

ANNEXATION MAP OF
FARRO FIRST ADDITION
TO THE CITY OF LOVELAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M. &
THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

LEGAL 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. AND a part of the Northwest Quarter of Section 30, Township 6 North, Range 68 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 Southwesterly 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 1990060352 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 Southwest 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 204.01 feet;
THENCE departing said Northerly line, North 89°39'30" East 70 feet to the easterly right-of-way line of North Madison Avenue;
THENCE along said easterly right-of-way line South 00°20'30" East 483.95 feet;
THENCE departing said right-of-way line North 90°00'00" West 40 feet, to the East Quarter Corner of said 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 1325.49 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 Southwest corner of said Lot 4, Wacker MRD S-71-90, also being the POINT OF BEGINNING.

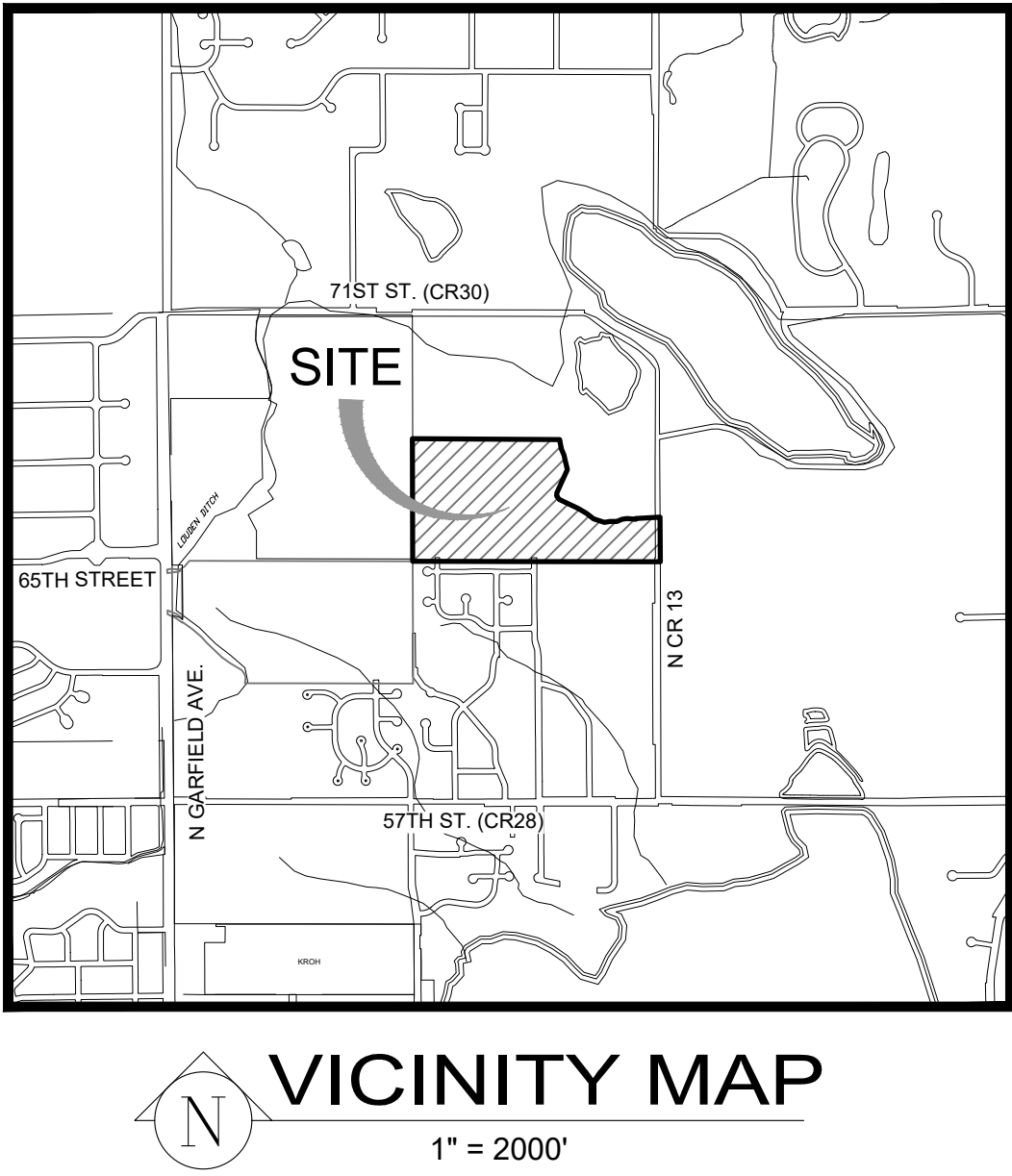
Said described tract of land contains 2,676,971 square feet or 61.45 acres, more or less and may be subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

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 FIRST ADDITION

TOTAL PERIMETER..... 7,970.9'
CONTIGUOUS BOUNDARY..... 1,328'
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED..... 1,328'

INDICATES PRESENT CONTIGUOUS CITY BOUNDARY LINE
INDICATES PROPOSED ANNEXATION BOUNDARY LINE

SURVEYOR'S NOTES:

1. 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 ¼" aluminum cap on a #6 rebar stamped "LS 5028 1990", and to the North with a 3 ¼" aluminum cap on a #6 rebar stamped "LS 5028 1990".
2. The lineal unit of measurement for this survey is U.S. Survey Feet.
3. For all information regarding easements, rights-of-way or title of record, EPS Group Inc. relied upon the Title Commitment from Old Republic National Title Company, Order Number: FCC25193695-2, dated November 08, 2021
4. 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).
5. Subject Property address: 6445 North County Road 13
6. Subject Property owner: Mack Real Estate LLC per Reception Number 20210017262
7. Subject Property is currently zoned RR2 (Rural Residential) per Larimer County Zoning Districts Map.
8. 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).
9. Adjacent property owner information per the Larimer County Land Information Locator.
10. The professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
11. 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.
12. 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
08/07/25
FOR REVIEW ONLY

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

ANNEXATION MAP OF
FARRO FIRST ADDITION
LARIMER COUNTY, COLORADO

Sheet
1
Of 2 Sheets

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 heron.

PROJECT:
1204-007
CLIENT:
POST MODERN DEVELOPMENT
DRAWN BY:
J. BUNNER

DATE:
08/07/25
SCALE:
1" = 100'
REVIEWED BY:
R. TESSELY

SECTION:
25
TOWNSHIP:
6 NORTH
RANGE:
69 WEST OF 6TH PW

EPS GROUP
970.221.4188
eps@epsinc.com
ARIZONA | COLORADO

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