

Conceptual Review Agenda

Schedule for 01/20/22

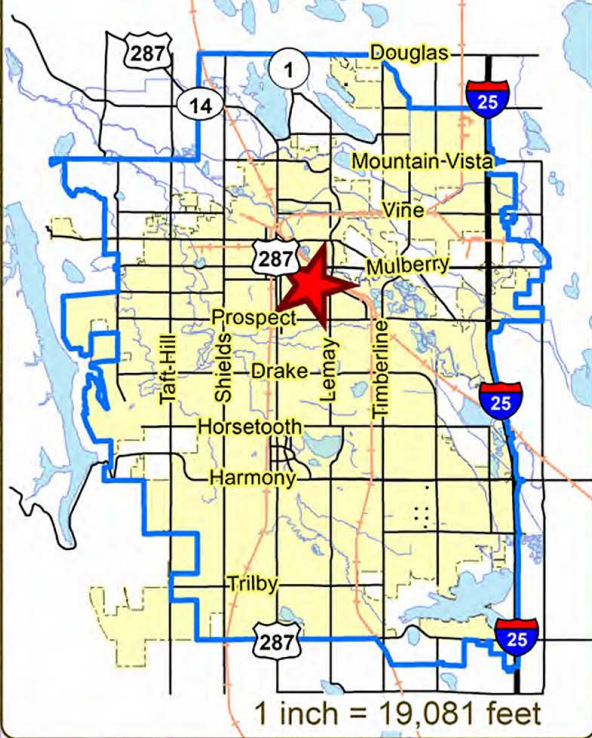
Meetings hosted via Zoom Web Conferencing

Thursday, January 20, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	1005 E Laurel St Enclosed Mini-Storage CDR220006	Jack Rohr 303-842-1869 jrohr@resoluteinv.com	This is a request to demolish the existing non-conforming storage facility and construct a new enclosed mini-storage facility at 1005 E Laurel St (parcel # 9713100039). The proposal includes a new two-story storage facility which would be approximately 104,500 sf in size. 53 vehicles parking spaces are proposed on the site. The site will be accessed via an extension from E Laurel St directly to the northwest. The site is located directly southeast of E Laurel St and approximately .17 miles west of S Lemay Ave. The site is within the Neighborhood Conservation Buffer (NCB) zone district and would be subject to an Addition of Permitted Use process requiring review by the City Council.	Planner: Clark Mapes Engineer: Dave Betley DRC: Todd Sullivan

1005 E Laurel St Enclosed Mini-Storage

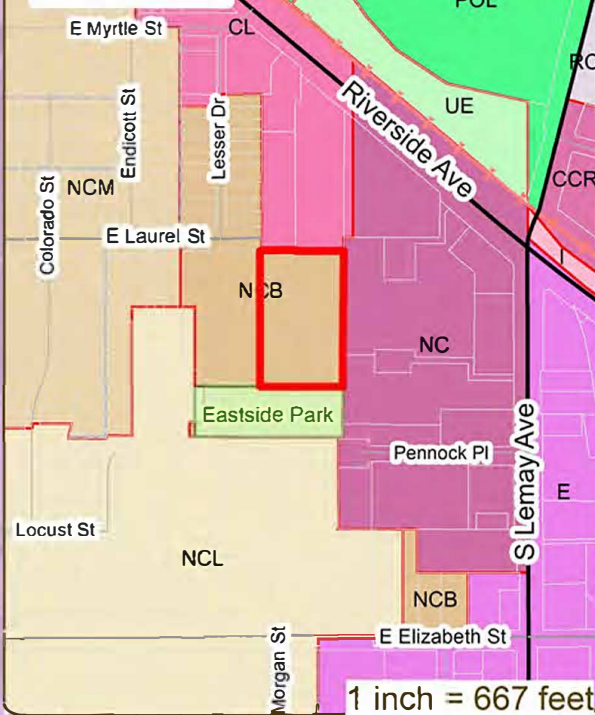
Vicinity Map



Aerial Site Map



Zoning Map



1 inch = 100 feet

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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



