

# THOMPSON THRIFT SPAULDING ADDITION ANNEXATION MAP

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH,  
RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO  
(423 SPAULDING LANE)

**DESCRIPTION:** THOMPSON THRIFT SPAULDING ADDITION

A parcel of land situate in the Southwest Quarter of Section Thirty-six (36), Township Eight North (T.8N.), Range Sixty-nine West (R.69W) of the Sixth Principal Meridian (6th P.M.) being more particularly described as follows:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE WEST 150 FEET; THENCE SOUTH 959 FEET MORE OR LESS, TO THE NORTH LINE OF RIGHT OF WAY OF THE LARIMER AND WELD RESERVOIR COMPANY CANAL; THENCE EASTERLY ALONG SAID RIGHT OF WAY TO A POINT DUE SOUTH OF THE POINT OF BEGINNING, THENCE NORTH 975 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO LARIMER COUNTY IN DEED RECORDED JULY 29, 1986 UNDER RECEPTION NO. 86040958, COUNTY OF LARIMER, STATE OF COLORADO.

Being more particularly described as follows:

A parcel of land being a part of the Southeast Quarter of the Southwest Quarter of Section 36, Township 8 North Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the South line of the Southeast Quarter of the Southwest Quarter of said Section 36, as bearing North 89°17'51" West, an assumed bearing, and with all bearings contained herein relative thereto:

Commencing at the Southwest corner of Wilcox Heights Annexation to the City of Fort Collins, THENCE along the West line of said Wilcox Annexation North 00°39'21" East a distance of 174.71 feet to the **POINT OF BEGINNING**.

THENCE departing said line, North 51°19'10" West a distance of 56.19 feet;  
THENCE North 76°29'10" West a distance of 108.46 feet;  
THENCE North 00°39'21" East a distance of 1072.10 feet to a point on the South right-of-way line of Spaulding Lane, said line also being the South line of Sherman-Lawler First Annexation to the City of Fort Collins;  
THENCE along said South line South 84°52'02" East a distance of 150.46 feet to a point on the West line of said Wilcox Heights Annexation;  
THENCE along said line West line South 00°39'21" West a distance of 1119.10 feet to the **POINT OF BEGINNING**.

Said described tract of land contains 163,045 square feet or 3.743 acres, more or less and may be subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

**APPROVED**

This plat to be known as THOMPSON THRIFT SPAULDING ADDITION 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**

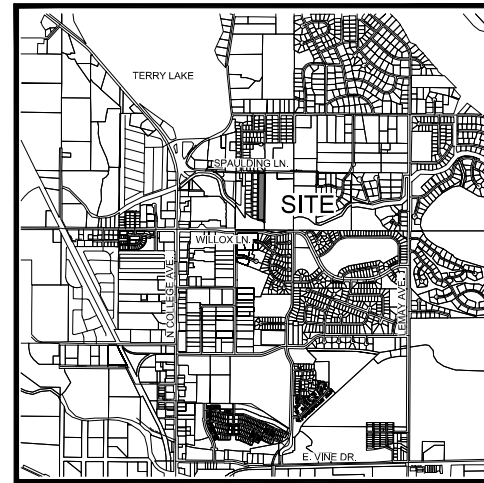
\_\_\_\_\_  
City Engineer

**SURVEYOR'S STATEMENT**

I, Robert C. Tessel, a Colorado Registered Professional Land Surveyor do hereby state that this map of land proposed to be Annexed to the City of Fort Collins, 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.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the City of Fort Collins, County of Larimer, State of Colorado

