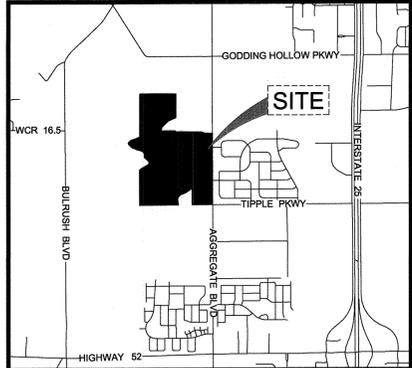


MENDOZA MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER AND THE EAST HALF OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



SYMBOL LEGEND

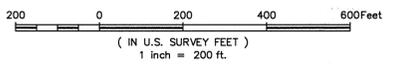
- CALCULATED POSITION
- FOUND PROPERTY MONUMENT
- ⊕ FOUND SECTION CORNER AS DESCRIBED
- SET 1/8" OF #4 REBAR WITH ORANGE PLASTIC CAP, LS 34995 UNLESS OTHERWISE NOTED

LINE LEGEND

- RIGHT OF WAY LINE
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROAD CENTERLINE

APPLICANT:
Town of Frederick
C/O Jennifer Simmons
401 Locust Street
Frederick, CO, 80530

SURVEYOR:
Northern Engineering
Steven A. Lund
820 8th Street, Greeley, Colorado
970-395-9880



CERTIFICATE OF OWNERSHIP continued:

In witness whereof, we have hereunto set our hands and seals this 25 day of October, 2019.

Carlos Mendoza
Carlos Mendoza

State of Colorado)
) ss
County of Weld)

The foregoing certificate of ownership was acknowledged before me by Carlos Mendoza acting in his/her capacity as owner of the property of Mendoza Minor Subdivision this 25 day of October, 2019.

Witness My Hand and Seal
My Commission Expires Oct. 19, 2023

Lori M. Trejo
LORI M. TREJO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20150401174
MY COMMISSION EXPIRES OCTOBER 19, 2023

In witness whereof, we have hereunto set our hands and seals this 25 day of October, 2019.

The Town of Frederick
State of Colorado)
) ss
County of Weld)

The foregoing certificate of ownership was acknowledged before me by Tommy Carey acting in his/her capacity as Mayor of the Town of Frederick of Mendoza Minor Subdivision this 25 day of October, 2019.

Witness My Hand and Seal
My Commission Expires December 1, 2019

Alison Van Deutekom
ALISON VAN DEUTEKOM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20114076097
MY COMMISSION EXPIRES 12-01-2019

PLANNING COMMISSION CERTIFICATE:

Approved by the Frederick Planning Commission with Planning Commission Resolution 20 19 - 14 this 3rd day of September, 2019.

Moe
Kathy Larson
Planning Commission Secretary

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

This Minor Subdivision Plat Map of the MENDOZA MINOR SUBDIVISION is approved and accepted by Ordinance No. 12-2, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on September 10, 2019. All conditions, terms, and specifications designated or described herein shall be binding on the owner, its heirs, successors, and assigns.

All expenses incurred with respect to improvements for all utility services, paving of streets, grading, landscaping, curbs, gutters, sidewalks, and walkways, road lighting, road signs, flood protection devices, drainage structures and other improvements as shown herein this plat or as otherwise may be required to serve the subdivision shall be the responsibility of the owner(s) and not the Town. The construction of improvements benefiting the subdivision and the assumption of maintenance responsibility for said improvements by the Town or other entities shall be subject to a separate Memorandum of Agreement for Public Improvements. The Town shall have no obligation to provide any improvements, maintenance thereof, or to accept such improvements or maintenance except to the extent as may be set forth in that separate Memorandum.

This acceptance of the Minor Subdivision Plat does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit will be issued for that lot.

