

# FARRO SECOND ADDITION

## A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

**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 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 40.00 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 482.73 feet;  
 THENCE departing said East line, North 85° 51' 09" East a distance of 10.02 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.

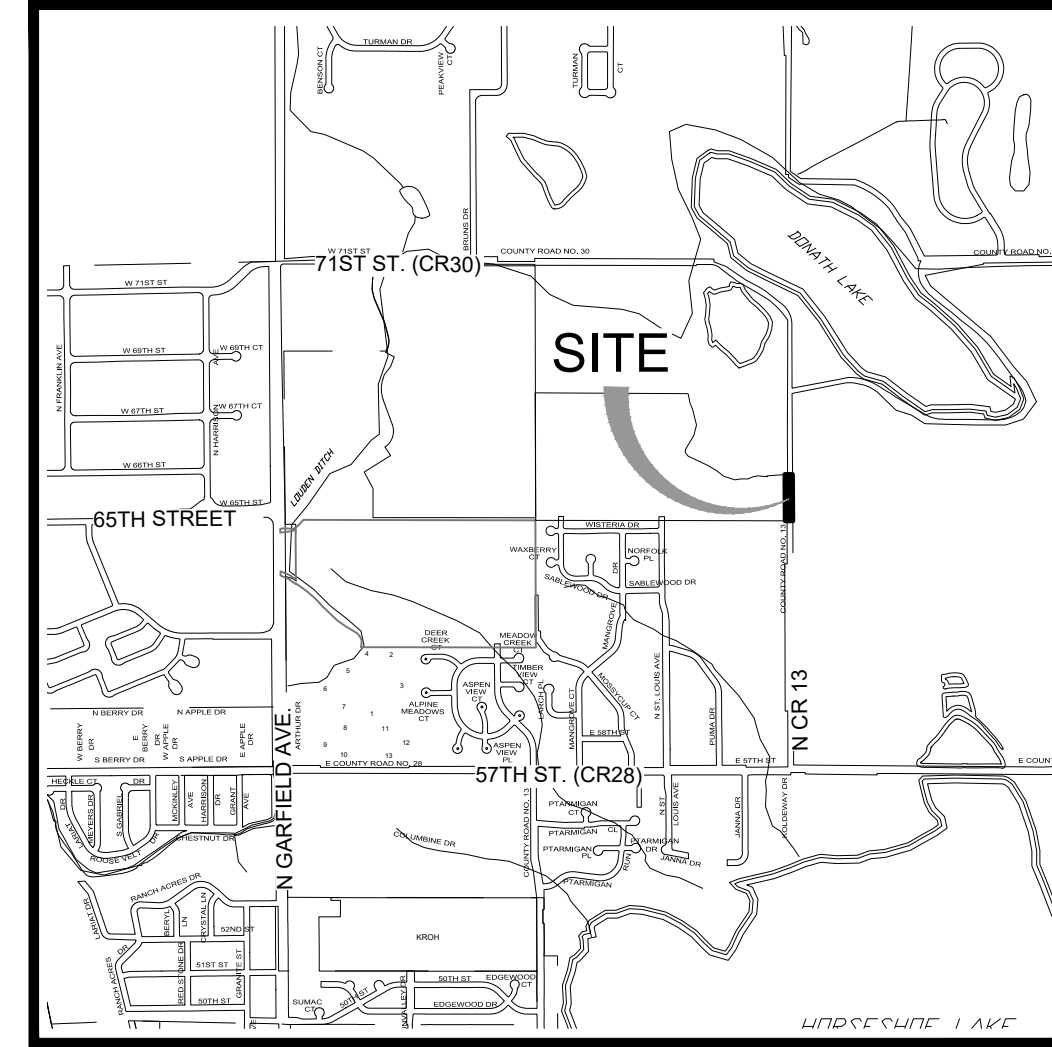
Said described tract of land contains 38,675 square feet or 0.89 acres, more or less and may be subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

**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



**VICINITY MAP**  
 1" = 2000'

**FARRO SECOND ADDITION**  
 TOTAL PERIMETER..... 1126.24'  
 CONTIGUOUS BOUNDARY..... 482.73'  
 MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED..... 187.71'

