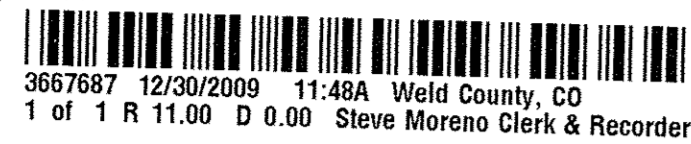
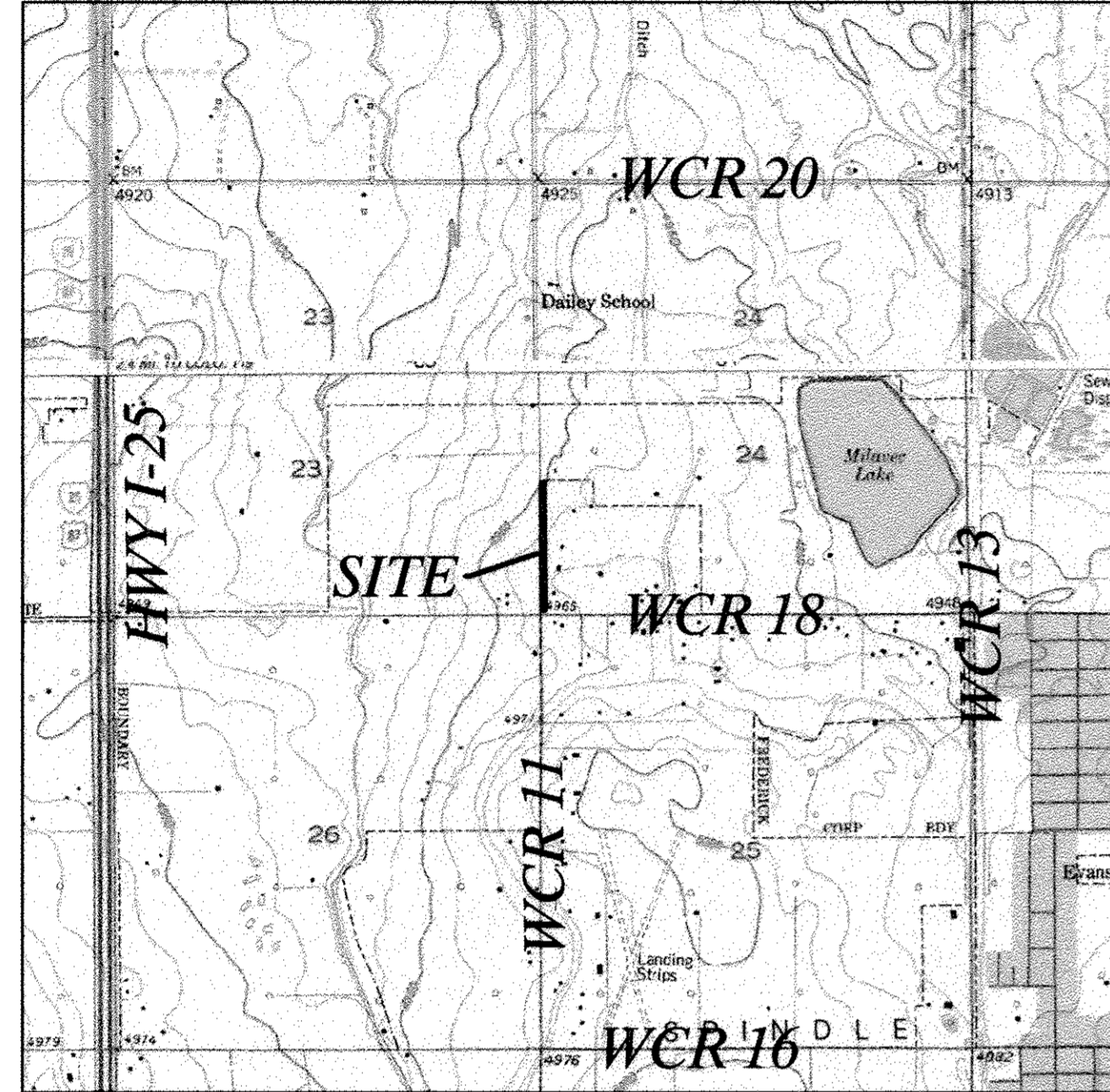


WELD COUNTY ROAD 11 ANNEXATION AND REZONE NO. 3 TO THE TOWN OF FREDERICK

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, STATE OF COLORADO
1.071 ACRES



