

STRAUSS LAKES ZONING
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

ZONING LMN -- Low Density Mixed-Use Neighborhood District

A parcel of land being part of Section Twenty-eight (28) and part of the North Half (N1/2) of Section Thirty-three (33), both in Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) 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 (SW1/4) of said Section 28, being monumentalized by a #6 rebar with a 2 1/2" aluminum cap stamped 'LS34993, 2008' at the South end and by a 2 1/2" pipe with a 3 1/4" aluminum cap stamped 'LS17497, 1987' at the North end, as bearing North 00°10'30" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2651.08 feet, with all other bearings contained herein relative thereto:

THENCE North 00°10'30" West along the West line of the Southwest Quarter (SW1/4) of said Section 28 a distance of 1158.93 feet to the POINT OF BEGINNING, said point lying on the Easterly line of Webster Second Annexation, recorded July 20, 1992 as Reception No. 92041897 of the records of the Larimer County Clerk and Recorder;

THENCE continuing North 00°10'30" West along the West line of the Southwest Quarter (SW1/4) of said Section 28 and along the Easterly line of said Webster Second Annexation and along the Easterly line of Ridgen Farm Annexation, recorded August 23, 1988 as Reception No. 88038690 of the records of the Larimer County Clerk and Recorder, a distance of 1492.15 feet to the West Quarter (W1/4) corner of said Section 28;

THENCE continuing North 00°10'30" West along the West line of the Northwest Quarter (NW1/4) of said Section 28 and along the Easterly line of said Ridgen Farm Annexation a distance of 2159.30 feet;

THENCE North 89°49'30" East, departing from the West line of the Northwest Quarter (NW1/4) of said Section 28 and the Easterly line of said Ridgen Farm Annexation, a distance of 114.66 feet;

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

THENCE South 21°36'28" West a distance of 108.13 feet;

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

THENCE South 24°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°25'34" 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 198.11 feet;

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

THENCE South 29°45'20" East a distance of 461.31 feet;

THENCE South 30°25'11" East a distance of 283.52 feet;

THENCE South 35°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;

THENCE South 00°00'00" East a distance of 170.07 feet to the South Right-of-way line of Horsetooth Road, said South Right-of-way line being Thirty (30) feet, as measured at a right angle, South of and parallel with the South line of the Southeast Quarter (SE1/4) of said Section 28;

THENCE North 89°39'32" West along said South Right-of-way line a distance of 358.46 feet to the East line of the Northwest Quarter (NW1/4) of said Section 33;

THENCE South 00°14'11" East along the East line of the Northwest Quarter (NW1/4) 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 Roselle -- Shields M.L.D. No. 99--S1466, recorded July 6, 2016 as Reception No. 20160042793 of the records of the Larimer County Clerk and Recorder;

THENCE North 89°38'13" West along said the North line of said Lot 2, which is Thirty-eight (38) feet, as measured at a right angle, South of and parallel with the North line of the Northwest Quarter (NW1/4) of said Section 33, a distance of 1627.13 feet to the Northeasterly line of Tract "A," 2nd Amended Plat of Morgan's Ridge, P.U.D., recorded November 18, 1980 as Reception No. 388340 of the records of the Larimer County Clerk and Recorder;

THENCE North 25°40'04" West along the Northeasterly line of said Tract "A" a distance of 3.34 feet to the Northeast corner of said Tract "A," said point being a Southerly corner of Strauss Lakes Development Annexation, recorded May 1, 2003 as Reception No. 2003--0052891 of the records of the Larimer County Clerk and Recorder;

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

THENCE continuing North 25°40'04" West a distance of 5.56 feet;

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

THENCE North 23°15'56" West a distance of 513.99 feet;

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

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

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

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

EXCEPTING THEREFROM:

A parcel of land being part of the West Half (W1/2) of Section Twenty-eight (28), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) 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 (SW1/4) of said Section 28, being monumentalized by a #6 rebar with a 2 1/2" aluminum cap stamped 'LS34993, 2008' at the South end and by a 2 1/2" pipe with a 3 1/4" aluminum cap stamped 'LS17497, 1987' at the North end, as bearing North 00°10'30" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2651.08 feet, with all other bearings contained herein relative thereto:

THENCE North 00°10'30" West along the West line of the Southwest Quarter (SW1/4) of said Section 28 a distance of 2651.08 feet to the West Quarter (W1/4) corner of said Section 28;

THENCE continuing North 00°10'30" West along the West line of the Northwest Quarter (NW1/4) of said Section 28 a distance of 143.27 feet;

THENCE North 86°52'25" East, departing from the West line of the Northwest Quarter (NW1/4) of said Section 28, a distance of 108.83 feet to a Point of Curvature (PC);

