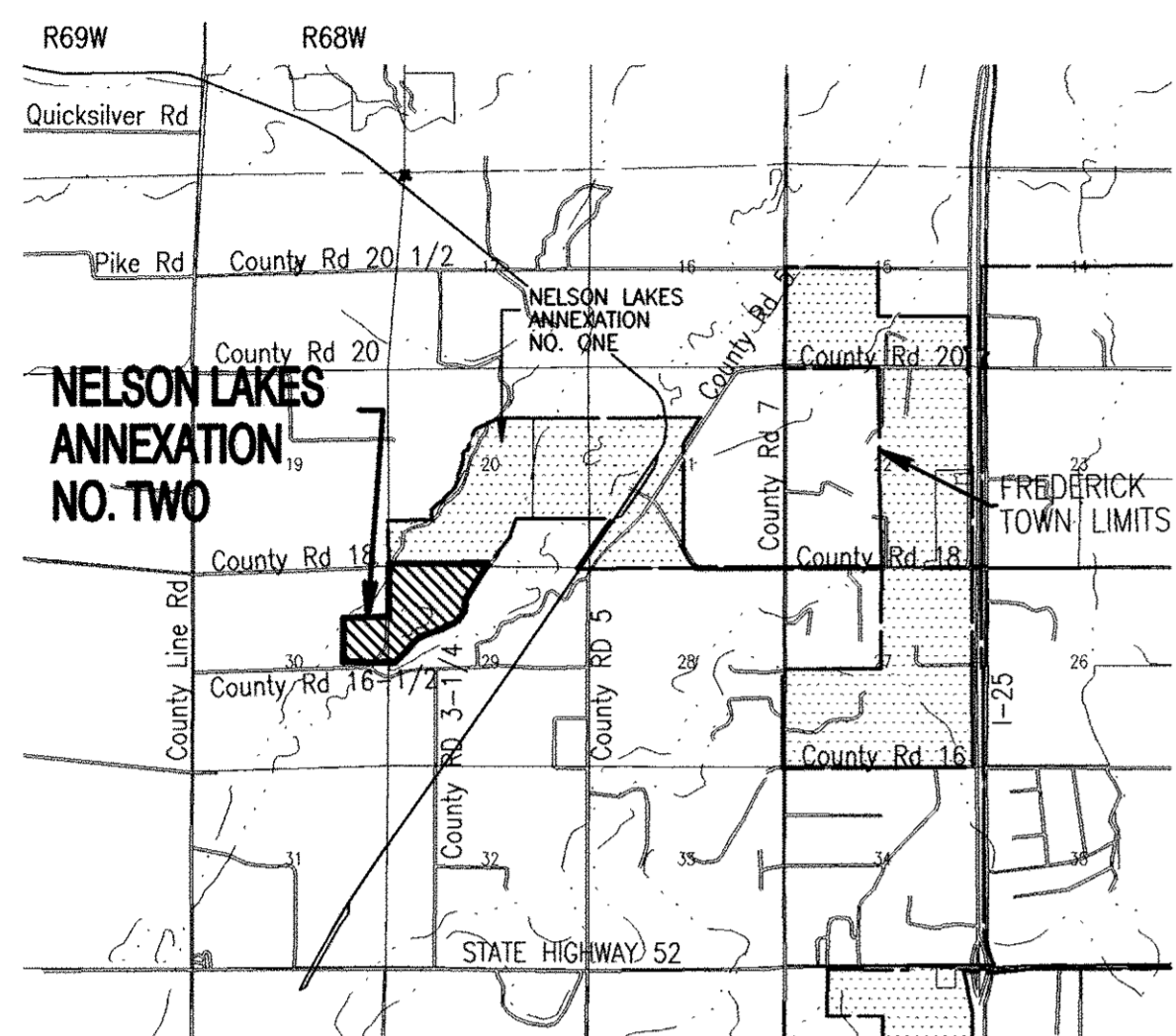


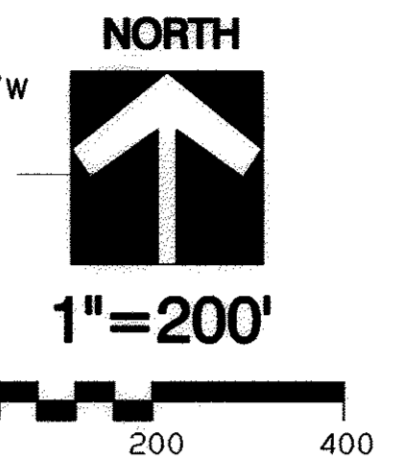
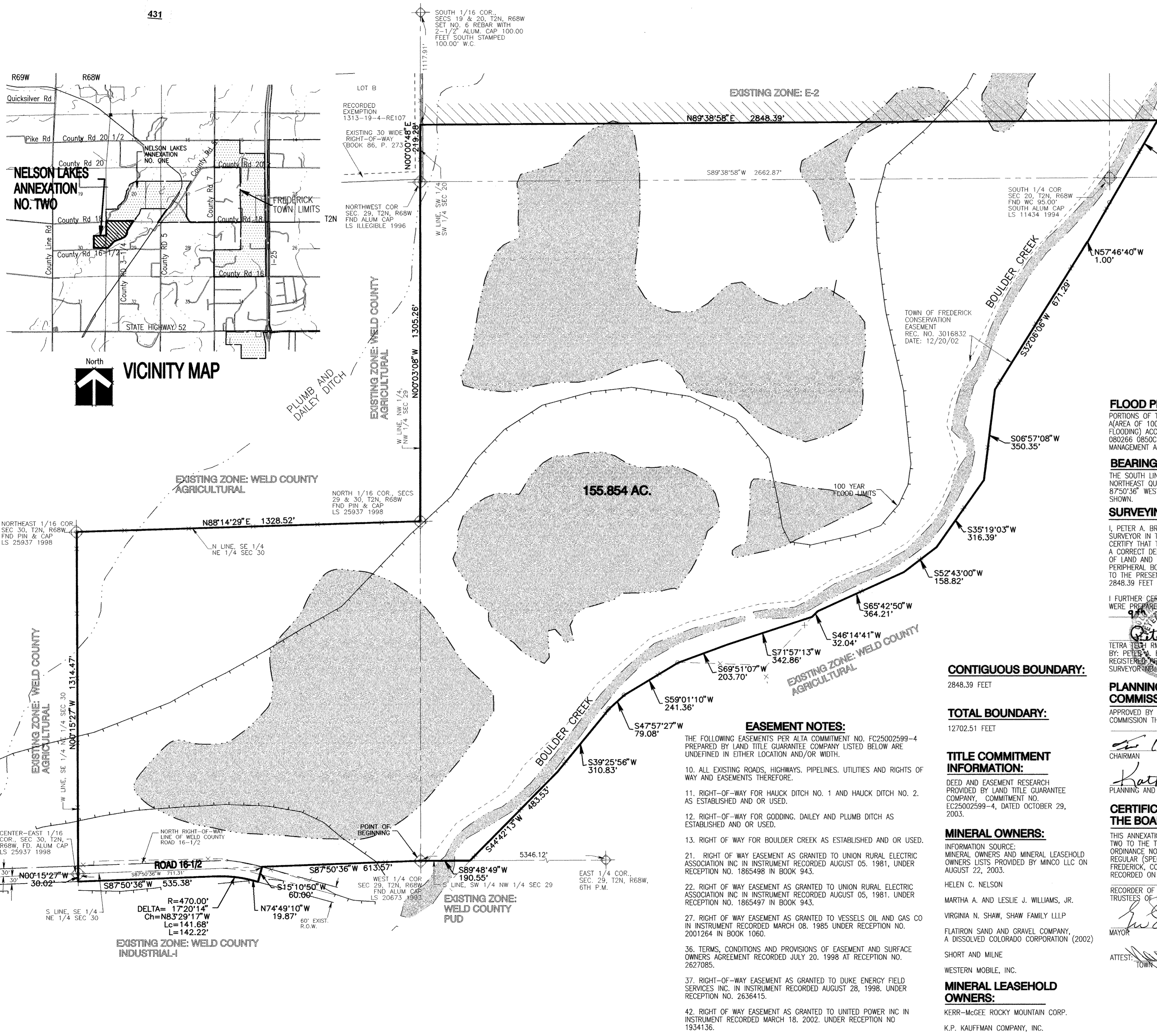
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# NELSON LAKES ANNEXATION NO. TWO TO THE TOWN OF FREDERICK, COLORADO

