

HARTFORD HABITAT CONDOS REZONING MAP

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

DESCRIPTION: I - INDUSTRIAL TO NCB - NEIGHBORHOOD CONVERSATION BUFFER

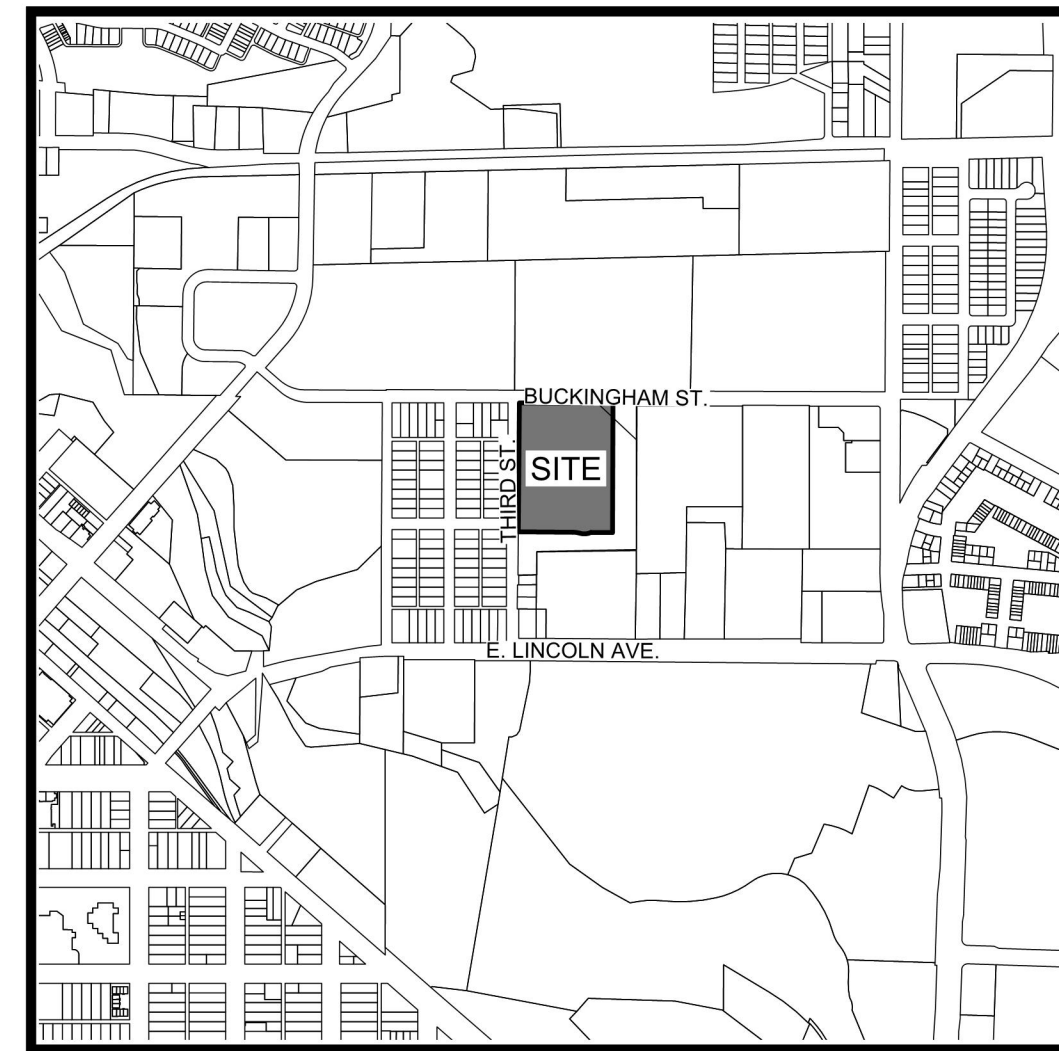
A parcel of land situate within the Northeast Quarter of Section Twelve (12), Township Seven North (T.7N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the South line of the Northeast Quarter of Section 12 as bearing South 89° 29' 07" East (assumed) with the Center Quarter corner being a 2 1/2" aluminum cap on #6 rebar, stamped LS 31169, and the East Quarter corner of Section 12 being a 2 1/2" aluminum cap on #6 rebar, stamped LS 17497, and with all bearings contained herein relative thereto:

