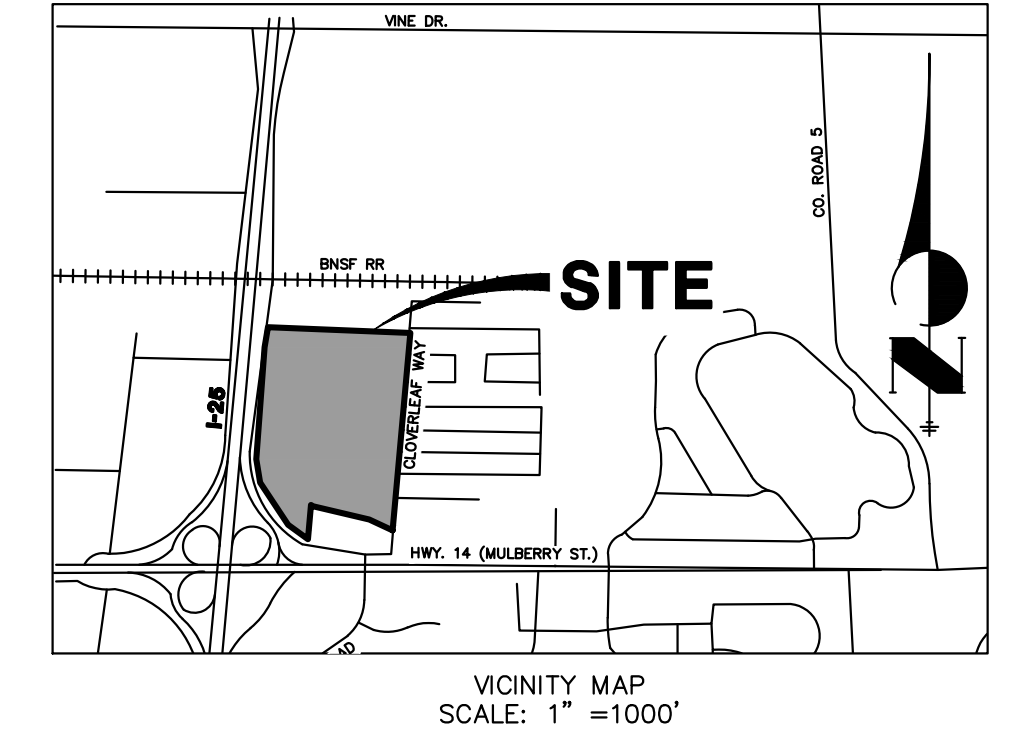


I-25 AND MULBERRY ANNEXATION

TO THE CITY OF FORT COLLINS, COLORADO

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M. COUNTY OF LARIMER, STATE OF COLORADO



DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF LARIMER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE SOUTHWEST CORNER BY A 3" BRASS CAP STAMPED "LS23503 2007" IN A RANGE BOX, AND AT THE WEST QUARTER CORNER BY A 2" ALUMINUM CAP STAMPED "LS 5028 1998" ASSUMED TO BEAR N00°09'34"W.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE N70°26'24"E A DISTANCE OF 648.39 FEET TO A POINT ON THE EXISTING CITY OF FORT COLLINS BOUNDARY AS ANNEXED IN ORDINANCE NO. 151 SERIES OF 2017 RECORDED UNDER RECEPTION NO. 20170080964 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25, AND THE POINT OF BEGINNING;

THENCE ON SAID EXISTING CITY BOUNDARY LINE, THE FOLLOWING SIX (6) COURSES:

1. N58°42'20"W A DISTANCE OF 212.59 FEET;
2. N38°22'59"W A DISTANCE OF 442.05 FEET;
3. N14°16'20"W A DISTANCE OF 206.20 FEET;
4. N00°13'50"W A DISTANCE OF 37.90 FEET;
5. N00°31'20"W A DISTANCE OF 940.70 FEET;
6. N03°19'40"E A DISTANCE OF 245.20 FEET, TO THE SOUTHWESTERLY CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 20050043464;

