Conceptual Review Agenda

Schedule for 05/13/21

Meetings hosted via Zoom Web Conferencing

Thursday, May 13, 2021

Time	Project Name	Applicant Info	Project Description	
11:15	111-117 Cameron Dr Office & Small Custom Industry	Lee Martin 970-218-0312 lee@plandesignwy.com	This is a request to develop two structures for Office and Small Custom Industry uses at 111 and 117 Cameron Dr (parcel #9602407005; 9602407014). These structures will function as the new headquarters for Gordo Roofing	Planner: Jason Holland Engineer: Dave Betley DRC: Brandy Bethurem Harras
	CDR210038		Company. The proposed building at 111 Cameron Dr will be approximately 6,500 sf and 3-stories tall. The building located at 117 Cameron Dr will be approximately 16,000 sf and 2-stories tall. The larger structure will include the workshop space for the company, and the second floor will include a recreation area for use by the employees. Access is taken from Cameron Dr for both properties. The sites are within the General Commercial (CG) zone district and would be subject to Administrative (Type 1) Review.	

111-117 Cameron Dr Office & Recreation



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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. <u>Complete applications and sketch</u> <u>plans</u> 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 <u>currentplanning@fcgov.com</u>. 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 addi	tional 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 Well If any structures are 50+ years old, goo		<u>ssessor/query/search.cfm</u> of the structure are required for conceptual.
Is your property in a Flood Plain?	□ Yes □ No If yes, then at what	at risk is it?
Info available on FC Maps: http://giswe	ab.fcgov.com/redirect/default.aspx?l	ayerTheme=Floodplains.
Increase in Impervious Area (Approximate amount of additional buil	lding, pavement, or etc. that will cov	S.F. er existing bare ground to be added to the site)
wetlands, large trees, wildlife, canals, in	ounding land uses, proposed use(s) areas, water treatment/detention, dra rrigation 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

change?



307.222.2438 | 1102 W. 19th St. | Cheyenne, WY 82001

15 April 2021

Caryn Champine, Director Planning, Development, and Transportation City of Fort Collins 281 N. College Ave. Fort Collins, CO 80524

RE: Gordo Investments Properties (Lot 14-B and Lot 5, Cameron Park 2nd) Conceptual Review Meeting Request

Director Champine:

Please schedule the properties listed above for a Conceptual Review Meeting.

The owner of the two lots recently acquired them to construct one building on each to be the headquarters and operations of Gordo Roofing. Lot 14-B is planned to be a twostory office building plus a basement, at about 6,500 SF floor area in total. Lot 5 will include a small gymnasium above a shop to support the roofing business, at about 16,000 SF floor area. The gymnasium is for the use of employees at the facility. Both buildings will entail walk-out construction. The architect's concept plan (attached) illustrates general intent and approach to access on the sloping property on both lots. The vicinity map below indicates the relationship of the two lots to each other and the area.



PALMA Land Planning Conceptual Review Meeting Request Gordo Investment Properties I've been asked to prepare development plan application(s) to support this investment, and will be working closely with Megin Rux of MBX Architecture as we develop site designs and construction documents. If possible, we'd like to see the two sites move forward concurrently: each building depends on the other as a campus. We would like to discuss the City's review and approval process, timing, and requirements specific to the above properties and land uses before we go too much further. Of particular interest in the immediate short term will be setback requirements for the proposed uses on these lots, including the way in which these will be interpreted from the waterway west of the properties and natural habitat boundary.

A civil engineering consultant has not yet been identified, pending the outcome of the conceptual review meeting. I have not researched existing utilities in the area, and assume that water and sewer are in adjacent public rights of way. Please advise as to their size, available capacity, etc., and provide (or direct me to) any as-built drawings for the area that are available. We also ask that the most current drainage plans for the area be provided to ensure compliance with their assumptions.

Access to the 117 Cameron Drive property will be via Cameron Drive. The shop is proposed on the ground floor, with the gymnasium above. Parking will be on the same level as the gymnasium, with shop access via a separate entry.

The upper levels of the 111 Coronado property will be accessed via the existing parking lot on the east side of the property that appears to serve multiple lots already. The lower level will have sidewalk access to Cameron Drive.

Recent boundary and topographic information is also included for reference. Please let me know if you have any questions, and I will look forward to hearing from you.

