

3951192 Pages: 1 of 1  
 8/20/2013 04:52 PM R Fee: \$1,000  
 State of Colorado, Weld County, CO  
 Steve A. Lund, Professional Land Surveyor, No. 34995

# SCHILLINGER ANNEXATION AND REZONE TO THE TOWN OF FREDERICK

Being A Portion Of The North Half Of The Southeast Quarter Of Section 15, And A Portion Of East Half Of The Northeast Quarter Of Section 15, In Township 2 North, Range 68 West Of The 6th P.M., County Of Weld, State Of Colorado

### CERTIFICATE OF OWNERSHIP

Know all men by these presents that Brian and Alice Schillinger, being the Owner(s), Mortgagee or Lender of certain lands in Frederick, Colorado, described as follows:  
 A parcel of land annexed to the Town of Frederick, being a portion of the North Half of the Southeast Quarter of Section Fifteen (15), and a portion of the East Half of the Northeast Quarter of Section Fifteen (15), in 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 and being more particularly described as follows:

COMMENCING at the Southeast Corner of Section 10 (Northeast Corner of Section 15) and assuming the East line of the Southeast Quarter of said Section 10 as bearing North 00°08'28" East a distance of 2667.73 feet with all other bearings contained herein relative thereto:

THENCE South 89°56'44" West along the South line of the Southeast Quarter of said Section 10 a distance of 249.00 feet to the Northeast corner of Parcel #542 as described in that Deed recorded December 4, 2003 as Reception No. 3132138 of the Records of Weld County;

THENCE South 00°24'12" East along the East line of said Parcel #542 a distance of 595.87 feet to the POINT OF BEGINNING;

THENCE South 00°24'12" East continuing along the East line of Parcel #542 and along the East line of Parcel #539 as described in that Deed recorded September 16, 2005 as Reception No. 3323754 of the Records of Weld County a distance of 2065.42 feet to the South line of the Northeast Quarter of Section 15;

THENCE South 00°22'54" East along the East line of Parcel #536 as described in that Deed recorded July 9, 2002 as Reception No. 2967545 of the Records of Weld County a distance of 1330.60 feet to the North line of the Dillon Annexation to the Town of Frederick, recorded October 15, 2001 as Reception No. 2891885;

THENCE South 89°47'39" West along the North line of said Dillon Annexation a distance of 200.18 feet to the Westerly line of Parcel #536 as described in that Deed recorded July 9, 2002 as Reception No. 2967545 of the Records of Weld County;

The next Five (5) courses are along the Westerly lines of Parcel #536 as described in that Deed recorded July 9, 2002 as Reception No. 2967545 of the Records of Weld County:  
 THENCE North 00°13'25" West a distance of 160.90 feet;  
 THENCE North 03°21'06" East a distance of 400.84 feet;  
 THENCE North 00°13'25" West a distance of 639.20 feet;  
 THENCE North 45°01'41" West a distance of 70.96 feet;  
 THENCE North 00°13'25" West a distance of 50.01 feet to a line parallel with and 30.00 feet Southerly of, as measured at a right angle to the North line of the Southeast Quarter of Section 15;

THENCE South 89°46'30" West along said parallel line a distance of 858.46 feet to the Southerly prolongation of the West line of the East Half of the Northeast Quarter of Section 15;  
 THENCE North 00°19'30" West a distance of 30.00 feet to the North line of the Southeast Quarter of said Section 15;

THENCE North 00°19'30" West along the West line of the East Half of the Northeast Quarter of Section 15 a distance of 280.00 feet to the North line of the South 280 feet of the East Half of the Northeast Quarter of Section 15;  
 THENCE North 89°46'30" East along the North line of the South 280 feet of the East Half of the Northeast Quarter of Section 15 a distance of 909.02 feet to the West line of Parcel #542 as described in that Deed recorded December 4, 2003 as Reception No. 3132138 of the Records of Weld County;

THENCE North 00°13'24" West along the West line of said Parcel #542 a distance of 1784.90 feet to a Point of Curvature on the West line of said Parcel #542;  
 THENCE North 89°35'48" East along a line perpendicular to the East line of said Parcel #542 a distance of 165.03 feet to the POINT OF BEGINNING.

This described tract contains 20.033 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 hereon, subject to approval by the Board of Trustees of the Town of Frederick.

