

FILE # 5222 AR2200355
 ENV # 2910
 B 1251 REC 02200355 12/15/89 13:47 \$10.00 1/001
 P 1079 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO., CO

WELD COUNTY TRI-AREA SANITATION DISTRICT ANNEXATION NO. 1 TO THE TOWN OF FREDERICK

A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

APPROVED:

This plat to be known as Weld County Tri-Area Sanitation District Annexation No. 1 to the Town of Frederick, Colorado is approved and accepted for annexation to the Town of Frederick, County of Weld, State of Colorado by ordinance number _____ passed and adopted on final reading at a regular meeting of the Town Council of Frederick, Colorado held on the _____ day of _____ 19____.

Mayer: _____
 Attest: _____
 Town Clerk

I, Gerald D. Gilliland, do hereby certify that this plat and description were prepared under direct supervision this 19th day of July 1989, the same to-wit to the best of my knowledge and that at least one sixth (1/6) of the peripheral boundary of said _____ is contiguous to the present boundary of the Town of Frederick.

Gerald D. Gilliland 6/7/89
 Gerald D. Gilliland, P.L.S.
 Colo. Reg. No. 14823

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six months after you first discover such defect. In no event, any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

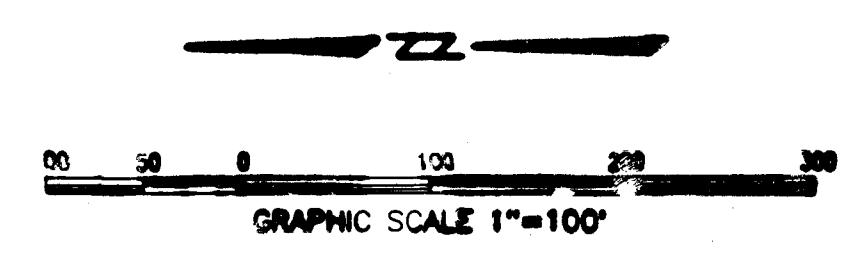
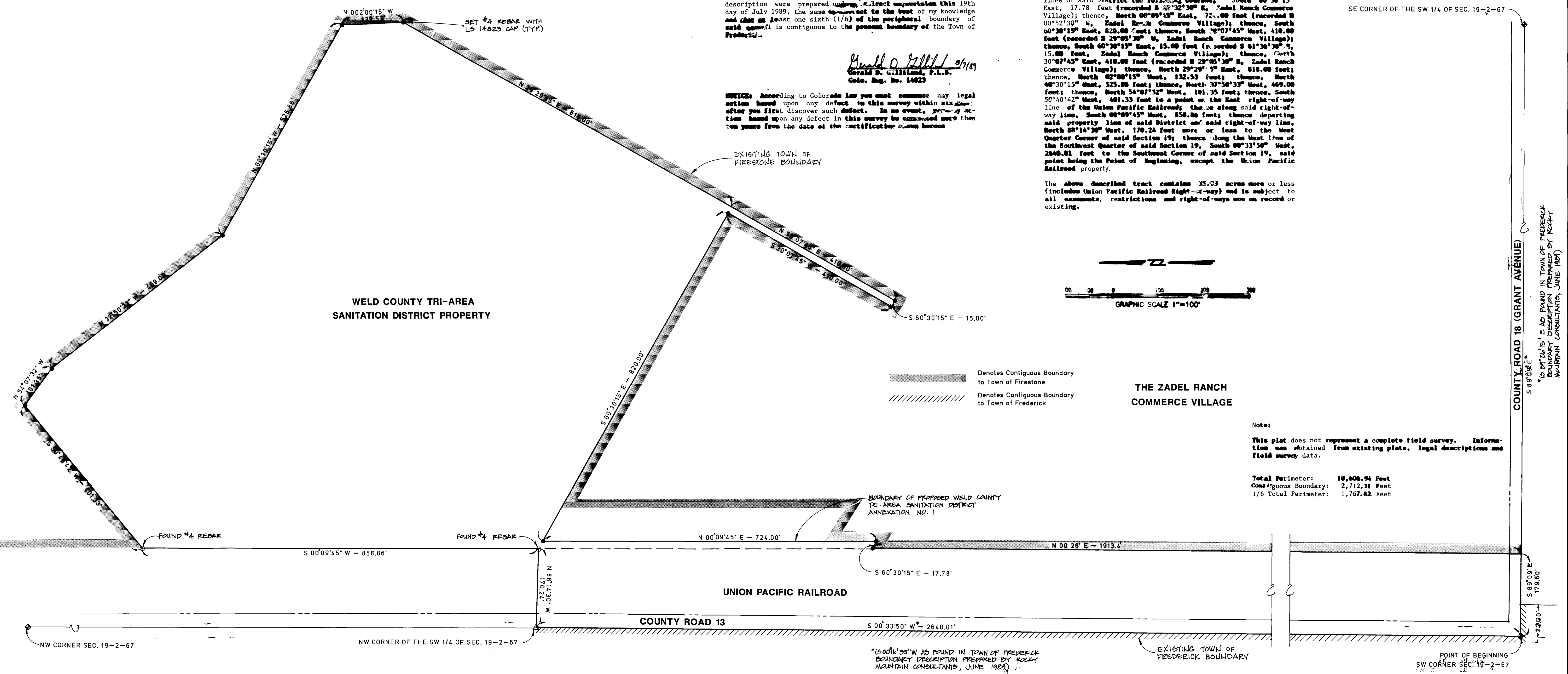
DESCRIPTION:

