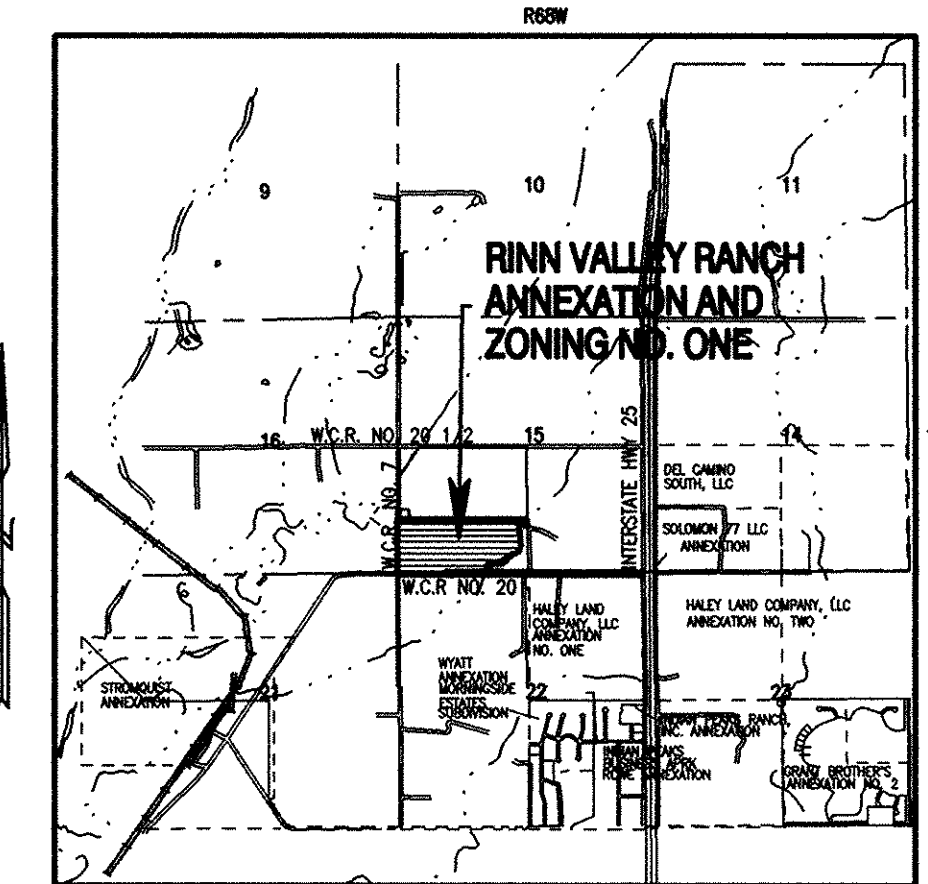
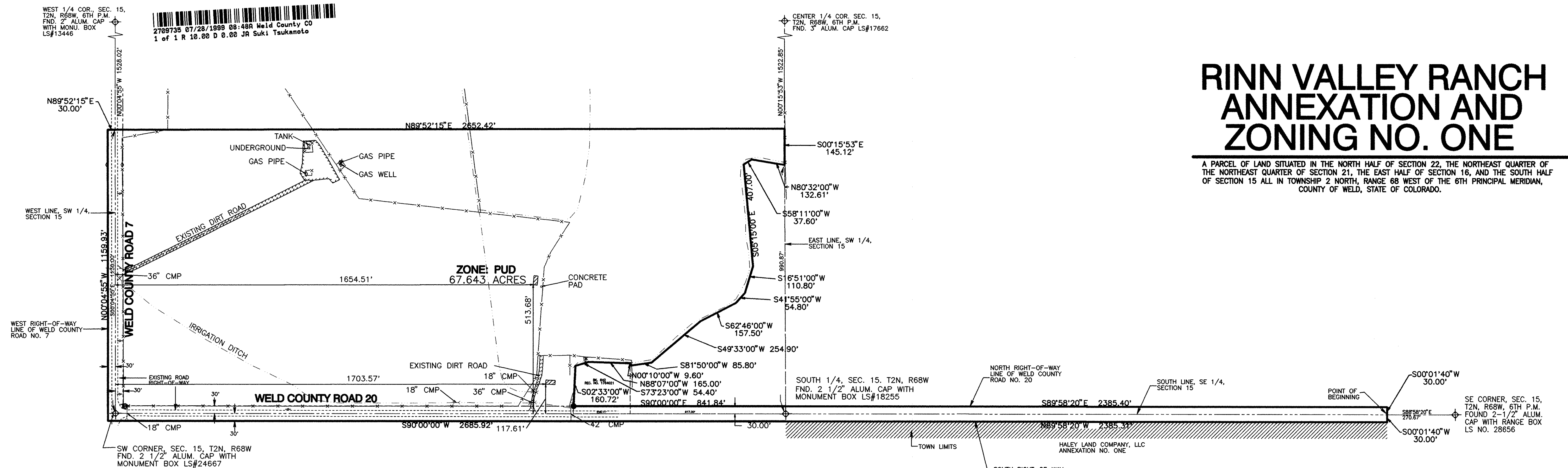
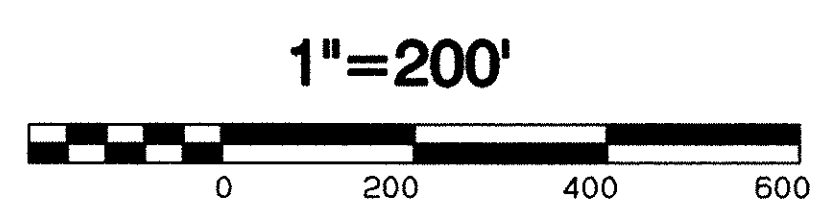