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



**VICINITY MAP**  
1" = 3000'

**SURVEYOR NOTES:**

1. Basis of Bearing is the South line of the Southeast Quarter of the Southwest Quarter of Section 36, Township 8 North Range 69 West of the 6th P.M., as bearing North 89°17'51" West (assumed bearing), and monumented as shown hereon.
2. The lineal unit of measurement for this survey is U.S. Survey Feet.
3. Entire Parcel is currently zoned as Larimer County Zoning District CC - Commercial Corridor per Larimer County Online Assessor Property Records 9-29-2022.
4. A current title commitment was not provided. For all information regarding easements, rights-of-way or title of record, Northern Engineering relied upon the ALTA/NSPS Land Title Survey prepared by Majestic Surveying.
5. FLOOD ZONE DESIGNATION: According to FIRM Panel 08019C0977G for Larimer County, dated June 7, 2008, this tract lies within an area of minimal flood risk (Zone X).
6. Subject property address: 423 Spaulding Lane
7. Subject property owner: Matthew R. Brown.
8. The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).
9. Adjacent property owner information per the Larimer County Land Information Locator.
10. The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
11. All bearings and distances are derived from field measurements unless otherwise noted. The recorded bearings and or distances shown hereon 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.
12. This Annexation Map is not a statutory monumented Land Survey as defined by the State of Colorado. Monuments shown hereon for reference purposes only.

**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 shall any action be commenced more than three years after the date of the certificate shown hereon.

SECTION: 36  
TOWNSHIP: 8 N  
RANGE: 69 W of the 6th PM

**NORTHERN ENGINEERING**  
SURVEY | MUNICIPAL | LAND DEVELOPMENT  
970.251.4188  
NORTH@NORTHERNENGINEERING.COM

DATE: 07/23/23  
SCALE: As Shown  
REVIEWED BY: R. Tessel  
PROJECT: 1791-002  
CLIENT: Thompson Thrift Residential  
DRAWN BY: M. Kinrade

THOMPSON THRIFT SPAULDING ADDITION  
ANNEXATION MAP  
PART OF THE SW QUARTER OF S36-8N-R69W  
LARIMER COUNTY, COLORADO

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

# THOMPSON THRIFT SPAULDING ADDITION ANNEXATION MAP

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RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO  
(423 SPAULDING LANE)

THOMPSON THRIFT SPAULDING ADDITION ANNEXATION

TOTAL PERIMETER	2,506.31'
CONTIGUOUS BOUNDARY	1,269.56'
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED	417.72'
CONTIGUITY PERCENTAGE	50.6%
ANNEXATION AREA	163,045 sq. ft./3.743 acres

