

THE LANDING AT LEMAY 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:

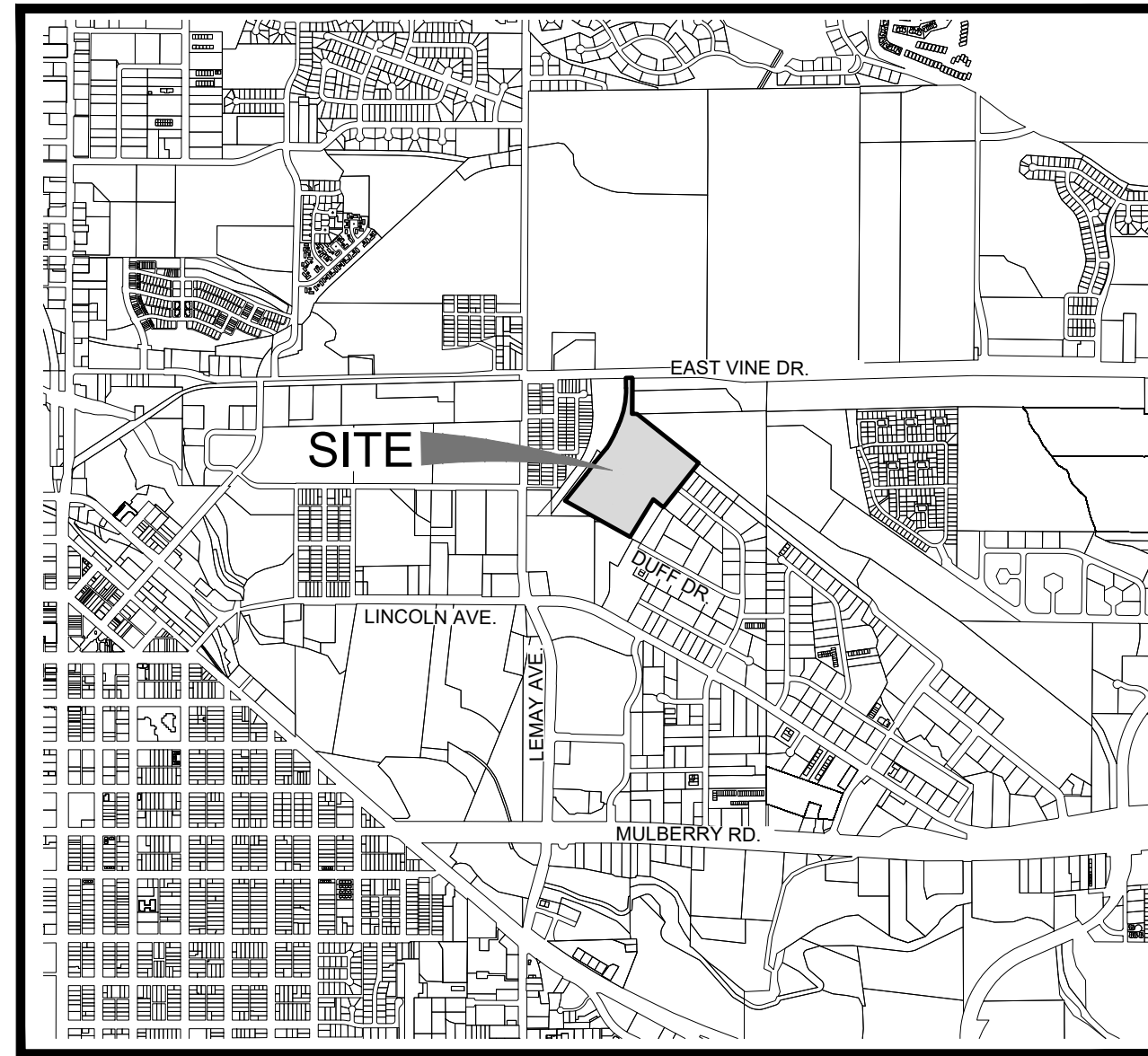
A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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'

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 744,987 square feet or 17.103 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 descriptions are 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.