RINN VALLEY RANCH ANNEXATION AND ZONING NO. ONE

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 22, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, THE EAST HALF OF SECTION 16, AND THE SOUTH HALF OF SECTION 15 ALL IN TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.



VICINITY MAP



- LEGEND:**
- FOUND MONUMENT AS NOTED
 - IRRIGATION DITCH
 - TOWN LIMITS
 - EXISTING FENCE
 - ASPHALT ROAD
 - EXISTING STRUCTURES

BASIS OF BEARINGS:
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15 AS BEARING SOUTH 90°00'00" WEST (ASSUMED) AND MONUMENTED AS SHOWN.

FLOOD PLAIN INFORMATION:
THIS PROPERTY LIES WITHIN FLOOD ZONE "C" ACCORDING TO FLOOD INSURANCE RATE MAP NO. 080266 0850C, DATED 9/28/82, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ANNEXATION BOUNDARY LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 22, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, THE EAST HALF OF SECTION 16, AND THE SOUTH HALF OF SECTION 15 ALL IN TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89°58'20" EAST 270.87 FEET; THENCE SOUTH 00°01'40" WEST 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 20; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°58'20" WEST 2385.31 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 00°01'40" WEST 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 20; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 89°58'20" EAST 270.87 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 89°58'20" EAST 270.87 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE ALONG SAID EAST LINE NORTH 00°01'40" WEST 30.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE ALONG SAID EAST LINE SOUTH 00°01'40" WEST 30.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 842 RECEPTION NO. 1764021 OF WELD COUNTY RECORDS; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL THE FOLLOWING COURSES:
THENCE NORTH 00°10'00" WEST 9.60 FEET; THENCE NORTH 88°07'00" WEST 165.00 FEET; THENCE SOUTH 73°23'00" WEST 54.40 FEET; THENCE SOUTH 02°33'00" WEST 160.72 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 20; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 00°00'00" EAST 841.84 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE ALONG SAID EAST LINE SOUTH 00°00'00" WEST 160.72 FEET; THENCE SOUTH 00°00'00" WEST 160.72 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 842 RECEPTION NO. 1764021 OF WELD COUNTY RECORDS; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL THE FOLLOWING COURSES:
THENCE NORTH 00°10'00" WEST 9.60 FEET; THENCE NORTH 88°07'00" WEST 165.00 FEET; THENCE SOUTH 73°23'00" WEST 54.40 FEET; THENCE SOUTH 02°33'00" WEST 160.72 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 20; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 00°00'00" EAST 841.84 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE ALONG SAID EAST LINE SOUTH 00°00'00" WEST 160.72 FEET; THENCE SOUTH 00°00'00" WEST 160.72 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 842 RECEPTION NO. 1764021 OF WELD COUNTY RECORDS; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL THE FOLLOWING COURSES:

TOTAL ACREAGE: 67.643 ACRES
TOTAL BOUNDARY: 13976.68 FEET

EXISTING ZONING: WELD COUNTY-AGRICULTURAL
PROPOSED ZONING: PUD

BOUNDARY CONTIGUOUS WITH TOWN OF FREDERICK: 2385.31 FEET

OWNER:
ST. VRAIN DEVELOPMENT, LLC
2531 E. 126TH WAY,
THORNTON, CO. 80241

BY: WAYNE BARCEWSKI, MANAGER

STATE OF COLORADO) SS
COUNTY OF WELD)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF July 19, 1999 BY WAYNE BARCEWSKI.

MY COMMISSION EXPIRES: 6/28/2002
WITNESS MY HAND AND OFFICIAL SEAL.

MARIA L. LINN
NOTARY PUBLIC

- NOTES:**
- THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION AND ZONING PURPOSES, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE CONSTRUED AS A LAND SURVEY PLAT.
 - RINN VALLEY RANCH ANNEXATION IS LOCATED IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT, LEFT HAND WATER DISTRICT, ST. VRAIN SANITATION DISTRICT PROPOSED SERVICE AREA BOUNDARY, ST. VRAIN VALLEY SCHOOL DISTRICT RE1J, FREDERICK AREA FIRE PROTECTION DISTRICT, AND CARBON VALLEY RECREATION DISTRICT.
 - THE LEGAL DESCRIPTION FOR RINN VALLEY RANCH ANNEXATION AND ZONING NO. ONE IS CONTAINED WITHIN THE LEGAL DESCRIPTION FOUND IN THE TITLE COMMITMENT NO. UR47185A BY UNITED GENERAL TITLE INSURANCE COMPANY DATED JANUARY 4, 1999 AND IN ADDITION CONTAINS RIGHT-OF-WAY FOR WELD COUNTY ROAD 20 AND WELD COUNTY ROAD 7.

SURVEYOR'S CERTIFICATE:
I, PETER A. BRYANT, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE 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 TRACT IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

Peter A. Bryant
ROCKY MOUNTAIN CONSULTANTS, INC.
BY: PETER A. BRYANT
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR (NO. 2067)

TOWN OF FREDERICK CERTIFICATE OF APPROVAL
THIS MAP IS TO BE KNOWN AS "RINN VALLEY RANCH ANNEXATION NO. 1" 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. 530, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON July 22, 1999, AND RECORDED ON 7/22/1999 AS RECEPTION NO. 1999-07 IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO.

Karen Roberts
TOWN CLERK

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., 19 ____ AND IS RECORDED IN PLAT BOOK NO. _____, FILM NO. _____, RECEPTION NO. _____

DEPUTY _____ RECORDER _____
FEES _____

RMC ROCKY MOUNTAIN CONSULTANTS INC.
825 DELAWARE AVE., SUITE 600, LONGMONT, CO 80501
(303)772-8282 METRO: (303)905-8282 FAX: (303)905-8282
RINN VALLEY RANCH ANNEXATION NO. ONE
80-3505.001.00

PLOTTED: Tue Jul 20 14:41:44 1999 R:\3505_001.pcb\Barcewski.Lpro