Ray Lavery
Mayor
Attest: *Margaret White*
Town Clerk

SURVEY NOTES:

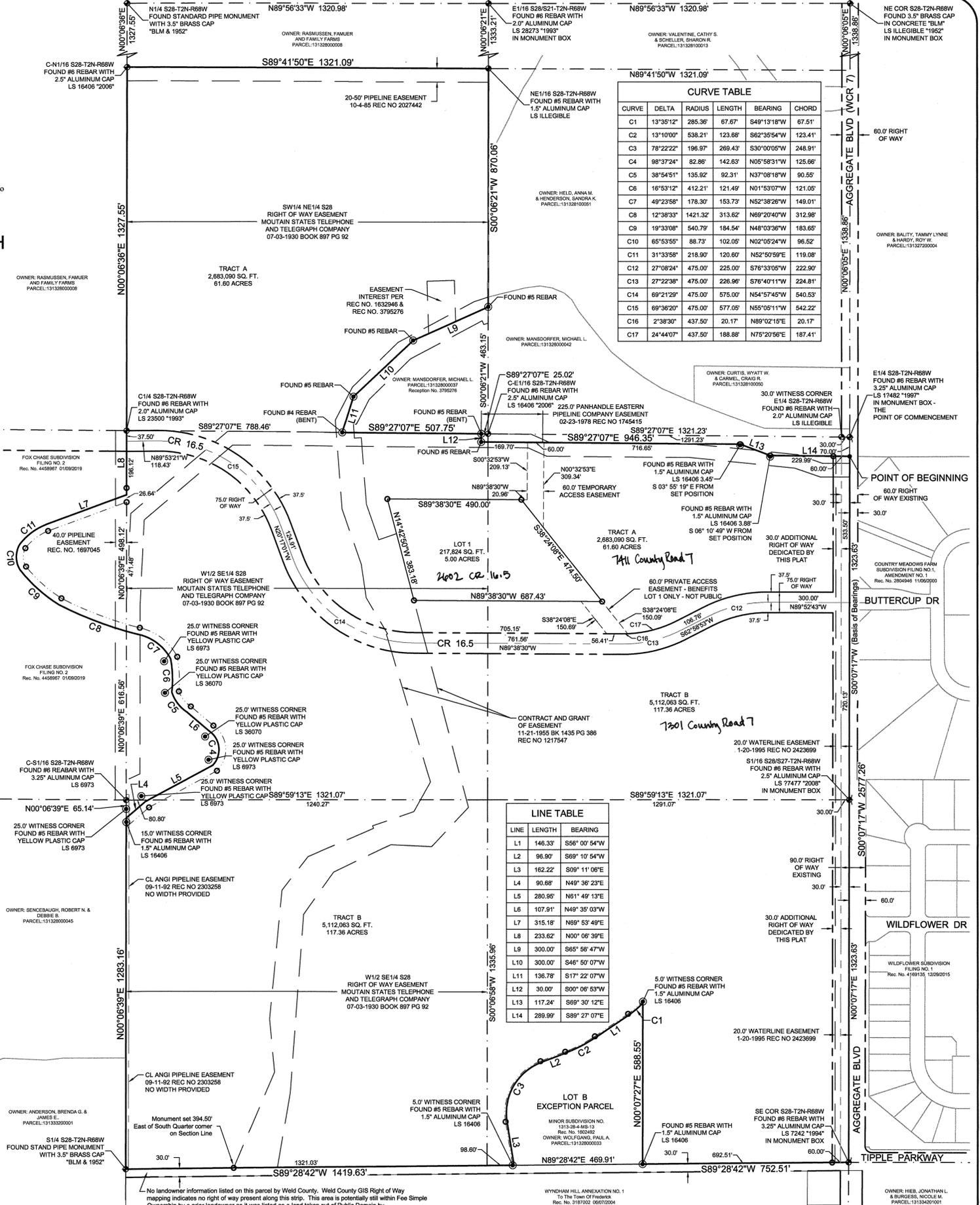
1. Basis of Bearings: The East line of the Northeast Quarter of the Southeast Quarter of Section 13 as bearing South 00°07'17" West (assumed bearing) and Monumented as shown hereon.
2. Unit of measure is U.S. Survey Feet.
3. This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, Northern Engineering relied upon Commitment Number FCC25162304 dated December 19, 2018, as prepared by Land Title Guaranty Company.

SURVEYOR'S CERTIFICATION:

I, Steven A. Lund, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the final minor subdivision plat shown hereon is a correct delineation of the above described parcel of land.

I further certify that this Final Minor Subdivision Plat Map and legal description were prepared under my personal supervision and in accord with the requirements of the State of Colorado on this 17 day of October, 2019.

