



Annexation Plat

Keenesburg Annexation & Zoning Application

Prepared for

Front Range Resources, LLC

FRONT RANGE RESOURCES ANNEXATION NO. XX TO THE TOWN OF KEENESBURG

BEING A PART OF THE SECTION 17 AND SECTION 18 OF TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., WELD COUNTY, CO

LEGAL DESCRIPTION:

BEING PART OF THE NORTH 1/2 OF SECTION 18 AND PART OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT THE LOT A OF RE-2827 RECORDED NOVEMBER 15, 2000 AT RECEPTION NO. 2806942.

BASIS OF BEARING: ASSUMING THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 64 WEST AS BEARING NORTH 88°47'44" EAST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST SECTION CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

THENCE NORTH 65°43'49" EAST FOR A DISTANCE OF 76.57 FEET TO THE NORTHERLY SIDE OF COUNTY ROAD 22 RIGHT-OF-WAY AND ALSO TO THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 22, NORTH 88°47'44" EAST FOR A DISTANCE OF 2340.15 FEET;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 22, NORTH 88°46'18" EAST FOR A DISTANCE OF 2609.81 FEET;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 22, NORTH 88°54'59" EAST FOR A DISTANCE OF 2650.32 FEET;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 22, NORTH 88°56'44" EAST FOR A DISTANCE OF 524.29 FEET;

THENCE SOUTH 01°03'16" EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17;

THENCE DEPARTING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, SOUTH 43°30'38" WEST FOR A DISTANCE OF 761.24 FEET;

THENCE SOUTH 28°31'30" WEST FOR A DISTANCE OF 391.22 FEET ;

THENCE SOUTH 12°09'01" WEST FOR A DISTANCE OF 451.95 FEET;

THENCE NORTH 88°57'45" EAST FOR A DISTANCE OF 31.74 FEET;

THENCE SOUTH 05°44'43" EAST FOR A DISTANCE OF 527.78 FEET;

THENCE SOUTH 27°53'08" EAST FOR A DISTANCE OF 537.34 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17;

THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, SOUTH 01°19'06" EAST FOR A DISTANCE OF 318.15 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 17;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, SOUTH 01°19'39" EAST FOR A DISTANCE OF 2147.06 FEET TO THE NORTHEAST CORNER OF LOT A OF RE-3467;

THENCE ALONG THE LOT LINE OF LOT A OF RE-3467 THE FOLLOWING 3 COURSES:

1. THENCE SOUTH 89°08'14" WEST FOR A DISTANCE OF 466.97 FEET;

2. THENCE SOUTH 01°19'42" EAST FOR A DISTANCE OF 466.69 FEET;

3. THENCE SOUTH 89°08'14" EAST FOR A DISTANCE OF 466.96 FEET TO A POINT OF THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 20;

THENCE SOUTH 01°19'39" EAST FOR A DISTANCE OF 59.97 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 20;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 20, SOUTH 89°07'49" WEST FOR A DISTANCE OF 1325.75 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 20, SOUTH 89°07'38" WEST FOR A DISTANCE OF 1295.31 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 51;

THENCE ALONG EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 51, NORTH 01°18'56" WEST FOR A DISTANCE OF 2669.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 SOUTH 89°02'40" WEST FOR A DISTANCE OF 30.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 18 ;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18 SOUTH 88°56'52" WEST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 51 AND LOT A OF RE-3731;

THENCE ALONG WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 51 AND LOT A OF RE-3731, NORTH 01°19'33" WEST FOR A DISTANCE OF 600.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 51;

THENCE ALONG THE LOT LINE OF LOT A OF RE-3731 FOR THE FOLLOWING 2 COURSES:

1. THENCE SOUTH 88°56'39" WEST FOR A DISTANCE OF 362.70 FEET ;

2. THENCE SOUTH 01°19'43" EAST FOR A DISTANCE OF 600.42 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18 SOUTH 88°56'52" WEST FOR A DISTANCE OF 2230.20 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 18 ;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18, SOUTH 88°56'52" WEST FOR A DISTANCE OF 2361.35 FEET TO EASTERLY RIGHT-OF-WAY DEEDED TO WELD COUNTY;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY DEEDED TO WELD COUNTY RECEPTION NO. 4084594 FOR THE FOLLOWING 8 COURSES:

1. THENCE NORTH 00°33'56" WEST FOR A DISTANCE OF 808.01 FEET;

2. THENCE NORTH 04°23'36" EAST FOR A DISTANCE OF 122.12 FEET;

3. THENCE NORTH 03°36'41" WEST FOR A DISTANCE OF 76.57 FEET;

4. THENCE NORTH 06°00'11" WEST FOR A DISTANCE OF 68.46 FEET;

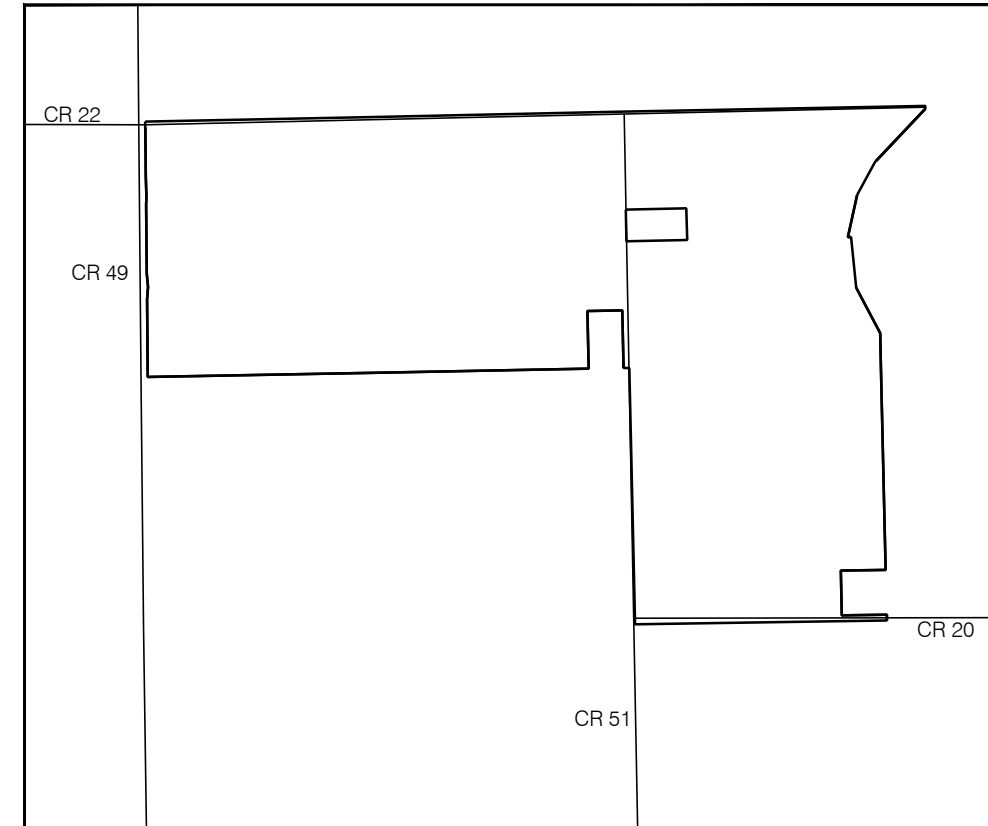
5. THENCE NORTH 00°33'56" WEST FOR A DISTANCE OF 716.34 FEET;

6. THENCE NORTH 02°26'08" EAST FOR A DISTANCE OF 79.14 FEET;

7. THENCE NORTH 01°40'09" WEST FOR A DISTANCE OF 215.08 FEET;

8. THENCE NORTH 00°33'56" WEST FOR A DISTANCE OF 571.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY COUNTY ROAD 22 AND ALSO BEING THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 607.77 ACRES.