A tract of land located in Section 19, Township 2 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado being more particularly described as follows:

Considering the South line of the Southeast Quarter of said Section 19 as bearing, South 89°09' East and with all bearings contained herein relative thereto:

Beginning at the Southeast Corner of said Section 19; thence along said South line, South 89°09' East, 179.66 feet to a point on the East right-of-way line of the Union Pacific Railroad; thence along said right-of-way line, North 00°26' East, 1913.4 feet more or less to the South line of the Weld County Tri-Area Sanitation District property, (recorded 40°52'30" N, 1914.77 feet, Zadel Ranch Commerce Village); thence along the property lines of said District the following courses; South 60°30'15" East, 17.78 feet (recorded S 60°32'30" E, Zadel Ranch Commerce Village); thence, North 00°09'45" East, 724.00 feet (recorded N 00°09'45" E, Zadel Ranch Commerce Village); thence, South 60°30'15" East, 820.00 feet; thence, South 30°07'45" East, 410.00 feet (recorded S 29°05'30" E, Zadel Ranch Commerce Village); thence, South 60°30'15" East, 15.00 feet (a record S 61°30'30" E, 15.00 feet, Zadel Ranch Commerce Village); thence, North 30°07'45" East, 410.00 feet (recorded N 29°05'30" E, Zadel Ranch Commerce Village); thence, North 29°20' 5" East, 818.00 feet; thence, North 62°00'15" East, 132.53 feet; thence, North 60°30'15" East, 525.00 feet; thence, North 37°50'33" East, 469.00 feet; thence, North 54°07'32" East, 101.35 feet; thence, South 50°40'42" West, 401.33 feet to a point on the East right-of-way line of the Union Pacific Railroad; thence along said right-of-way line, South 00°09'45" West, 850.00 feet; thence departing said property line of said District and said right-of-way line, North 85°14'30" West, 170.24 feet more or less to the West Quarter Corner of said Section 19; thence along the West line of the Southeast Quarter of said Section 19, South 00°33'50" West, 2640.01 feet to the Southeast Corner of said Section 19, said point being the Point of Beginning, except the Union Pacific Railroad property.

The above described tract contains 35.03 acres more or less (includes Union Pacific Railroad Right-of-way) and is subject to all easements, restrictions and right-of-ways now on record or existing.



**THE ZADEL RANCH
 COMMERCE VILLAGE**

Notes:
 This plat does not represent a complete field survey. Information was obtained from existing plats, legal descriptions and field survey data.
 Total Perimeter: 10,406.94 Feet
 Contiguous Boundary: 2,712.31 Feet
 1/6 Total Perimeter: 1,767.82 Feet

*60°07'15" E AS FOUND IN TOWN OF FREDERICK BOUNDARY DESCRIPTION PREPARED BY ROCKY MOUNTAIN CONSULTANTS, JUNE 1989