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

DRAFT
 06-09-22
 PRELIMINARY - NOT FOR CONSTRUCTION,
 RECORDING PURPOSES OR IMPLEMENTATION

DESCRIPTION OF REZONING PARCEL (SEE NOTE #11):

PARCEL 1:

BEGINNING AT THE EASTERLY CORNER OF LOT 1, FORT COLLINS BUSINESS CENTER, THIRD FILING;
 THENCE ALONG THE LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSE AND DISTANCES:
 NORTH 50°01'54" WEST A DISTANCE OF 150.00 FEET;
 THENCE SOUTH 33°06'53" WEST A DISTANCE OF 512.11 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DUFF DRIVE;
 THENCE NORTH 60°52'44" WEST A DISTANCE OF 863.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEMAY AVENUE;
 THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
 NORTH 38°38'49" EAST A DISTANCE OF 386.36 FEET;
 THENCE ALONG THE ARC OF A 1578.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 176.94 FEET, THE LONG CHORD OF WHICH BEARS NORTH 35° 26' 05" EAST 176.85 FEET;
 THENCE NORTH 40°06'39" EAST A DISTANCE OF 217.06 FEET;
 THENCE ALONG THE ARC OF A 1380.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 152.69 FEET, THE LONG CHORD OF WHICH BEARS NORTH 29° 33' 51" EAST 152.62 FEET;
 THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 51°26'39" EAST A DISTANCE OF 566.76 FEET;
 THENCE SOUTH 39°58'06" WEST A DISTANCE OF 279.99 FEET TO THE POINT OF BEGINNING.

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:

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

COUNTY OF LARIMER, STATE OF COLORADO.

DESCRIPTION OF ZONING PARCEL REMAINING (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 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 A DISTANCE OF 80.00 FEET, AND AGAIN SOUTH 89° 36' 37" EAST A DISTANCE OF 977.15 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7 AND RUN THENCE SOUTH 89° 36' 37" EAST A DISTANCE OF 265.85 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 02° 04' 03" WEST A DISTANCE OF 420.81 FEET;
 THENCE SOUTH 89° 36' 58" EAST A DISTANCE OF 58.51 FEET;
 THENCE SOUTH 50° 01' 54" EAST A DISTANCE OF 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 A DISTANCE OF 377.87 FEET;
 THENCE NORTH 51°26'39" WEST A DISTANCE OF 566.76 FEET TO A POINT ON THE PROPOSED EASTERLY LINE OF LEMAY AVENUE;
 THENCE ALONG THE ARC OF A 1380.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 59.19 FEET, THE LONG CHORD OF WHICH BEARS NORTH 25° 09' 56" EAST 59.19 FEET;
 THENCE NORTH 23°56'36" WEST A DISTANCE OF 89.54 FEET;
 THENCE ALONG THE ARC OF A 1005.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 439.51 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 25° 24' 54" EAST 436.02 FEET;
 THENCE NORTH 01°07'15" WEST A DISTANCE OF 117.25 FEET;
 THENCE SOUTH 89°36'37" EAST A DISTANCE OF 75.67 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.

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

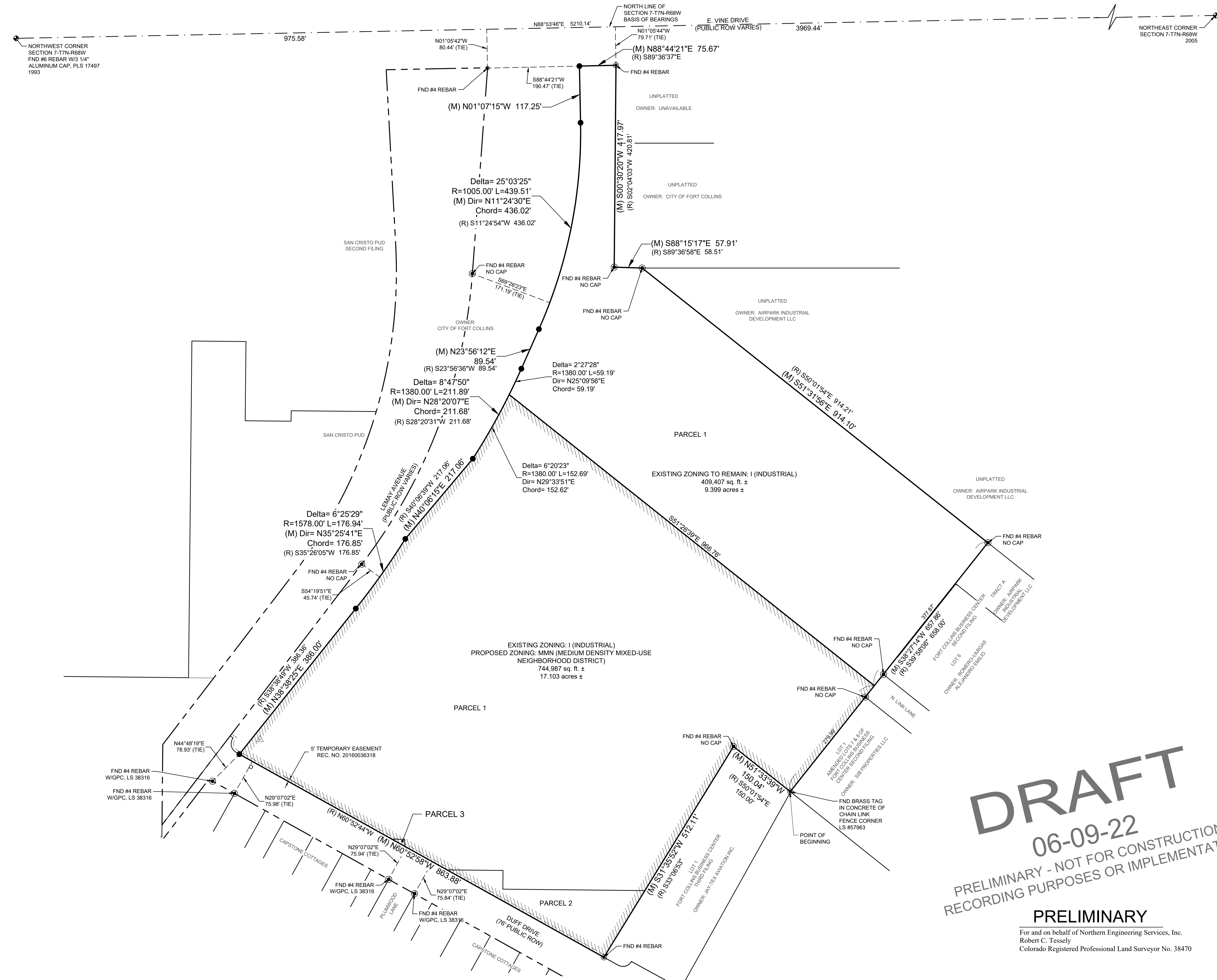
NORTHERN ENGINEERING
 970.221.4158
 northernengineering.com
 FORT COLLINS, CO North Inland Street, Suite 100, 80521
 GREELEY, 80308 Street, 80633