December 1, 2021

PROJECT NARRATIVE

- APPLICANT:** Resolute Investments Inc.
Contact: Jack Rohr
7374 S Alton Way Suite 203
Centennial, CO 80112
(303) 645-0555
jrohr@resoluteinv.com
- ARCHITECT:** dcb Construction Company, Inc.
Contact: Mark Delgado, AIA
mdelgado@dcb1.com
- LOCATION:** 1005 E Laurel St
Ft Collins, CO 80524
- ZONING:** Neighborhood Conservation Buffer District (N-C-B)
- PROPOSED USE:** Self Storage – Existing Nonconforming Use
RV Storage – Existing Nonconforming Use
- PROJECT NAME:** 1005 E Laurel Self Storage

Resolute Investments, Inc. (the Applicant) proposes to develop a ‘state-of-the-art’ approximately 105,000 GSF two-story self-service storage facility with basement on 3-acres of land located at 1005 E Laurel Street.

While there is a long road ahead, and many details to work through, in this concept review phase the Applicant would like to see if there is a path forward, in concept, for support of this proposal working with Community Development staff. In addition, gaining an understanding of the required review process and anticipated timeline would be very helpful. It is understood based on past conversations that a Type 2 review or an APU review might be warranted, however, we would like to explore all options with a fresh set of eyes where the less impactful timeline is of course preferred.

The property is currently operated as self-storage, a grandfathered nonconforming use, with approximately 20,000 GSF. The existing structures and site elements were constructed in the mid-1960’s and are also not in conformance with current codes. As part of the proposed development all existing nonconforming structures and site elements will be demolished and replaced with improvements that meet or exceed the City’s design standards. Based on the Applicant’s early market feasibility analyzing demographics, traffic patterns, visibility and access, it has been determined, from a commercial development standpoint, that self-storage continues to be the

highest and best use for the site by way of redevelopment to modernize and make safer, with well-lit interior climate-controlled spaces, along with increased capacities. In contrast to other commercial developments that would struggle at this location, self-storage fits the role as a low impact, quiet, “buffer” use sitting in between high traffic commercial and residential uses. This proposal will be a boon to the City and surrounding neighborhood by offering a much needed amenity to businesses and residents, equally, and at a location where self-storage already exists. The new facility will be an improvement many folds over the antiquated single story drive-up product that is current existing on the property.

The proposed site design strategically positions the primary structure on the northern portion of the site to mitigate visual impacts to the open space and school located along the south property line. Visibility is a critical component for the success of the self-storage facility, hence why 2-stories is proposed, and the building will serve as an aesthetically pleasing visual and audio buffer between the residential community to the west and noisier retail uses and traffic to the east. The self-storage facility has been designed with a high priority on customer security and safety in mind. The self-storage facility will be monitored by interior and exterior video surveillance to reduce vandalism and loitering opportunities. Security is further heightened by controlled key-pad access at the loading area, and by the fact that the majority of units are accessed from the interior space.

The primary, and sole vehicular point of access is proposed for the site from E Laurel St. Additional access points do not appear to be viable due to site constraints and lack of access easements on surrounding adjacent properties. Self-storage facilities generate only minimal vehicular traffic. We expect the traffic impact to the area from the self-storage facility to be extremely low, between 15-25 vehicles per day.

Traffic Flow:

<u>Category</u>	<u>Average Number of Vehicles Per Day</u>
West – Mountain Region	19.2
Number of Units - 300-499	20.8
Rentable Square Footage - 50,000-74,999	19.7
Year Built – 2006 or after	20.9

The development’s internal drive lanes and parking areas will be asphalt with the self-storage loading area being concrete. A recycled asphalt surface or road base may be explored in the RV parking areas if permitted by the City. The drive aisles will be designed to meet fire department apparatus weight requirements and to accommodate turning radius through the dedicated fire access route.

Most storage units will be accessed from the interior of the building through the loading area indicated on the site plan. An elevator will be provided at the loading area lobby for easy customer access to units located in upper floor of the facility and in the basement. A small portion of ground floor drive up units are proposed to meet customer demand on the ground floor.