Regards,

Lee Martin, RLA Principal | Palma Land Planning, LLC (970) 218 – 0312 mobile

- Att: Architect's Concept Plan Boundary & Topographic Survey
- Cc: Megin Rux, MBX Architecture Herbie Gordo, Owner







SECOND FLOOR 03.17.21 GORDO INVESTMENTS The Second Floor 1607 Capitol Ave. Cheyenne WY & 405 S 38th St. Boulder CO Megin@MBXArchitecture.com Megin@MBX Architecture.com 307.399.7502 MBX





THIRD FLOOR 03.17.21 The Second Floor 1607 Capitol Ave. Cheyenne WY

& 405 S 38th St. Boulder CO Megin@MBXArchitecture.com



GORDO INVESTMENTS Megin@MBX Architecture.com 307.399.7502 Architecture Cture



HEADQUARTERS 03.18.21 GORDO INVESTMENTS

The Second Floor 1607 Capitol Ave. Cheyenne WY & 405 S 38th St. Boulder CO Megin@MBXArchitecture.com



INVESTMENTS Megin@MBX Architecture.com 307.399.7502



GORDO INVESTMENTS Megin@MBX Architecture.com 307.399.7502 Architecture SHOP & GYM 03.18.21 The Second Floor 1607 Capitol Ave. Cheyenne WY & 405 S 38th St. Boulder CO Megin@MBXArchitecture.com





LOT 5, CAMERON PARK, SECOND FILING, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO NOTE: The Property Description For The Subject Property (Lot 5), as shown above, is the same as that identified in the Commitment For Title Insurance as prepared by Stewart Title Guaranty Company (File No. 28559CEW, Effective Date of October 7, 2020). The aforesaid Commitment For Title Insurance was provided to Intermill Land Surveying, Inc. by the client for the preparation of this survey.

LOT 14-B

A PART OF LOT 14, CAMERON PARK SECOND FILING, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH BEGINS AT A POINT ON THE WESTERLY LINE OF SAID LOT 14 WHICH BEARS S17 DEGREES 32'40"E 117.26 FEET FROM TIE NW CORNER OF SAID LOT 14 AND RUN THENCE S17 DEGREES 32'40"E. 77.98 FEET TO THE SW CORNER OF SAID LOT 14: THENCE ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 92.79 FEET, THE LONG CHORD OF WHICH BEARS N72 DEGREES 58'03" E, 92.00 FEET TO THE SE CORNER OF SAID LOT 14; THENCE NOO DEGREES 48'20"E. 111.71 FEET TO A POINT ON THE RIGHT OF WAY LINE OF CORONADO COURT: THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 9.56 FEET, THE LONG CHORD OF WHICH BEARS N39 DEGREES 17' 34"W. 9.54 FEET: THENCE S56 DEGREES 10'56"W 128.79 FEET TO THE POINT OF BEGINNING.

COUNTY OF LARIMER, STATE OF COLORADO.

Land Surveying, Inc. by the client for the preparation of this survey.

A PART OF LOT 14, CAMERON PARK SECOND FILING, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH BEGINS AT A POINT ON THE WESTERLY LINE OF SAID LOT 14 WHICH BEARS S17 DEGREES 32' 40"E 117.26 FEET FROM THE NW CORNER OF SAID LOT 14 AND RUN THENCE S17 DEGREES 32'40"E 77.98 FEET TO THE SW CORNER OF SAID LOT 14: THENCE ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 92.79 FEET. THE LONG CHORD OF WHICH BEARS N72 DEGREES 58'03"E 92.00 FEET TO THE SE CORNER OF SAID LOT 14; THENCE N 00 DEGREES 48'20" E, 111.71 FEET TO A POINT ON THE RIGHT OF WAY LINE OF CORONADO COURT; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 9.56 FEET, THE LONG CHORD OF WHICH BEARS N39 DEGREES 17' 34"W 9.54 FEET; THENCE S56 DEGREES 10' 56"W 128.79 FEET TO THE POINT OF BEGINNING.

COUNTY OF LARIMER, STATE OF COLORADO.

TOGETHER WITH any and all of Grantor's interest in and to the Grant of Easement and Agreement, recorded December 19, 2005, at Reception No. 2005-0108076 in the Larimer County records. It is Grantor's intent that said Easement be permanently vacated.