A TRACT OF LAND LOCATED IN SECTIONS 20, 29 AND 30, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO CONTAINING 155.854 ACRES.



**VICINITY MAP**



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

**FLOOD PLAIN INFORMATION**  
 PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONES (AREA OF 100 YEAR FLOOD) AND C(AREAS 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 SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30 AS BEARING SOUTH 87°50'36" WEST (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, 2848.39 FEET CONTIGUOUS, PERIMETER 12702.51 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS 9th DAY OF August, 2004.

**TITLE COMMITMENT INFORMATION:**  
 DEED AND EASEMENT RESEARCH PROVIDED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. EC25002599-4, DATED OCTOBER 29, 2003.

**PLANNING AND ZONING COMMISSION CERTIFICATE:**  
 APPROVED BY THE FREDERICK PLANNING AND ZONING COMMISSION THIS 19th DAY OF March, 2004.

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:**  
 THIS ANNEXATION MAP OF THE NELSON LAKES ANNEXATION NO. TWO 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 \_\_\_\_\_ IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO.

**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  
 FLATIRON SAND AND GRAVEL COMPANY, A DISSOLVED COLORADO CORPORATION (2002)  
 SHORT AND MILNE  
 WESTERN MOBILE, INC.  
**MINERAL LEASEHOLD OWNERS:**  
 KERR-MCGEE ROCKY MOUNTAIN CORP.  
 K.P. KAUFFMAN COMPANY, INC.

- EASEMENT NOTES:**  
 THE FOLLOWING EASEMENTS PER ALTA COMMITMENT NO. FC25002599-4 PREPARED BY LAND TITLE GUARANTEE COMPANY LISTED BELOW ARE UNDEFINED IN EITHER LOCATION AND/OR WIDTH.
- ALL EXISTING ROADS, HIGHWAYS, PIPELINES, UTILITIES AND RIGHTS OF WAY AND EASEMENTS THEREFORE.
  - RIGHT-OF-WAY FOR HAUCK DITCH NO. 1 AND HAUCK DITCH NO. 2 AS ESTABLISHED AND OR USED.
  - RIGHT-OF-WAY FOR GODDING, DAILEY AND PLUMB DITCH AS ESTABLISHED AND OR USED.
  - RIGHT OF WAY FOR BOULDER CREEK AS ESTABLISHED AND OR USED.
  - RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED AUGUST 05, 1981, UNDER RECEPTION NO. 1865498 IN BOOK 943.
  - RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED AUGUST 05, 1981, UNDER RECEPTION NO. 1865497 IN BOOK 943.
  - RIGHT OF WAY EASEMENT AS GRANTED TO VESSELS OIL AND GAS CO IN INSTRUMENT RECORDED MARCH 08, 1985 UNDER RECEPTION NO. 2001264 IN BOOK 1060.
  - TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AND SURFACE OWNERS AGREEMENT RECORDED JULY 20, 1998 AT RECEPTION NO. 2627085.
  - RIGHT-OF-WAY EASEMENT AS GRANTED TO DUKE ENERGY FIELD SERVICES INC. IN INSTRUMENT RECORDED AUGUST 28, 1998, UNDER RECEPTION NO. 2636415.
  - RIGHT OF WAY EASEMENT AS GRANTED TO UNITED POWER INC IN INSTRUMENT RECORDED MARCH 18, 2002, UNDER RECEPTION NO. 1934136.