THENCE along the arc of a curve, which is concave to the South, a distance of 63.38 feet to the POINT OF BEGINNING, said curve having a radius of 310.00 feet, a central angle of 11°42'52" and a long chord bearing South 87°16'09" East a distance of 63.27 feet;

THENCE continuing along the arc of said curve, which is concave to the South, a distance of 58.06 feet a Point of Tangency (PT), said curve having a radius of 310.00 feet, a central angle of 10°43'53" and a long chord bearing South 76°02'46" East a distance of 57.98 feet;

THENCE South 70°40'50" East a distance of 500.39 feet to a Point of Curvature (PC);

THENCE along the arc of a curve, which is concave to the North, a distance of 32.49 feet, said curve having a radius of 625.00 feet, a central angle of 02°58'41" and a long chord bearing South 72°10'11" East a distance of 32.48 feet;

THENCE South 09°12'31" West, non-tangent to aforesaid curve, a distance of 548.55 feet;

THENCE North 89°33'45" West a distance of 475.26 feet;

THENCE North 00°17'08" East a distance of 727.33 feet to the POINT OF BEGINNING.

Said resulting parcel of land contains 139.835 acres, more or less (±), and may be subject to any rights-of-way or other easements of record or as now existing on said resulting parcel of land.

PROPERTY DESCRIPTION

ZONING MMN -- Medium Density Mixed-Use Neighborhood District

A parcel of land being part of the West Half (W1/2) of Section Twenty-eight (28), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) 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 (SW1/4) of said Section 28, being monumentalized by a #6 rebar with a 2 1/2" aluminum cap stamped 'LS34993, 2008' at the South end and by a 2 1/2" pipe with a 3 1/4" aluminum cap stamped 'LS17497, 1987' at the North end, as bearing North 00°10'30" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2651.08 feet, with all other bearings contained herein relative thereto:

THENCE North 00°10'30" West along the West line of the Southwest Quarter (SW1/4) of said Section 28 a distance of 2651.08 feet to the West Quarter (W1/4) corner of said Section 28;

THENCE continuing North 00°10'30" West along the West line of the Northwest Quarter (NW1/4) of said Section 28 a distance of 143.27 feet;

THENCE North 86°52'25" East, departing from the West line of the Northwest Quarter (NW1/4) of said Section 28, a distance of 108.83 feet to a Point of Curvature (PC);

THENCE along the arc of a curve, which is concave to the South, a distance of 63.38 feet to the POINT OF BEGINNING, said curve having a radius of 310.00 feet, a central angle of 11°42'52" and a long chord bearing South 87°16'09" East a distance of 63.27 feet;

THENCE continuing along the arc of said curve, which is concave to the South, a distance of 58.06 feet a Point of Tangency (PT), said curve having a radius of 310.00 feet, a central angle of 10°43'53" and a long chord bearing South 76°02'46" East a distance of 57.98 feet;

THENCE South 70°40'50" East a distance of 500.39 feet to a Point of Curvature (PC);

THENCE along the arc of a curve, which is concave to the North, a distance of 32.49 feet, said curve having a radius of 625.00 feet, a central angle of 02°58'41" and a long chord bearing South 72°10'11" East a distance of 32.48 feet;

THENCE South 09°12'31" West, non-tangent to aforesaid curve, a distance of 548.55 feet;

THENCE North 89°33'45" West a distance of 475.26 feet;

THENCE North 00°17'08" East a distance of 727.33 feet to the POINT OF BEGINNING.

Said parcel of land contains 7.664 acres, more or less (±), and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

CITY APPROVAL

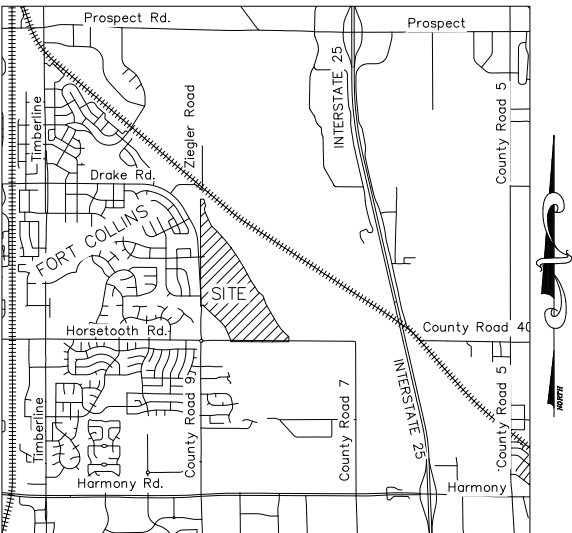
On behalf of the City of Fort Collins, the undersigned hereby approve for filing the accompanying annexation plat of "Strauss Lakes Zoning"

City Engineer Date

The Zoning 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 it's meeting on the ____ day of _____, 20 ____

City Clerk Date



VICINITY MAP
SCALE: 1"=3000'

SURVEYOR'S STATEMENT

I, Michael Chad Dilka, a Colorado Licensed Professional Land Surveyor do hereby state that this map of land proposed to be Zoning to the City of Ft. 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.

