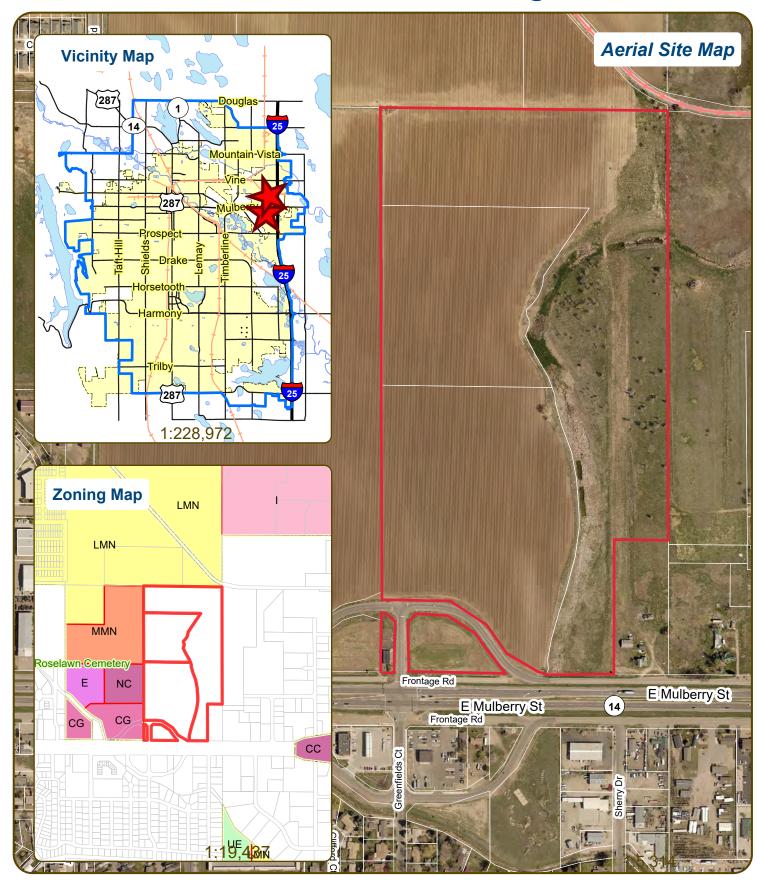
Conceptual Review Agenda

Schedule for 09/15/22

Meetings hosted via Zoom Web Conferencing

Thursday, September 15, 2022					
Time	Project Name	Applicant Info	Project Description		
11:15	PEAKVIEW ANNEXATION NO. 2	Troy W. Jones 970-416-7431 troy@architex.com	This is a request for annexation and zoning for 3384 East Mulberry St (parcel # 8709000005, 8709000043, 8709000044). Proposal to annex approximately 75.9 acres into the city of Fort Collins. The project will include the zoning of the property. The property is approximately 0.75 miles east of S Timberline Rd and directly north of E Mulberry St. The site is outside of city limits but falls within the City's Growth Management Area. The annexation proposal will be subject to City Council Review.	Planner: Kai Kleer	
				Engineer: Sophie Buckingham	
				DRC: Brandy Bethurem Harras	
	CDR220072				

PEAKVIEW ANNEXATION NO. 2 Annexation and Zoning



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHATABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.







Development Review Guide - STEP 2 of 8

CONCEPTUAL REVIEW: APPLICATION

General Information

change?

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	ne NumberEmail Address					
Site Address or Description (parcel # i	if no address)					
Description of Proposal (attach addition	onal 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 Webs If any structures are 50+ years old, good		ssessor/query/search.cfm of the structure are required for conceptual.				
Is your property in a Flood Plain? $\ \ \Box$	Yes □ No If yes, then at wha	at risk is it?				
Info available on FC Maps: http://gisweb.	.fcgov.com/redirect/default.aspx?l	layerTheme=Floodplains.				
Increase in Impervious Area (Approximate amount of additional buildi	ng, pavement, or etc. that will cov	S.F. ver existing bare ground to be added to the site)				
wetlands, large trees, wildlife, canals, irrig	unding land uses, proposed use(s) eas, water treatment/detention, dra gation ditches), utility line location), existing and proposed improvements ainage), existing natural features (water bodies, s (if known), photographs (helpful but not drain now? Will it change? If so, what will				