IMPROVEMENT SURVEY PLAT CERTIFICATE:

I, Steven John Stencel, a duly Registered Professional Land Surveyor in the State of Colorado, do hereby certify that a survey of the above described premises was conducted by me or under my direct supervision; and that the attached Improvement Survey Plat shows that all improvements are accurately shown hereon; and that the boundaries of the subject property are accurately shown; and that there are no encroachments of improvements, if any, onto adjoining property or any easement or right-of-way and no encroachment from adjoining property onto the subject property, unless shown otherwise; and that the boundary corners have been found or set, as shown; and that this Improvement Survey Plat is an accurate delineation of said survey; and that all information shown hereon is true and correct to the best of my knowledge.

Date Of Completion Of Field Work For This Survey: March ___, 2021. PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.

1301 North Cleveland Avenue Loveland, Colorado 80537

P: (970) 669-0516

Steven John Stencel Colorado PLS No. 30462

Date: _____

EASEMENT DESCRIPTION LEGEND ESMT A: Indicates 8' Utility Easement Per the Final Plat of CAMERON PARK SECOND FILING, City of Fort Collins, County of Larimer, State of Colorado per Book 2113-Page 1611 (Instrument No. 410291). ESMT B: Indicates 5' Non-Exclusive Temporary Construction

Easement per Reception No. 20050000935. **ESMT C**: Indicates 20' Poudre Valley Rural Electric

Association (PVREA) Right-of-Way Easement per Book 2125-Page 972 (Reception No. 421155)

ESMT D: Indicates 9' Utility Easement Per the Final Plat of REDTAIL, City of Fort Collins, County of Larimer, State of Colorado per Reception No. 20060060078.

CAMERON DRIVE DEDICATED TO THE PUBLIC WITH THE FOLLOWING FINAL PLATS:

Final Plat of CAMERON PARK FIRST FILING, County of Larimer, State of Colorado as filed for record April 21, 1978 in the real property records of the Office of the Clerk and Recorder of Larimer County in Book 1851 at Page 253 (Instrument No. 245344).

Final Plat of CAMERON PARK SECOND FILING, County of Larimer, State of Colorado as filed for record May 5, 1981 in the real property records of the Office of the Clerk and Recorder of Larimer County in Book 2113 at Page 1611 (Instrument No. 410291).

CORONADO COURT DEDICATED TO THE PUBLIC WITH THE FOLLOWING FINAL PLAT:

Final Plat of CAMERON PARK SECOND FILING, County of Larimer, State of Colorado as filed for record May 5, 1981 in the real property records of the Office of the Clerk and Recorder of Larimer County in Book 2113 at Page 1611 (Instrument No. 410291).

ABBREVIATION LEGEND					
N: North S: South E: East W: West	L: Line C: Curve RB: Radial Bearing Esmt.: Easement				
NW: Northwest SW: Southwest SE: Southeast SW: Southwest	NTS: Not To Scale Fx.: Fence STN-RW: Section-Township-Range				
Meas.: Measured Rec.: Record Calc.: Calculated PR: Pro-Rated	Gov't: Government U.S.: United States BLM: Bureau of Land Management GLO: General Land Office I.D.: Identification				
KM: Kilometer					
FD.: Found Dia.: Diameter O.D.: Outside Diameter I.D.: Inside Diameter (When defining Monuments)	 ½: One-Quarter AP: Angle Point ±: Plus or Minus ROW: Right-Of-Way No.: Number (When defining Parcel Identification) 				
MONUMENTATION LEGEND					
ET: Indicates Set No. 4 rebar (16" long) with 1"± dia. red plastic cap marked LS 30462.					
D.: Indicates Found No. 4 rebar (length unknown) with 1"± dia. red plastic cap marked KSI-LS 34995.					

FD. A: Indicates Found No. 4 rebar (length unknown), No cap or markings. Found No. 4 rebar lies S21'49'15"E 0.78' from the SE Corner of the subject property. Did not accept or use position of Found No. 4 rebar to establish the boundary of the subject property.

D. B: Indicates Found No. 4 rebar (length unknown), No cap or markings.



EXCEPTING THEREFROM THAT PARCEL OF LAND CONVEYED TO LAGUNITAS REDTAIL INC., A COLORADO CORPORATION IN DEEDS RECORDED FEBRUARY 10, 2005 AT RECEPTION NO. 2005011209 AND JUNE 30, 2006 AT RECEPTION NO. 20060049006 RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER,

NOTE: The Property Description For The Subject Property (Lot 14-B), as shown above, is the same as that identified in the Commitment For Title Insurance as prepared by Westcor Land Title Insurance Company (File No. 38717CEW, Effective Date of October 14, 2020). The aforesaid Commitment For Title Insurance was provided to Intermill

