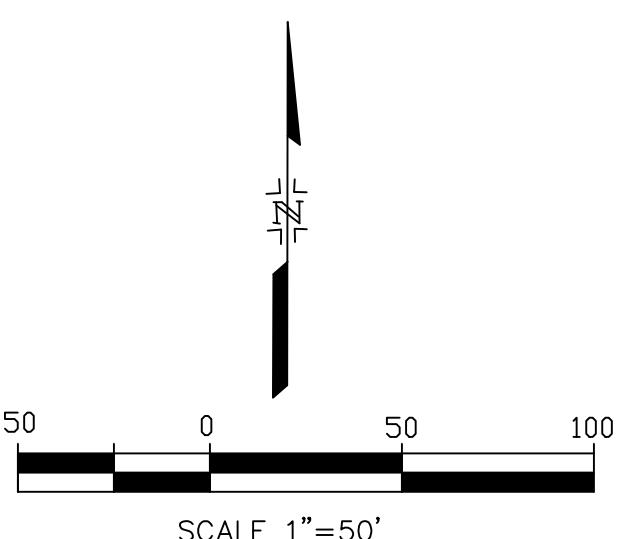


REZONING MAP WESTERDOLL NORTH FIRST ADDITION

REZONING OF PARCELS LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 6, T.5N., R.68W. OF THE 6TH PRINCIPAL MERIDIAN,
LARIMER COUNTY, COLORADO



VICINITY MAP
1"=1000'



EXISTING ZONING DESIGNATIONS
CITY OF LOVELAND: (C.O.L.)
DR - DEVELOPING RESOURCES
R1 - DEVELOPING LOW - DENSITY RESIDENTIAL
P-4 - SEVEN LAKES NORTH PLANNED UNIT DEVELOPMENT P.U.D.
P-34 - HORSESHOE LAKE PLANNED UNIT DEVELOPMENT P.U.D.

LARIMER COUNTY (LARCO)
RR2 RURAL RESIDENTIAL

1. BASIS OF BEARINGS: ASSUMED NORTH 00°42'01" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., SAID LINE BEING MONUMENTED AT THE WEST QUARTER CORNER BY A FOUND #6 REBAR WITH A 2 1/2" ALUMINUM CAP STAMPED L.S. 17662 1996 IN A MONUMENT BOX, AND AT THE SOUTHWEST CORNER OF SAID SECTION 6 BY A #6 REBAR WITH A 2 1/2" ALUMINUM CAP STAMPED L.S. 25619 IN A MONUMENT BOX.

2. THE PROPERTY DESCRIPTION AND AREA SHOWN IN THE DEDICATION WERE PREPARED FOR ZONING PURPOSES ONLY.

3. FIRST AMERICAN TITLE COMPANY FILE NO. 13833-3164398 DATED DECEMBER 6, 2018 AND FILE NO. 13833-3164587 DATED JANUARY 15, 2019 WERE RELIED UPON FOR INFORMATION REGARDING RECORDED EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS MAP.

4. THE PARCEL LABELED "37TH STREET RIGHT-OF-WAY" APPEARS TO BE A SMALL PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY BY THE SCHMIDT MLD NO. 01-S1884. THIS PARCEL WAS NOT INCLUDED IN THE ANNEXATION AND SUBDIVISION OF LAKES POINT, AND WILL BE INCLUDED IN THE DEVELOPMENT OF THIS PROPERTY.

5. THE PORTION OF LARIMER COUNTY ROAD 24E ADJACENT TO THIS PROPERTY IS NO LONGER IN USE AS A PUBLIC ROAD AND WILL BE INCLUDED IN THE DEVELOPMENT OF THIS PROPERTY.