VICINITY MAP

1" = 2000'

ANNEXATION:

TOTAL BOUNDARY=28944.63 FEET
CONTIGUOUS BOUNDARY= 15,741.63 FEET
1/6 OF TOTAL BOUNDARY= 4824.11

SURVEYORS NOTES:

1. BASIS OF BEARING: ASSUMING THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 64 WEST AS BEARING NORTH 88°47'44" EAST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. ALL DISTANCE MEASUREMENTS SHOWN ARE IN U.S. SURVEY FOOT.

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 BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

OWNERS APPROVAL:

KNOW ALL MEN BY THESE PRESENTS THAT FRONT RANGE RESOURCES, LLC., BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREON, EXCLUDING PUBLIC RIGHTS-OF-WAY, REQUEST THAT THE LAND DESCRIBED HEREON BE ANNEXED UNDER THE NAME OF FRONT RANGE RESOURCES ANNEXATION TO THE TOWN OF KEENESBURG.

MARK D. SULLIVAN FOR
FRONT RANGE RESOURCES, LLC.

STATE OF COLORADO

COUNTY OF WELD

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20__.

BY: MARK D. SULLIVAN

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TOWN OF KEENESBURG ACCEPTANCE:

THIS IS TO CERTIFY THAT FRONT RANGE RESOURCES ANNEXATION TO THE TOWN OF KEENESBURG WAS APPROVED THIS ___ DAY OF _____, 20__ BY ORDINANCE NO. _____ AND THAT THE MAYOR OF THE TOWN OF KEENESBURG, ON BEHALF OF THE TOWN OF KEENESBURG, HEREBY ACKNOWLEDGES SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTTEST: TOWN CLERK

SURVEYORS CERTIFICATE

I, TYLER S. DREMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLES WILL ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND WELD COUNTY.

