

REZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

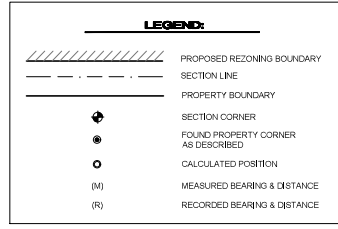
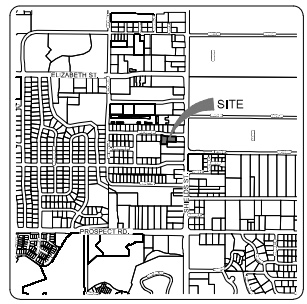
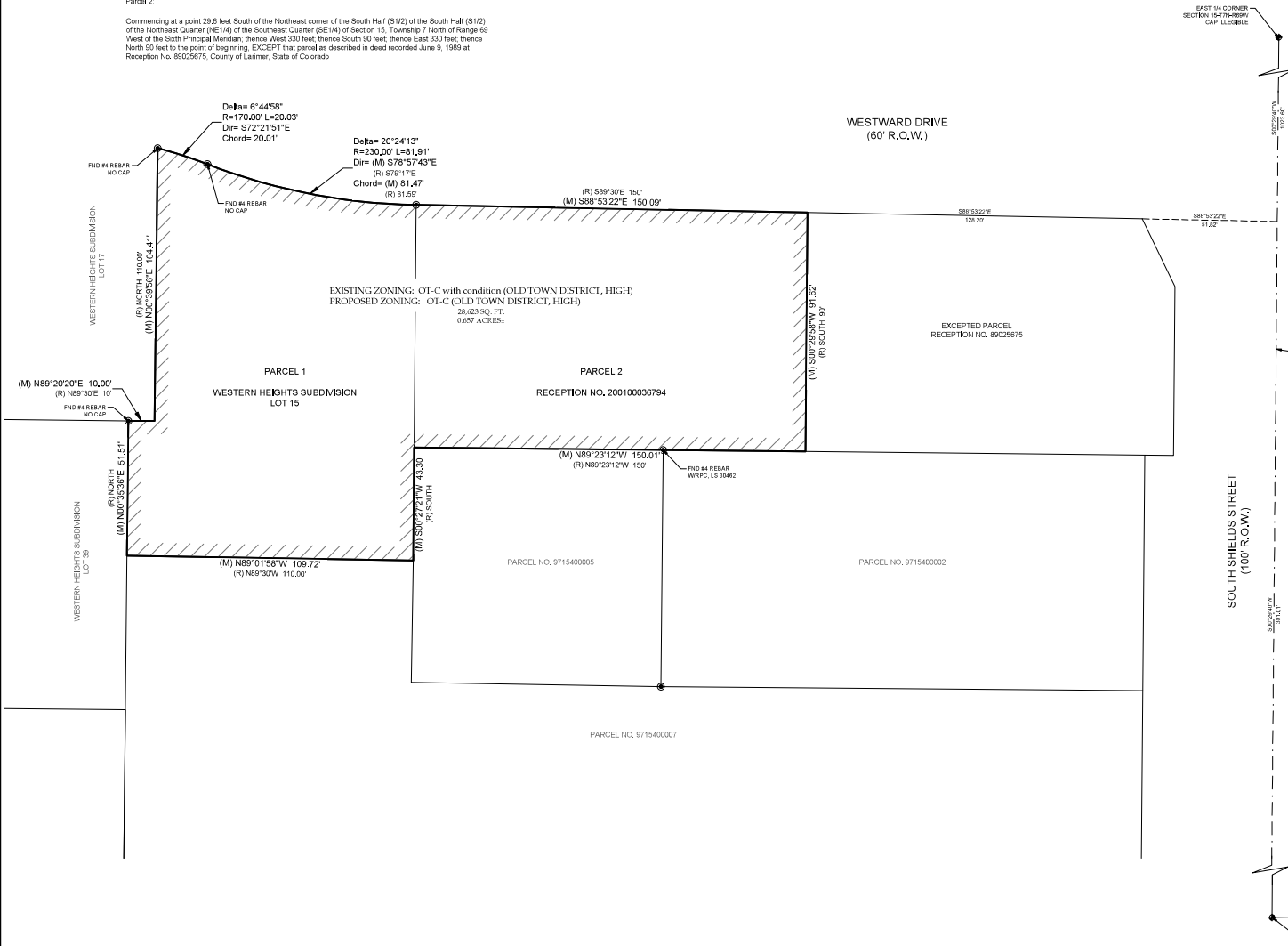
DESCRIPTION OF REZONING AREA OT-C with condition TO OT-C:

Parcel 1:

Lot 15, The Western Heights Subdivision, recorded at Reception No. 701791, Larimer County Clerk and Recorder

Parcel 2:

Commencing at a point 29.6 feet South of the Northeast corner of the South Half (S1/2) of the South Half (S1/2) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 15, Township 7 North of Range 69 West of the Sixth Principal Meridian; thence West 330 feet; thence South 50 feet; thence East 330 feet; thence North 50 feet to the point of beginning, EXCEPT that parcel as described in deed recorded June 9, 1989 at Reception No. 89026675, County of Larimer, State of Colorado



- NOTES:**
- Stewart Title Guaranty Company, Commitment No. 1679705, dated April 22, 2022 at 8:00 a.m. was used in the preparation of this document.
 - The Basis of Bearings is the east line of the Northeast Quarter of the Southeast Quarter of Section 15, Township 7 North, Range 69 West as bearing South 00°39'40" West, and shown hereon to.
 - This is not a statutory boundary survey, lines run or shown have not been evaluated for title rights either written or unwritten.
 - 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.

SURVEYOR'S STATEMENT

I, Robert C. Tesseley, a Colorado 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.

PRELIMINARY
 10/25/24
 FOR REVIEW ONLY

Robert C. Tesseley
 Colorado Professional Land Surveyor No. 38470
 For and on behalf of EPS Group, Inc.



NOTICE:
 According to Colorado law you must commence any legal action based on this map within six months of the date of recording of this map. If you do not commence any legal action based on this map within six months of the date of recording of this map, you will be deemed to have accepted the contents of this map and you will be bound by the date of the certificate above herein.

SECTION:
 15
TOWNSHIP:
 7 N
RANGE:
 69 W

NORTHERN ENGINEERING
 1500 13TH AVENUE, SUITE 100, FORT COLLINS, CO 80502
 (970) 226-1111
 www.northernengineering.com

DATE: 10/25/24
SCALE: AS SHOWN
DESIGNED BY: R. Tesseley
CHECKED BY: L. Smith

REZONING MAP
CITY OF FORT COLLINS
LARIMER COUNTY, COLORADO

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 Of 1 Sheet