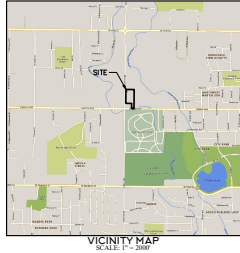


MOOR ZONING MAP

CITY OF FORT COLLINS, COLORADO

SITUATE IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO.
3.368 ACRES



LEGEND

---	BOUNDARY LINE
---	ZONING BOUNDARY
---	RIGHT OF WAY LINE
---	SECTION LINE
■	ALIQUOT CORNER AS DESCRIBED
////	CITY BOUNDARY

PROPERTY DESCRIPTION

A parcel of land, situate in the Northwest Quarter (NW 1/4) of Section Ten (10), Township Seven North (T.7N.), Range Sixty-nine West (R.69W.), of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 10 and assuming the South line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 10 as bearing South 89°31'38" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1324.95 feet, monumented by a #6 rebar with 2.5" aluminum cap stamped LS 29407 at the West Quarter corner and a #6 rebar with a 2.5" aluminum cap stamped LS 31169 at the Center West 1/16th corner, and with all other bearings contained herein relative thereto;

THENCE South 89°31'38" East, along said South line, a distance of 280.00 feet to the Southeast corner of the Kennedy's West LaPorte Avenue Annexation as recorded November 14, 1972 as Reception No. 42752 of the Larimer County Clerk & Recorder (LCCR) and to the POINT OF BEGINNING;
THENCE along the East and North lines and extensions thereof, said Reception No. 42752, the following four courses:
THENCE North 00°35'52" East a distance of 30.00 feet;
THENCE North 89°31'38" West a distance of 30.00 feet to an extension of the West line of that parcel as described in the General Warranty Deed as recorded November 30, 2021 as Reception No. 20210108643 of the LCCR;
THENCE along the West, South, North and East lines and extensions thereof, the following five courses:
THENCE North 00°35'52" East a distance of 150.00 feet;
THENCE North 89°31'38" West a distance of 199.92 feet to the Easterly Right of Way line of Taft Hill Road and to the Easterly line of the Sanctuary on the Green Annexation as recorded November 16, 2018 as Reception No. 20180609904 of the LCCR;
THENCE North 00°37'24" East, along said Easterly line a distance of 473.87 feet;
THENCE South 89°32'39" West a distance of 280.53 feet;
THENCE South 00°32'39" West a distance of 653.13 feet to the North line of the City Park Prospect Park and Grandview Cemetery Annexation;
THENCE North 89°31'38" West a distance of 51.43 feet to the POINT OF BEGINNING.

Said described parcel of land contains 146,728 Square Feet or 3.368 Acres, more or less (±).

APPROVED CITY CLERK

The Plat to be known as MOOR ZONING MAP 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 of the City Council of Fort Collins, Colorado, held on the _____ day of _____, 20____.

City Clerk

APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer, City of Fort Collins, Colorado this _____ day of _____, 20____.

City Engineer

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated herein were found or set as shown, and that the foregoing Plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

ZONING NOTE:

CURRENT LARIMER COUNTY ZONING:
RR2 = RURAL RESIDENTIAL (2)
CC = COMMERCIAL CORRIDOR

PROPOSED CITY OF FORT COLLINS ZONING:
(LMN) = LOW DENSITY MIXED-USE NEIGHBORHOOD

TITLE COMMITMENT NOTE

This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southwest Quarter of the Northwest Quarter of Section 10, Township 7 North, Range 69 West of the 6th P.M. monumented as shown on this drawing, as bearing South 89°31'38" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 1324.95 feet and with all other bearings contained herein relative thereto.

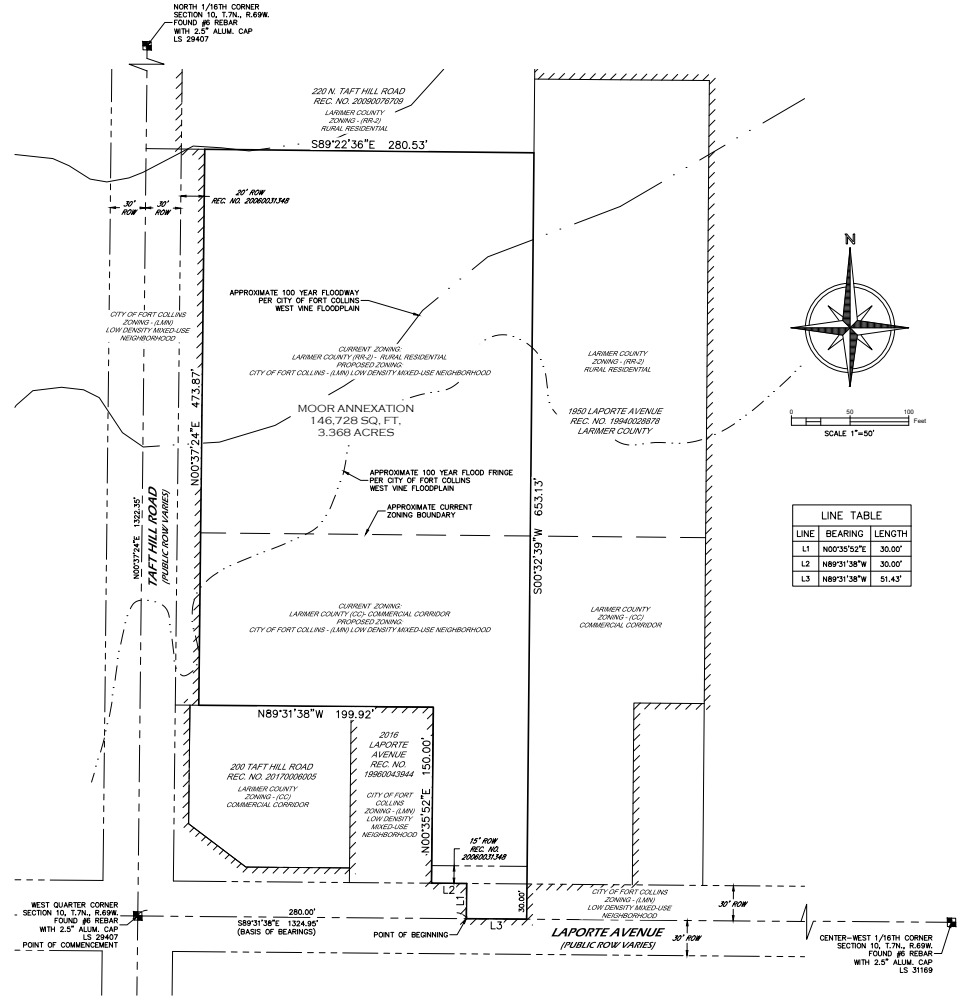
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

FLOOD PLAIN NOTE

Portions of the subject property is within the City of Fort Collins West Vine Floodplain. Floodplain lines shown are approximate and are not to be relied upon for any improvements or construction.

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 herein. (13-80-105 C.R.S. 2012)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°35'52"E	30.00'
L2	N89°31'38"W	30.00'
L3	N89°31'38"W	51.43'

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



PROJECT NO: 2025001	NAME: 2000 LAPORTE	REVISIONS	DATE:
DATE: 2-17-2025	CLIENT: LIAM MOOR, LLC		
DRAWN BY: MAK	FILE NAME: 2025001ZONING		
CHECKED BY: SIP	SCALE: 1" = 50'		