VICINITY MAP
SCALE: 1"=2000'



ANNEXATION TABLE

| | |
|---------------------|-------------|
| TOTAL PERIMETER | 3170.47' |
| CONTIGUOUS BOUNDARY | 1615.24' |
| RATIO | 1 / 1.963 |
| TOTAL AREA | 1.071 ACRES |

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N00°32'48"W | 30.00' |
| L2 | N89°44'19"E | 30.00' |
| L3 | S89°44'29"W | 30.00' |

CERTIFICATE OF OWNERSHIP

Know all men by these presents that the Owner(s), Mortgagee or Lender of certain lands in Frederick, Colorado, described as follows:

A strip of land 30.00 feet in width located in the Southwest Quarter (SW1/4) of Section Twenty-Four (24), Township Two North (T.2N.), Range Sixty-Eight West (R.68W.), of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 24 and assuming the West line of the SW1/4 of said Section 24 as bearing North 00°32'48" West, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2646.01 feet with all bearings contained herein relative thereto.

THENCE North 00°32'48" West along the West line of the SW1/4 of said Section 24, said West line being coincidental with the East line of the Grant Parcel 2 Annexation, Ordinance 278, recorded February 25, 1988 as Reception No. 2131989 of the Records of Weld County;

THENCE North 00°32'48" West continuing along the West line of the SW1/4 of said Section 24, said West line being coincidental with the East line of said Grant Parcel 1 Annexation a distance of 262.23 feet to the South line of the Milavec Annexation recorded March 16, 1989 as Reception No. 2173617 of the Records of Weld County;

THENCE North 89°44'19" East along the South line of said Milavec Annexation a distance of 30.00 feet. THENCE South 00°32'48" East along a line parallel with and 30.00 feet Easterly of, as measured at a right angle to the West line of the SW1/4 of said Section 24 a distance of 1555.23 feet to the North line of the 1985 Road #18 Annexation;

THENCE South 89°44'29" West along said North line a distance of 30.00 feet to the POINT OF BEGINNING.

Thus described tract contains 46,657 sq. ft. or 1.071 acres more or less, together with all subject to all easements and rights-of-way existing and/or of public record, do hereby amend the official zoning map of the Town of Frederick, Weld County, Colorado as depicted herein, subject to approval by the Board of Trustees of the Town of Frederick.

Executed this 1st day of October, A.D., 2009.

OWNER(S)

By: *Eric E. Doering*
Eric E. Doering, Mayor

NOTARIAL CERTIFICATE

STATE OF Colorado)
) ss.
COUNTY OF Weld)

The foregoing instrument was acknowledged before me by Eric E. Doering, this 1st day of October, 2009.

My commission expires 2/11/2011 Nanette S. Fornof
Notary Public



CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

This amendment to the official zoning map of the Town of Frederick, Weld County, Colorado to be known as WELD COUNTY ROAD 11 ANNEXATION AND REZONE NO. 3, is approved and accepted by Ordinance

Number 1009, passed and adopted at the regular (special) meeting of the Board of Trustees of Frederick, Colorado, held on September 8, 2009.

BY: *Eric E. Doering*
Eric E. Doering, Mayor

Attest: *Nanette S. Fornof*
Nanette S. Fornof, Town Clerk



PLANNING & ZONING COMMISSION CERTIFICATE

Approved by the Frederick Planning & Zoning Commission this 18th day of August, 2009, with Planning Commission Resolution 2009- 016 A.

LAND USE STATEMENT

The Weld County Road 11 Annexation and Rezone No.3 to the Town of Frederick contains road right of way that will continue to be used as road right of way.

FLOOD PLAIN NOTE

The entire property is in flood zone "C", "area of minimal flooding" per FEMA FIRM Flood Insurance Rate Map Community Panel No. 080266 0861 C, revised September 28, 1992 and Community Panel No. 080266 0863 C, revised September 28, 1992.

NOTES

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)

BASIS OF BEARINGS

Considering the West line of the Southwest Quarter (SW1/4) of said Section 24 to bear North 00°32'48" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2646.01 feet with all other bearings contained herein relative thereto.

