

HERITAGE ANNEXATION

SITUATE IN THE WEST 1/2 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 8 AND CONSIDERING THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 8 AS BEARING OF N 89°08'54" W AND HAVING ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE N 89°08'54" W A DISTANCE OF 636.52 FEET ALONG SAID SOUTH LINE;
THENCE N 00°51'06" E A DISTANCE OF 56.57 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF THE INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. RECORDED AT RECEPTION NO. 423677 (1981) OF THE LARIMER COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S 89°41'35" E A DISTANCE OF 282.29 FEET ALONG THE SOUTH LINE SAID LOT 3 TO A POINT ON THE BOUNDARY LINE OF THE SAID INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D.;
THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 7 COURSES:

- N 00°24'08" E A DISTANCE OF 170.35 FEET;
- N 41°35'52" W A DISTANCE OF 270.00 FEET;
- N 65°35'35" W A DISTANCE OF 283.06 FEET;
- N 80°23'05" W A DISTANCE OF 255.00 FEET;
- N 65°09'53" W A DISTANCE OF 192.96 FEET;
- N 08°05'13" E A DISTANCE OF 46.10 FEET;
- N 89°36'46" W A DISTANCE OF 12.10 FEET TO A POINT ON THE BOUNDARY LINE OF THE INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. AMENDED PLAT, RECORDED AT RECEPTION NO. 20190043996 OF THE LARIMER COUNTY RECORDS;

THENCE N 89°36'46" W A DISTANCE OF 791.94 FEET ALONG SAID BOUNDARY LINE;
THENCE N 89°36'46" W A DISTANCE OF 72.00 FEET CONTINUING ALONG SAID BOUNDARY LINE TO THE EAST LINE OF LOT 1A, LOT CONSOLIDATION OF LOTS 1 & 2, BLOCK 1 OF THE SAID INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. AMENDED PLAT;

THENCE S 00°49'21" W A DISTANCE OF 175.11 FEET ALONG SAID EAST LINE;
THENCE S 00°49'21" W A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST LINE OF LOTS 3, BLOCK 1 OF THE SAID INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. AMENDED PLAT;
THENCE S 00°49'01" W A DISTANCE OF 564.16 FEET ALONG SAID EAST LINE;
THENCE CONTINUING ALONG SAID EAST LINE 86.67 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 124°09'00" AND A CHORD THAT BEARS S 62°53'31" W A DISTANCE OF 70.68 FEET TO A POINT ON THE BOUNDARY LINE OF THE SAID INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. AMENDED PLAT;

THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 3 COURSES:

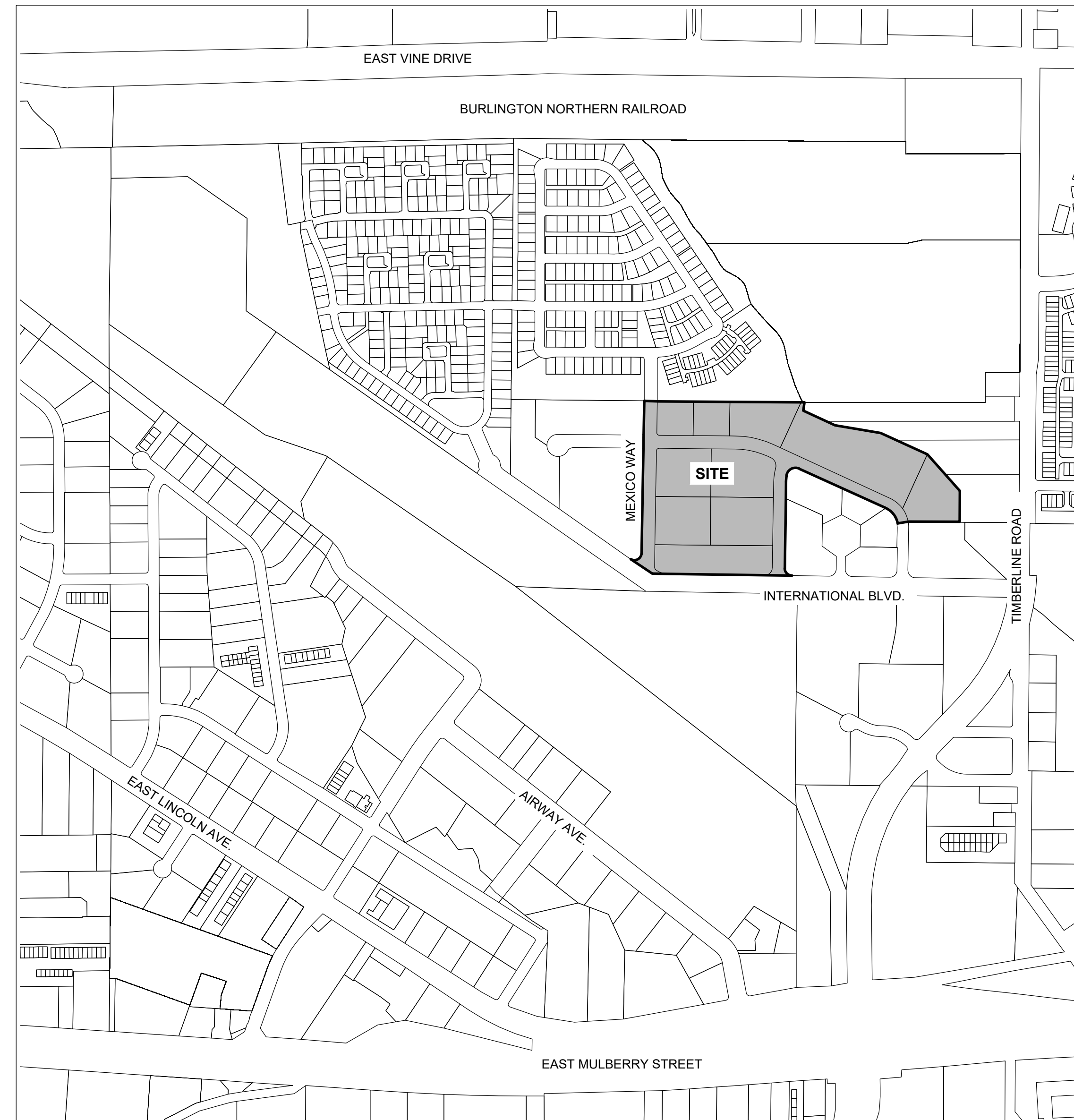
- S 55°01'59" E A DISTANCE OF 137.05 FEET;
- S 89°10'59" E A DISTANCE OF 84.49 FEET;
- S 89°10'59" E A DISTANCE OF 545.55 FEET;