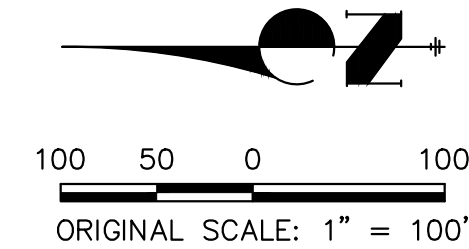
THENCE ON THE SOUTHERLY LINE OF SAID PROPERTY, S89°19'40"E A DISTANCE OF 1241.28 FEET, TO A POINT ON THE EXISTING CITY OF FORT COLLINS BOUNDARY AS ANNEXED IN ORDINANCE NO. 103 SERIES OF 2018 RECORDED UNDER RECEPTION NO. 20180054265;

THENCE ON SAID EXISTING CITY BOUNDARY LINE, S00°20'18"W A DISTANCE OF 1727.08 FEET, TO THE NORTHEASTERLY CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 20120069518;

THENCE ON THE NORTHERLY AND WESTERLY LINES OF SAID PROPERTY, THE FOLLOWING FOUR (4) COURSES:

1. N69°41'20"W A DISTANCE OF 224.55 FEET;
2. N81°42'20"W A DISTANCE OF 504.90 FEET;
3. N58°42'20"W A DISTANCE OF 20.61 FEET;
4. S00°19'40"W A DISTANCE OF 300.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,043,904 SQUARE FEET OR 46.9216 ACRES.



LEGEND

EXISTING CITY BOUNDARY

CONTIGUITY STATEMENT:

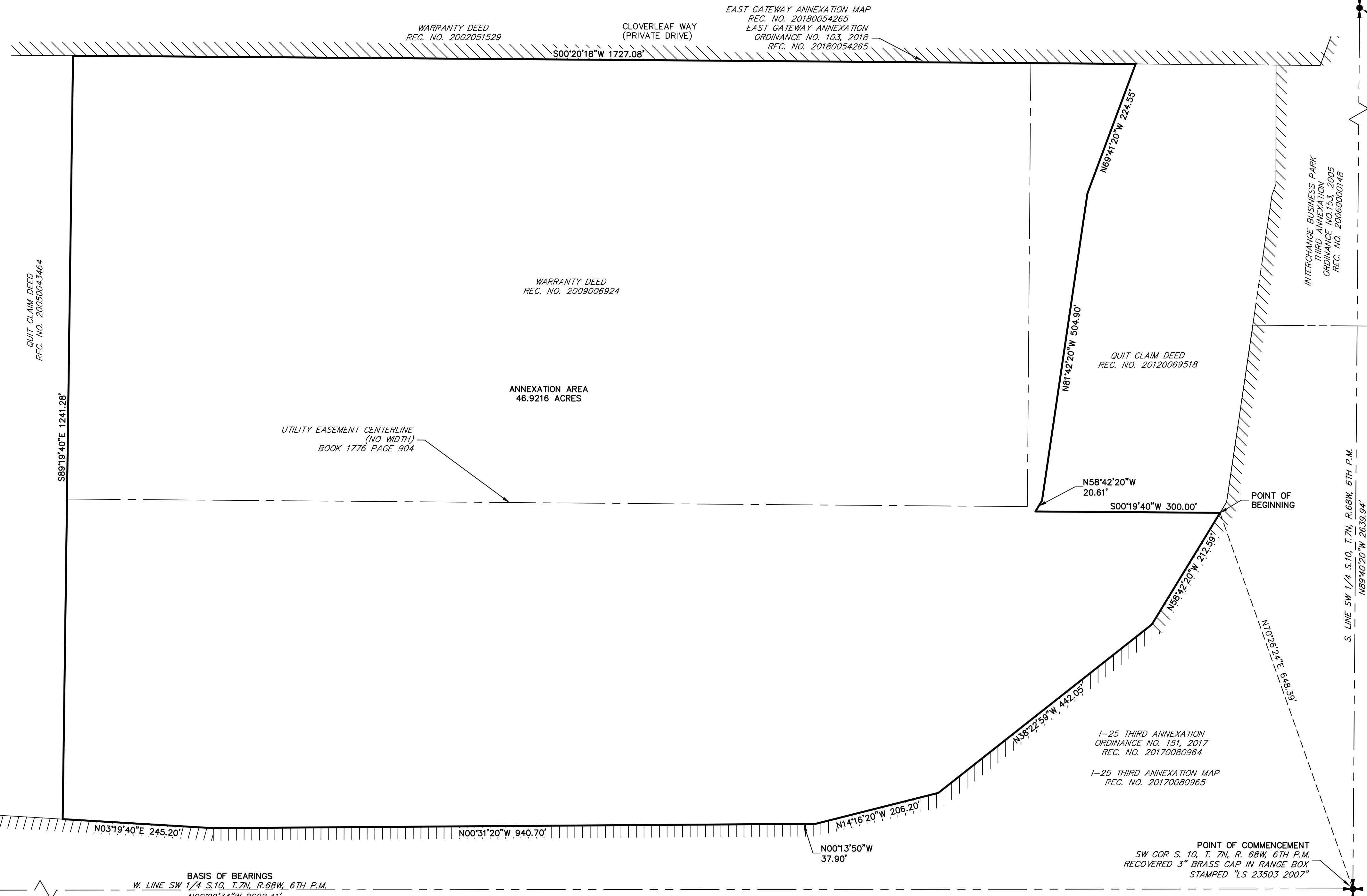
- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 6,103.06 FEET.
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = 1,017.18 FEET.
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 3,811.72 FEET.

