

ANNEXATION MAP NO. 2 OF
FARRO FIRST ADDITION
TO THE CITY OF LOVELAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 6 NORTH, RANGE 69 AND 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION: FARRO SECOND 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., City of Loveland, 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 East Quarter Corner of said Section 25, being monumented by a 2" Aluminum Cap in monument box, stamped with LS 5028, and dated 1994;
THENCE along the South line of the Northeast Quarter of said Section 25, North 89° 53' 11" West a distance of 50.00 feet to the East line of Farro First Addition recorded under Larimer County Reception Number _____;
THENCE along said East line, North 00° 20' 30" West a distance of 481.99 feet;
THENCE departing said East line, North 85° 51' 09" East a distance of 20.04 feet;
THENCE South 89° 53' 21" East a distance of 70.00 feet to the East right-of-way line of North County Road 13;
THENCE along said East line, South 00° 20' 30" East a distance of 483.48 feet;
THENCE departing said East line, North 89° 53' 11" West a distance of 40.00 feet to the POINT OF BEGINNING.

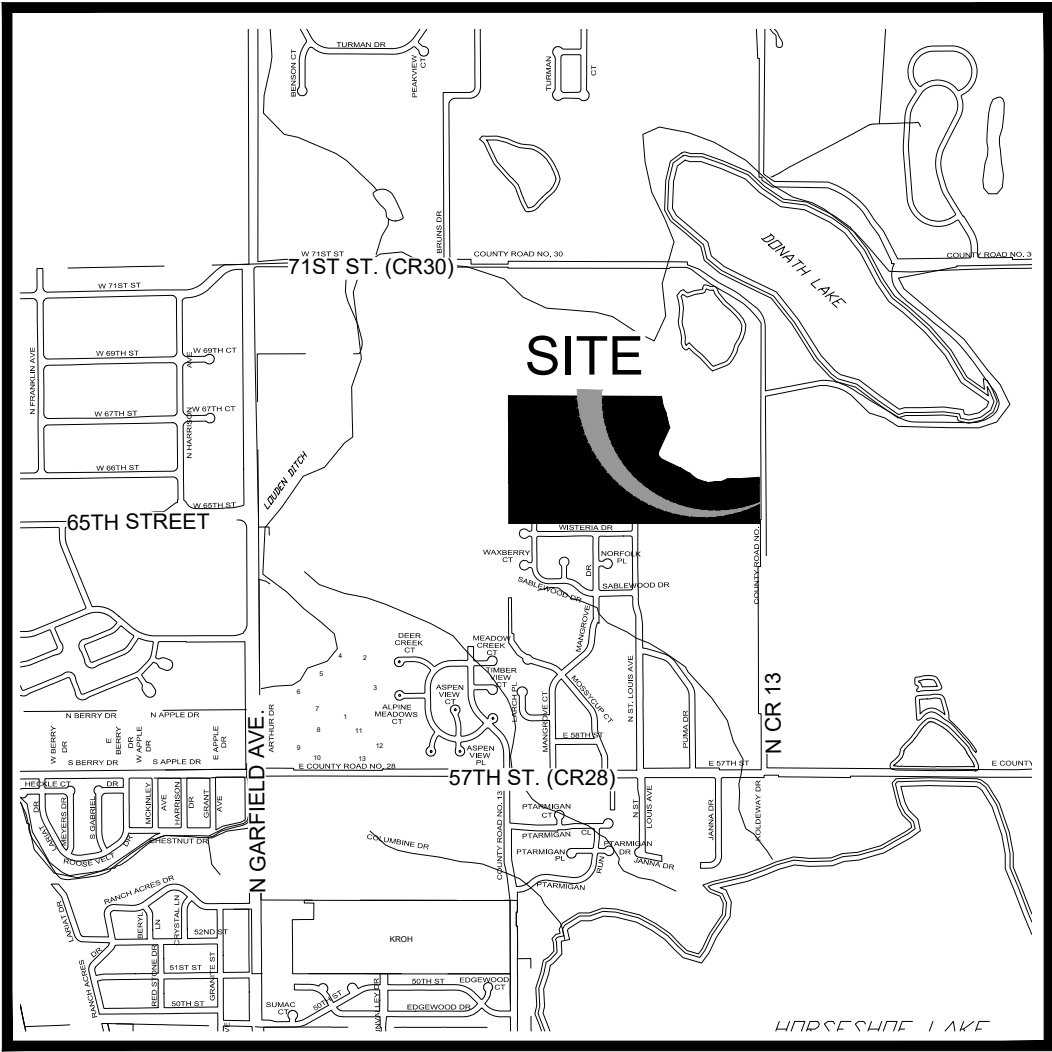
Said described tract of land contains 43,498 square feet or 1.00 acres, more or less and may be subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

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



FARRO SECOND ADDITION

TOTAL PERIMETER..... 1145.52'
CONTIGUOUS BOUNDARY..... 481.99'
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED..... 190.92'

INDICATES PRESENT CONTIGUOUS CITY BOUNDARY LINE
INDICATES PROPOSED ANNEXATION BOUNDARY LINE

SURVEYOR'S NOTES:

- Basis of Bearing is the West line of the Northeast Quarter of Section 25 as bearing North 00°09'57" West (an assumed bearing), as monumented to the South with a 3 1/4" aluminum cap on a #6 rebar stamped "LS 5028 1990", and to the North with a 3 1/4" aluminum cap on a #6 rebar stamped "LS 5028 1990".
- The lineal unit of measurement for this survey is U.S. Survey Feet.
- For all information regarding easements, rights-of-way or title of record, Northern Engineering relied upon the Title Commitment from Old Republic National Title Company, Order Number: FCC25193695-2, dated November 08, 2021
- FLOOD ZONE DESIGNATION: According to FIRM Panel 08069C1200F for Larimer County, dated December 19, 2006, this tract lie within an area of minimal flood risk (Zone X).
- Subject Property address: 6445 North County Road 13
- Subject Property owner: Mack Real Estate LLC per Reception Number 20210017262
- Subject Property is currently zoned RR2 (Rural Residential) per Larimer County Zoning Districts Map.
- 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).
- Adjacent property owner information per the Larimer County Land Information Locator.
- The professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
- 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.
- This Annexation Map is not a statutory monumented Land Survey as defined by the State of Colorado.

SURVEYOR'S CERTIFICATION:

I, Robert C. Tessely, a Licensed 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.

PRELIMINARY
02/04/2025
FOR REVIEW ONLY

ROBERT C. TESSELY
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38470
FOR AND ON BEHALF OF EPS GROUP, INC.

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 & 30
TOWNSHIP:
6 NORTH
RANGE:
69 & 68 WEST OF 6TH P.M.

DATE:
02/04/2025
SCALE:
AS SHOWN
REVIEWED BY:
R. TESSELY
PROJECT:
1204-007
CLIENT:
POST MODERN DEVELOPMENT
DRAWN BY:
J. BUNNER



ANNEXATION MAP NO. 2 OF
FARRO FIRST ADDITION
LARIMER COUNTY, COLORADO

Sheet
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Of 2 Sheets

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