6. THIS ANNEXATION IS SUBJECT TO CONDITIONS AS STATED IN THE APPROVED ZONING AGREEMENT.

UNINCORPORATED
LARIMER
COUNTY
LARCO - RR1
ZONED R1-UD

ZONED DR
DEVELOPING
RESOURCES

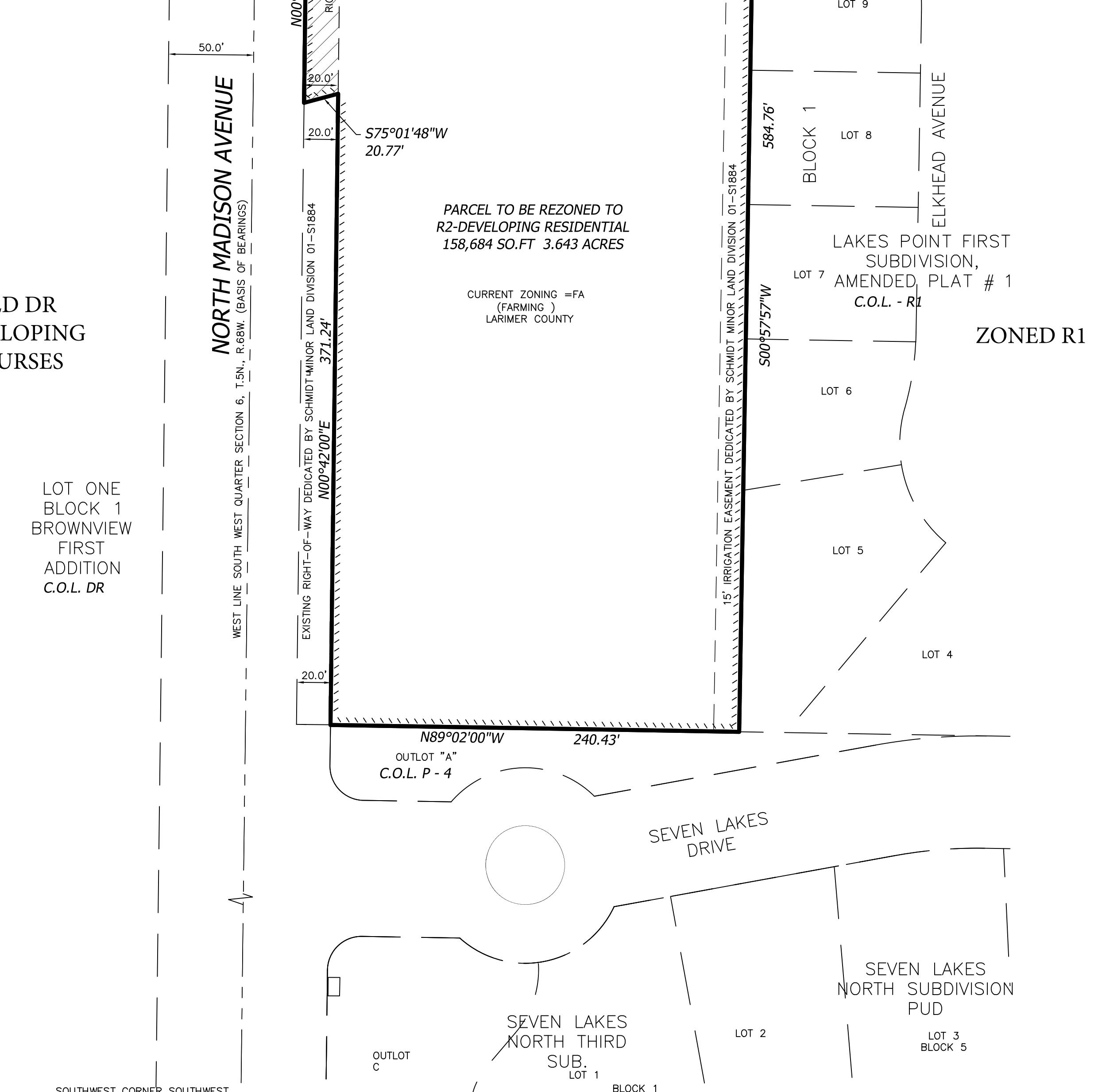
LOT ONE
BLOCK 1
BROWNVIEW
FIRST
ADDITION
C.O.L. DR

SOUTHWEST CORNER SOUTHWEST
QUARTER SECTION 6, T.5N., R.68W.
FOUND 2-1/2" AC. CAP BY LS
25619 IN MONUMENT BOX

HORSESHOE
LAKES PUD

TRACT "X"
HORSESHOE
1st SUB.
C.O.L. - P-34

DESCRIPTION OF PROPERTY TO BE REZONED R1
A portion of the Southwest Quarter of Section 6, Township 5 North, Range 68 West, of the Sixth Principal Meridian, Larimer County, Colorado more particularly described as follows:
Considering the West Line of the Southwest Quarter of said Section 6 as bearing South 00°42'00" West, between the Northwest Corner of the Southwest Quarter of said Section 6 as monumented with a 2-1/2" aluminum cap stamped by PLS 17662 and the Southwest corner of the Southwest Quarter of said Section 6 as monumented with a 2-1/2" aluminum cap stamped by PLS 25619, with all bearings contained herein relative thereto:
Commencing at the Northwest Corner of the Southwest Quarter of said Section 6, thence South 00°42'00" West, along the West line of said Southwest Quarter a distance of 89.47 feet;
thence departing said West line, South 89°18'00" East a distance of 30.00 feet, to the intersection of the East right-of-way line of North Madison Avenue and the North right-of-way line of Larimer County Road 24E, being the Point of Beginning; thence along the North right-of-way line of County Road 24E, along the arc of a non-tangent curve to the right having a central angle of 07°34'27", and a radius of 100.00 feet an arc length of 13.22' then the chord of said curve bears North 71°15'22" East, a chord length of 13.21 feet;
thence continuing along said North right-of-way line, North 75°02'17" East a distance of 300.56 feet;
thence departing said North right-of-way line, South 14°57'43" East a distance of 30.00 feet, to a point on the North boundary of Lakes Point First Subdivision; thence South 75°02'17" West, along said North boundary Line, a distance of 62.64 feet, to a point on the West boundary line of said Lakes Point First Subdivision; thence South 14°57'43" East, along said West boundary line, a distance of 50.00 feet;