COMMENCING at the Center Quarter corner of Section 12;
 THENCE along the South line of the Northeast Quarter of Section 12, South 89° 29' 07" East a distance of 689.31 feet;
 THENCE departing said South line, North 00° 47' 31" East a distance of 396.94 feet;
 THENCE continuing North 00° 47' 31" East a distance of 224.95 feet to the **POINT OF BEGINNING**, said point being on the East right-of-way line of 3rd Street;
 THENCE along said East line, North 00° 47' 31" East a distance of 671.30 feet to the South right-of-way line of Buckingham Street;
 THENCE along said South line the following 3 courses and distances:
 South 89° 26' 46" East a distance of 407.09 feet;
 THENCE North 46° 29' 15" West a distance of 4.40 feet;
 THENCE South 89° 26' 37" East a distance of 83.98 feet;
 THENCE departing said South line, South 00° 34' 13" West a distance of 676.33 feet;
 THENCE North 89° 12' 29" West a distance of 112.72 feet;
 THENCE along the arc of a non-tangent curve concave to the North a distance of 58.79 feet, said curve has a Radius of 83.50 feet, a Delta of 40° 20' 35" and is subtended by a Chord bearing South 85° 40' 41" West a distance of 57.59 feet;
 THENCE along the arc of a curve concave to the South a distance of 39.29 feet, said curve has a Radius of 149.50 feet, a Delta of 15° 03' 27" and is subtended by a Chord bearing North 81° 40' 45" West a distance of 39.18 feet;
 THENCE North 89° 12' 29" West a distance of 281.54 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 329,518 square feet or 7.565 acres, more or less (±), and may be subject to easements and rights-of-way now on record or existing.

The above described tract of land may be subject to easements and rights-of-way now on record or existing.



VICINITY MAP
1" = 1000'

NOTES:

- The Basis of Bearings is the South line of the Northeast Quarter of Section 12 as bearing South 89° 29' 07" East (assumed) with the Center Quarter corner being a 2 1/2" aluminum cap on #6 rebar, stamped LS 31169, and the East Quarter corner of Section 12 being a 2 1/2" aluminum cap on #6 rebar, stamped LS 17497.
- The lineal unit of measurement for this map is U.S. Survey Feet.
- For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon Commitment No. FCC25200688-3, dated December 5, 2022, prepared by Land Title Guarantee Company.
- Subject property address: not available per Larimer County Assessor Land Information Locator
- FLOOD ZONE DESIGNATION:** Said described property is located within an area having a Zone Designation; "ZONE X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map Panel 0979H, with an Effective date of 05/02/2012, in Larimer County, State of Colorado, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Zone X are "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood", otherwise known as a 500 year floodplain. An "Area with reduced flood risk due to levee", also designated Zone X, is represented on the survey.
- 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).
- Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
- For easements created by separate document and shown hereon refer to record document for specific terms.
- A copy of the title commitment and the documents contained therein were provided to the owner and client for their use and review. It is the surveyor's understanding that said owner and client have reviewed said documents and understand their impact, if any, on the subject property.
- Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon.
- Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- There may be other documents related to the subject property that were not discovered by the land surveyor and or title company.
- The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
- Adjacent property owner information per the Larimer County Land information Locator.
- Zoning information per the City of Fort Collins GIS FCMaps Zoning Portal.
- Monuments depicted hereon for reference purposes only.
- This map is prepared exclusively for Rezoning purposes and is not to be used for any other purpose and should not be construed as a monumented land survey as defined by the State of Colorado.
- 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.
- It is unlawful under Colorado State Statute to knowingly disturb, deface, remove, or destroy a land survey monument.
- This Rezoning Map is not a statutory monumented Land Survey as defined by the State of Colorado. Monuments shown hereon are for reference purposes only.
- Overlapping parcels in process of being addressed by separate document, the finalization of which will occur prior to recordation of this Rezoning Map.
- This survey is a draft only. * This note will be removed prior to finalizing survey.

OWNER:

BY: _____
 STATE OF COLORADO)
)SS
 COUNTY OF LARIMER)
 The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____ as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public