The proposed building architecture will incorporate high quality materials consisting of primarily masonry, and architectural metal paneling, with varying massing, textures, and colors. These different components will be articulated in such a way to help break up the façade by providing a

1005 E Laurel Self Storage

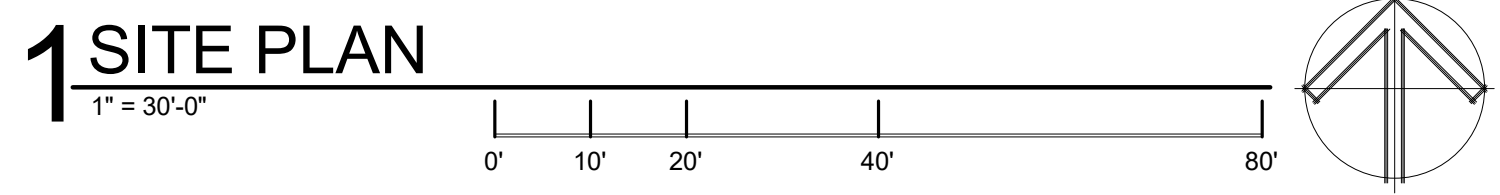
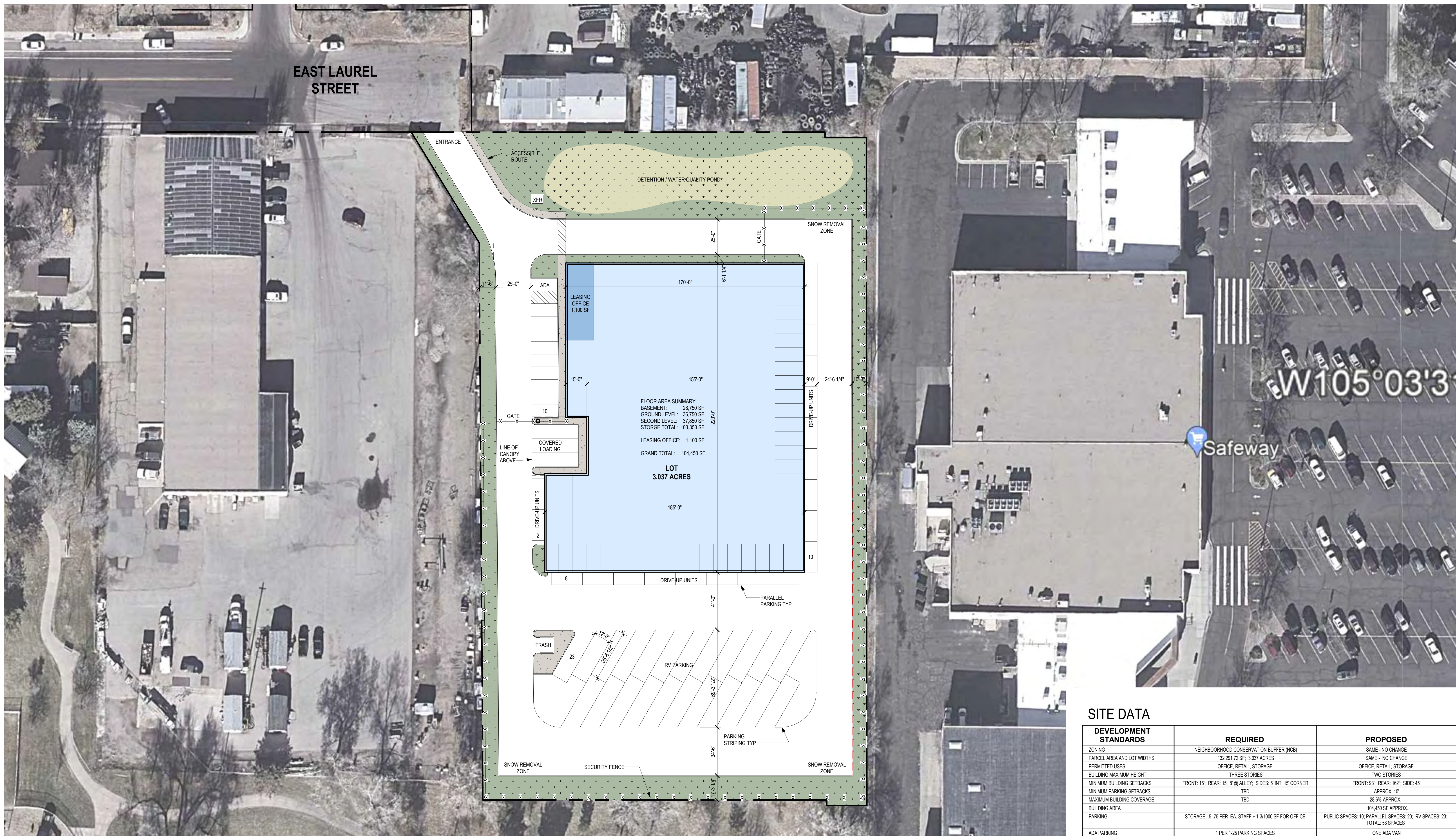
Ft. Collins, Colorado

