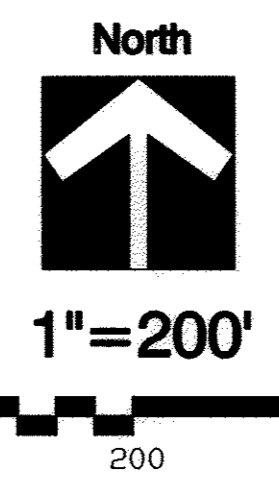


**VICINITY MAP**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N35°46'57"E	37.28'	L30	N0°57'01"E	54.45'
L2	N4°06'43"E	51.74'	L31	N0°04'28"W	55.41'
L3	N84°05'34"E	61.07'	L32	N06°34'38"E	55.97'
L4	N8°59'18"E	53.99'	L33	N23°25'19"E	53.16'
L5	N5°59'31"E	58.82'	L34	N58°22'15"E	56.67'
L6	N5°18'33"E	62.33'	L35	N62°45'36"E	51.29'
L7	N48°04'36"E	52.05'	L36	N28°09'09"E	51.95'
L8	N43°40'35"E	50.70'	L37	N06°35'45"E	57.72'
L9	N35°38'10"E	51.77'	L38	N10°14'16"E	55.31'
L10	N41°48'04"E	54.06'	L39	N30°22'47"E	52.37'
L11	N48°42'28"E	60.10'	L40	N32°04'57"E	52.09'
L12	N51°27'26"E	59.14'	L41	N18°40'06"E	55.22'
L13	N49°52'21"E	55.74'	L42	N11°44'02"E	55.21'
L14	N46°19'39"E	56.65'	L43	N18°10'57"E	51.46'
L15	N40°21'01"E	51.67'	L44	N23°59'51"E	54.07'
L16	N28°58'25"E	60.61'	L45	N26°16'31"E	52.52'
L17	N16°30'06"E	58.69'	L46	N42°50'03"E	55.10'
L18	N21°31'16"E	52.63'	L47	N58°40'15"E	55.60'
L19	N26°22'25"E	52.87'	L48	N62°18'44"E	59.89'
L20	N09°03'50"E	55.94'	L49	N66°38'16"E	55.56'
L21	N02°16'37"E	51.35'	L50	N67°13'19"E	56.05'
L22	N08°13'22"E	57.13'	L51	N67°27'16"E	51.42'
L23	N18°31'51"E	55.60'	L52	N67°11'34"E	60.58'
L24	N20°58'16"E	53.06'	L53	N65°18'17"E	56.70'
L25	N19°24'06"E	54.85'	L54	N19°24'06"E	53.72'
L26	N18°58'11"E	55.63'	L55	N64°29'20"E	53.90'
L27	N23°22'18"E	57.13'	L56	N57°22'24"E	121.12'
L28	N17°25'51"E	59.44'			
L29	N08°33'09"E	55.62'			

# NELSON LAKES ANNEXATION NO. ONE TO THE TOWN OF FREDERICK, COLORADO

A TRACT OF LAND LOCATED IN SECTION 20, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO CONTAINING 202.612 ACRES.



- LEGEND:**
- FOUND MONUMENT AS NOTED
  - FD. 1-1/2" PIN WITH CAP LS NO. 13446
  - EXISTING TOWN LIMITS
  - WATER
  - 100 YEAR FLOODPLAIN LIMITS

**FLOODPLAIN INFORMATION**  
PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONES (AREA OF 100 YEAR FLOOD) AND CIRCLES OF MINIMAL FLOODING) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 080266 0850C, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, SEPTEMBER 28, 1982.

**BEARING BASIS:**  
THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20 AS BEARING NORTH 0°00'00" EAST (ASSUMED) AND BEING MONUMENTED AS SHOWN.

**SURVEYING CERTIFICATE:**  
I, PETER A. BRYANT, 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, 2630.55 FEET CONTIGUOUS, PERIMETER 14081.22 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS 16th DAY OF August, 2004.