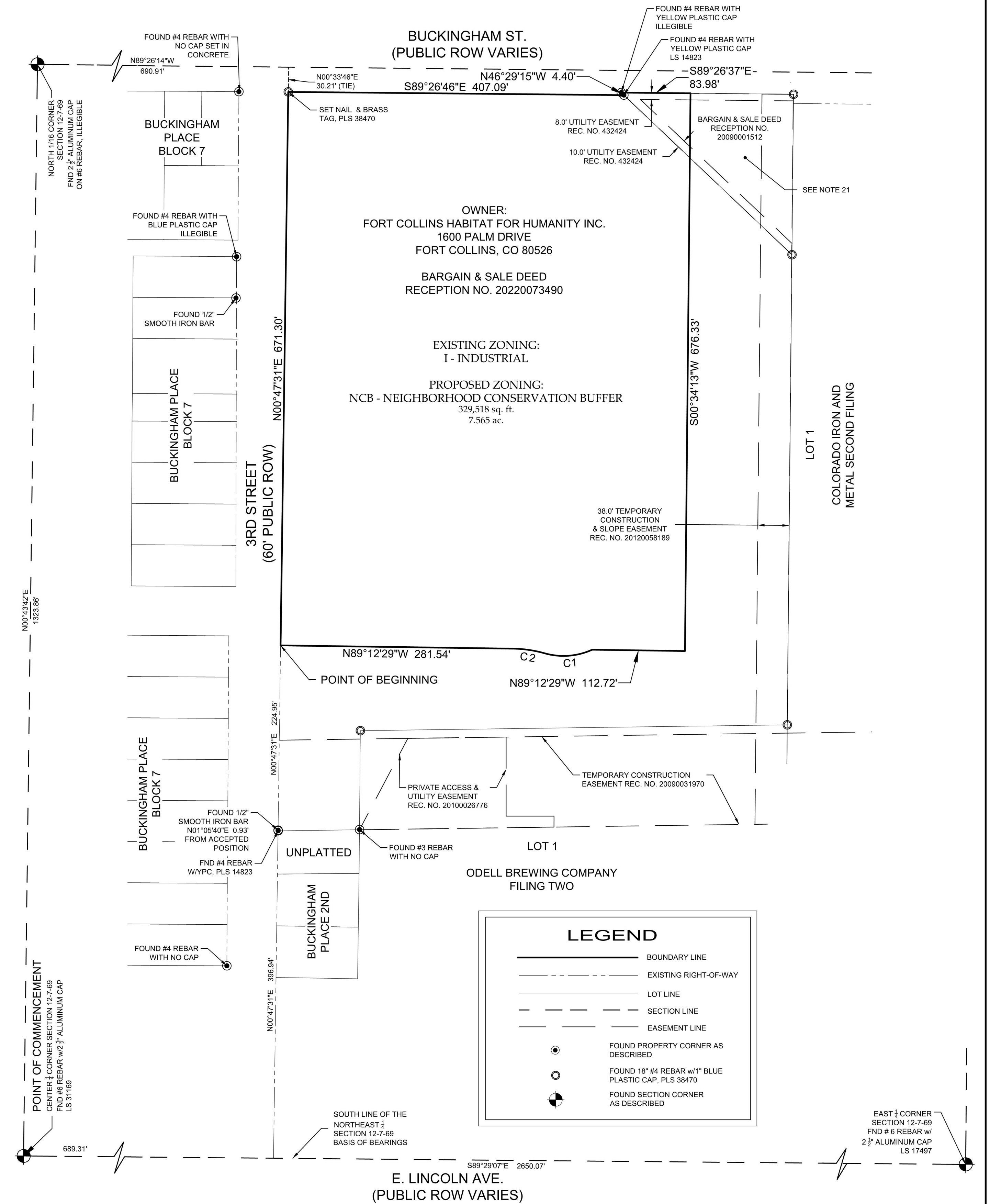
LARIMER COUNTY CLERK & RECORDER CERTIFICATE:

This Rezoning Map was accepted for filing in the Office of the Larimer County Clerk & Recorder on this _____ day of _____, 2023, A.D. at _____ M. in Book _____, Page _____.
 Reception No. _____
 By: _____
 Larimer County Clerk and Recorder

SURVEYOR'S STATEMENT

I, Robert C. Tessely, a Registered Land Surveyor in the State of Colorado, do hereby certify that this Rezoning Map of HARTFORD HABITAT CONDOS REZONING MAP, County of Larimer, State of Colorado was made under my direct supervision and the accompanying map accurately and properly shows said rezoning.

For and on Behalf of Northern Engineering
 Robert C. Tessely
 Colorado Registered Professional
 Land Surveyor No. 63479



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	40°20'35"	83.50'	58.79'	S85°40'41"W	57.59'
C2	15°03'27"	149.50'	39.29'	N81°40'45"W	39.18'

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 may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 12
 TOWNSHIP: 7 N
 RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
 SURVEY | MUNICIPAL | LAND DEVELOPMENT
 FORT COLLINS | GREELEY 970.221.4158
 NORTHERNENGINEERING.COM

DATE: 5/03/23
 SCALE: 1"=80'
 REVIEWED BY: R. Tessely
 DRAWN BY: L. Smith
 CLIENT: Hartford Homes, L.L.C.
 PROJECT: 473-010

REZONING MAP
HARTFORD HABITAT CONDOS
FORT COLLINS, COLORADO

Sheet
1
 Of 1 Sheet

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