THENCE S 89°10'59" E A DISTANCE OF 140.00 FEET TO THE BOUNDARY OF THE AMENDED PLAT OF LOTS 11 AND 12, AMENDED PLAT OF ENVELOPE "A" INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. RECORDED AT RECEPTION NO. 19950040821 OF THE LARIMER COUNTY RECORDS;

THENCE ALONG SAID BOUNDARY LINE 62.83 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 90° AND A CHORD THAT BEARS N 44°10'56" W A DISTANCE OF 56.57 FEET;
THENCE N 00°49'04" E A DISTANCE OF 384.74 FEET CONTINUING ALONG SAID BOUNDARY LINE TO THE BOUNDARY LINE OF THE AMENDED PLAT OF ENVELOPE A INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. RECEPTION NO. 562057 (1984) OF THE LARIMER COUNTY RECORDS;
THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 5 COURSES:

- N 00°49'04" E A DISTANCE OF 80.47 FEET;
 - 35.63 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 241.54 FEET, A DELTA ANGLE OF 8°27'09" AND A CHORD THAT BEARS N 05°02'39" E A DISTANCE OF 35.60 FEET;
 - 91.74 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 105°07'55" AND A CHORD THAT BEARS N 61°50'10" E A DISTANCE OF 79.41 FEET;
 - S 65°35'52" E A DISTANCE OF 523.36 FEET;
 - 111.98 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 115.69 FEET, A DELTA ANGLE OF 55°27'28" AND A CHORD THAT BEARS S 37°52'08" E A DISTANCE OF 107.66 FEET;
- THENCE N 79°52'41" E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,081,947 SQ.FT. (.24838 ACRES) MORE OR LESS.



VICINITY MAP
SCALE 1"=500'

APPROVED AS TO FORM:

CITY ENGINEER

DATE

APPROVED:

THIS ANNEXATION MAP TO BE KNOWN AS THE HERITAGE ANNEXATION TO THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO BY ORDINANCE NO. _____ PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING THIS _____ DAY OF _____ A.D. _____

CITY CLERK

DATE

SURVEYORS STATEMENT:

I, CHRISTOPHER L. THEW, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS ANNEXATION PLAT WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, THAT THE ANNEXATION DESCRIPTION AND BOUNDARY SHOWN HERE ON IS DERIVED FROM THE BEARINGS AND DISTANCES FROM THE PREVIOUSLY RECORDED PLATS; THAT AT LEAST (1/6) OF THE BOUNDARY OF THE DESCRIBED ANNEXATION IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF FORT COLLINS; AND IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

PREPARED BY AND ON THE BEHALF OF:
TRI-PEAKS LAND SURVEYING, LLC
306 E. ELIZABETH STREET
FORT COLLINS, COLORADO 80524

CHRISTOPHER L. THEW PE-PLS
COLORADO PLS NO. 38692

DATE

NOTES

- OWNERSHIP OF UN-PLATTED PARCELS ARE SHOWN PER THE LARIMER COUNTY ASSESSOR.
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 8, T7N, R68W OF THE 6TH P.M. TO HAVE THE RECORD PLAT BEARING OF S89°36'46"E BETWEEN THE WEST 1/4 CORNER OF SAID SECTION 8, BEING A FOUND 2-1/2" ALUMINUM CAP ON 3/4" REBAR STAMPED "LS 17497 - 2001", AND THE CENTER 1/4 CORNER OF SAID SECTION 8 BEING A FOUND 2-1/2" ALUMINUM CAP IN A MONUMENT BOX STAMPED "LS 17497 - 1999".
- BEARINGS OF THE INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. RECORDED AT RECEPTION NO. 423677 (1981), THE AMENDED PLAT OF ENVELOPE A INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. RECEPTION NO. 562057 (1984), AND THE AMENDED PLAT OF LOTS 11 AND 12, AMENDED PLAT OF ENVELOPE "A" INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. RECORDED AT RECEPTION NO. 19950040821 HAVE BEEN ROTATED 00°24'08" AS TO MATCH THE BEARINGS OF THE INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. AMENDED PLAT RECORDED AT RECEPTION NO. 20190043996.
- LINEAR UNITS ARE SHOWN IN U.S. SURVEY FOOT.

DRAFT FOR REVIEW ONLY

REVISION: _____
REVISION: _____
REVISION: _____

PROJECT NO.: W24-658
DWG. DATE: 8-31-2024
DRAWN BY: CLT
FIELD DATE: 8-31-2024

CLIENT: HERITAGE CHRISTIAN ACADEMY

TRI-PEAKS, LLC
306 E. ELIZABETH STREET
FORT COLLINS, COLORADO
cthew@tri-peaks.com

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