INDICATES PRESENT CONTIGUOUS CITY BOUNDARY LINE  
 INDICATES PROPOSED ANNEXATION BOUNDARY LINE

**SURVEYOR'S NOTES:**

1. Basis of Bearing is the North line of the Southwest Quarter of Section 25 as bearing South 89°53'26" East (an assumed bearing), and monumented at the West Quarter of said Section 25 with a 3 1/4" aluminum cap on a #6 rebar (stamped as shown), and the Center Quarter of said Section 25 with a 3 1/4" aluminum cap on a #6 rebar (stamped as shown).
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, Northern Engineering 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. It should be construed as a boundary survey.

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

For and on Behalf of Northern Engineering Services  
 Robert C. Tessely  
 Colorado Registered Professional Land Surveyor #38670

**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 N  
 RANGE: 69 W of the 6th PM

**NORTHERN ENGINEERING**  
 970.221.4188  
 nortneng@nortneng.com

DATE: 07/21/23  
 SCALE: N/A  
 PROJECT: 1204-007  
 CLIENT: Post Modern Development  
 DRAWN BY: T. Kish  
 REVIEWED BY: R. Tessely

**FARRO SECOND ADDITION**  
**PART OF THE NE QUARTER OF S25-T6N-R69W**  
**AND THE NW QUARTER OF S30-T6N-R69W**  
**COUNTY OF LARIMER, STATE OF COLORADO**

Sheet  
**1**  
 Of 2 Sheets

DRAWING FILENAME: S:\Survey\2023\1204-007\Draw\Annexation\1204-007 Farro Annexation.dwg LAYOUT NAME: Sheet 1 DATE: Jul 21, 2023 - 3:18pm CAD OPERATOR: tkash  
 1 OF 2 SHEETS

# FARRO SECOND ADDITION

## A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

OWNER: BOOMER RANCH LLC  
PARCEL B, AMENDED OF MELIN  
EXEMPTION AMND PLAT AND WALDEN  
WEST 7 WEEKS BLA NO.  
REC. NO. 20120035226  
(UNINCORPORATED LARIMER  
COUNTY)

OWNER: WALDEN WEST LLP  
NEMETH CLIFFORD J  
Lot 2, WALDEN WEST MINOR  
LAND DIVISION 21-LAND4162  
REC. NO. 20210088041  
(UNINCORPORATED LARIMER  
COUNTY)

OWNER: BURKE ROBERT W  
Lot 1, WACKER MRD S-71-90  
REC. NO. 1990060352  
(UNINCORPORATED LARIMER COUNTY)

OWNER: WATERHOUSE  
MARTINA J  
Lot 2-A, AND LOTS 2 & 3,  
WACKER MRD S-71-90  
REC. NO. 19940051042  
(UNINCORPORATED LARIMER  
COUNTY)

OWNER: NELSON JOHN H  
WATERHOUSE-NELSON  
MARTINA J  
Lot 2-A, AND LOTS 2 & 3,  
WACKER MRD S-71-90  
REC. NO. 19940051042  
(UNINCORPORATED LARIMER  
COUNTY)

OWNER: MACK REAL ESTATE LLC  
REC. NO. 20210017292  
Lot 4, WACKER MRD S-71-90  
REC. NO. 1990060352  
(UNINCORPORATED LARIMER  
COUNTY)

OWNER: BARROW JOHN  
PILINDA S  
REC. NO. 970183309  
(UNINCORPORATED  
LARIMER COUNTY)

OWNER: JENSEN ROGER A/SUSAN M  
REC. NO. 20120079246  
(UNINCORPORATED LARIMER COUNTY)

OWNER: MALVEY  
MICHAEL  
SIMICHELE M  
REC. NO.  
20210113322  
(UNINCORPORATED  
LARIMER COUNTY)

FOUND 3.25" ALUMINUM  
CAP ON #6 REBAR

FOUND 3.25" ALUMINUM CAP  
IN MONUMENT BOX

OWNER: THOMPSON R2J  
SCHOOL DISTRICT  
REC. NO. 20060052408  
(UNINCORPORATED  
LARIMER COUNTY)

