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3575509 08/23/2008 02:24P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

SHREK ANNEXATION PLAT

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO

EXISTING ZONING: WELD COUNTY
EVANSTON
AG-AGRICULTURAL

WELD COUNTY ROAD NO. 13

EXISTING ZONING:
C-N
NEIGHBORHOOD
COMMERCIAL

ANNEXATION AREA
(100,000 SF 2.296 AC)

EXISTING ZONING:
R1-RESIDENTIAL

EXISTING ZONING:
C-N NEIGHBORHOOD COMMERCIAL

EXISTING ZONING:
C-N NEIGHBORHOOD COMMERCIAL

LOT 4 LOT 3 LOT 2 LOT 1

BLOCK 1
HALLECK SUBDIVISION

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL E. AND SANDRA S. HALLECK, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 25, WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 25 BEARS NORTH 00°33'19" EAST 2666.67 FEET; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25 NORTH 89°53'32" WEST 100.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 1, HALLECK SUBDIVISION; THENCE ALONG THE EAST LINE OF HALLECK SUBDIVISION AND SAID LINE EXTENDED, NORTH 00°33'19" EAST 1000.00 FEET; THENCE SOUTH 89°53'32" EAST 100.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTH EAST QUARTER OF SECTION 25, WHENCE THE EAST ONE-QUARTER CORNER OF SECTION 25 BEARS NORTH 00°33'19" EAST 1666.67 FEET; THENCE ALONG SAID EAST LINE SOUTH 00°33'19" WEST 1000.00 FEET TO THE SOUTHEAST CORNER OF SECTION 25 AND THE POINT OF BEGINNING. CONTAINING 2.296 ACRES, MORE OR LESS.

THIS DESCRIBED TRACT CONTAINS 2.296 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC EXECUTED THIS 4th DAY OF August, 2008.

Jason Hepp
OWNER Birchtree Real Estate Group, LLC

OWNER

MORTGAGE OR LIENHOLDER

STATE OF COLORADO)
COUNTY OF WELD) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF August, 2008

WITNESS MY HAND AND SEAL Jason Hepp
MY COMMISSION EXPIRES 11/08/2008

Kathleen L. Larson
NOTARY PUBLIC



PLANNING COMMISSION CERTIFICATE:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION NO. 08-05A THIS 3rd DAY OF June, 2008.

Ruth Larson
CHAIRMAN
Ruth Larson
PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THIS ANNEXATION MAP IS TO BE KNOWN AS THE SHREK ANNEXATION AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. 08-05A PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON June 3rd, 2008.

John Long
MAYOR
John Long
TOWN CLERK

BASIS OF BEARINGS:

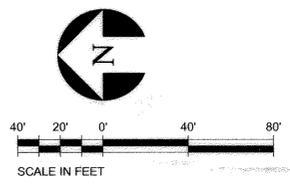
THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 25 AS BEARING SOUTH 00°33'19" WEST (ASSUMED) AND BEING MONUMENTED AS SHOWN.

SURVEYING CERTIFICATE

I, LEROY M. ACOSTA JR., 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, 2200 FEET CONTIGUOUS, PERIMETER 2200 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS 5th DAY OF Aug, 2008.

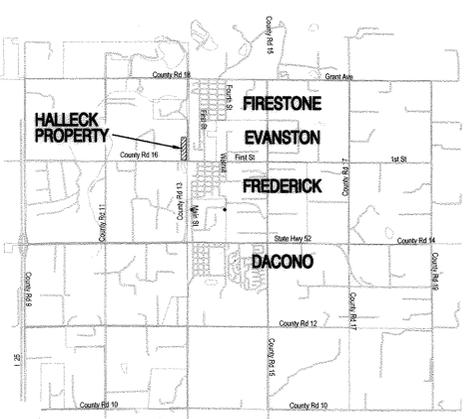
BY Leroy M. Acosta Jr.
LEROY M. ACOSTA JR. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 37943



LEGEND

- MONUMENTS FOUND AS DESCRIBED
- SECTION LINE
- RIGHT-OF-WAY
- EASEMENT LINE

VICINITY MAP



LAND USE TABLE

ANNEXATION AREA: 100,000 SQ.FT./2.296 AC.
EXISTING ZONING: WELD COUNTY AG-AGRICULTURAL
PROPOSED ZONING: CN - NEIGHBORHOOD COMMERCIAL

NOTES:

- HORIZONTAL COORDINATE DATUM IS ASSUMED.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 3 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- NOTICE: THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE, ACCORDING TO FLOOD INSURANCE MAP NO. 080266 0863C, DATED SEPTEMBER 28, 1982, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THIS PLAT WAS PREPARED FROM TITLE COMMITMENT U0034250, AMEND. NO. 2 DATED 04-09-2008, PREPARED BY UNITED TITLE COMPANY.
- ALL POINTS OF ACCESS MUST BE APPROVED BY A TOWN ENGINEER
- THE INTENT FOR THIS PLAT IS NOT FOR SITE DEVELOPMENT AS PROPOSED. HOWEVER THE PROPERTY WILL BE RECONFIGURED AS PART OF FUTURE REPLATS.

SURVEYOR

TETRA TECH
1900 S. SUNSET STREET, SUITE 1-F
LONGMONT, CO. 80501
PHONE: 303-772-5282

OWNER

MICHAEL HALLECK
5704 CR22
LONGMONT, CO. 80501
PHONE: 303-833-2388



MARK	DATE	DESCRIPTION	BY
1	1-16-08	SUBMITTAL	JCD
2	03-04-08	REVISED PER COMMENTS	JCD

SHREK ANNEXATION PLAT

Client: JASON HEPP
Proj. Loc.: FREDERICK
Project No.: 3843_002
Designed By: JCD
Drawn By: JCD
Checked By: PB