PRELIMINARY

Michael Chad Dilka -- On Behalf Of King Surveyors, Inc.
Colorado Licensed Professional Land Surveyor #38106

GENERAL NOTES:

- 1. Basis of Bearings: Assuming the West line of the Southwest Quarter (SW1/4) of Section 28, T.7N., R.68W., as bearing North 00°10'30" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2651.08 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 0801010992G (Larimer County) and 0801020992G (Fort Collins, City of) revised to reflect LOMR Case No. 25--08--0506P, 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 Levee: 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 Zoning 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 hereon. (13--80--105 C.R.S.)

DATE:	9/29/2026
FILE NAME:	20240241ZON-R3
SCALE:	1"=300'
DRAWN BY:	CSK/MCD
CHECKED BY:	MCD

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



REVISIONS:	DATE:
ADDED POL ZONING AREA	MCD 4-23-26
REVISED MMN ZONING AREA	MCD 7-1-26
REMOVED POL ZONING AREA	MCD 9-29-26

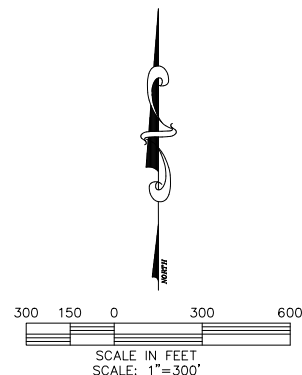
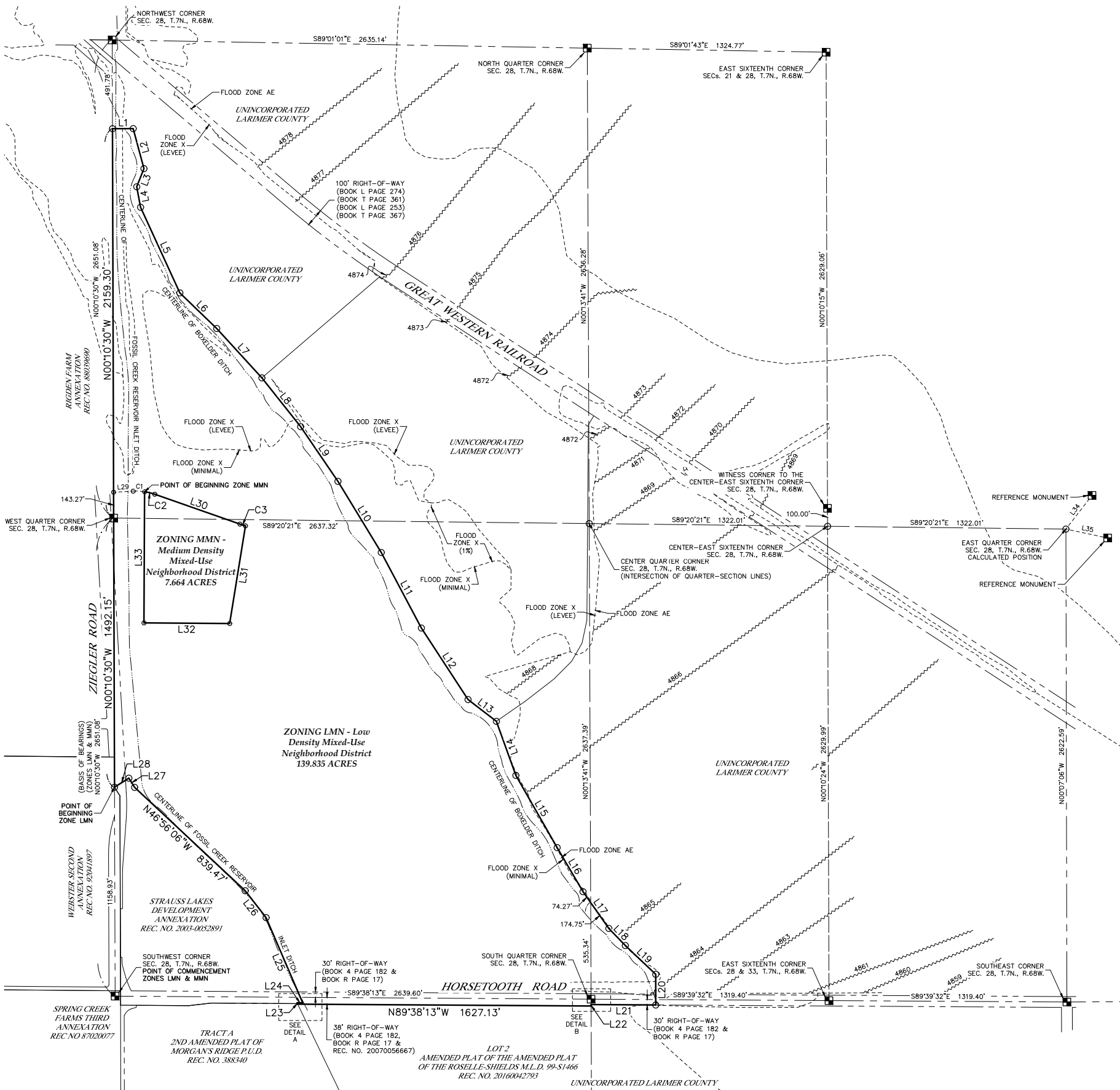
STRAUSS LAKES ZONING
FOR
FLATIRON COMPANIES
P.O. BOX 229
BOULDER, CO 80506