DESCRIPTION OF PROPERTY TO BE TRANSFERRED BY FUTURE QUIT CLAIM DEED (FUTURE QUIT CLAIM DEED PROVIDED TO INTERMILL LAND SURVEYING, INC. BY THE CLIENT):



REFER TO SHEET 2 OF 2 FOR GENERAL NOTES & TOPOGRAPHIC SURVEY

FOR INFORMATION ONLY:

A previous Subdivision Development Application was reviewed by the City of Fort Collins for Lot 5, Cameron Park Second Filing in 2016. The following conditions were requested during the previous Subdivision Development Application review. It is unknown by the surveyor of ecord for this survey whether the following notes apply to Lot 5, Cameron Park Second Filing.

No development to occur within a 50-foot natural habitat buffer setback of the wetlands, aquatic areas, riparian forest, and native grassland features on or adjacent to this subdivision unless otherwise approved by the City Environmental Planner. The 50-foot setback is intended to be maintained in a natural landscape aesthetic with native vegetation or landscaping. Refer to Land Use Code Section 3.4.1 for allowable uses within the natural habitat buffer setbacks. Within the natural habitat buffer setbacks, the City has the ability to determine if the existing uses and landscaping are incompatible with the purposes of the setback."

Further Development for the lots contained within this Subdivision will require additional review process or processes by the City of Fort Collins, Colorado.



BASIS OF BEARINGS STATEMENT: Basis of Bearings for this survey are based on the record bearing of South 62°45' 00" West 216.15' (Meas.) on the Southeasterly line of Lot 5, CAMERON PARK, SECOND FILING, City of Fort Collins, County of Larimer, State of Colorado. Record bearing derived from said Final Plat of CAMERON PARK SECOND FILING according to the Final Plat thereof as filed for record May 5, 1981 in the real property records of the Office of the Clerk and Recorder of Larimer County in Book 2113 at Page 1611. Note: Monumentation of said line as shown on Map.

According to Colorado law 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 than ten years from the date of the certification shown hereon.



CLIENT: GORDO INVESTMENTS, LLC IMPROVEMENT SURVEY PLAT LOTS 5 & 14, CAMERON PARK SECOND FILING, FORT COLLINS, CO.





1. This Improvement Survey Plat was prepared with the benefit of a Commitment(s) For Title Insurance. No further easement and/or right of way research, other than may shown on this Map, was requested by the client or performed by Intermill Land Surveying, Inc. for the preparation of this survey. Easements and/or rights—of—way, if shown on this Map, were taken from the aforesaid Commitment(s) For Title Insurance as listed below, recorded Final Plats, recorded Surveys, recorded Deeds, recorded Grants of Easement(s), known information and information provided by others. The easements and rights of way which may be shown hereon may not be complete, are based on general information, and are to be used only in this context. The Parcel Property Description(s), as shown on this Map, are the same as those identified in the aforesaid Commitment(s) For Title Insurance. The aforesaid Commitment(s) For Title Insurance were provided to Intermill Land Surveying, Inc. for the

• Commitment For Title Insurance (Lot 5, Cameron Park Second Filing) as prepared by Stewart Title Guaranty Company (File No. 28559CEW,

• Commitment For Title Insurance (Portion of Lot 14, Cameron Park Second Filing) as prepared by Westcor Land Title Insurance Company

2. Survey Control Monumentation and External Boundary Monumentation of the subject property as shown hereon.

(Rec.): Indicates record bearing and/or distance per the existing Final Plats, Deeds, Surveys, Maps or other

Recorded documents, recorded Deeds or other information provided by others used as reference for the preparation of this survey:

• Final Plat of CAMERON PARK SECOND FILING, City of Fort Collins, County of Larimer, State of Colorado, according to the Final Plat thereof as filed for record May 5, 1981 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado in Book 2113 at Page 1611 (Instrument No. 410291).

