

THE LANDING AT LEMAY NORTH PARCEL REZONE MAP

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY DESCRIPTION:

PARCEL 1:

A TRACT OF LAND SITUATE IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO WHICH CONSIDERING THE WEST LINE OF THE SAID NORTHWEST 1/4 AS BEARING SOUTH 02° 04' 03" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD WHICH BEARS SOUTH 02° 04' 03" WEST 80.00 FEET, AND AGAIN SOUTH 89° 36' 37" EAST 977.15 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7 AND RUN THENCE SOUTH 89° 36' 37" EAST 265.85 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;
THENCE SOUTH 02° 04' 03" WEST 420.81 FEET;
THENCE SOUTH 89° 36' 58" EAST 58.51 FEET;
THENCE SOUTH 50° 01' 54" EAST 914.21 FEET TO THE MOST NORTHERLY CORNER OF FORT COLLINS CENTER - SECOND FILING;
THENCE ALONG THE BOUNDARY LINE OF SAID SECOND FILING, SOUTH 39° 58' 06" WEST 658.00 FEET TO THE NORTHWEST CORNER OF FORT COLLINS BUSINESS CENTER - THIRD FILING;
THENCE NORTH 50° 01' 54" WEST 150.00 FEET;
THENCE SOUTH 33° 06' 53" WEST 350.16 FEET;
THENCE NORTH 87° 55' 57" WEST 294.16 FEET;
THENCE NORTH 02° 04' 03" EAST 38.81 FEET;
THENCE NORTH 87° 55' 57" WEST 204.00 FEET;
THENCE NORTH 02° 04' 03" EAST 62.53 FEET;
THENCE NORTH 87° 55' 57" WEST 503.00 FEET;
THENCE NORTH 02° 04' 03" EAST 24.72 FEET TO A POINT ON THE PROPOSED EASTERLY LINE OF LEMAY AVENUE;
THENCE ALONG SAID EASTERLY LINE, NORTH 38° 58' 00" EAST 680.12 FEET;
AND AGAIN ALONG THE ARC OF A 1125.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 652.52 FEET, THE LONG CHORD OF WHICH BEARS NORTH 22° 21' 01" EAST 643.41 FEET.
AND AGAIN NORTH 05° 44' 03" EAST 427.39 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM, THE PARCELS CONVEYED IN INSTRUMENTS RECORDED OCTOBER 17, 1986 UNDER RECEPTION NO. 86060308, NOVEMBER 13, 1986 UNDER RECEPTION NO. 86066341, MARCH 6, 1988 UNDER RECEPTION NO. 88025752 AND MARCH 28, 2016 UNDER RECEPTION NO. 20160018392,

COUNTY OF LARIMER, STATE OF COLORADO.

PARCEL 2:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7 AS BEARING NORTH 00° 33' 51" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 7; THENCE ALONG SAID WEST LINE, NORTH 00° 33' 51" EAST, 993.59 FEET; THENCE, SOUTH 89° 26' 09" EAST, 794.24 FEET, SAID POINT ALSO BEING ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 20070066749; THENCE ALONG THE NORTH AND WEST LINES OF SAID TRACT THE FOLLOWING 2 COURSES AND DISTANCES: SOUTH 89° 26' 09" EAST, 26.74 FEET; THENCE, SOUTH 00° 33' 51" WEST, 14.55 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE SOUTH 60° 52' 44" EAST, 100.36 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 86066341;
THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID TRACT THE FOLLOWING 4 COURSES AND DISTANCES: SOUTH 89° 26' 09" EAST, 115.85 FEET; THENCE, SOUTH 00° 33' 51" WEST, 38.31 FEET; THENCE SOUTH 89° 26' 09" EAST, 294.18 FEET; THENCE, SOUTH 31° 36' 41" WEST, 162.07 FEET; THENCE DEPARTING SAID EASTERLY LINE, NORTH 60° 52' 44" WEST, 371.65 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM, THE PARCELS CONVEYED IN INSTRUMENT RECORDED MARCH 28, 2016 UNDER RECEPTION NO. 20160018392,

