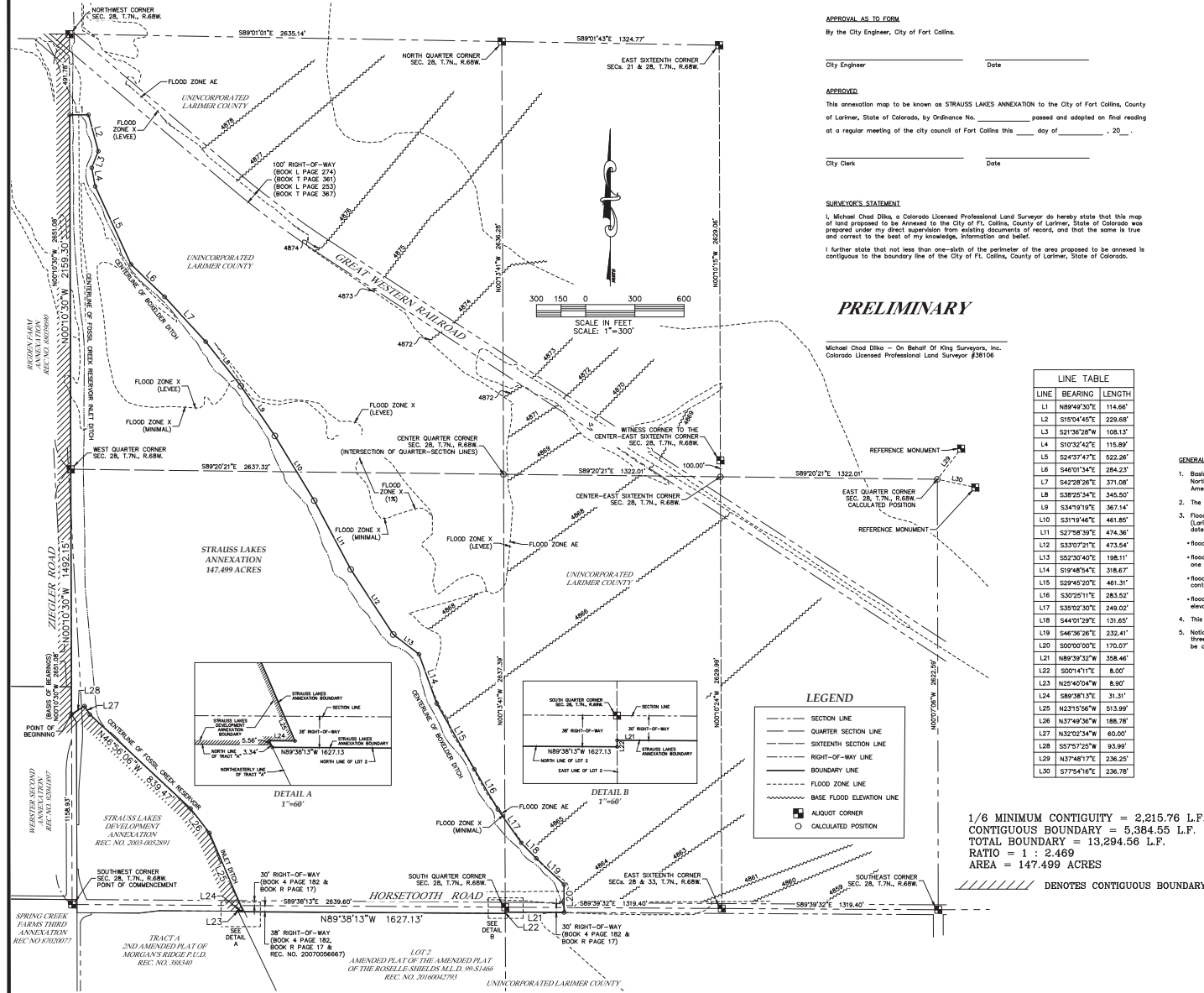


STRAUSS LAKES ANNEXATION

TO THE CITY OF FORT COLLINS

Part of Section 28 and Part of The North Half of Section 33, Township 7 North, Range 68 West of the 6th P.M.
County of Larimer, State of Colorado



PROPERTY DESCRIPTION

A parcel of land being part of Section Twenty-eight (28) and part of the North Half (N/2) of Section Thirty-three (33), both in Township Seven North (7.N.), Range Sixty-eight West (68.W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28 and assuming the West line of the Southwest Quarter (SW/4) of said Section 28, being monumentized by a #6 rebar with a 2 1/2" diameter cap stamped 1334943, 2008 at the South end and by a 2" pipe with a 3/4" diameter cap stamped 137497, 1987 at the North end, on bearing North 00°07'30" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2851.08 feet, with all other bearings contained herein relative thereto;

THENCE North 00°07'30" West along the West line of the Southwest Quarter (SW/4) of said Section 28 a distance of 1158.93 feet to the POINT OF BEGINNING, said point lying on the Eastern line of the Western Second Annexation, recorded July 20, 1992 on Reception No. 30244887 of the records of the Larimer County Clerk and Recorder;

THENCE continuing North 00°07'30" West along the West line of the Southwest Quarter (SW/4) of said Section 28 and along the Eastern line of said Western Second Annexation and along the Eastern line of Rigden Farm Annexation, recorded August 23, 1988 as Reception No. 8853690 of the records of the Larimer County Clerk and Recorder, a distance of 1482.15 feet to the West Quarter (W/4) corner of said Section 28;

THENCE continuing North 00°07'30" West along the West line of the Northwest Quarter (NW/4) of said Section 28 and along the Eastern line of said Rigden Farm Annexation a distance of 2159.30 feet;