**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 SECTIONS 20, 29, AND 30, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

BEGINNING AT THE WEST ONE-QUARTER CORNER OF SECTION 29, THENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 29 BEARS NORTH 89°48'49" EAST 5348.12 FEET; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30 SOUTH 87°50'36" WEST 613.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 16-1/2; THENCE SOUTH 15°10'50" WEST 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD 16-1/2; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES: (1) THENCE NORTH 47°49'10" WEST 19.87 FEET TO A POINT OF CURVE; (2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 172°01'14", CHORD OF SAID ARC BEARS NORTH 83°29'17" WEST 141.68 FEET) A DISTANCE OF 142.22 FEET; (3) THENCE SOUTH 87°50'36" WEST 535.38 FEET; THENCE NORTH 00°15'27" WEST 30.02 FEET TO CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30 NORTH 00°15'27" WEST 1314.47 FEET TO THE NORTHEAST ONE-SIXTEENTH CORNER OF SECTION 30; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30 NORTH 88°14'29" EAST 1328.52 FEET TO THE NORTH ONE-SIXTEENTH CORNER OF SECTION 29 AND 30; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29 NORTH 00°03'08" WEST 1305.26 FEET TO THE NORTHWEST CORNER OF SECTION 29; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20 NORTH 00°00'48" EAST 219.28 FEET; THENCE NORTH 89°38'58" EAST 2848.39 FEET; THENCE SOUTH 30°00'53" WEST 539.52 FEET; THENCE NORTH 57°46'40" WEST 1.00 FEET; THENCE SOUTH 32°06'06" WEST 671.29 FEET; THENCE SOUTH 08°57'08" WEST 350.35 FEET; THENCE SOUTH 38°19'03" WEST 318.39 FEET; THENCE SOUTH 52°43'00" WEST 158.82 FEET; THENCE SOUTH 65°42'50" WEST 364.21 FEET; THENCE SOUTH 46°14'41" WEST 32.04 FEET; THENCE SOUTH 71°57'13" WEST 342.86 FEET; THENCE SOUTH 69°51'07" WEST 203.70 FEET; THENCE SOUTH 59°01'10" WEST 241.36 FEET; THENCE SOUTH 47°57'27" WEST 79.08 FEET; THENCE SOUTH 39°25'56" WEST 310.83 FEET; THENCE SOUTH 44°42'13" WEST 483.53 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29 SOUTH 89°48'49" WEST 190.55 FEET TO THE WEST ONE-QUARTER CORNER OF SECTION 29 AND THE POINT OF BEGINNING.

THIS DESCRIBED TRACT CONTAINS 155.854 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 10th DAY OF August, 2004.  
 Leslie J. Williams, Jr.  
 WILLIAMS FAMILY FARM, LLC  
 8876 WEST ROGERS ROAD,  
 LONGMONT, CO 80503

STATE OF COLORADO) SS  
 COUNTY OF WELD)

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  
 Kimberly A. Brown  
 NOTARY PUBLIC

**CLERK AND RECORDER'S CERTIFICATE:**  
 STATE OF COLORADO) SS  
 COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O' CLOCK, \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2004, AND IS RECORDED IN PLAT BOOK NO. \_\_\_\_\_, FILM NO. \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_.

DEPUTY RECORDER  
 FEES

DESIGNED BY: PH  
 PREPARED BY: MAM  
 CHECKED BY: PB  
 JOB NO: 80-0766.007.02  
**TETRA TECH RMC**  
 1900 S. SUNSET ST., SUITE 1-F, LONGMONT, CO 80501  
 TEL. 303.772.5282 METRO 303.665.0283 FAX 303.665.6959  
**NELSON LAKES ANNEXATION NO. TWO 1 OF 1**