**PLANNING AND ZONING COMMISSION CERTIFICATE:**  
APPROVED BY THE FREDERICK PLANNING AND ZONING COMMISSION THIS 16th DAY OF March, 2004.

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:**  
THIS ANNEXATION MAP OF THE NELSON LAKES ANNEXATION NO. ONE TO THE TOWN OF FREDERICK IS APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_\_\_ PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON \_\_\_\_\_, 2004, AND RECORDED ON \_\_\_\_\_.

**MINERAL OWNERS:**  
INFORMATION SOURCE: MINERAL OWNERS AND MINERAL LEASEHOLD OWNERS LISTS PROVIDED BY MINCO LLC ON AUGUST 22, 2003.  
HELEN C. NELSON  
MARTHA A. AND LESLIE J. WILLIAMS, JR.  
VIRGINIA N. SHAW, SHAW FAMILY LLLP  
FLATRON SAND AND GRAVEL COMPANY, A DISSOLVED COLORADO CORPORATION (2002)  
SHORT AND MILNE  
**MINERAL LEASEHOLD OWNERS:**  
KERR-McGEE ROCKY MOUNTAIN CORP.  
K.P. KAUFFMAN COMPANY, INC.

**CERTIFICATE OF OWNERSHIP:**  
KNOW ALL MEN BY THESE PRESENTS THAT WILLIAMS FAMILY FARM, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN A PORTION OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20 NORTH 0°00'00" EAST 219.28 FEET TO THE POINT OF BEGINNING;