THENCE North 89°49'30" East, departing from the West line of the Northwest Quarter (NW/4) of said Section 28, a distance of 114.66 feet;

THENCE South 15°04'45" East a distance of 229.68 feet;

THENCE South 21°35'26" West a distance of 108.15 feet;

THENCE South 10°32'42" East a distance of 115.89 feet;

THENCE South 34°37'47" East a distance of 522.26 feet;

THENCE South 46°01'34" East a distance of 284.23 feet;

THENCE South 42°28'26" East a distance of 371.08 feet;

THENCE South 38°20'34" East a distance of 345.50 feet;

THENCE South 34°19'19" East a distance of 367.14 feet;

THENCE South 31°19'46" East a distance of 461.85 feet;

THENCE South 27°58'39" East a distance of 474.36 feet;

THENCE South 33°07'21" East a distance of 473.54 feet;

THENCE South 52°30'40" East a distance of 188.11 feet;

THENCE South 19°48'54" East a distance of 318.67 feet;

THENCE South 29°40'20" East a distance of 461.31 feet;

THENCE South 30°20'11" East a distance of 283.52 feet;

THENCE South 30°02'30" East a distance of 249.02 feet;

THENCE South 44°01'29" East a distance of 131.65 feet;

THENCE South 46°36'26" East a distance of 232.41 feet to the South Right-of-way line of Horsetooth Road, said South Right-of-way line being thirty (30) feet, as measured to the right angle, South of and parallel with the South line of the Southwest Quarter (SW/4) of said Section 28;

THENCE North 00°07'30" West along said South Right-of-way line a distance of 358.46 feet to the East line of the Northwest Quarter (NW/4) of said Section 33;

THENCE North 00°14'11" East along the East line of the Northwest Quarter (NW/4) of said Section 33 a distance of 8.00 feet to the Northeast corner of Lot 2, Amended Plat of the Amended Plat of the Road "A" and "B" M.L.S. No. 99-20465, recorded November 18, 1990 as Reception No. 38543 of the records of the Larimer County Clerk and Recorder;

THENCE North 25°40'04" West along the Northeast line of said Road "A" a distance of 3.34 feet to the Northeast corner of said Road "A", said point being a Southerly corner of Strauss Lakes Development Annexation, recorded May 1, 2003 as Reception No. 2003-002089 of the records of the Larimer County Clerk and Recorder;

The following Seven (7) courses and distances are along the Southerly, Northeasterly and Westerly lines of said Strauss Lakes Development Annexation:

THENCE continuing North 27°40'54" West a distance of 5.56 feet;

THENCE South 89°38'13" East a distance of 31.31 feet;

THENCE South 21°35'26" West a distance of 513.99 feet;

THENCE North 37°49'36" East a distance of 188.78 feet;

THENCE North 46°56'06" East a distance of 839.47 feet;

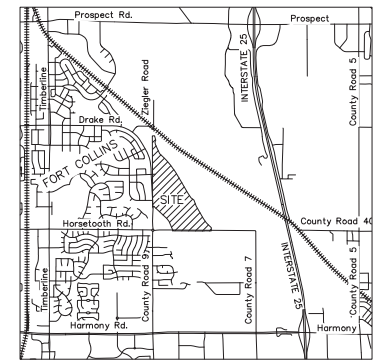
THENCE North 32°02'34" West a distance of 60.00 feet;

THENCE North 57°57'25" West a distance of 93.99 feet to the POINT OF BEGINNING.

Said parcel of land contains 147.499 acres, more or less (L.S.), and may be subject to any right-of-way or other easements of record or as now existing on said described parcel of land.

GENERAL NOTES:

1. Basis of Bearings: Assuming the West line of the Southwest Quarter (SW/4) of Section 28, T.7N., R.68W., as bearing North 00°07'30" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2851.08 feet, with all other bearings contained herein relative thereto.
2. The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".
3. Flood Zone Designation: The subject property is in flood zone areas as follows, per FEMA flood map 0801010920 (Larimer County) and 0801010920 (Fort Collins, City of) related to reflect LHM Case No. 25-08-0006P, effective date October 16, 2025. Flood zone lines indicated herein are approximate only.
 - Flood zone "X", "Area of Minimal Flood Hazard"
 - Flood zone "X", "0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depths of less than one foot or with drainage areas less than 1 square mile."
 - Flood zone "X", "Area with Reduced Flood Risk due to Levees: Areas where an accredited levee, dike, or other flood control structure has reduced the flood risk from the 1% annual chance flood."
 - Flood zone "AE", "The flood insurance rate zone that corresponds to the 1% annual chance floodplains. Base flood elevations derived from the hydraulic analyses are shown within this zone."
4. This map is for Annexation purposes only. This is not a Land Survey Plat and no monuments were set.
5. 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.)



VICINITY MAP
SCALE: 1"=3000'

DATE: 6/9/2026

FILE NAME: 20240241ANX-R4

SCALE: 1"=300'

DRAWN BY: CSK/MCD/SAF

CHECKED BY: MCD

KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550

phone: (970) 686-5011 | email: contact@Kingsurveyors.com

DATE: 7-16-24

REVISED BY: MCD

DATE: 4-22-23

REVISED BY: MCD

DATE: 11-6-25

REVISED BY: MCD

DATE: 2-28-26

REVISED BY: MCD

STRAUSS LAKES ANNEXATION

FOR

FLATIRON COMPANIES

P.O. BOX 229

BOULDER, CO 80306

PROJECT #: 12099/240241

SHEET 1 OF 1