PROJECT #:
20240241

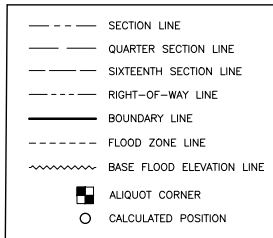
STRAUSS LAKES ZONING

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



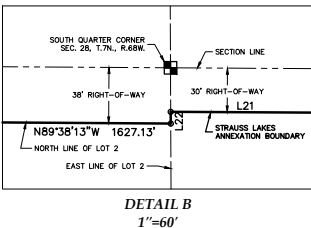
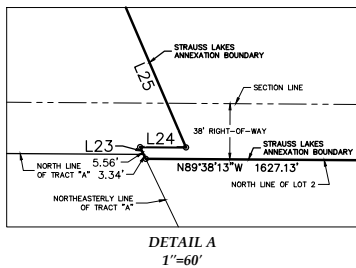
LEGEND



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°49'30"E	114.66'
L2	S15°04'45"E	229.68'
L3	S21°36'28"W	108.13'
L4	S10°32'42"E	115.89'
L5	S24°37'47"E	522.26'
L6	S46°01'34"E	284.23'
L7	S42°28'26"E	371.08'
L8	S38°25'34"E	345.50'
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L15	S29°45'20"E	461.31'
L16	S30°25'11"E	283.52'
L17	S35°02'30"E	249.02'
L18	S44°01'29"E	131.65'
L19	S46°36'26"E	232.41'
L20	S00°00'00"E	170.07'
L21	N89°39'32"W	358.46'

LINE TABLE		
LINE	BEARING	LENGTH
L22	S00°14'11"E	8.00'
L23	N25°40'04"W	8.90'
L24	S89°38'13"E	31.31'
L25	N23°15'56"W	513.99'
L26	N37°49'36"W	188.78'
L27	N32°02'34"W	60.00'
L28	S57°57'25"W	93.99'
L29	N86°52'25"E	108.83'
L30	S70°40'50"E	500.39'
L31	S09°12'31"W	548.55'
L32	N89°33'45"W	475.26'
L33	N00°17'08"E	727.33'
L34	N37°48'17"E	236.25'
L35	S77°54'16"E	236.78'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	63.38'	310.00'	11°42'52"	63.27'	S87°16'09"E
C2	58.06'	310.00'	10°43'53"	57.98'	S76°02'46"E
C3	32.49'	625.00'	2°58'41"	32.48'	S72°10'11"E



PRELIMINARY

Michael Chad Dilka - On Behalf Of King Surveyors, Inc.
Colorado Licensed Professional Land Surveyor #38106

DATE:
9/29/2026
FILE NAME:
20240241ZON-R3
SCALE:
1"=300'
DRAWN BY:
CSK/MCD
CHECKED BY:
MCD

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



REVISIONS:
DATE: 4-23-26
MCD
ADDED POL ZONING AREA
DATE: 7-1-26
MCD
REVISED MN ZONING AREA
DATE: 9-29-26
MCD
REMOVED POL ZONING AREA

STRAUSS LAKES ZONING
FOR
FLATIRON COMPANIES
P.O. BOX 229
BOULDER, CO 80506

PROJECT #:
20240241

2

SHEET 2 OF 2