thence South 00°57'57" West, along the Western boundary line of the Lakes Point First Subdivision Amended Plat #1, a distance of 584.76 feet;
thence North 89°02'00" West, along the North line of Outlot A of the Seven Lakes North third Subdivision, a distance of 240.43 feet;
thence North 00°42'00" East, along the East right-of-way line of North Madison Avenue, a distance of 371.24 feet to a point on the southerly boundary of that certain parcel of land described in Book 38 at Page 184 of Larimer County records;
thence along said southerly boundary line, South 75°01'48" West, a distance of 20.77 feet, to a point on the Easterly right-of-way line of North Madison Avenue; thence North 00°42'00" East, along said Easterly right-of-way line, a distance of 226.41 feet to the Point of Beginning;
containing an area of 158,684 square feet, 3.65 acres more or less



MAYORS CERTIFICATE

This map is approved by the City Council of the City of Loveland, Larimer County, Colorado by Ordinance No. _____, passed on second reading on this _____ day of _____, 20____, for filing with the Clerk and Recorder of Larimer County.

By: _____
Mayor

Attest: _____
City Clerk

SURVEYORS CERTIFICATE

I Michael J. DeDecker, a registered Land Surveyor in the State of Colorado, do hereby certify that the annexation map shown herein is a reasonably accurate depiction of the parcel of land legally described hereon and, to the extent described herein, that at least one sixth (1/6) of the peripheral boundary of said parcel is contiguous to the boundary of the City of Loveland, Colorado. The map was compiled using existing plats, deeds, legal descriptions, and other documents and is not based on the field survey nor should it be construed as a boundary survey.

Michael J. DeDecker PLS 20676

CUSTOM ON SITE BUILDERS, INC
REZONING MAP
WESTERDOLL NORTH FIRST ADDITION

CLIENT AND PROJECT:
LEGAL DESCRIPTION:
DESIGNED:
DRAWN: MJD
CHECKED:
APPROVED:
DATE: JANUARY 19, 2021

SCALE: 1"=50'
PROJECT NO. REVISION NO.
2019-235
DRAWING NO. SHEET 24" x 36"
1 of 1

WESTERDOLL NORTH FIRST ADDITION

WESTERDOLL NORTH FIRST ADDITION

1 of 1

DATE	RECORD OF ISSUE	BY
10/11/2019	INITIAL ISSUE	CK
10/18/2022	ADRESSED COMMENTS	MJD

DEDECKER
LAND SURVEYING
4301 FAWN TRAIL
LOVELAND, COLORADO 80537
C (970) 217-2331 H (970) 663-2013

