00°27'40"W	173.60'
L91	N44°51'23"E	141.82'
L92	N89°40'23"E	25.70'



INTERSTATE HIGHWAY 25

L34

L33

L29

L28

L27

L26

L25

L24

L23

L22

L21

L20

L19

L18

L17

L16

L15

L14

L13

L12

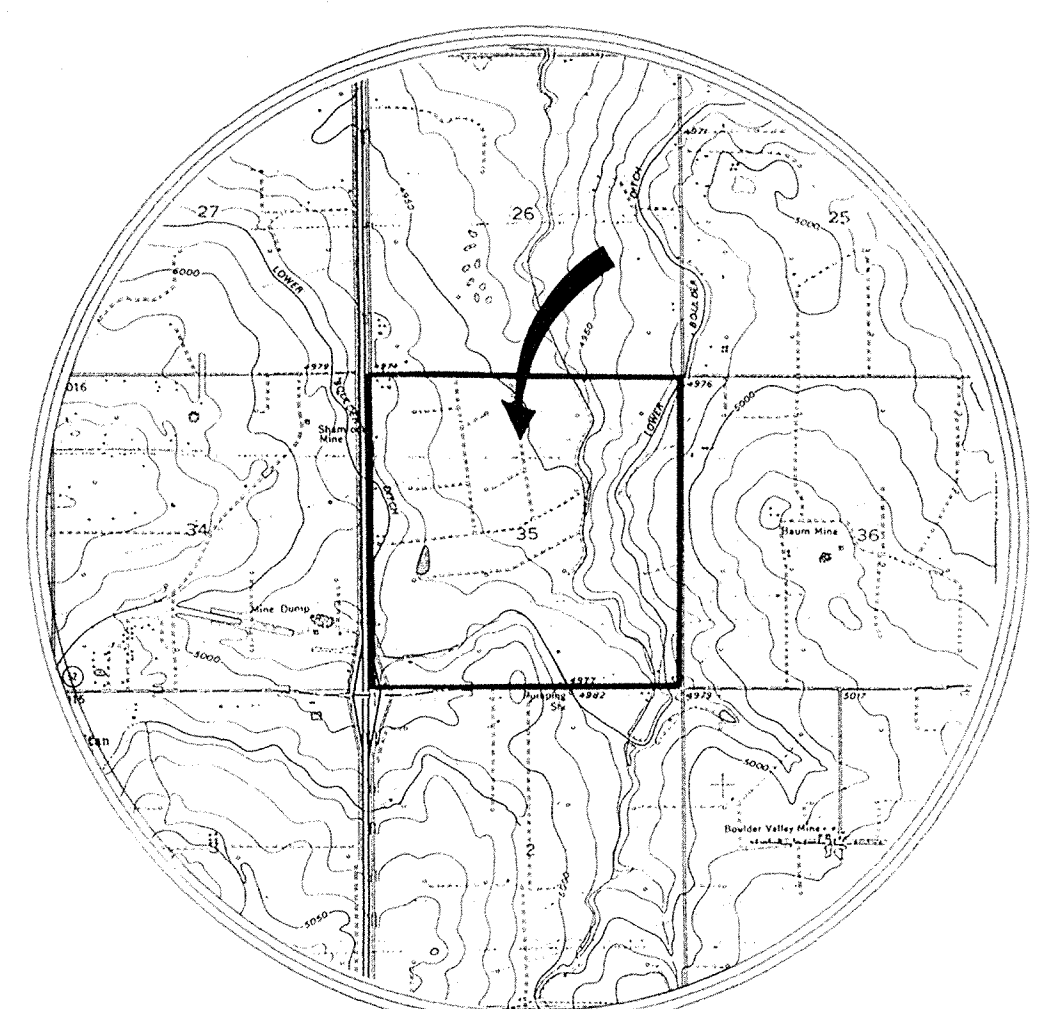
L11

FOUND NW CORNER
SECTION 35, T02N, R68W
6TH P.M. 2" ALUM CAP
IN MONUMENT BOX
LS 20673 1995

TOTAL CONTIGUITY = 15,334.20 FEET
TOTAL PERIMETER = 20,730.62 FEET
1/6th TOTAL PERIMETER = 3,455.10 FEET

FOUND N 1/4 CORNER
SECTION 35, T02N, R68W
6TH P.M. FOUND 3-1/4"
BLM BRASS CAP
AS PER RECORD.

