

FARRO FIRST ADDITION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

DESCRIPTION: FARRO FIRST ADDITION

A parcel of land being a part of the Northeast Quarter of Section 25, Township 6 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

Considering the West line of the Northeast Quarter of said Section 25, as bearing North 00°09'57" West, an assumed bearing, and with all bearings contained herein relative thereto:

BEGINNING at the Center Quarter of said Section 25, being monumented by a #6 rebar with a 3.25" Aluminum Cap, stamped with LS 5028, and dated 1990;
THENCE North 00° 09' 57" West 1327.96 feet along the Westerly line of the Northeast Quarter of said Section 25, to the North Center Sixteenth Corner of said Section 25, also being monumented by a #6 rebar with a 3.25" Aluminum Cap, stamped with LS 5028, and dated 1990, said point also being the Southeasterly corner of Parcel B, Amended of Melin Exemption Amended Plat and Walden West/ Weeks BLA at Larimer County Reception Number 20120035226;
THENCE departing said Westerly line, and continuing along the Southerly line of said Parcel B, South 89°39'53" East 1594.19 feet;
THENCE departing said Southerly line of Parcel B, and proceeding along the Easterly line of Lot 4, Wacker MRD S-71-90 at Larimer County Reception Number 19900060352 the following seventeen (17) courses and distances;
THENCE South 10° 34' 31" East 96.09 feet;
THENCE South 21° 49' 12" East 79.63 feet;
THENCE South 12° 26' 43" East 59.10 feet;
THENCE South 14° 13' 27" East 101.51 feet;
THENCE South 24° 23' 04" West 275.41 feet;
THENCE South 07° 24' 51" West 34.93 feet;
THENCE South 37° 14' 37" East 47.69 feet;
THENCE South 64° 37' 39" East 229.05 feet;
THENCE South 59° 23' 28" East 104.62 feet;
THENCE South 51° 25' 46" East 94.92 feet;
THENCE South 71° 54' 06" East 123.16 feet;
THENCE North 81° 37' 32" East 63.80 feet;
THENCE North 89° 08' 39" East 73.76 feet;
THENCE North 66° 42' 33" East 59.26 feet;
THENCE North 81° 29' 01" East 54.14 feet;
THENCE South 85° 18' 13" East 94.97 feet;
THENCE North 06° 50' 08" East 7.76 feet to the Southeast corner of the parcel recorded by Warranty Deed under Larimer County Reception Number 97018309;
THENCE continuing along the Northerly line of Lot 4, Wacker MRD S-71-90, also being the Southerly line of said Warranty Deed, North 85°51'09" East 193.99 feet;
THENCE departing said Northerly line, South 00°20'30" East 482.73 feet to the Southerly line of said Northeast Quarter of Section 25;
THENCE along the Southerly line of said Lot 4, Wacker MRD S-71-90, also being the South line of the Northeast Quarter of said Section 25, North 89°53'11" West 1285.49 feet to the East Center Sixteenth Corner of said Section 25;
THENCE continuing along said Southerly line North 89°53'25" West 1325.46 feet to the Southeast corner of said Lot 4, Wacker MRD S-71-90, also being the POINT OF BEGINNING.

Said described tract of land contains 2,638,279 square feet or 60.57 acres, more or less and may be subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

MAYOR'S 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

LEGEND

Reviewers

- Planning
- Stormwater
- Fire
- Traffic
- Transportation
- Power
- General Plat
- Parks and Rec
- Building
- Water/Wastewater

