

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

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 17762 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 1867.74 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 073°34'27", and a radius of 100.00 feet an arc length of 13.22 feet 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 30.56 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°57'55" West, along the Western boundary line of the Lakes Point First Subdivision Arredondo Plot #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

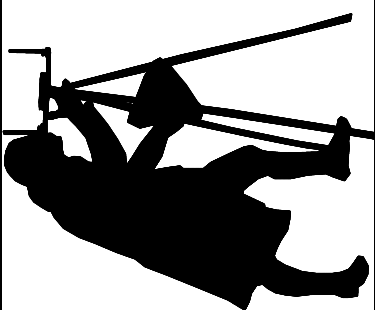
This map is approved by the City Council of the City of Loveland, Larimer County, Colorado by Ordinance No. _____, passed on second reading on this _____ day of _____, 20____, for filing with the Clerk and Recorder of Larimer County.

Attest: _____
City Clerk

I, Michael J. DeDecker, a registered Land Surveyor in the State of Colorado, do hereby certify that the annexation map shown hereon 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

DEDECKER
LAND SURVEYING
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C (970) 217-2331 H (970) 663-2013



CUSTOM ON SITE BUILDERS, INC

DESCRIPTION: REZONING MAP
WESTERDOLL NORTH FIRST ADDITION

DESIGNED:	
DRAWN:	MJD
CHECKED:	
APPROVED:	
DATE: JANUARY 19, 2021	
SCALE: 1"=50'	
PROJECT NO. 2019-235	REVISION NO.
DRAWING NO.	SHEET 24"x36" 1 of 1