THE TOTAL CONTIGUOUS PERIMETER IS 62.46%, WHICH EXCEEDS THE ONE-SIXTH (1/6) AREA REQUIRED.

I-25 & MULBERRY
39789.00
8-2-2022
REV. 5-5-2023
SHEET 1 OF 1



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com



QUIT CLAIM DEED
REC. NO. 20050043464

S89°19'40"E 1241.28'

UTILITY EASEMENT CENTERLINE
(NO WIDTH)
BOOK 1776 PAGE 904

WARRANTY DEED
REC. NO. 2009006924

ANNEXATION AREA
46.9216 ACRES

EAST GATEWAY ANNEXATION MAP
REC. NO. 20180054265
EAST GATEWAY ANNEXATION
ORDINANCE NO. 103, 2018
REC. NO. 20180054265

CLOVERLEAF WAY
(PRIVATE DRIVE)

INTERCHANGE BUSINESS PARK
THIRD ANNEXATION
ORDINANCE NO.153, 2005
REC. NO. 20060000148

E. MULBERRY STREET
(STATE HWY 14)

S. LINE SW 1/4 S.10, T.7N, R.68W, 6TH P.M.
N89°40'20"W 2639.94'

I-25 THIRD ANNEXATION
ORDINANCE NO. 151, 2017
REC. NO. 20170080964

I-25 THIRD ANNEXATION MAP
REC. NO. 20170080965

POINT OF COMMENCEMENT
SW COR. S. 10, T. 7N, R. 68W, 6TH P.M.
RECOVERED 3" BRASS CAP IN RANGE BOX
STAMPED "LS 23503 2007"

BASIS OF BEARINGS
W LINE SW 1/4 S.10, T.7N, R.68W, 6TH P.M.
N00°09'34"W 2622.41'

W 1/4 COR. S. 10, T. 7N, R. 68W, 6TH P.M.
RECOVERED 2.5" ALUMINUM CAP
STAMPED "LS5028 1998"

CITY APPROVAL:

ON BEHALF OF THE CITY OF FORT COLLINS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "I-25 AND MULBERRY"

CITY PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, BY ACTIONS OF THE CITY COUNCIL OF FORT COLLINS AT ITS MEETING ON THE ____ DAY OF ____ 202__ A.D.

CITY CLERK	DATE
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SURVEYORS CERTIFICATE:

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP HEREIN IS A CORRECT DELINEATION OF THE DESCRIBED PARCEL OF LAND AND THAT IT IS CONTIGUOUS TO THE CITY OF FORT COLLINS, COLORADO AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 31-12-104-(1) (c) THAT ONE-SIXTH (1/6) OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC
7200 S. ALTON WAY SUITE C400
CENTENNIAL CO, 80112