LEGAL DESCRIPTION: 9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 409.00 FEET, A CENTRAL ANGLE OF AND AN ARC LENGTH OF 1.09 FEET, TO A POINT OF TANGENT; PEAKVIEW ANNEXATION NO. 2 17'14'40" AND AN ARC LENGTH OF 123.10 FEET, TO A POINT OF COMPOUND CURVE; 15. N14°51'36"W A DISTANCE OF 47.62 FEET A PARCEL OF LAND LOCATED IN THE EAST HALF OF SOUTHWEST QUARTER OF SECTION 9 AND THE NORTHWEST 10. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 16. N14°51'36"W A DISTANCE OF 36.74 FEET QUARTER OF SECTION 16. BOTH IN TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF 15'18'19" AND AN ARC LENGTH OF 50.49 FEET, TO A POINT OF REVERSE CURVE; 17. N13°42'52"W A DISTANCE OF 50.01 FEE 11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 07'34'05" LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 18. N14°51'36"W A DISTANCE OF 50.10 FEET, TO A POINT OF NON-TANGENT CURVE; 19. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS \$75'31'34"W, HAVING A RADIUS OF 108.19 AND AN ARC LENGTH OF 3.83 FEET, TO A POINT OF TANGENT; TO THE CITY OF FORT COLLINS, LOCATED BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST OF SECTION 9, TOWNSHIP 7 12. S67°05'34"E A DISTANCE OF 29.69 FEET, TO A POINT OF CURVE; FEET, A CENTRAL ANGLE OF 10'37'19" AND AN ARC LENGTH OF 20.06 FEET, TO A POINT OF NON-TANGENT; NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 13. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 19.54'23" 20. N24°42'34"W A DISTANCE OF 43.84 FEET, TO A POINT OF CURVE; AND AN ARC LENGTH OF 6.95 FEET, TO A POINT OF COMPOUND CURVE; 21. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°47'15" 23503" AT THE WEST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END, SAID LINE 14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF AND AN ARC LENGTH OF 17.28 FEET, TO A POINT OF COMPOUND CURVE; IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9 BEING ASSUMED TO BEAR S89°11'21"E. 22. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,033.00 FEET, A CENTRAL ANGLE OF 12°12'50" AND AN ARC LENGTH OF 46.26 FEET, TO A POINT OF TANGENT; BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9: 15. S34°58'22"E A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE; 09'59'32" AND AN ARC LENGTH OF 180.15 FEET, TO A POINT OF COMPOUND CURVE; 16. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 23. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. 13°57'58" AND AN ARC LENGTH OF 68.98 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SOOMO'34"W A DISTANCE OF 09°33'20" AND AN ARC LENGTH OF 22.35 FEET, TO A POINT OF TANGENT; SAID EAST MULBERRY STREET AND A POINT OF NON-TANGENT; 1,978.18 FEET, TO THE NORTHEAST CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 97039686 IN 24. NO6°37'34"E A DISTANCE OF 78.77 FEET, TO A POINT OF CURVE; THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89"11'21"E A DISTANCE OF 161.98 FEET, TO A POINT OF 25. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°23'15" **COUNTY OF LARIMER, STATE OF COLORADO** THENCE ON THE NORTHERLY LINE OF SAID PROPERTY, N89"11'21"W A DISTANCE OF 250.00 FEET, TO THE NON-TANGENT CURVE: AND AN ARC LENGTH OF 18.51 FEET, TO A POINT OF TANGENT; 26. NOO"14'19"E A DISTANCE OF 102.11 FEET, TO A POINT OF CURVE; 27. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 09"54'53" NORTHWEST CORNER OF SAID PROPERTY: THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THIRTY-EIGHT (38) COURSES: 1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS NO6"19"53"E, HAVING A RADIUS OF 217.00 THENCE ON THE WESTERLY LINE OF SAID PROPERTY AND ITS EXTENSION, SOO 10'34"W A DISTANCE OF 870.01 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MULBERRY STREET; FEET, A CENTRAL ANGLE OF 48°41'45" AND AN ARC LENGTH OF 184.43 FEET, TO A POINT OF TANGENT; AND AN ARC LENGTH OF 20.07 FEET, TO A POINT OF TANGENT; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89"11'21"W A DISTANCE OF 1,076.30 FEET; N34°58'22"W A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE; 28. N09°40'35"W A DISTANCE OF 52.35 FEET, TO A POINT OF CURVE THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, NOO"14'19"E A DISTANCE OF 250.01 FEET, TO A 3. ON THE ARC OF A CURVE TO THE left, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 25°29'51 29. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST MULBERRY STREET AND AN ARC LENGTH OF 125.94 FEET, TO A POINT OF REVERSE CURVE; 09°54'53" AND AN ARC LENGTH OF 14.54 FEET, TO A POINT OF TANGENT; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89"11'21"E A DISTANCE OF 154.79 FEET, TO A POINT OF 4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 09°31'31" 30. NO0°14'19"E A DISTANCE OF 182.11 FEET, TO A POINT OF CURVE; AND AN ARC LENGTH OF 3.32 FEET, TO A POINT OF TANGENT; . ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF NON-TANGENT CURVE; THENCE DEPARTING SAID NORTHERLY RIGHT—OF—WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES: N50°56'41"W A DISTANCE OF 28.81 FEET, TO A POINT OF CURVE 06°41'42" AND AN ARC LENGTH OF 15.66 FEET, TO A POINT OF TANGENT; ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N61°24'47"E, HAVING A RADIUS OF 30.51 . ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 17°32'15" 32. NO6°56'01"E A DISTANCE OF 85.38 FEET, TO A POINT OF CURVE; FEET, A CENTRAL ANGLE OF 2812'43" AND AN ARC LENGTH OF 15.02 FEET, TO A POINT OF NON-TANGENT; AND AN ARC LENGTH OF 8.88 FEET, TO A POINT OF COMPOUND CURVE; 33. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°41'42" NO0"14'19"E A DISTANCE OF 11.14 FEET, TO A POINT OF CURVE; 7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 291.00 FEET, A CENTRAL ANGLE OF AND AN ARC LENGTH OF 19.40 FEET, TO A POINT OF TANGENT: ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 517.00 FEET, A CENTRAL ANGLE OF 05"14'12" 09°27'22" AND AN ARC LENGTH OF 48.03 FEET, TO A POINT OF COMPOUND CURVE; 34. NOO°14'19"E A DISTANCE OF 75.11 FEET, TO A POINT OF CURVE; AND AN ARC LENGTH OF 47.25 FEET, TO A POINT OF NON-TANGENT REVERSE CURVE; 8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 541.00 FEET, A CENTRAL ANGLE OF 05'46'51' 35. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 11"15'25" COLORADO HIGHWAY ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N85'08'49"E, HAVING A RADIUS OF 10.12 AND AN ARC LENGTH OF 54.58 FEET, TO A POINT OF REVERSE CURVE; AND AN ARC LENGTH OF 22.79 FEET, TO A POINT OF TANGENT; 9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 62°31'40" FEET, A CENTRAL ANGLE OF 38'04'04" AND AN ARC LENGTH OF 6.73 FEET, TO A POINT OF NON-TANGENT 36. N11°01'07"W A DISTANCE OF 41.76 FEET, TO A POINT OF CURVE; 37. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°15'25" AND AN ARC LENGTH OF 53.47 FEET, TO A POINT OF TANGENT; ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N6044'45"W, HAVING A RADIUS OF 10.00 AND AN ARC LENGTH OF 16.50 FEET, TO A POINT OF TANGENT; 10. N21°11'28"W A DISTANCE OF 91.99 FEET, TO A POINT OF CURVE FEET, A CENTRAL ANGLE OF 35°00'00" AND AN ARC LENGTH OF 6.11 FEET, TO A POINT OF TANGENT; 11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 01°22'20" 38. NOO"14'19"E A DISTANCE OF 827.07 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER VICINITY MAP AND AN ARC LENGTH OF 4.29 FEET. TO A POINT OF TANGENT: NO5°14'45"W A DISTANCE OF 94.32 FEET, TO A POINT OF CURVE; ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 50°07'19" THENCE ON SAID NORTH LINE. S88°55'11"E A DISTANCE OF 1.281.26 FEET, TO THE POINT OF BEGINNING. 12. N19'49'08"W A DISTANCE OF 108.53 FEET, TO A POINT OF CURVE; AND AN ARC LENGTH OF 69.11 FEET, TO A POINT OF COMPOUND CURVE; 13. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 129.00 FEET, A CENTRAL ANGLE OF CONTAINING A CALCULATED AREA OF 3,307,778 SQUARE FEET OR 75.9361 ACRES. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 08°04'32" AND AN ARC LENGTH OF 18.18 FEET, TO A POINT OF REVERSE CURVE; 43°02'58" AND AN ARC LENGTH OF 40.57 FEET, TO A POINT OF COMPOUND CURVE; 14. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 03°07'00" NO0°10'34"E 2635.18' E LINE, SW 1/4 COR, SEC. 9, T.7N, R.68W S 1/4 COR, SEC. 9, T.7N, R.68W, POINT OF BEGINNING RECOVERED 2.5" ALUMINUM CAP C 1/4 SEC. 9, T.7N, R.68W **APPROVED GENERAL NOTES:** ON 1" REBAR IN MONUMENT BOX RECOVERED 2" ALUMINUM CAP ON #6 REBAR STAMPED: PLS 22573 1998 STAMPED: PLS 25372 1996 THIS PLAT IS TO BE KNOWN AS PEAKVIEW ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO IS 1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC APPROVED AND ACCEPTED FOR ANNEXATION TO THE CITY OF FORTH COLLINS, COUNTY OF LARIMER, DOCUMENTS FILED IN THE RECORDS OF ADAMS COUNTY, COLORADO. STATE OF COLORADY, BY ORDINANCE NO. PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE CITY COUNCIL OF FORT COLLINS, COLORADO, HELD ON THE ______ OF UNPLA TTED ALL LINEAL UNITS DEPICTED ON THIS ANNEXATION MAP ARE U.S. SURVEY FEET. ONE METER 40' CITY OF GREELEY REC. NO. 97039686 EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF WATER LINE EASEMENT REC. NO. 20060067693 THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND CITY CLERK SURVEY PLAT **APPROVED AS TO FORM** NOTICE: PER C.R.S. 13-80-105, YOU MUST COMMENCE 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 S00'10'34"W 870.01 THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CITY ENGINEER LINE TABLE 30' BOXELDER SANITATION DISTRICT SANITARY SEWER EASEMENT -GRADING & DRAINAGE EASEMENT REC. NO. 20170013482 LINE | BEARING | DISTANCE REC. NO. 20170013483 L1 N00°14'19"E GRADING & DRAINAGE EASEMENT REC. NO. 20170013481 L2 N05°14'45"W _3 | S67°05'34"E | _4 S89°11'21"E 161.98' L5 | N50°56'41"W | 28.81' CURVE TABLE CURVE | DELTA | RADIUS | LENGTH | 28°12'43" | 30.51' | N06°19'53"E(R) | 5°14'12" | 517.00' | 47.25' SURVEYORS CERTIFICATE: 38°04'04" | 10.12' | 6.73' I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP HEREIN IS A CORRECT DELINEATION OF THE DESCRIBED PARCEL OF LAND AND THAT IT IS CONTIGUOUS TO | 35°00'00" | 10.00' THE CITY OF FORT COLLINS, COLORADO AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) (a) THAT ONE-SIXTH (1/6) OR MORE OF THE PERIMETER TO BE ANNEXED IS 50°07'19" | 79.00' CONTIGUOUS WITH THE ANNEXING MUNICIPALITY. 43°02'58" | 54.00' CONTIGUITY STATEMENT: | 17°14'40" | 409.00' | 123.10' • TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 9,724.30 FEET. • ONE-SIXTH OF TOTAL PERIMETER OF AREA = 1,620.72 FEET. 15°18'19" | 189.00' | • PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 5,299.79 FEET PERMANENT EASEMENT REC. NO. 20170047572 THE TOTAL CONTIGUOUS PERIMETER IS 54.50%, WHICH EXCEEDS THE ONE-SIXTH (1/6) AREA REQUIRED. | 7°34'05" | 29.00' 3.83' C10 | 19°54'23" | 20.00' | 6.95' | 12°12'50" | 217.00' | 46.26' 13°57'58" | 283.00' | 68.98' JARROD ADAMS, PROFESSIONAL LAND SURVEYOR COLORADO NO. 38252 48°41'45" | 217.00' | FOR AND ON BEHALF OF JR ENGINEERING, LLC 7200 S. ALTON WAY SUITE C400 | 25°29'51" | 283.00' | 125.94' CENTENNIAL CO, 80112 9°31'31" | 20.00' C16 | 17°32'15" | 29.00' | 8.88' N21°11'28"W 91.99' | 9°27'22" | 291.00' | 48.03' Δ=3*07'00" R=20.00'-C18 | 5°46'51" | 541.00' | 54.58' $\Delta = 1^{2}2'20''$ L=1.09' R=179.00'-C19 | 62°31'40" | 49.00' | 53.47 Δ=10°37'19" Δ=11°15'25" N14°51'36"W L=4.29' $\Delta = 6^{41}42^{\circ}$ Δ=9°54'53" R=116.00'-R=108.19'-Δ=9**°**33'20" 47.62 R=134.00'-R=116.00'-L=20.06' L=22.79' R=134.00'-L=15.66' GRADING. DRAINAGE & L=20.07' L=22.35' N14°51'36"W N24°42'34"W N06°56'01"E TEMPORARY ACCESS EASEMENT -N11°01'07"W N06°37'34"E 36.74 N09*40'35"W REC. NO. 20170013480 41.76' Δ=11°15'25" Δ=11°47'15" Δ=6°23'15" $\Delta = 6^{\circ}41'42''$ R=84.00'-∆=9**°**54'53" R=84.00'-20' UTILITY EASEMENT R=166.00' ^{_}R=129.00' R=166.00'-N13°42'52"W L=16.50' R=84.00'-REC. NO. 20170013484 L=17.28' L=18.51' L=19.40' L=14.54' N00°14'19"E N00°14'19"E √∆=9**°**59'32' ∕-R=1033.00° L=180.15 `S00°14'19"W 2641.37' W LINE, E 1/2, SW 1/4 COR, SEC. 9, T.7N, R.68W PEAKVIEW ANNEXATION NO. 2 _42' ACCESS EASEMENT SPRINGER FISHER ANNEXATION NW COR, E 1/2, SW 1/4, SEC. 9, T.7N, R.68W JOB NO. 39732.00 REC. NO. 20210022506 RECOVERED 2.5" ALUMINUM CAP ON #6 REBAR 6/28/2022 STAMPED: PLS 23503 2007 SHEET 1 OF 1