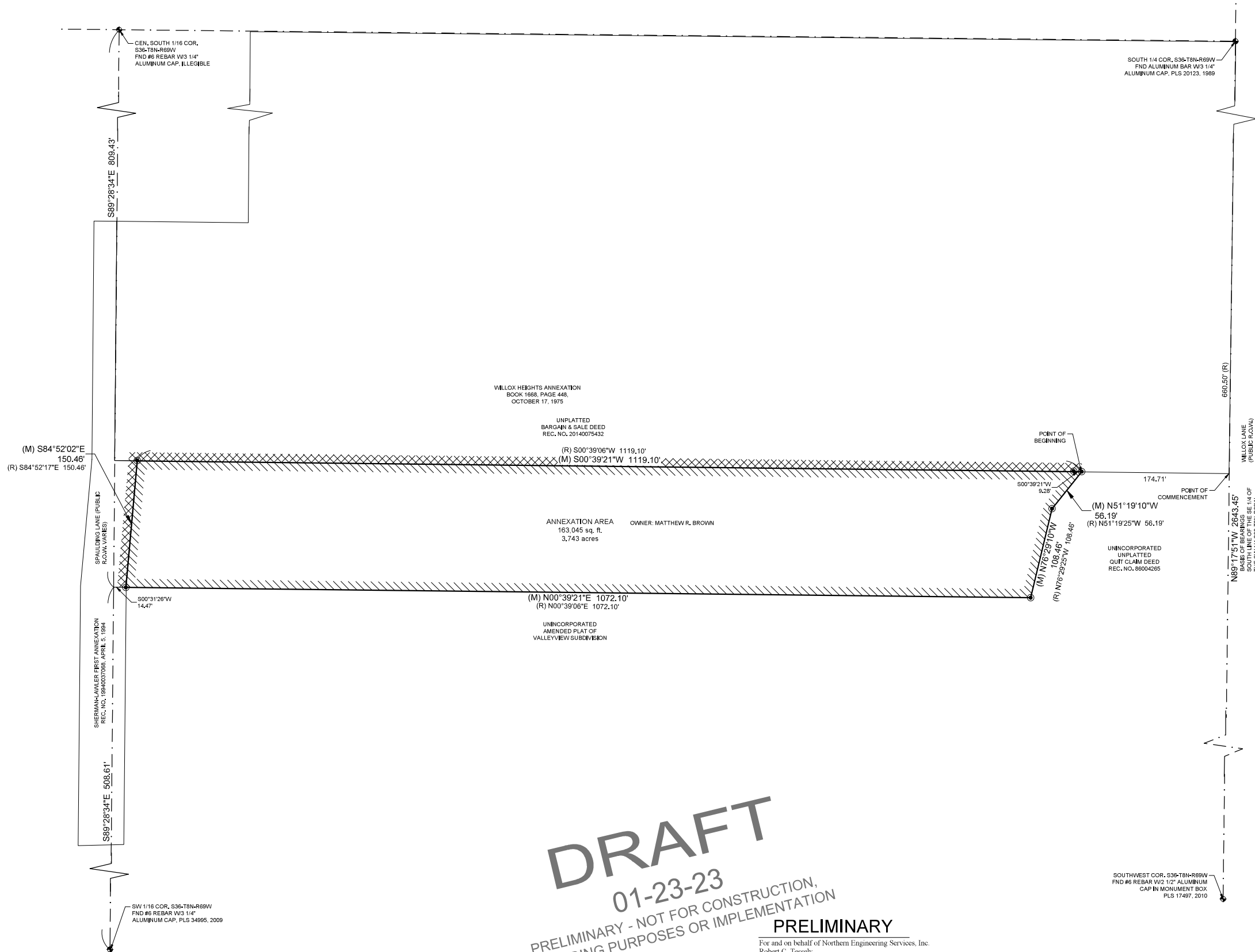
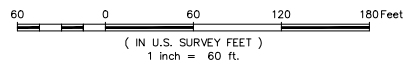
XXXXXXXXXX  
INDICATES PRESENT CITY BOUNDARY LINE

Line Legend

	ANNEXATION BOUNDARY
	SECTION LINE
(R)	RECORDED
(M)	MEASURED
(SEE NOTE #11)	

Symbol Legend

	FOUND PROPERTY CORNER
	SECTION CORNER



**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 or within three years after any action is taken to correct it. Any legal action commenced more than three years after the date of the certificate shown hereon is barred.

SECTION: 36  
TOWNSHIP: 8 N  
RANGE: 69 W of the 6th PM

**NORTHERN ENGINEERING**  
SURVEY | MUNICIPAL | LAND DEVELOPMENT  
970.231.4186 | NORTHERNENGINEERING.COM

DATE: 07/23/23  
SCALE: 1" = 60'  
REVIEWED BY: R. Teseley  
PROJECT: 1791-002  
CLIENT: Thompson Thrift Residential  
DRAWN BY: M. Kinrade

THOMPSON THRIFT SPAULDING ADDITION ANNEXATION MAP  
PART OF THE SW QUARTER OF S36-8N-R69W  
LARIMER COUNTY, COLORADO

**DRAFT**  
01-23-23  
PRELIMINARY - NOT FOR CONSTRUCTION,  
RECORDING PURPOSES OR IMPLEMENTATION  
**PRELIMINARY**  
For and on behalf of Northern Engineering Services, Inc.  
Robert C. Teseley  
Colorado Registered Professional Land Surveyor No. 38470

DRAWING FILENAME: S:\Survey\_2023\1791-002\Annexation\1791-002\_ANNEXATION.dwg LAYOUT NAME: Sheet 2 DATE: 01-23-2023 10:33:00 AM PLOT DATE: 01-23-2023 10:33:00 AM PLOT BY: [Name]