PROJECT: 1791-003
 CLIENT: Thompson Thrift Residential
 DATE: 06/09/22
 SCALE: As Shown
 DRAWN BY: M. Kinnade
 REVIEWED BY: B. Tessely

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

THE LANDING AT LEMAY 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



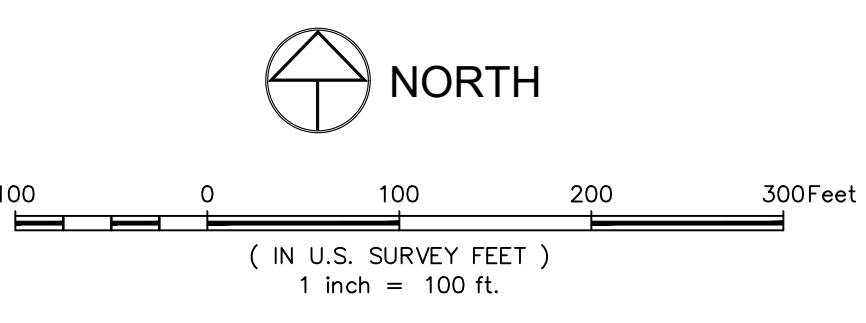
Line Legend

- PROPOSED REZONING BOUNDARY
- PROPERTY BOUNDARY
- EASEMENT LINE
- RIGHT-OF-WAY
- SECTION LINE

(R) = RECORDED
(M) = MEASURED

Symbol Legend

	FND SECTION CORNER
	FOUND CORNER
	CALCULATED POSITION



DRAFT

06-09-22

PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY

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

DRAWING FILENAME: S:\Survey\Job\171-003\Drawings\171-003 Rezone Map.dwg LAYOUT NAME: Sheet 2 DATE: Jun 10, 2022 - 2:13pm CAD OPERATOR: rha

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 hereon.

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

NORTHERN ENGINEERING

FORT COLLINS, 301 North Inland Street, Suite 100, 80521
GREELEY, 820 8th Street, 80633
970.221.4158
northernengineering.com

PROJECT: 1791-003
DATE: 06/09/22
CLIENT: Thompson Thrift - Residential
SCALE: 1" = 100'
DRAWN BY: M. Kinrade
REVIEWED BY: B. Tesseley

THE LANDING AT LEMAY REZONE MAP

CITY OF FORT COLLINS
LARIMER COUNTY, COLORADO

Sheet
2
Of 2 Sheets

PLACE TYPES

Districts

- Downtown District
- Urban Mixed-Use District
- Suburban Mixed-Use District
- Neighborhood Mixed-Use District
- Mixed Employment District
- Research & Development/Flex District
- Industrial District
- Campus District

Other

- Parks and Natural/Protected Lands
- Community Separator

Neighborhoods

- Rural Neighborhood
- Suburban Neighborhood
- Mixed Neighborhood

BOUNDARIES

- City Limits
- Growth Management Area (GMA)
- Adjacent Planning Areas