W. LINE, SW. 1/4 SEC. 9 T.7N, R.68W N00°18'08"E 2647.57'

ORIGINAL SCALE: 1" = 100

♠ = RECOVERED REBAR WITH ORANGE PLASTIC CAP, STAMPED: PLS 23503

= EXISTING CITY OF FORT COLLINS LIMITS

W 1/4 COR, SEC. 9, T.7N, R.68W

STAMPED: PLS 34995 2016

RECOVERED 3-1/4" ALUMINUM CAP ON #6 REBAR

Centennial 303-740-9393 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com

A Westrian Company

SW 1/4 COR, SEC. 9, T.7N, R.68W

IN MONUMENT BOX

STAMPED: PLS 34174 2015

RECOVERED 2.5" ALUMINUM CAP ON #6 REBAR _

GREENFIELDS

COURT

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SOUTHWEST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 16. BOTH IN TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 23503" AT THE WEST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END, SAID LINE BEING ASSUMED TO BEAR S89°11'21"E

SEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, S00"10'34"W A DISTANCE OF ,978.18 FEET, TO THE NORTHEAST CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 97039686 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER; THENCE ON THE NORTHERLY LINE OF SAID PROPERTY, N89"11'21"W A DISTANCE OF 250.00 FEET, TO THE NORTHWEST CORNER OF SAID PROPERTY:

THENCE ON THE WESTERLY LINE OF SAID PROPERTY AND ITS EXTENSION, S00°10'34"W A DISTANCE OF 870.01 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MULBERRY STREET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 1,076.30 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, NOO'14'19"E A DISTANCE OF 250.01 FEET, TO A

POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST MULBERRY STREET THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89'11'21"E A DISTANCE OF 154.79 FEET, TO A POINT OF THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES:

ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N61°24'47"E, HAVING A RADIUS OF 30.51 FEET, A CENTRAL ANGLE OF 2812'43" AND AN ARC LENGTH OF 15.02 FEET, TO A POINT OF NON-TANGENT; NOO"14'19"E A DISTANCE OF 11.14 FEET, TO A POINT OF CURVE;

ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 517.00 FEET, A CENTRAL ANGLE OF 05'14'12" AND AN ARC LENGTH OF 47.25 FEET, TO A POINT OF NON-TANGENT REVERSE CURVE; ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N85'08'49"E, HAVING A RADIUS OF 10.12 FEET, A CENTRAL ANGLE OF 38'04'04" AND AN ARC LENGTH OF 6.73 FEET, TO A POINT OF NON-TANGENT REVERSE CURVE:

ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N60"14'45"W, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 35"00"OO" AND AN ARC LENGTH OF 6.11 FEET, TO A POINT OF TANGENT; NO5"14'45"W A DISTANCE OF 94.32 FEET, TO A POINT OF CURVE

ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 50°07'19" AND AN ARC LENGTH OF 69.11 FEET, TO A POINT OF COMPOUND CURVE; ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF

9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 409.00 FEET, A CENTRAL ANGLE OF

10. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 15'18'19" AND AN ARC LENGTH OF 50.49 FEET, TO A POINT OF REVERSE CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 07'34'05"

1714'40" AND AN ARC LENGTH OF 123.10 FEET, TO A POINT OF COMPOUND CURVE;

AND AN ARC LENGTH OF 3.83 FEET, TO A POINT OF TANGENT;

12. S67°05'34"E A DISTANCE OF 29.69 FEET, TO A POINT OF CURVE; 13. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 19*54'23" AND AN ARC LENGTH OF 6.95 FEET, TO A POINT OF COMPOUND CURVE;

14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 12"12'50" AND AN ARC LENGTH OF 46.26 FEET, TO A POINT OF TANGENT; 15. S34'58'22"E A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE; 16. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF

13'57'58" AND AN ARC LENGTH OF 68.98 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST MULBERRY STREET AND A POINT OF NON-TANGENT; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89"11'21"E A DISTANCE OF 161.98 FEET, TO A POINT OF

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE. THE FOLLOWING THIRTY-EIGHT (38) COURSES: 1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS NO6"19'53"E, HAVING À RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 48*41'45" AND AN ARC LENGTH OF 184.43 FEET, TO A POINT OF TANGENT; N34°58'22"W A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;

ON THE ARC OF A CURVE TO THE left, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 25°29'51" AND AN ARC LENGTH OF 125.94 FEET, TO A POINT OF REVERSE CURVE; 4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 09°31'31" AND AN ARC LENGTH OF 3.32 FEET, TO A POINT OF TANGENT;

N50°56'41"W A DISTANCE OF 28.81 FEET, TO A POINT OF CURVE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 17'32'15" AND AN ARC LENGTH OF 8.88 FEET, TO A POINT OF COMPOUND CURVE;

ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 291.00 FEET, A CENTRAL ANGLE OF 09'27'22" AND AN ARC LENGTH OF 48.03 FEET, TO A POINT OF COMPOUND CURVE; 8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 541.00 FEET, A CENTRAL ANGLE OF 05'46'51"

AND AN ARC LENGTH OF 54.58 FEET, TO A POINT OF REVERSE CURVE; 9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 62°31'40" AND AN ARC LENGTH OF 53.47 FEET, TO A POINT OF TANGENT; 10. N21"11'28"W A DISTANCE OF 91.99 FEET, TO A POINT OF CURVE;

AND AN ARC LENGTH OF 1.09 FEET, TO A POINT OF TANGENT; PEAKVIEW ANNEXATION NO. 2 15. N14°51'36"W A DISTANCE OF 47.62 FEET; 16. N14°51'36"W A DISTANCE OF 36.74 FEET

> TO THE CITY OF FORT COLLINS, LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9 **TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO**