- THENCE CONTINUING ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20 NORTH 11°17'71" EAST 1117.71 FEET TO THE TRUE SOUTH ONE-SIXTEENTH CORNER OF SECTIONS 19 AND 20; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20 NORTH 89°02'55" EAST 1329.74 FEET TO THE SOUTHWEST QUARTER ONE-SIXTEENTH CORNER OF SECTION 20; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20 NORTH 0°00'00" EAST 275.05 FEET TO A POINT ON THE EAST BANK OF THE PLUMB AND DAILEY DITCH; THENCE ALONG SAID EAST BANK OF THE PLUMB AND DAILEY DITCH THE FOLLOWING 56 COURSES:
- 1) NORTH 35°46'57" EAST 37.28 FEET; 2) NORTH 44°06'43" EAST 51.74 FEET; 3) NORTH 54°05'34" EAST 61.07 FEET; 4) NORTH 54°59'16" EAST 53.99 FEET; 5) NORTH 58°22'15" EAST 56.67 FEET; 6) NORTH 57°18'33" EAST 62.33 FEET; 7) NORTH 48°04'36" EAST 52.05 FEET; 8) NORTH 43°40'35" EAST 50.70 FEET; 9) NORTH 35°36'10" EAST 51.77 FEET; 10) NORTH 41°48'04" EAST 54.06 FEET; 11) NORTH 46°42'28" EAST 60.10 FEET; 12) NORTH 51°27'26" EAST 59.14 FEET; 13) NORTH 49°52'21" EAST 55.74 FEET; 14) NORTH 46°19'39" EAST 56.65 FEET; 15) NORTH 40°21'01" EAST 51.67 FEET; 16) NORTH 28°58'25" EAST 60.61 FEET; 17) NORTH 16°30'06" EAST 58.69 FEET; 18) NORTH 21°31'16" EAST 52.63 FEET; 19) NORTH 26°22'25" EAST 52.87 FEET; 20) NORTH 09°03'50" EAST 55.94 FEET; 21) NORTH 02°16'37" EAST 51.35 FEET; 22) NORTH 06°13'22" EAST 57.13 FEET; 23) NORTH 18°31'51" EAST 55.60 FEET; 24) NORTH 20°58'16" EAST 53.06 FEET; 25) NORTH 18°58'11" EAST 55.63 FEET; 26) NORTH 15°58'11" EAST 55.63 FEET; 27) NORTH 23°22'18" EAST 57.13 FEET; 28) NORTH 17°25'51" EAST 59.44 FEET; 29) NORTH 08°33'09" EAST 55.62 FEET; 30) NORTH 00°57'01" EAST 54.45 FEET; 31) NORTH 01°04'28" WEST 55.41 FEET; 32) NORTH 06°34'38" EAST 55.97 FEET; 33) NORTH 23°25'19" EAST 53.16 FEET; 34) NORTH 58°22'15" EAST 56.67 FEET; 35) NORTH 62°45'36" EAST 51.29 FEET; 36) NORTH 28°09'09" EAST 51.95 FEET; 37) NORTH 06°35'45" EAST 57.72 FEET; 38) NORTH 10°14'16" EAST 55.31 FEET; 39) NORTH 30°22'47" EAST 52.37 FEET; 40) NORTH 32°04'57" EAST 52.09 FEET; 41) NORTH 18°40'06" EAST 55.22 FEET; 42) NORTH 11°44'02" EAST 55.21 FEET; 43) NORTH 18°10'57" EAST 51.46 FEET; 44) NORTH 23°59'51" EAST 54.07 FEET; 45) NORTH 26°16'31" EAST 52.52 FEET; 46) NORTH 42°50'03" EAST 55.10 FEET; 47) NORTH 58°40'15" EAST 55.60 FEET; 48) NORTH 62°18'44" EAST 59.89 FEET; 49) NORTH 66°38'16" EAST 55.56 FEET; 50) NORTH 67°13'19" EAST 56.05 FEET; 51) NORTH 67°27'16" EAST 51.42 FEET; 52) NORTH 67°11'34" EAST 60.58 FEET; 53) NORTH 65°15'17" EAST 56.70 FEET; 54) NORTH 64°29'20" EAST 53.90 FEET; 55) NORTH 57°22'24" EAST 121.12 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20; THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20 NORTH 89°26'26" EAST 937.99 FEET TO THE NORTHEAST ONE-SIXTEENTH CORNER OF SECTION 20; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 20 SOUTH 0°00'00" EAST 1330.64 FEET TO THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 20; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 20; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 20 SOUTH 0°00'00" EAST 1330.64 FEET TO THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 20; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20 NORTH 88°48'03" WEST 422.04 FEET; THENCE SOUTH 20°16'08" WEST 551.73 FEET; THENCE SOUTH 37°46'56" WEST 659.12 FEET; THENCE SOUTH 44°03'25" WEST 164.91 FEET; THENCE SOUTH 89°38'58" WEST 2848.39 FEET TO THE POINT OF BEGINNING.

THIS DESCRIBED TRACT CONTAINS 202.612 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.  
EXECUTED THIS 16th DAY OF August, 2004.

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Leslie J. Williams, Jr. THIS 10th DAY OF August, 2004.  
MY COMMISSION EXPIRES March 19, 2005.

WITNESS MY HAND AND SEAL  
NOTARY PUBLIC  
*Handwritten Signature*

**CLERK AND RECORDERS CERTIFICATE:**  
STATE OF COLORADO  
COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O' CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AND IS RECORDED IN PLAT BOOK NO. \_\_\_\_\_, FILM NO. \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_.

DEPUTY \_\_\_\_\_ RECORDER \_\_\_\_\_

DESIGNED BY: PH  
PREPARED BY: MAM  
CHECKED BY: PB  
JOB NO.: 80-0766.007.02

**TETRA TECH RMC**  
1900 S. SUBST ST., SUITE 1-14, LONGMONT, CO 80501  
TEL. 303.772.2582 METRO 303.665.6283 FAX 303.665.9999

**NELSON LAKES ANNEXATION NO. ONE** 1 OF 1

PLATTING MAPS, ANNEXATION MAPS, MINERAL RIGHTS MAPS, NELSON LAKES, 8/16/2004