BY: TYLER S. DREMAN DATE: 4/15/2021 COLORADO REGISTRATION # 38729

DATE: April 15, 2021	DRAWN BY: AGPRO
REVISIONS:	
R1	
R2	
R3	
R4	

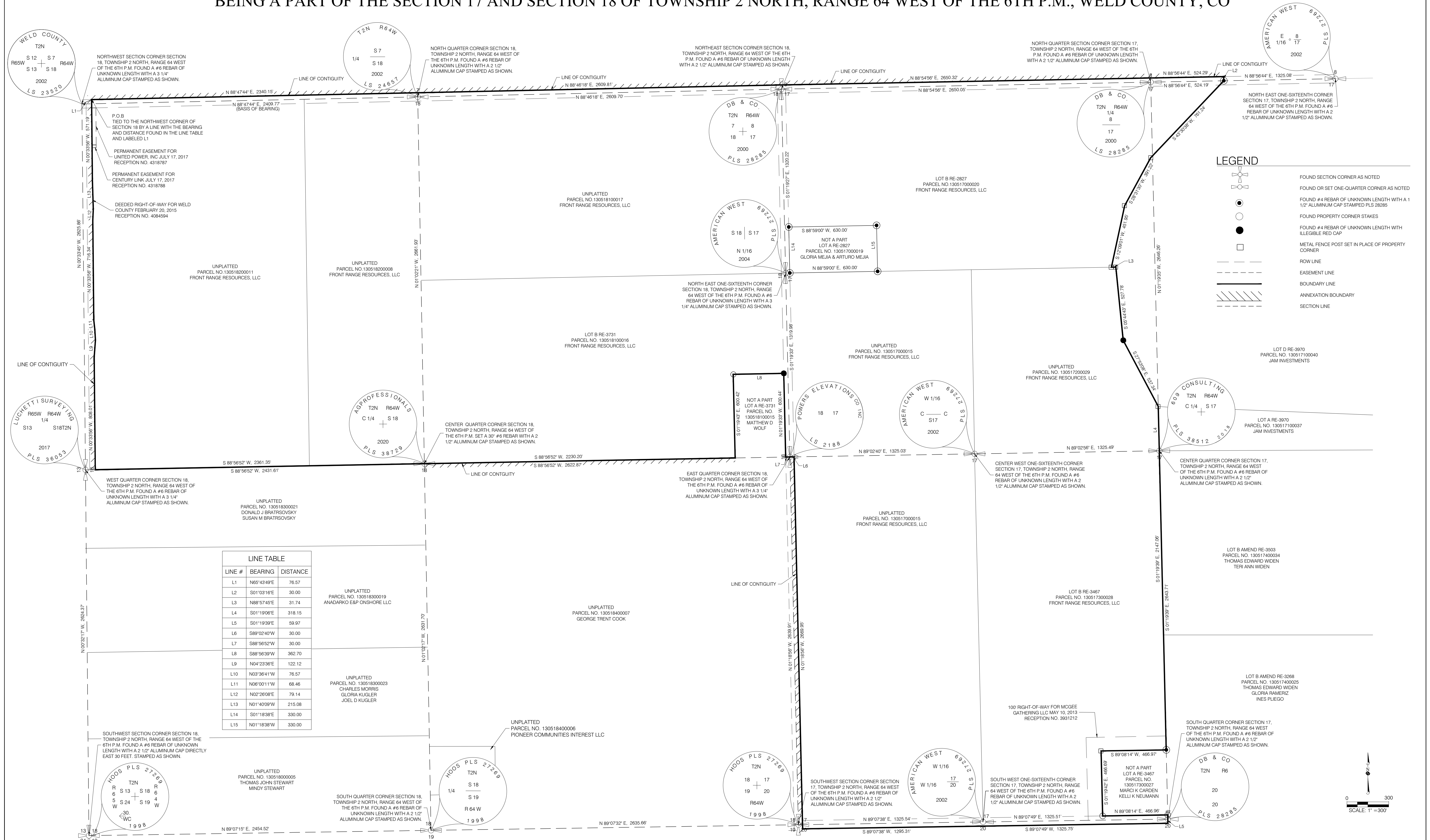


3050 67th Avenue, Suite 200,
Greeley, CO 80634
P (970) 535-9318
F (970) 535-9854

FRONT RANGE RESOURCES ANNEXATION
SECTION 17 & 18, TOWNSHIP 2 NORTH, RANGE 64 WEST, 6TH P.M.,
WELD COUNTY, CO

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BEING A PART OF THE SECTION 17 AND SECTION 18 OF TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., WELD COUNTY, CO



LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND OR SET ONE-QUARTER CORNER AS NOTED
-
- FOUND PROPERTY CORNER STAKES
- FOUND #4 REBAR OF UNKNOWN LENGTH WITH ILLEGIBLE RED CAP
- METAL FENCE POST SET IN PLACE OF PROPERTY CORNER
- ROW LINE
- EASEMENT LINE
- BOUNDARY LINE
- ANNEXATION BOUNDARY
- SECTION LINE

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N65°43'49"E	76.57
L2	S01°03'16"E	30.00
L3	N88°57'45"E	31.74
L4	S01°19'06"E	318.15
L5	S01°19'39"E	59.97
L6	S89°02'40"W	30.00
L7	S88°56'52"W	30.00
L8	S88°56'39"W	362.70
L9	N04°23'36"E	122.12
L10	N03°36'41"W	76.57
L11	N06°00'11"W	68.46
L12	N02°26'08"E	79.14
L13	N01°40'09"W	215.08
L14	S01°18'38"E	330.00
L15	N01°18'38"W	330.00

DATE: April 15, 2021

REVISIONS:

R1	
R2	
R3	
R4	



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