• Final Plat of REDTAIL, City of Fort Collins, County of Larimer, State of Colorado, according to the Final Plat thereof as filed for record August 9, 2006 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception

• Special Warranty Deed as filed for record February 10, 2005 in the real property records of the Office of the Clerk and Recorder of

• Special Warranty Deed as filed for record June 30, 2006 in the real property records of the Office of the Clerk and Recorder of

(Calc.): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

3. Adjacent property depiction per the most recent records of the Office of the Assessor of Larimer County, Colorado (March 18, 2021). No further adjacent property owner verification of ownership or research was performed by Intermill Land Surveying, Inc. for the preparation of this survey. 4. The fence locations (Fx.), if shown on this survey, are approximate. Ownership of fences cannot and will not be determined by Intermill Land Surveying, Inc. Fence locations (Fx.), if shown on this Map, were obtained in the field during the course of survey by Intermill Land Surveying,

5. There are no buildings encroaching onto adjoining properties, known easements and/or rights—of ways, except as may be shown on this Map. 6. Any utilities and/or evidence of utilities, if shown hereon, are based upon on-site observation and known information only. Underground utility locates, if shown on this Map, were obtained (marked) by others in the field and field located by Intermill Land Surveying, Inc. for the preparation of this survey. Certain noted utility line locations, if shown hereon, taken from available utility line mapping and were not field

• Lot 5, Cameron Park Second Filing: 117 Cameron Drive, Fort Collins, Colorado 80525. • Portion of Lot 14 (Lot 14B), Cameron Park Second Filing: 111 Coronado Court, Fort Collins, Colorado 80525. (Property Addresses shown above per the Larimer County, Colorado Assessor's Information Website on March 23, 2021).

(Larimer County Parcel I.D. Nos. shown above per the Larimer County, Colorado Assessor's Information Website on March 23, 2021).

• Lot 5, Cameron Park Second Filing & a Portion of Lot 14 (Lot 14B), Cameron Park Second Filing:

(Property Owner(s) at the time of survey shown above per the Larimer County, Colorado Assessor's Information Website on March 23, 2021).

• Site Topographic Data (Ground Elevations) obtained in the field during the course of survey by Intermill Land Surveying, Inc. on March 3, 2021

• Site Benchmark: City of Fort Collins Vertical Control. Benchmark No. Y-401: located about 5 miles (8.0 km) south of Fort Collins, 2.5 miles (4.0 km) North of Loveland and 1.5 miles (2.4 km) Southwest of Warren Lake, at U.S. Highway 287 at mile post 341.35, in the Southwest 1/4 of Section 1, Township 6 North, Range 69 West, located in the Colorado Department Of Transportation Right-of-Way. To reach the station from the intersection of U.S. Highway 287 and Colorado State Highway 14 in Fort Collins, go south on U.S. Highway 287 for 5.45 miles (8.77 km) to the station on the left. The station is a standard disk set in a drill hole near the center of the Southern 1/4 of a 10' x 68' exposed sandstone outcrop. It is 78.1 ft. (23.8 meters) North of the center of a gate and dirt road leading East; 68.9 ft. (21.0 meters) East of the center line of the Northbound lanes of the highway; 11.5 ft. (3.5 meters) West of the Eastern Right-of-Way fence; 1.0 ft. (0.3 meters) North of a witness post and about 10ft. (3.0 meters) above the highway.

REFER TO SHEET 1 OF 2 FOR FURTHER INFORMATION PERTAINING TO BOUNDAY, EASEMENT DESCRIPTIONS, MONUMENTATION & ADDITIONAL NOTES

PREPARED BY AND ON BEHALF OF: INTERMILL LAND SURVEYING, INC. 1301 North Cleveland Avenue Loveland, Colorado 80537 P: (970) 669-0516 Steven John Stencel Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED: Linear Units Used for this survey - U.S. Survey Feet BASIS OF BEARINGS STATEMENT: Basis of Bearings for this survey are based on the record bearing of South 62°45' 00" West 216.15' (Meas.) on the Southeasterly line of Lot 5, CAMERON PARK, SECOND FILING, City of Fort Collins, County of Larimer, State of Colorado. Record bearing derived from said Final Plat of CAMERON PARK SECOND FILING according to the Final Plat thereof as filed for record May 5, 1981 in the real property records of the Office of the Clerk and Recorder of Larimer County in Book 2113 at Page 1611. Note: Monumentation of said line as shown on Map.

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()____ МE Ζ Ζ \mathbf{C} \square $\overline{\mathbf{N}}$ _ _ Σ Ľ Ζ DRAWN BY: RGP/JEB CHECKED BY: APPROVED BY: DATE: 03-17-2021 SCALE: 1" = 30'PROJECT NO .: P-21-9086 SHEET OF

CLIENT: GORDO INVESTMENTS, LLC IMPROVEMENT SURVEY PLAT LOTS 5 & 14, CAMERON PARK SECOND FILING, FORT COLLINS, CO.