retail/office aesthetic, as demonstrated in our architectural inspiration exhibit. The result is a visually appealing building, highly contrary to the traditional appearance self-storage facilities.

In closing, we look forward to hearing Staff's comments and discussing the project further at the Concept Review meeting.

Sincerely,

Mark Delgado, AIA
dcb Construction Company Inc.
909 E. 62nd Avenue
Denver, Colorado 80216



SITE DATA

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED
ZONING	NEIGHBORHOOD CONSERVATION BUFFER (NCB)	SAME - NO CHANGE
PARCEL AREA AND LOT WIDTHS	132,291.72 SF; 3.037 ACRES	SAME - NO CHANGE
PERMITTED USES	OFFICE, RETAIL, STORAGE	OFFICE, RETAIL, STORAGE
BUILDING MAXIMUM HEIGHT	THREE STORIES	TWO STORIES
MINIMUM BUILDING SETBACKS	FRONT: 15'; REAR: 15', 8' @ ALLEY; SIDES: 5' INT; 15' CORNER	FRONT: 93'; REAR: 162'; SIDE: 45'
MINIMUM PARKING SETBACKS	TBD	APPROX. 10'
MAXIMUM BUILDING COVERAGE	TBD	28.6% APPROX.
BUILDING AREA		104,450 SF APPROX.
PARKING	STORAGE: 5.75 PER EA. STAFF + 1-3/1000 SF FOR OFFICE	PUBLIC SPACES: 10; PARALLEL SPACES: 20; RV SPACES: 23; TOTAL: 63 SPACES
ADA PARKING	1 PER 1-25 PARKING SPACES	ONE ADA VAN
BICYCLE PARKING	4	4
LOADING ZONE		3 LOADING SPACES
LANDSCAPE SURFACE RATIO		23%

Owner Information:

Project No.: 21-262

Project Information:

Design-Build Contractor:

Sheet Number: SK-1



1005 E. LAUREL ST. STORAGE DEVELOPMENT

1005 E. Laurel, Fort Collins CO 80524

December 01, 2021



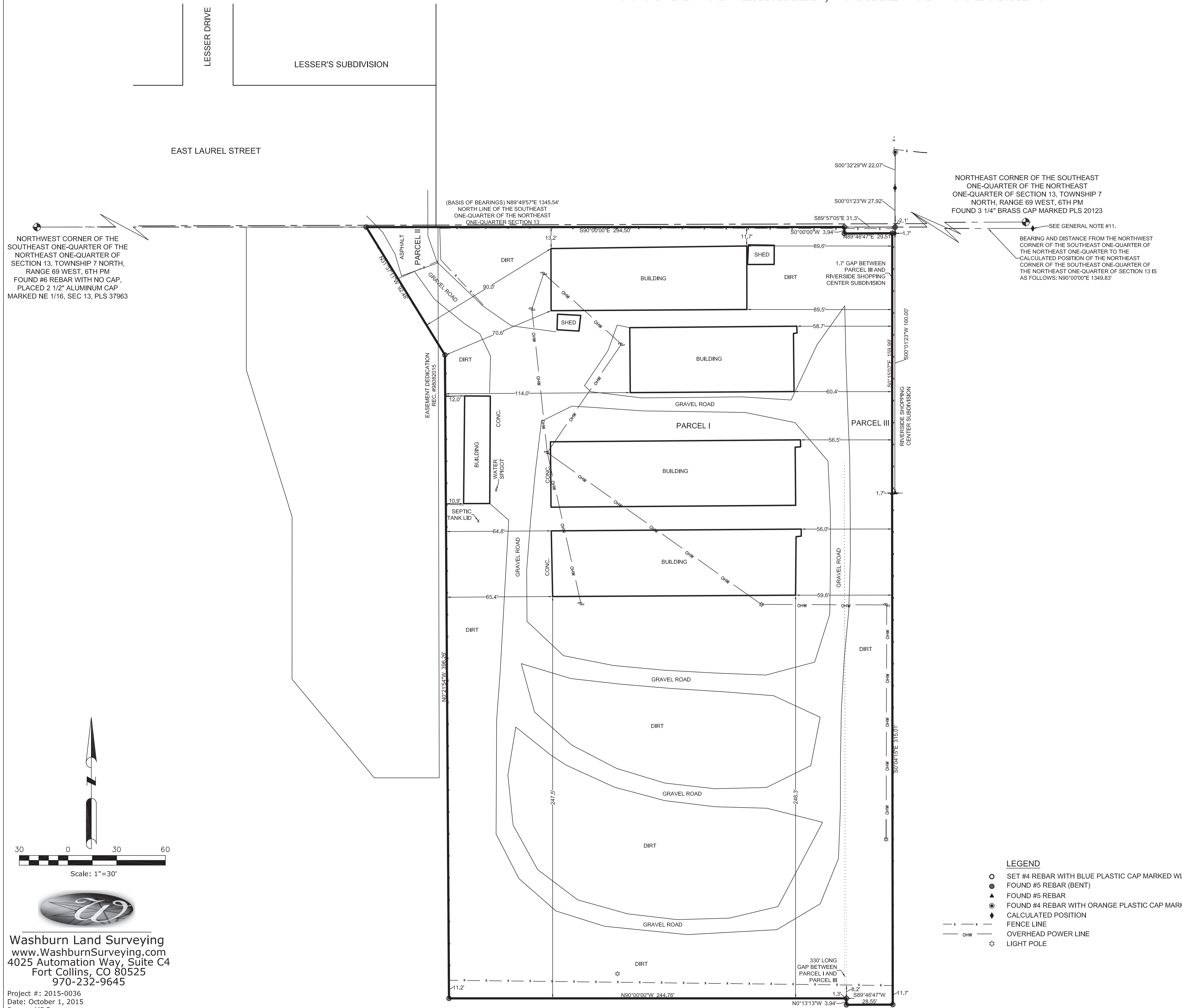
909 East 62nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax 303.287.3697 • www.dcb1.com



CHARACTER IMAGES

ALTA/ACSM LAND TITLE SURVEY

A TRACT OF LAND LOCATED IN SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



LEGAL DESCRIPTION:

PARCEL I:
A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS 674.3 FEET EAST AND 475 FEET SOUTH OF THE NW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.; THENCE NORTH 475 FEET; THENCE WEST 249.5 FEET TO THE EAST EDGE OF LESSER DRIVE; THENCE SOUTH 475 FEET; THENCE EAST 249.5 FEET TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION CONVEYED IN DEED RECORDED DECEMBER 24, 1998 AT RECEPTION NO. 98113211

PARCEL II:
A TRACT OF LAND SITUATE IN THE SE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH CONSIDERING THE NORTH LINE OF THE SE 1/4 OF SAID NE 1/4 AS BEARING EAST AND WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT WHICH BEARS EAST 424.80 FEET FROM THE NW CORNER OF THE SE 1/4 OF THE NE 1/4 AND RUN THENCE SOUTH 73.09 FEET; THENCE N 31° 37' 11" W, 85.83 FEET TO THE SAID NORTH LINE; THENCE EAST 45.00 FEET TO THE POINT OF BEGINNING.