Steven A. Lund
STEVEN A. LUND
34995
10-17-2019
Steven A. Lund - Northern Engineering
Colorado Registered Professional Land Surveyor #34995



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	13°35'12"	285.36'	67.67'	S49°13'18"W	67.51'
C2	13°10'00"	538.21'	123.68'	S62°35'54"W	123.41'
C3	78°22'22"	196.97'	269.43'	S30°00'05"W	248.91'
C4	88°37'24"	82.89'	142.63'	N05°58'31"W	125.66'
C5	38°54'51"	135.92'	92.31'	N37°08'18"W	90.55'
C6	16°53'12"	412.21'	121.49'	N01°53'07"W	121.05'
C7	49°23'58"	178.30'	153.73'	N52°38'26"W	148.01'
C8	12°38'33"	1421.32'	313.62'	N69°20'40"W	312.99'
C9	19°33'08"	540.79'	184.54'	N48°03'38"W	183.65'
C10	65°53'55"	88.73'	102.05'	N02°05'24"W	96.52'
C11	31°33'58"	218.90'	120.60'	N52°50'59"W	119.08'
C12	27°08'24"	475.00'	225.00'	S78°33'05"W	222.90'
C13	27°22'38"	475.00'	226.96'	S78°40'11"W	224.81'
C14	68°21'29"	475.00'	575.00'	N54°57'45"W	540.53'
C15	68°38'20"	475.00'	577.05'	N55°05'11"W	542.22'
C16	2°38'30"	437.50'	20.17'	N89°02'15"E	20.17'
C17	24°44'07"	437.50'	188.88'	N75°20'56"E	187.41'

LINE TABLE

LINE	LENGTH	BEARING
L1	146.33'	S68°00'54"W
L2	96.90'	S89°10'54"W
L3	162.22'	S09°11'06"E
L4	90.68'	N49°38'23"E
L5	280.98'	N61°49'13"E
L6	107.91'	N48°35'03"W
L7	315.18'	N89°53'49"E
L8	233.62'	N00°06'38"E
L9	300.00'	S65°58'47"W
L10	300.00'	S46°50'07"W
L11	136.78'	S17°22'07"W
L12	30.00'	S00°06'53"W
L13	117.24'	S89°30'12"E
L14	289.99'	S89°27'07"E

NOTICE:
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 above hereon.

SECTION: 28
TOWNSHIP: 2 N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
970.221.4158
northerneng.com

NE
FORT COLLINS, CO, North Haven Street, Suite 100, 80521
GREELEY, CO, 8th Street, 80531

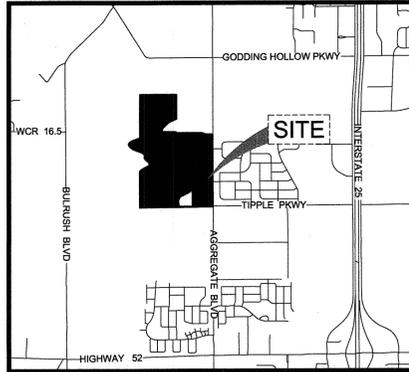
DATE: 03/18/2019
PROJECT: 1293-010
CLIENT:
DRAWN BY: A. Lund
REVIEWED BY: S. Lund

MENDOZA MINOR SUBDIVISION
MULTIPLE STRUCTURES AND RESIDENCES
1630 8TH STREET, GREELEY, COLORADO

Sheet
1
Of 1 Sheets

MENDOZA REZONE NO. 2 MAP

LOCATED IN THE SOUTHWEST QUARTER AND THE EAST HALF OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP

SCALE: 1" = 3000'

APPLICANT:
Town of Frederick
C/O Jennifer Simmons
401 Locust Street
Frederick, CO, 80530

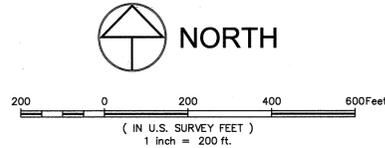
SURVEYOR:
Northern Engineering
Steven A. Lund
820 8th Street, Greeley, Colorado
970-395-9880