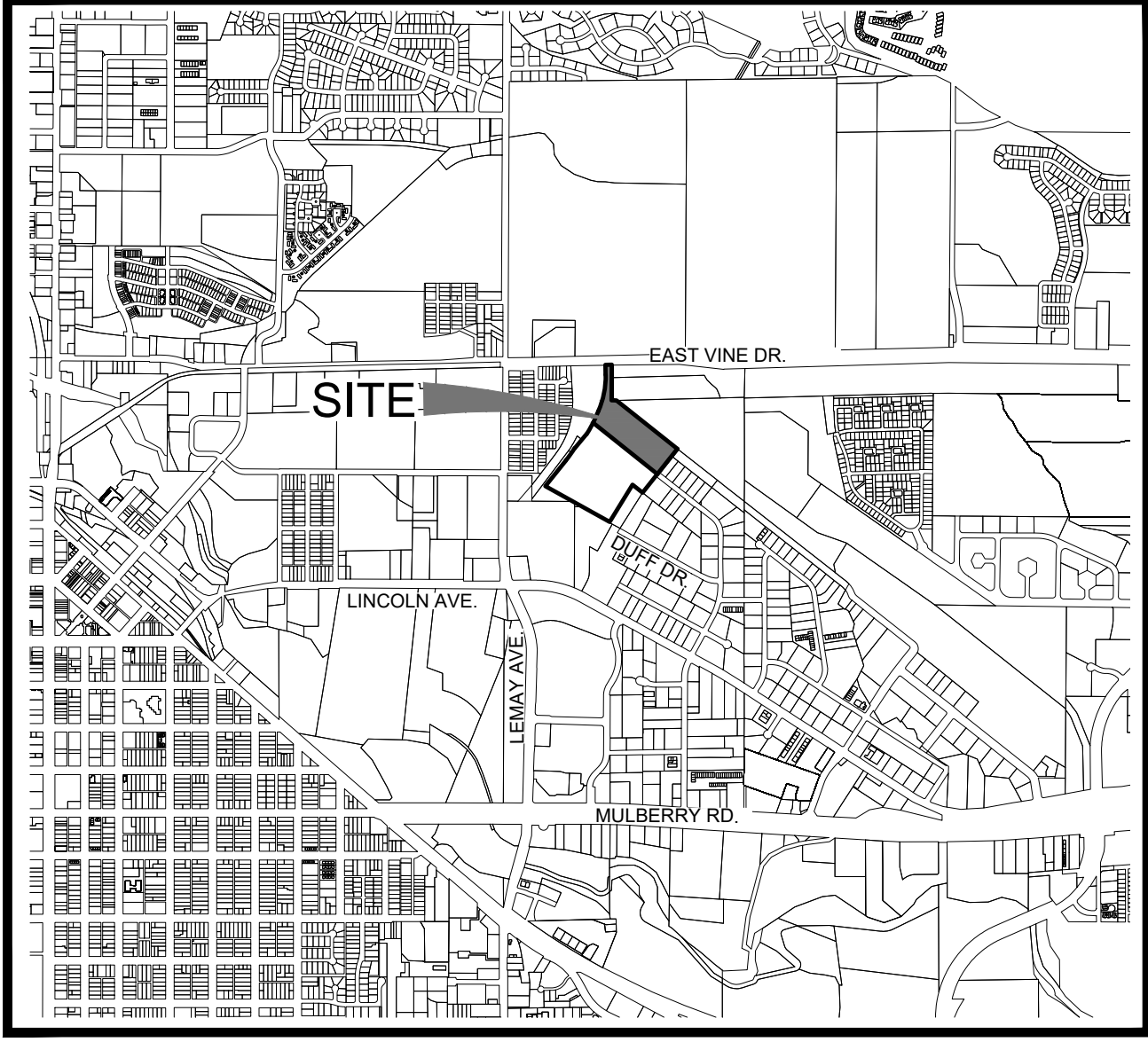
COUNTY OF LARIMER, STATE OF COLORADO.

PARCEL 3:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, , COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7 AS BEARING NORTH 00° 33' 51" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 7; THENCE ALONG SAID WEST LINE, NORTH 00° 33' 51" EAST, 993.59 FEET; THENCE, SOUTH 89° 26' 09" EAST, 794.24 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 20070066749; THENCE ALONG THE NORTH AND WEST LINES OF SAID TRACT THE FOLLOWING 2 COURSES AND DISTANCES: SOUTH 89° 26' 09" EAST, 26.74 FEET; THENCE, SOUTH 00° 33' 51" WEST, 14.55 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE DEPARTING SAID WEST LINE, NORTH 60° 52' 44" WEST, 30.44 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM, THE PARCELS CONVEYED IN INSTRUMENT RECORDED MARCH 28, 2016 UNDER RECEPTION NO. 20160018392,

COUNTY OF LARIMER, STATE OF COLORADO.



VICINITY MAP
1" = 2000'

DESCRIPTION OF REZONING PARCEL (SEE NOTE #11):