PARCEL III:
A TRACT OF LAND SITUATE IN THE SE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH CONSIDERING THE EAST LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 13 AS BEARING EAST AND WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO AND WHICH BEGINS AT A POINT ON THE WEST LINE OF LOT "C", RIVERSIDE SHOPPING CENTER SUBDIVISION WHICH BEARS S 01° 06' 42" W, A DISTANCE OF 22.07 FEET AND AGAIN S 00° 35' 36" W, A DISTANCE OF 27.92 FEET AND AGAIN S 00° 35' 36" W, A DISTANCE OF 160.00 FEET AND AGAIN N 89° 27' 24" W, A DISTANCE OF 1.70 FEET FROM THE NW CORNER OF SAID LOT "C"; AND RUN THENCE ALONG THE WEST LINE OF SAID LOT "C" S 00° 29' 54" W, A DISTANCE OF 315.01 FEET; THENCE N 89° 39' 00" W, A DISTANCE OF 38.55 FEET; THENCE N 00° 21' 00" E, A DISTANCE OF 475.00 FEET; THENCE S 89° 39' 00" E, A DISTANCE OF 30.05 FEET; THENCE S 00° 35' 36" W, A DISTANCE OF 159.99 FEET TO THE POINT OF BEGINNING.

TITLE COMMITMENT NOTES:

- FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, WASHBURN LAND SURVEYING, LLC RELIED UPON TITLE COMMITMENT ORDER NUMBER FC225134255 BY LAND TITLE GUARANTEE COMPANY, DATED SEPTEMBER 1, 2015 AT 5:09 P.M. THE FOLLOWING COMMENTS ARE IN REGARDS TO THE ABOVE-REFERENCED TITLE COMMITMENT.
- SCHEDULE A**
WASHBURN LAND SURVEYING, LLC DID NOT ADDRESS THESE ITEMS.
- SCHEDULE B - SECTION I (REQUIREMENTS)**
WASHBURN LAND SURVEYING, LLC DID NOT ADDRESS THESE ITEMS.
- SCHEDULE B - SECTION II (EXCEPTIONS)**
- | ITEM | COMMENT |
|------|---|
| 1. | ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. |
| 2. | EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. |
| 3. | ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. |
| 4. | ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. |
| 5. | DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. |
| 6. | (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. |
| 7. | (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER. |
| 8. | EXISTING LEASES OR TENANCIES, IF ANY. |
| 9. | RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 05 1899, IN BOOK 32 AT PAGE 147. APPLIES TO SUBJECT PROPERTY, NOT SHOWN HEREON. SEE GENERAL NOTE 5. |
| 10. | WATER LINE AND RIGHTS OF INGRESS AND EGRESS AS SET FORTH IN DEED RECORDED FEBRUARY 27, 1999 IN BOOK 1087 AT PAGE 272. APPLIES TO SUBJECT PROPERTY, NO APPARENT SURFACE EVIDENCE OF A WATERLINE WAS OBSERVED ON SUBJECT PROPERTY. WE RECOMMEND AN UNDERGROUND UTILITY LOCATOR BE HIRED TO ENSURE THE LOCATION OF THE EASEMENT. |
| 11. | TERMS, CONDITIONS AND PROVISIONS OF EASEMENT DEDICATION RECORDED SEPTEMBER 22, 1998 AT RECEPTION NO. 98982015. APPLIES TO SUBJECT PROPERTY, SHOWN HEREON. |
| 12. | THE FINAL TITLE INSURANCE POLICY (POLICIES) SHALL NOT AND DOES NOT INSURE THE TITLE TO THOSE FIXTURES, STRUCTURES AND LIKE APPURTENANCES WHICH ARE NOT ASSESSED AND TAXED AS REAL PROPERTY BY THE COUNTY. NO EXAMINATION OF THE TITLE TO THE REFERENCED FIXTURES, STRUCTURES AND LIKE APPURTENANCES HAS BEEN MADE. NOT REVIEWED. |

GENERAL NOTES:

- DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- WASHBURN LAND SURVEYING, LLC, NOR THE SURVEYOR OF RECORD, HAVE THE EXPERTISE TO ADDRESS MINERAL RIGHTS. IT IS RECOMMENDED THAT INTERESTED PARTIES RETAIN AN EXPERT TO ADDRESS THESE MATTERS. WASHBURN LAND SURVEYING, LLC ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON SUBJECT PROPERTY.
- BURIED UTILITIES AND/OR PIPELINES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE ONLY.
- THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER SECTION 13, WHICH BEARS S 90°00'00" E. MONUMENTED AS SHOWN HEREON.
- THE LAST FIELD INSPECTION OF THIS SITE WAS ON SEPTEMBER 29, 2015.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- SUBJECT PROPERTY CONTAINS: 3.037 ACRES.
- ACCORDING TO HOUSKA SOUTH SUBDIVISION A SECOND MONUMENT, "12" REBAR IN MONUMENT BOX SET BY SACKETT AROUND 1950", EXISTED AT THE NORTH 1/16TH CORNER ON THE EAST LINE OF SECTION 13. THIS MONUMENT WAS NOT FOUND. VARIOUS SURVEYS APPEAR TO HAVE USED THE SACKETT MONUMENT INCLUDING HOUSKA MINOR SUBDIVISION AND HOUSKA SOUTH SUBDIVISION. THE SUBJECT PROPERTY MORE CLOSELY RELATES TO THE SACKETT MONUMENT. A LINE, EXTENDING FROM THE NORTHEAST 1/16TH CORNER TO THE CALCULATED POSITION OF THE SACKETT MONUMENT, WAS USED AS THE NORTH LINE OF SUBJECT PROPERTY.

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE WITH ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEAR AFTER THE DATE OF CERTIFICATION.

TO: LAND TITLE GUARANTEE COMPANY, D & N HOUSKA FAMILY LLC, A LIMITED LIABILITY COMPANY, THOMAS WEITKUNAT AND KAREN WEITKUNAT.

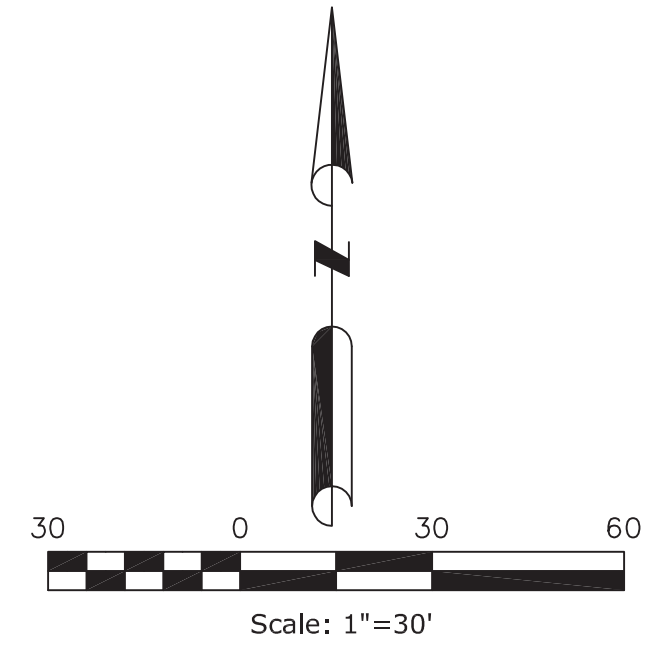
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 4, 8, AND 11.A. BASED UPON VISIBLE SURFACE EVIDENCE FROM TABLE A THEREOF. THE FIELD WORK WAS COMPLETED SEPTEMBER 29, 2015.



CHAD R. WASHBURN
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 37963 FOR AND ON BEHALF OF
WASHBURN LAND SURVEYING, LLC.
970.232.9645

LEGEND

- SET #4 REBAR WITH BLUE PLASTIC CAP MARKED WLS PLS 37963
- FOUND #5 REBAR (BENT)
- FOUND #5 REBAR
- FOUND #4 REBAR WITH ORANGE PLASTIC CAP MARKED LS 5028
- ◆ CALCULATED POSITION
- x — x — FENCE LINE
- OHW — OVERHEAD POWER LINE
- ☆ LIGHT POLE



Washburn Land Surveying
www.WashburnSurveying.com
4025 Automation Way, Suite C4
Fort Collins, CO 80525
970-232-9645

Project #: 2015-0036
Date: October 1, 2015
Drawn: MDG
Sheet 1 of 1

Building 1
East Side



South Side



West Side



North Side



Building 2
West Side



North Side



South Side



East Side



Building 3
West Side



North Side



East Side



South Side



Building 4
West Side



North Side



South Side



East Side