LINE LEGEND

- RIGHT OF WAY LINE
- SECTION LINE
- REZONE BOUNDARY LINE

SYMBOL LEGEND

- CALCULATED POSITION
- FOUND PROPERTY MONUMENT
- FOUND SECTION CORNER AS DESCRIBED



CERTIFICATE OF OWNERSHIP:

Know all men by these presents that the Town of Frederick and Carlos Mendoza, being the Owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, have caused an amendment to the official zoning map of the Town of Frederick to be prepared for said land to show how the lot, parcel or tract will be developed. The land is more particularly described as follows:

A parcel of land being a portion of the Southwest Quarter and a portion of the East Half of Section Twenty-eight (28), and the Northern portion of the Northeast Quarter of Section Thirty-three (33), both of 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, more particularly described as follows:

REZONE PARCEL 1
Lot 1 of the Mendoza Minor Subdivision, containing 5.00 acres

REZONE PARCEL 2
Tract A, Tract B, CR 16.5 Right of Way, the West 30 feet of Aggregate Boulevard additional Right of Way, all being a portion of the Mendoza Minor Subdivision, together with the North 30 feet of the Northeast Quarter of Section 33, T.2N., R.68W. of the 6th P.M., containing 187.62 acres.

REZONE PARCEL 1 and REZONE PARCEL 2 being located within the Town of Frederick, County of Weld, State of Colorado

TOTAL REZONE AREA for the Mendoza Rezone No. 2 is 192.62 acres, more or less (±).

This described tract contains 192.62 acres more or less, together with and 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 25th day of October, 2019.

State of Colorado)
) ss
County of Weld)

The foregoing certificate of ownership was acknowledged before me by Carlos Mendoza, acting in his/her capacity as owner of Mendoza Minor Subdivision on this 25th day of October, 2019.

Witness My Hand and Seal
My Commission Expires Oct. 19, 2023

Notary Public

Executed this 25th day of October, 2019.

State of Colorado)
) ss
County of Weld)

The foregoing certificate of ownership was acknowledged before me by Tony Larson, acting in his/her capacity as Mayor of Town of Frederick on this 25th day of October, 2019.

Witness My Hand and Seal
My Commission Expires Oct. 19, 2023

Notary Public

LORI M. TREJO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2019401174
MY COMMISSION EXPIRES OCTOBER 19, 2023

PLANNING COMMISSION CERTIFICATE:

Approved by the Frederick Planning Commission with Planning Commission Resolution 20 19 - 15 this 2nd day of September, 2019.

[Signature]
Chairman
[Signature]
Kathy Larson
Planning Commission Secretary

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

This amendment to the official zoning map amends Ordinance No. 1323 and is to be known as the Mendoza Rezone and is approved and accepted by Ordinance No. 1323, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on September 10, 2019. All conditions, terms, and specifications designated or described herein shall be binding on the owner, its heirs, successors, and assigns.