EPS RESPONSE: REVISED

not currently in the City

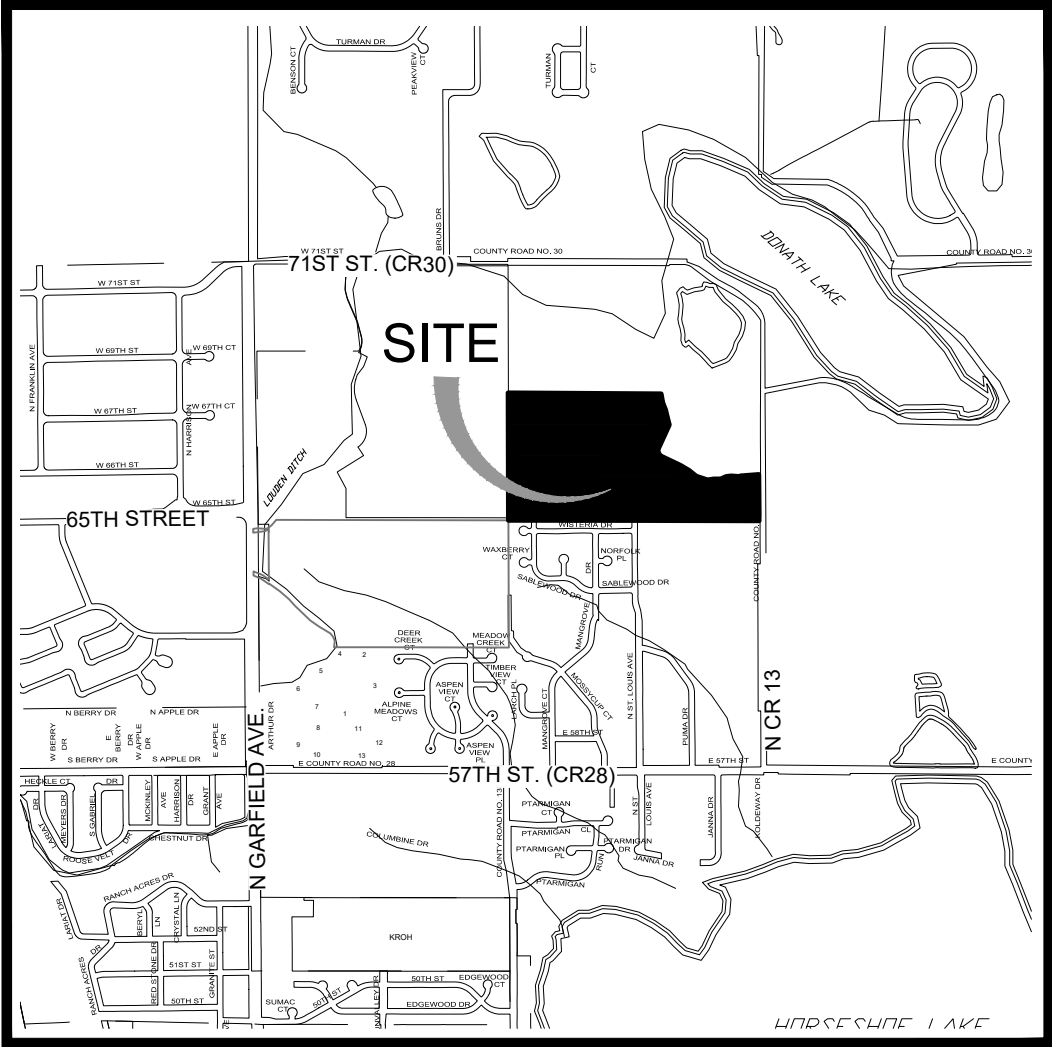
EPS RESPONSE: REVISED

Basis of Bearings does not match Note 1

Southwest?

EPS RESPONSE: REVISED

EPS RESPONSE: BLUE LINE REPRESENTS ANNEXATION BOUNDARY IN ORDER TO DEDICATE FULL 20' ROW CIRCLED CALCULATIONS WILL CHANGE



FARRO FIRST ADDITION

~~A TRACT OF LAND~~ LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH,
RANGE 69 WEST OF THE 6TH P.M., ~~CITY OF LOVELAND~~, COUNTY OF LARIMER, STATE OF COLORADO

EPS RESPONSE: REVISED

EPS RESPONSE: REVISED

TO THE CITY OF LOVELAND,

EPS RESPONSE: REVISED

FOURTH

SUGAR CREEK ~~THIRD~~ ADDITION
REC. NO.