AND AN ARC LENGTH OF 16.50 FEET, TO A POINT OF TANGENT; 11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 01"22'20" 38. NOO"14'19"E A DISTANCE OF 827.07 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AND AN ARC LENGTH OF 4.29 FEET, TO A POINT OF TANGENT; OF SAID SECTION 9; THENCE ON SAID NORTH LINE, S88'55'11"E A DISTANCE OF 1,281.26 FEET, TO THE POINT OF BEGINNING. 12. N19'49'08"W A DISTANCE OF 108.53 FEET, TO A POINT OF CURVE 13. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 129.00 FEET, A CENTRAL ANGLE OF CONTAINING A CALCULATED AREA OF 3,307,778 SQUARE FEET OR 75.9361 ACRES. 08'04'32" AND AN ARC LENGTH OF 18.18 FEET, TO A POINT OF REVERSE CURVE; 43'02'58" AND AN ARC LENGTH OF 40.57 FEET, TO A POINT OF COMPOUND CURVE; 14. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 03"07"00" N00°10'34"E 2635.18' 1978.18 E LINE, SW 1/4 COR, SEC. 9, T.7N, R.68W S 1/4 COR, SEC. 9, T.7N, R.68W, RECOVERED 2.5" ALUMINUM CAP APPROVED **GENERAL NOTES:** ON 1" REBAR IN MONUMENT BOX RECOVERED 2" ALUMINUM CAP ON #6 REBAR STAMPED: PLS 22573 1998 STAMPED: PLS 25372 1996 THIS PLAT IS TO BE KNOWN AS PEAKVIEW ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO IS ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC APPROVED AND ACCEPTED FOR ANNEXATION TO THE CITY OF FORTH COLLINS, COUNTY OF LARIMER, DOCUMENTS FILED IN THE RECORDS OF ADAMS COUNTY, COLORADO. STATE OF COLORADY, BY ORDINANCE NO. . PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE CITY COUNCIL OF FORT COLLINS, COLORADO, HELD ON THE ______ OF UNPLATTED ALL LINEAL UNITS DEPICTED ON THIS ANNEXATION MAP ARE U.S. SURVEY FEET. ONE METER REC. NO. 97039686 40' CITY OF GREELEY EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF WATER LINE EASEMENT REC. NO. 20060067693 THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND CITY CLERK APPROVED AS TO FORM NOTICE: PER C.R.S. 13-80-105, YOU MUST COMMENCE 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 S00°10'34"W 870.01' THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CITY ENGINEER LINE TABLE 30' BOXELDER SANITATION DISTRICT SANITARY SEWER EASEMENT -GRADING & DRAINAGE EASEMENT REC. NO. 20170013482 LINE | BEARING | DISTANCE REC. NO. 20170013483 L1 N00'14'19"E GRADING & DRAINAGE EASEMENT REC. NO. 20170013481 L2 N05°14'45"W L3 S67°05'34"E 29.69 L4 | S89°11'21"E | 161.98' L5 | N50°56'41"W | 28.81' N06°19'53"E(R) SURVEYORS CERTIFICATE: STATUTES 1973, 31-12-104-(1) (a) THAT ONE-SIXTH (1/6) OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUITY STATEMENT: TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 9,724.30 FEET.
 ONE-SIXTH OF TOTAL PERIMETER OF AREA = 1,620.72 FEET. PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING PERMANENT EASEMENT STATI REC. NO. 20170047572 THE TOTAL CONTIGUOUS PERIMETER IS 54.50%, WHICH EX 7'34'05" | 29.00' | 3.83' MMN C10 19'54'23" 20.00' 6.95' C11 | 12°12'50" | 217.00' | 46.26' C15-C12 | 13°57′58" | 283.00' | 68.98' JARROD ADAMS, PROFESSIONAL LAND SURVEYOR C13 48'41'45" 217.00' 184.43' L5 FOR AND ON BEHALF OF JR ENGINEERING, LLC -C10 7200 S. ALTON WAY SUITE C400 C16 C14 | 25"29'51" | 283.00' | 125.94 CENTENNIAL CO, 80112 C17-C15 9°31'31" 20.00' 3.32' 70NF C16 | 17°32'15" | 29.00' | 8.88' N21°11'28"W 91.99 C17 9°27'22" 291.00' 48.03' R=20.00' Δ=1°22'20" R=179.00' C18 | 5°46'51" | 541.00' | 54.58' L=1.09' C19 62°31'40" 49.00' 53.47' Δ=10°37'19" N14°51'36"W L=4.29' Δ=6°41'42" ∆=9°54'53" R=108.19' R=116.00'-47.62' R=134.00'-R=116.00' L=20.06' L=22.79' R=134.00' L=15.66' L=20.07' GRADING, DRAINAGE & L=22.35' N14°51'36"W N24°42'34"W N06*56'01"E TEMPORARY ACCESS EASEMENT -N11°01'07"W 36.74 N06°37'34"E 43.84 N09'40'35"W REC. NO. 20170013480 85.38' Δ=6°23'15" 78.77' 41.76 ∆=11°15'25" 52.35 Δ=11°47'15" Δ=6°41'42" Δ=8°04'32". R=84.00' ∆=9°54'53" R=166.00' R=84.00' 20' UTILITY EASEMENT R=166.00' R=129.00' N13'42'52"W L=16.50' R=84.00'-REC. NO. 20170013484 L=17.28' L=18.51' **GREENFIELDS** L=19.40' L=14.54' COURT N00°14'19"E N14°51'36"W N00°14'19"E Δ=9°59'32" N0014'19"E 182.11' PERMANENT EASEMEN L=180.15' S00°14'19"W 2641.37' 100°14'19"E 250.01' W LINE, E 1/2, SW 1/4 COR, SEC. 9, T. 7N, R.68W PEAKVIEW ANNEXATION NO. 2 42' ACCESS EASEMENT SPRINGER FISHER ANNEXATION NW COR, E 1/2, SW 1/4, SEC. 9, T.7N, R.68W JOB NO. 39732.00 REC. NO. 20210022506 RECOVERED 2.5" ALUMINUM CAP ON #6 REBAR 6/28/2022 STAMPED: PLS 23503 2007 SHEET 1 OF 1 W. LINE, SW. 1/4 SEC. 9 T.7N, R.68W N00°18'08"E 2647.57' J·R ENGINEERING W 1/4 COR, SEC. 9, T.7N, R.68W SW 1/4 COR, SEC. 9, T.7N, R.68W RECOVERED 3-1/4" ALUMINUM CAP ON #6 REBAR