[Signature] Mayor
[Signature] Attest: *[Signature]* Town Clerk

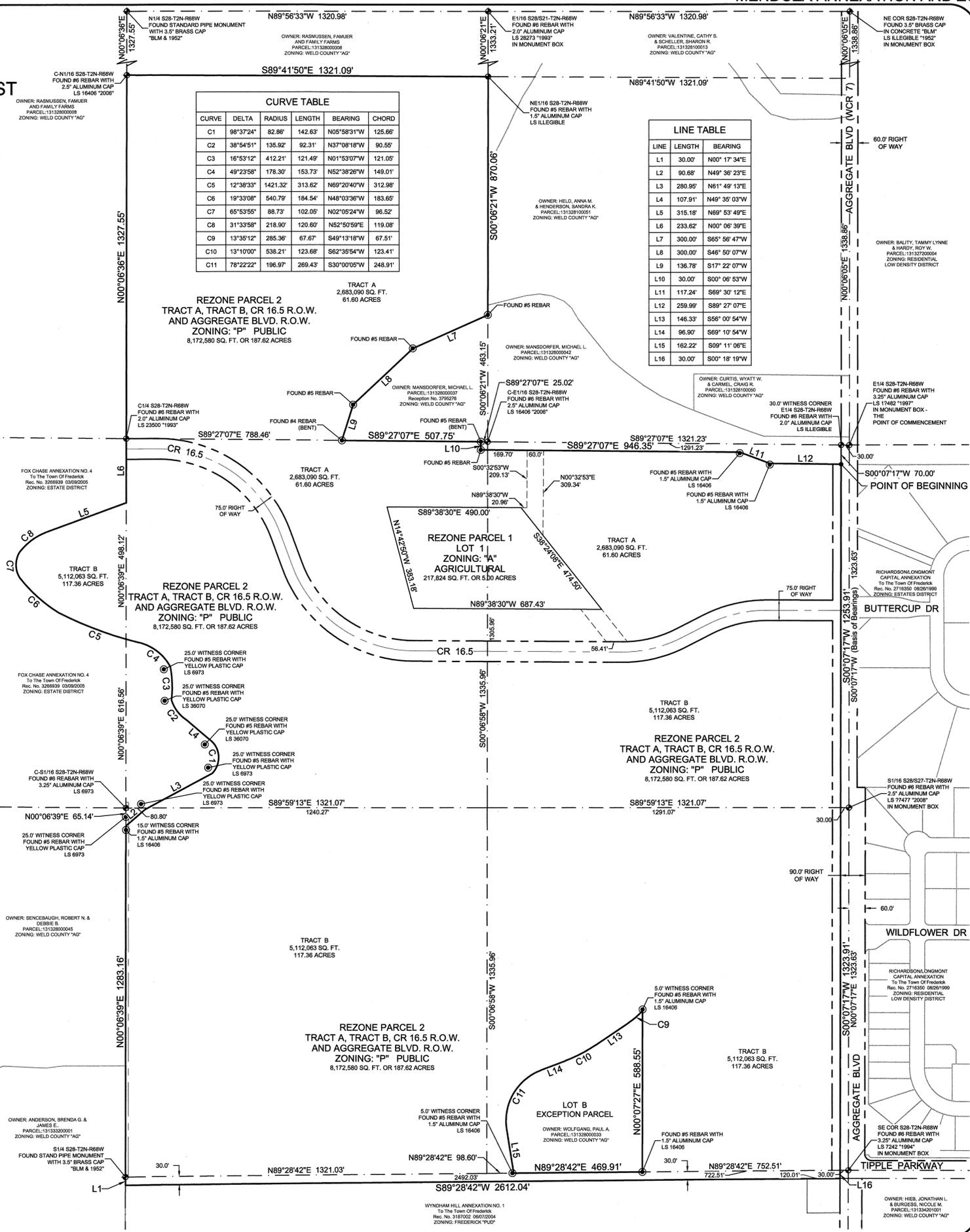
SURVEY NOTES:

- Basis of Bearings: The East line of the Northeast Quarter of the Southeast Quarter of Section 13 as bearing South 00°07'17" West (assumed bearing) and Monumented as shown hereon.
- Unit of measure is U.S. Survey Feet.
- No rights-of-way or easements, except those shown hereon, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.
- This survey does not constitute a title search by the surveyor.

SURVEYOR'S CERTIFICATION:

I, Steven A. Lund, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Zoning Amendment Map shown hereon is a correct delineation of the above described parcel of land. I further certify that this map and legal description were prepared under my personal supervision on this 18th day of October, 2019.

[Signature]
Steven A. Lund
Professional Land Surveyor #34995



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	98°37'24"	82.86'	142.63'	N05°58'31"W	125.66'
C2	38°54'51"	135.92'	92.31'	N37°08'18"W	90.55'
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LINE TABLE

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L5	315.18'	N69°53'49"E
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L14	96.90'	S69°10'54"W
L15	162.22'	S09°11'06"E
L16	30.00'	S00°18'19"W

NOTICE:
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SECTIONS: 28 & 33
TOWNSHIP: 2 N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
970.221.4158
northerneng.com

PROJECT: 1293-010
DATE: 02/15/2019
SCALE: 1" = 200'
CLIENT: A. Lund
DRAWN BY: A. Lund
REVIEWED BY: S. Lund

MENDOZA ANNEXATION AND ZONING MAP
A PORTION OF SECTION 28 & SECTION 33
COUNTY OF WELD, STATE OF COLORADO

Sheet
1
Of 2 Sheets