SUGAR CREEK THIRD ADDITION  
REC. NO. \_\_\_\_\_

W LINE NE 1/4 S25-T6N-R69W  
BASIS OF BEARINGS  
S00°09'57"E 993.13'

ROAD RIGHT-OF-WAY AGREEMENT  
REC. NO. 20050010818

80' DEDICATION TO THE  
CITY OF LOVELAND  
REC. NO. 20090019494

25' WIDE UTILITY EASEMENT  
BK 2274 PG2141

25' PEDESTRIAN  
EASEMENT RECEPTION  
NO. 20080012025

50' CITY OF LOVELAND  
TRANSMISSION LINE  
EASEMENT PER BOOK  
2041 AT PAGE 590

80' ADDITIONAL RIGHT OF WAY  
PER REC. NO. \_\_\_\_\_

10' ADDITIONAL RIGHT OF WAY  
PER REC. NO. \_\_\_\_\_

70' EXISTING RIGHT OF WAY  
PER WACKER MRD S-71-90  
REC. NO. 1990060352  
AND DEED OF DEDICATION  
REC. NO. 20160056115

30' EXISTING RIGHT OF WAY PER  
WACKER MRD S-71-90  
REC. NO. 1990060352

LARIMER COUNTY ZONING  
DISTRICT: RR2  
AREA TO BE ANNEXED  
38,675 +/- SQUARE FEET OR  
0.89 ACRES +/-

20' RESERVED RIGHT OF WAY PER  
WACKER MRD S-71-90  
REC. NO. 1990060352

NORTH COUNTY ROAD 13  
S00°20'30"E 483.48'

N00°20'30"W 482.73'

N89°53'21"E 70.00'

N89°53'11"W 40.00'

N89°53'11"W 40.00'

POINT OF BEGINNING  
FOUND 2" ALUMINUM CAP  
IN MONUMENT BOX

OWNER: SITZMAN  
INVESTMENTS LP REC.  
NO. 20050022854  
(UNINCORPORATED  
LARIMER COUNTY)  
TRACT 1 PER REC. NO.  
20030083328

LOT 2  
LOT 1  
LOT 3  
BLOCK 4

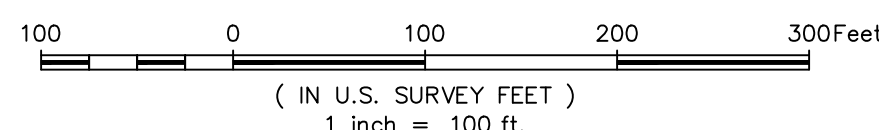
SABLEWOOD DR.

HORSESHOE VIEW ESTATES NORTH 2ND FILING  
MULTIPLE OWNERS  
(UNINCORPORATED LARIMER COUNTY)

LOT 11  
LOT 10  
LOT 9  
LOT 8  
LOT 7  
LOT 6  
LOT 5  
LOT 4  
LOT 3  
LOT 2  
LOT 1  
BLOCK 2

ST. LOUIS AVE.

FOUND 2.5" ALUMINUM CAP  
ON #6 REBAR



**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

**DRAFT**  
07-21-23  
PRELIMINARY - NOT FOR CONSTRUCTION,  
RECORDING PURPOSES OR IMPLEMENTATION  
**PRELIMINARY**  
For and on behalf of Northern Engineering Services, Inc.  
Robert C. Tessler  
Colorado Professional Land Surveyor Registration No. 38470

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SECTION: 25  
TOWNSHIP: 6 N  
RANGE: 69 W of the 6th PM

**NORTHERN ENGINEERING**

FOR COLLING 303 North Howes Street, Suite 100, 80521  
PROJETS@NORTHERNENGINEERING.COM

DATE: 07/21/23  
SCALE: 1"=100'  
REVIEWED BY: R. Tessler  
DRAWN BY: T. KISH

PROJECT: 1204-007  
CLIENT: Post-Modern Development  
AND DEED OF DEDICATION

FARRO SECOND ADDITION  
PART OF THE NE QUARTER OF S25-T6N-R69W  
AND THE NW QUARTER OF S30-T6N-R69W  
COUNTY OF LARIMER, STATE OF COLORADO

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**2**  
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