17. N13°42'52"W A DISTANCE OF 50.01 FEET;

18. N14'51'36"W A DISTANCE OF 50.10 FEET, TO A POINT OF NON-TANGENT CURVE;

AND AN ARC LENGTH OF 17.28 FEET, TO A POINT OF COMPOUND CURVE;

09'33'20" AND AN ARC LENGTH OF 22.35 FEET, TO A POINT OF TANGENT;

09'54'53" AND AN ARC LENGTH OF 14.54 FEET, TO A POINT OF TANGENT;

06'41'42" AND AN ARC LENGTH OF 15.66 FEET, TO A POINT OF TANGENT

24. NO6'37'34"E A DISTANCE OF 78.77 FEET, TO A POINT OF CURVE;

26. NOO"14'19"E A DISTANCE OF 102.11 FEET, TO A POINT OF CURVE

28. N09°40'35"W A DISTANCE OF 52.35 FEET, TO A POINT OF CURVE

32. NO6"56'01"E A DISTANCE OF 85.38 FEET, TO A POINT OF CURVE;

34. NOO'14'19"E A DISTANCE OF 75.11 FEET, TO A POINT OF CURVE

36. N11'01'07"W A DISTANCE OF 41.76 FEET, TO A POINT OF CURVE

AND AN ARC LENGTH OF 19.40 FEET, TO A POINT OF TANGENT;

AND AN ARC LENGTH OF 22.79 FEET, TO A POINT OF TANGENT;

AND AN ARC LENGTH OF 18.51 FEET, TO A POINT OF TANGENT;

AND AN ARC LENGTH OF 20.07 FEET, TO A POINT OF TANGENT;

09'59'32" AND AN ARC LENGTH OF 180.15 FEET, TO A POINT OF COMPOUND CURVE;

19. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S75°31'34"W, HAVING A RADIUS OF 108.19

22. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,033.00 FEET, A CENTRAL ANGLE OF

23. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF

29. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF

30. NOO"14'19"E A DISTANCE OF 182.11 FEET, TO A POINT OF CURVE;
31. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF

FEET, A CENTRAL ANGLE OF 10'37'19" AND AN ARC LENGTH OF 20.06 FEET, TO A POINT OF NON-TANGENT; 20. N24'42'34"W A DISTANCE OF 43.84 FEET, TO A POINT OF CURVE;
21. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11'47'15"

25. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°23'15"

27. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 09'54'53"

33. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°41'42"

35. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 1115'25"

37. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11"15'25"

STAMPED: PLS 34995 2016

♠ = RECOVERED REBAR WITH ORANGE PLASTIC CAP. STAMPED: PLS 23503

= EXISTING CITY OF FORT COLLINS LIMITS

ORIGINAL SCALE: 1" = 100

RECOVERED 2.5" ALUMINUM CAP ON #6 REBAR _ IN MONUMENT BOX STAMPED: PLS 34174 2015

A Westrian Company

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