A TRACT OF LAND SITUATE IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO, WHICH CONSIDERING THE NORTH LINE OF THE SAID NORTHWEST 1/4 AS BEARING NORTH 88° 53' 46" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE COMMENCING FROM THE NORTHWEST CORNER OF SAID SECTION 7, BEING MONUMENTED WITH A #6 REBAR AND 3 1/4" ALUMINUM CAP, STAMPED WITH PL# 17497, AND CONTINUING ALONG SAID NORTH LINE NORTH 88° 53' 46" EAST 1240.70 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 01° 05' 44" EAST 79.71 FEET TO A #4 REBAR WITH NO CAP, ALSO BEING THE POINT OF BEGINNING;
THENCE, SOUTH 00° 30' 20" WEST FOR A DISTANCE OF 417.97 FEET;
THENCE, SOUTH 88° 15' 17" EAST FOR A DISTANCE OF 57.91 FEET;
THENCE, SOUTH 51° 31' 56" EAST FOR A DISTANCE OF 914.10 FEET;
THENCE, SOUTH 38° 27' 14" WEST FOR A DISTANCE OF 377.87 FEET;
THENCE, NORTH 51° 26' 39" WEST FOR A DISTANCE OF 966.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE BEING CONCAVE TO THE WEST WITH A DELTA OF 02° 27' 28", HAVING A RADIUS OF 1380.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 25° 09' 56" EAST FOR A DISTANCE OF 59.19 FEET;
THENCE, NORTH 23° 56' 12" EAST FOR A DISTANCE OF 89.54 FEET TO THE BEGINNING OF A CURVE.
SAID CURVE BEING CONCAVE TO THE WEST, WITH A DELTA OF 25° 03' 25", HAVING A RADIUS OF 1005.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 11° 24' 30" EAST FOR A DISTANCE OF 436.02 FEET;
THENCE NORTH 01° 07' 15" WEST A DISTANCE OF 117.25 FEET
THENCE NORTH 88° 44' 21" EAST FOR A DISTANCE OF 75.67 FEET TO THE POINT OF BEGINNING

NOTES:

- 1) Subject Property Address: NO PUBLISHED ADDRESS
- 2) This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. For all information regarding property lines and easements, Northern Engineering relied upon commitment number ABD25184271, dated 01/29/2021 by Land Title Guarantee Company.
- 3) This is not a statutory boundary survey, lines ran or shown have not been evaluated for title rights either written or unwritten.
- 4) This map is not a land survey plat or improvement survey plat, and it is not to be relied upon for the establishment of fence, building, or other future improvement lines.
- 5) Adjacent property owner information per the Larimer County Land information Locator.
- 6) Zoning information per the City of Fort Collins GIS FCMAPS Zoning Portal.
- 7) Approximate Subject Property contains 409,407 square feet or 9.40 acres, more or less.
- 8) This is not a statutory land survey as defined by the State of Colorado. Monuments depicted for reference purposes only.
- 9) FLOOD ZONE DESIGNATION: According to FIRM Panels 08069C0981G, dated June 17, 2008, and 08069C0981H, dated May 5, 2012 for Larimer County, this tract lies within a FEMA designated 500-year floodplain.
- 10) The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.

11) Zoning Parcel description is for reference purposes only. It is not the intent of the surveyor to create legal lots or subdivision as defined by the City of Fort Collins, the County of Larimer or State of Colorado. Zoning Parcel descriptions are not to be used in the transfer of real property or to replace deeded property descriptions.

12) All bearings and distances are derived from field measurements unless otherwise noted. The recorded bearings and or distances shown heron are taken from existing public records and will not match the measured bearings and or distances due to differences in the datum and or projections used to complete the survey.

SURVEYOR'S STATEMENT

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor, do hereby state that this map of land proposed to be rezoned in the County of Larimer, 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.

For and on behalf of Northern Engineering Services, Inc.
Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470

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 shown herein.

| | | |
|----------|-----------|--------------------|
| SECTION: | TOWNSHIP: | RANGE: |
| 7 | 7 N | 68 W of the 6th PM |

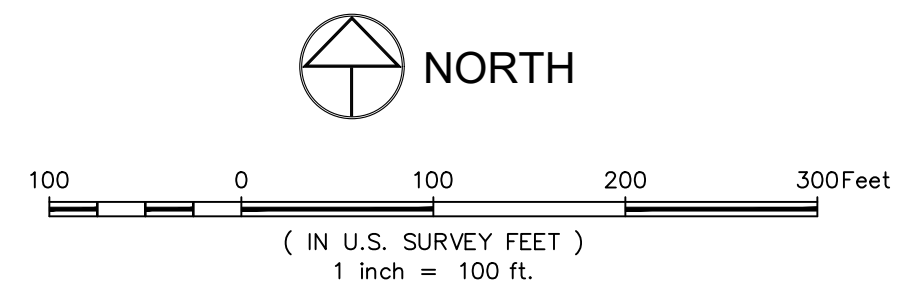
**NORTHERN
ENGINEERING**

FORT COLLINS 301 North Howard Street, Suite 100, 80521
GREELEY 820 8th Street, 80633
970.231.4158
northernengineering.com

| | | | |
|-------------------------------------|----------|----------|--------------|
| PROJECT: | DATE: | SCALE: | REVIEWED BY: |
| 1791-003 | 01/19/23 | As Shown | B. Tessely |
| CLIENT: Thompson Thrift Residential | | | |
| DRAWN BY: T. Kish | | | |

THE LANDING AT LEMAY NORTH PARCEL REZONE
CITY OF FORT COLLINS
LARIMER COUNTY, COLORADO

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



Sheet
2
of 2 Sheets

DRAFT
01-19-23
**PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION**
PRELIMINARY

For and on behalf of Northern Engineering Services, Inc.
Robert C. Tessley
Colorado Registered Professional Land Surveyor No. 38470