Executed this 17<sup>th</sup> day of June, A.D., 2013

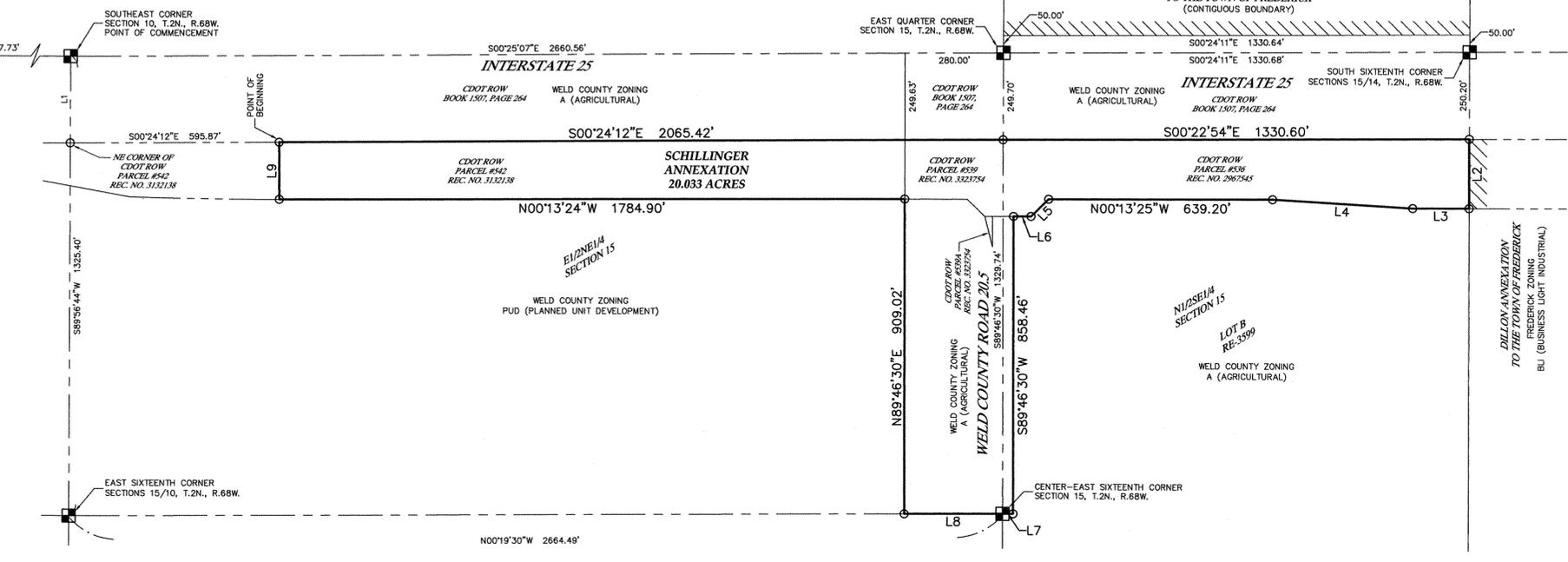
OWNER(S):  
 By: *B.S.* Brian Schillinger  
 By: *A.S.* Alice Schillinger

NOTARIAL CERTIFICATE  
 STATE OF Colorado  
 COUNTY OF Weld  
 The foregoing instrument was acknowledged before me by Brian and Alice Schillinger this 18<sup>th</sup> day of June, 2013.  
 My commission expires 11-19-2013.  
*Stefanie Johnson*  
 Notary Public

(SEAL) *STEFANIE JOHNSON*  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 My Commission Expires November 18, 2013

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES  
 This annexation map is to be known as the SCHILLINGER ANNEXATION and is approved and accepted along with the Zoning Designation by Ordinance Number 1139 and 1140, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on May 14, 2013.

By: *Tony Gorey* Mayor  
 Attest: *Meghan Martinez* Town Clerk



PLANNING COMMISSION CERTIFICATE  
 Approved by the Frederick Planning Commission this 2<sup>nd</sup> day of April, 2013, with Planning Commission Resolution 2013-052

*Donna Hudziak*  
 Donna Hudziak, Vice-Chairman  
 Attest:  
*Kathy Larson*  
 Kathy Larson, Secretary

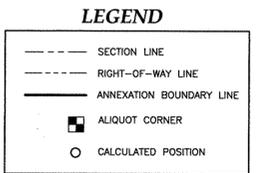
BASIS OF BEARINGS AND LINEAL UNIT DEFINITION  
 Assuming the East line of the Southeast Quarter of said Section 10 as bearing North 00°08'28" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2667.73 feet with all other bearings contained herein relative thereto.  
 The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTE  
 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.)

TITLE COMMITMENT NOTE  
 At the request of our client, recorded rights-of-way and easements were not researched and recorded and apparent rights-of-way and easements are not shown hereon. (38-51-106 C.R.S. 1994)

SURVEYOR'S STATEMENT  
 I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this map of land proposed to be 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.

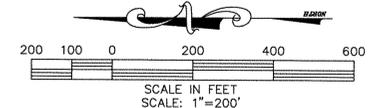
*Steven A. Lund*  
 Steven A. Lund, Professional Land Surveyor #34995



LINE	BEARING	LENGTH
L1	S89°56'44"W	249.00'
L2	S89°47'39"W	200.18'
L3	N00°13'25"W	160.90'
L4	N03°21'06"E	400.84'
L5	N45°01'41"W	70.96'
L6	N00°13'25"W	50.01'
L7	N00°19'30"W	30.00'
L8	N00°19'30"W	280.00'
L9	N89°35'48"E	165.03'

ANNEXATION TABLE  
 TOTAL BOUNDARY: 8945.52 L.F.  
 CONTIGUOUS BOUNDARY: 1530.78 L.F.  
 1/6 OF TOTAL BOUNDARY: 1490.92 L.F.  
 RATIO: 1:5.844

//// //// DENOTES CONTIGUOUS BOUNDARY



DATE: 8/30/2012  
 FILE NAME: 2012431ANX-1  
 SCALE: 1"=200'  
 DRAWN BY: CSK  
 CHECKED BY: SAL

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



REVISIONS:  
 DATE: 3/28/13  
 ENL.  
 CDSO CHECKED

SCHILLINGER ANNEXATION AND REZONE FOR TOWN OF FREDERICK, CO 80530  
 401 LOCUST STREET, FREDERICK, CO 80530

PROJECT #: 2012431

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 SHEET 1 OF 1