FOUND NE CORNER
SECTION 35, T02N, R68W
6TH P.M. 2" ALUM CAP
LS 23500, 1995
AS PER RECORD.



VICINITY MAP
NTS

FOUND W 1/4 CORNER
SECTION 35, T02N, R68W
6TH P.M. 3-1/4" ALUM CAP
IN MONUMENT BOX, CDOT
LS 18482 1997

FOUND E 1/4 CORNER
SECTION 35, T02N, R68W
6TH P.M. 3-1/4" BRASS
CAP BLM 1952
AS PER RECORD.

A=130.10
R=1164.70
D=06°24'00"
C=130.03
B=N23°09'14"W

A=136.05
R=1115.48
D=06°59'16"
C=135.95
B=S30°03'14"E

A=649.68
R=1164.70
D=31°57'36"
C=641.29
B=S49°01'12"E

A=650.53
R=1295.93
D=28°45'41"
C=643.73
B=N50°37'10"W

A=718.95
R=639.76
D=64°23'18"
C=681.71
B=S32°48'21"E

A=866.43
R=770.99
D=64°23'18"
C=821.55
B=S32°48'21"E

A=650.53
R=1295.93
D=28°45'41"
C=643.73
B=N50°37'10"W

A=718.95
R=639.76
D=64°23'18"
C=681.71
B=S32°48'21"E

A=866.43
R=770.99
D=64°23'18"
C=821.55
B=S32°48'21"E

A=650.53
R=1295.93
D=28°45'41"
C=643.73
B=N50°37'10"W

A=718.95
R=639.76
D=64°23'18"
C=681.71
B=S32°48'21"E

STATE HIGHWAY NO 52

FOUND S 1/4 CORNER
SECTION 35, T02N, R68W
6TH P.M. 3-1/2" BRASS CAP
IN MONUMENT BOX
LS 23500 1993
AS PER RECORD.

CONTIGUITY FROM
WAGONER ANNEXATION
ORDINANCE 312.

FOUND SE CORNER
SECTION 35, T02N, R68W
6TH P.M. 2-1/2" ALUM
CAP IN MONUMENT BOX
LS 13482 1999 A.P.R.

HATCHING DENOTES
CONTIGUITY TO
TOWN OF FREDERICK
PREVIOUS ANNEXATIONS

DISTANCES FOLLOWED
BY (C) SIGNIFY TOWN
OF FREDERICK CONTIGUITY

SECTION 26

SECTION 35

WESTERVELT ANNEXATION ORDINANCE NO. 412
WELD COUNTY ROAD NO 16

WELD COUNTY ROAD NO 11

NELSON ANNEXATION TO THE TOWN OF
FREDERICK, COLORADO

LAND IN SECTIONS THIRTY-FIVE AND TWENTY-SIX, TOWNSHIP TWO NORTH, RANGE
SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF
COLORADO.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION
TWENTY-SIX, AND A PORTION OF SECTION THIRTY-FIVE, TOWNSHIP TWO NORTH,
RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD,
STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT 50.00 FEET EAST AND 30.00 FEET SOUTH OF THE
NORTHWEST CORNER OF SECTION THIRTY-FIVE, TOWNSHIP TWO NORTH, RANGE
SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND CONSIDERING THE
NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION THIRTY-FIVE AS
BEARING N89°54'53"E, AND WITH ALL OTHER BEARINGS RELATIVE THERETO:

THENCE ALONG THE EAST RIGHT-OF-WAY OF INTERSTATE HIGHWAY 25, S00°01'34"E
A DISTANCE OF 2632.83 FEET; THENCE S00°01'50"E A DISTANCE OF 1647.29 FEET;
THENCE S17°05'35"E A DISTANCE OF 252.90 FEET; THENCE S72°54'25"W A
DISTANCE OF 40.00 FEET; THENCE S01°11'20"E A DISTANCE OF 50.50 FEET;
THENCE S32°07'50"E A DISTANCE OF 53.30 FEET; THENCE N72°54'25"E A
DISTANCE OF 40.00 FEET; THENCE S17°05'35"E A DISTANCE OF 669.60 FEET TO
THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 52; THENCE
ALONG SAID NORTH RIGHT-OF-WAY, N89°53'51"E A DISTANCE OF 349.15 FEET;
THENCE N81°03'44"E A DISTANCE OF 303.90 FEET; THENCE N89°50'11"E A
DISTANCE OF 2396.64 FEET; THENCE N89°40'49"E A DISTANCE OF 1708.98 FEET;
THENCE N44°40'12"E A DISTANCE OF 135.73 FEET TO THE WEST RIGHT-OF-WAY
LINE OF WELD COUNTY ROAD NO. 11; THENCE ALONG SAID WEST RIGHT-OF-WAY,
N00°27'41"E A DISTANCE OF 2492.23 FEET; THENCE N00°47'32"E A DISTANCE OF
2682.73 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO.
16; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°54'44"W A DISTANCE OF
1887.57 FEET; THENCE S22°19'10"E A DISTANCE OF 32.41 FEET; THENCE
S00°05'16"E A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF
SAID WELD COUNTY ROAD NO. 16; THENCE ALONG SAID SOUTH RIGHT-OF-WAY,
S89°54'44"W A DISTANCE OF 739.04 FEET; THENCE S89°54'53"W A DISTANCE OF
2595.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25 THE
POINT OF BEGINNING.

THUS DESCRIBED PARCEL OF LAND CONTAINS 618.873 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT DAVID P. NELSON, FAMILY LIMITED PARTNERSHIP,
LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP, AND KENT P. NELSON, FAMILY LIMITED
PARTNERSHIP, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP, ARE THE OWNERS OF THAT
REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP.

BY: David P. Nelson BY: Kent P. Nelson
DAVID P. NELSON, GENERAL PARTNER KENT P. NELSON, GENERAL PARTNER

ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVID P. NELSON,
GENERAL PARTNER, AND KENT P. NELSON, GENERAL PARTNER, THIS 17th DAY OF
November, 2003

STATE OF COLORADO)
COUNTY OF WELD)

MY COMMISSION EXPIRES 11-13-06

WITNESS MY HAND AND SEAL Jacqueline McConnell
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, A. MICHAEL HASCALL, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF
COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING MAP WAS PREPARED 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.

I ATTEST THE ABOVE ON THIS 21 DAY OF JUNE, 2000.

BY: A. Michael Hascall

A. MICHAEL HASCALL LS 23500

23500

BASIS OF BEARINGS (ASSUMED):

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION THIRTY-FIVE, TOWNSHIP TWO
NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED AND
SHOWN HEREON IS ASSUMED TO BEAR N89°50'48"E.

TOWN OF FREDERICK CERTIFICATE OF APPROVAL:

THIS MAP IS TO BE KNOWN AS "NELSON 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. 552,
PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF
FREDERICK, COLORADO, HELD ON March 23rd, 2000, AND RECORDED ON
Jan 25, 2001 AS RECEPTION NO. 757, IN THE RECORDS OF THE
CLERK AND RECORDER OF WELD COUNTY, COLORADO.

BY: Jacqueline McConnell
TOWN CLERK

NOTICE:

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

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 CERTIFICATION SHOWN HEREON.

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

HASCALL SURVEYS INC

DATE: 06/21/00
REVISED: 1
REVISED: 1

SCALE: 1" = 300'
DRAWN: AMH/DJJ
SHEET: 1 OF 1
JOB NO: H50ANX