Please explain the need for two
annexations rather than one single

EPS RESPONSE: The overall boundary
perimeter of the annexation is 7970.64'

The minimum would be 1328.44'

The contiguity line is 1327.96

Basis of Bearings does
not match Note 1

EPS RESPONSE: REVISED

LARIMER COUNTY ZONING
DISTRICT: RR2

OWNER: MACK REAL ESTATE LLC
REC. NO. 20210017262
LOT 4, WACKER MRD S-71-90
REC. NO. 19900060352
(UNINCORPORATED LARIMER
COUNTY)

AREA TO BE ANNEXED
2,638,279 +/- SQUARE FEET OR
60.57 ACRES +/-

EPS RESPONSE: BLUE LINE
REPRESENTS ANNEXATION
BOUNDARY IN ORDER TO
DEDICATE FULL 20' ROW
CIRCLED CALCULATIONS
WILL CHANGE

LINE	LENGTH	BEARING
L1	96.09'	S10° 34' 31"E
L2	79.63'	S21° 49' 12"E
L3	59.10'	S12° 26' 43"E
L4	101.51'	S14° 13' 27"E
L5	275.41'	S24° 23' 04"W
L6	34.93'	S07° 24' 51"W
L7	47.69'	S37° 14' 37"E
L8	229.05'	S64° 37' 39"E
L9	104.62'	S59° 23' 28"E
L10	94.92'	S51° 25' 46"E
L11	123.16'	S71° 54' 06"E
L12	63.80'	N81° 37' 32"E
L13	73.76'	N89° 08' 39"E
L14	59.26'	N66° 42' 33"E
L15	54.14'	N81° 29' 01"E
L16	94.97'	S85° 18' 13"E
L17	7.76'	N06° 50' 08"E

EPS RESPONSE: YES,REVISED

Can these two ROW dedications be
combined into one? Preferred.

Submit signed deeds
of dedication for
ROW. Transportation
will route for City
signatures and
recording

EPS RESPONSE: REVISED

Agreed. The ROW
dedication should overlap the
reservation area

Dedicate the full 20'
as additional ROW

EPS RESPONSE: BLUE LINE
REPRESENTS ANNEXATION
BOUNDARY IN ORDER TO
DEDICATE FULL 20' ROW
CIRCLED DISTANCES WILL
CHANGE

20.0' RESERVED RIGHT OF WAY PER
WACKER MRD S-71-90
REC. NO. 19900060352

10.0' ADDITIONAL RIGHT OF WAY
PER REC. NO.

label ROW &
width

label parcel
info &
Unincorporated
Larimer County

label parcel
info &
Unincorporated
Larimer County

EPS RESPONSE: REVISED

Intersection of two
major collectors.
LCUASS calls for a
roundabout
intersection. ROW
will need to be
dedicated for a RAB
with future site
development plan
application (FYI)

NORTHERN
ENGINEERING

NE

DATE: 07/21/23
PROJECT: 1204-007
CLIENT: Post-Modern
Development
DRAWN BY:
T. KISH
REVIEWED BY:
R. Tessler

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PROJECT: 1204-007
CLIENT: Post-Modern
Development
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FARRO FIRST ADDITION

PART OF THE NE QUARTER OF S25-T6N-R69W
COUNTY OF LARIMER, STATE OF COLORADO

Sheet
2
Of 2 Sheets

FIRST ADDITION

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:
25
TOWNSHIP:
6 N
RANGE:
69 W of the 6th P.M.

NORTHERN
ENGINEERING

NE

DATE: 07/21/23
PROJECT: 1204-007
CLIENT: Post-Modern
Development
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COUNTY OF LARIMER, STATE OF COLORADO

Sheet
2
Of 2 Sheets

FIRST ADDITION

DRAFT
07-21-23
PRELIMINARY - NOT FOR CONSTRUCTION
RECORDING PURPOSES OR IMPLEMENTATION

For and on behalf of Northern Engineering Services, Inc.
Robert C. Tessler
Colorado Professional Land Surveyor Registration No. 38470

Line Legend

BOUNDARY LINE
SECTION LINE
RIGHT OF WAY LINE
EASEMENT LINE
FIBER OPTIC LINE
FIBER OPTIC LINE
OVERHEAD UTILITIES
CONCRETE TRAIL

Symbol Legend

SECTION CORNER
UTILITY POLE
HIGH TENSION POWER POLE

ELECTRIC
EPS RESPONSE: REVISED

NORTH

100 0 100 200 300 Feet
(IN U.S. SURVEY FEET)
1 inch = 100 ft.