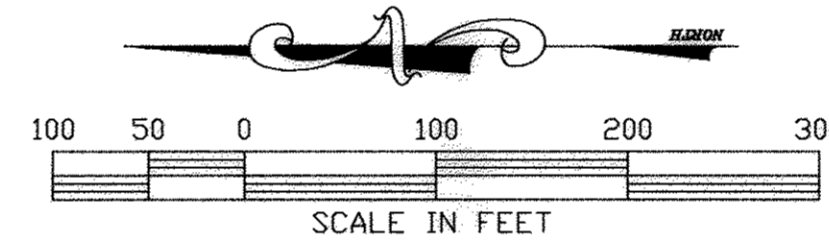
ACCURACY STANDARDS

The survey performed for this plat meets or exceeds an accuracy of 1:50,000 for linear and angular bearing closure.

SURVEYOR'S STATEMENT

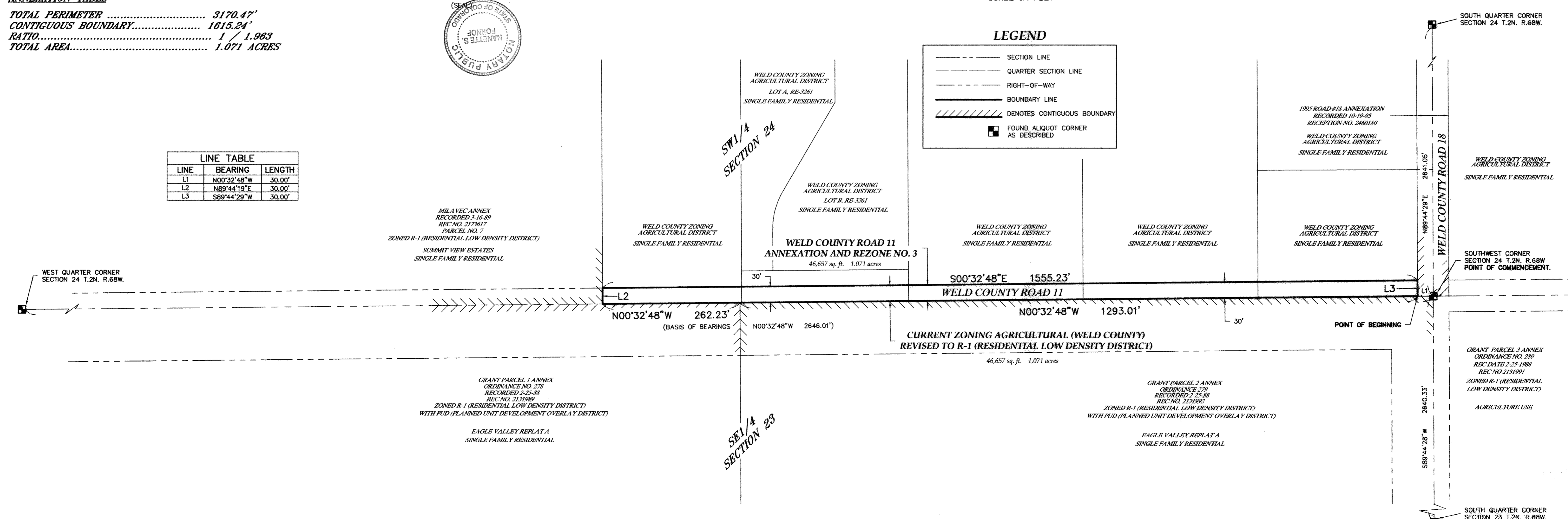
I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this map of land Annexed to the Town of Frederick, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Frederick, County of Weld, State of Colorado.



LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- RIGHT-OF-WAY
- BOUNDARY LINE
- ////// DENOTES CONTIGUOUS BOUNDARY
- FOUND ALIQUOT CORNER AS DESCRIBED



DATE: 03/08/2007
FILE NAME: 2007048ANX-03
SCALE: 1"=100'
DRAWN BY: PG
CHECKED BY: SAL

KING SURVEYORS, INC.
650 Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

DATE: 03-22-07
REVISED PER COMMENTS: CSK
DATE: 5/7/07
REVISED PER COMMENTS: CSK
DATE: 08/19/08
REVISED PER COMMENTS: PG
DATE: 07/21/09
CORRECTED HEADING: PG
DATE: 5/13/09
REVISED PER COMMENTS: CSK

WELD COUNTY ROAD 11 ANNEXATION AND REZONE NO. 3 TOWN OF FREDERICK P.O. BOX 435 401 LOCUST STREET FREDERICK, CO. 80530

PROJECT #: 2007048

1
SHEET 1 OF 1