

	STUDIO	1 BDRM	2 BDRM	3 BDRM	UNIT TOTAL	AREA
MAIN LEVEL	3	0	2	3	8	8,344 SF.
SECOND LEVEL	3	0	2	3	8	8,344 SF.
THIRD LEVEL	3	0	2	3	8	8,344 SF.
TOTALS	9	0	6	9	24	25,032 SF. TOTAL
BEDS	9	0	12	21	48 BEDS	

PARKING REQUIRED:
 9 x 2 = 18 SPACES
 6 x 11.5 = 11 SPACES
 9 x 13 = 14 SPACES
 43 SPACES REQ'D TOTAL
 39 PARKING SPACES PROVIDED

1409 ELIZABETH APARTMENTS
FORT COLLINS, COLORADO



ALLER • UNGLE • MASSETT
 ARCHITECTS
 PC

712 WHALERS WAY
 BLDG B, SUITE 100
 FORT COLLINS, CO 80525
 (970) 223-1820

SITE PLAN

PROJECT 1020
 DATE 10/17/11
 DRAWN IDB / CF

SD1

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1409 ELIZABETH APARTMENTS
FORT COLLINS, COLORADO

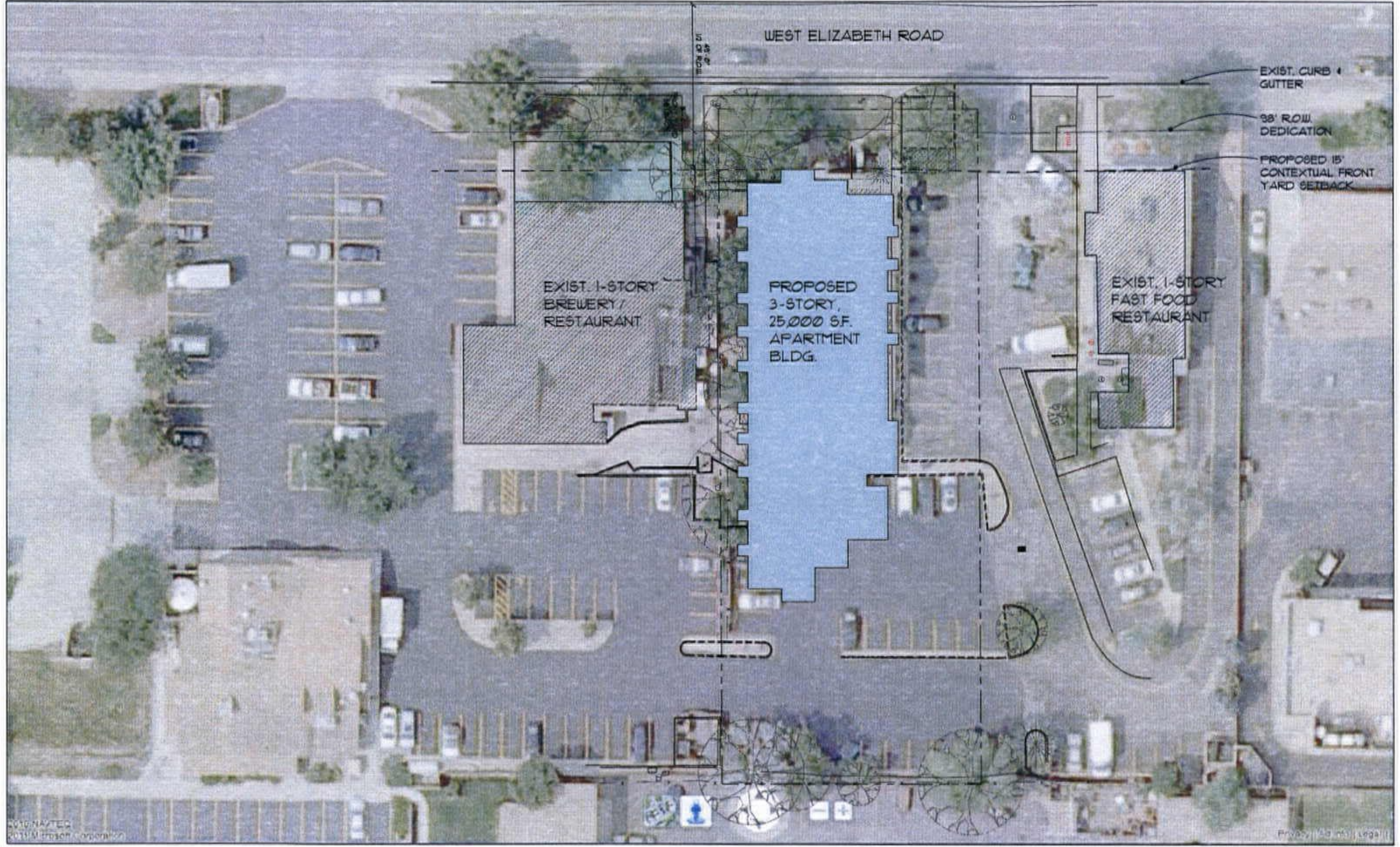


712 WHALERS WAY
 BLDG. B, SUITE 100
 FORT COLLINS, CO 80525
 (970) 223-1820

SITE PLAN

PROJECT 1409
 DATE 10/17/11
 DRAWN IDS / CP
SD2

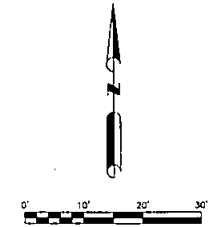
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CONTEXTUAL FRONT YARD SETBACK
 1"=20'-0"

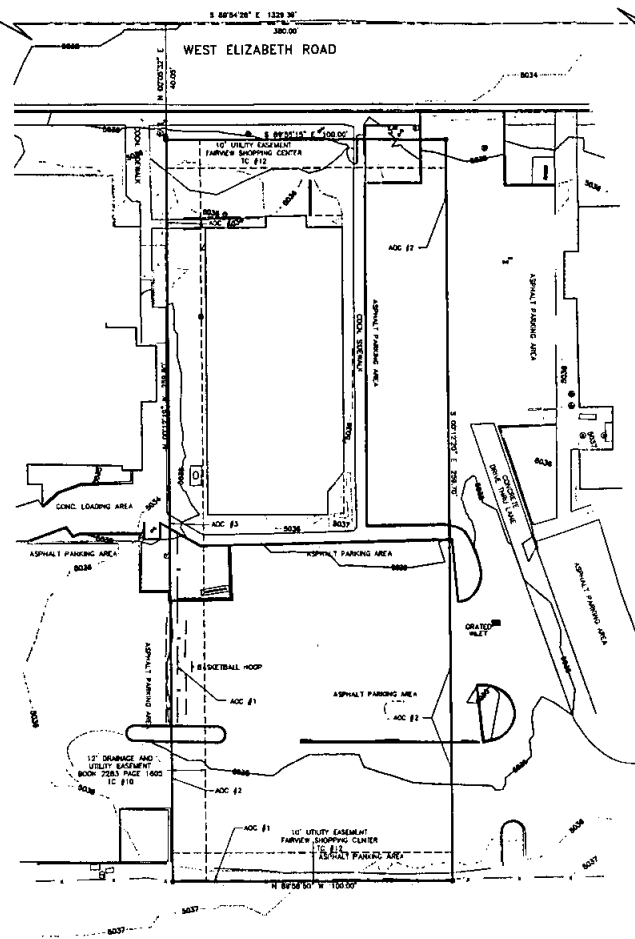
ALTA/ACSM LAND TITLE SURVEY

1409 W. ELIZABETH ROAD
 LOCATED IN SECTION 14, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



CENTER OF SECTION 13, 17th N 80W
 FOUND 3 1/4" ALUM CAP MARK ON
 CITY OF FORT COLLINS
 IN SHOPPING LS 20 723

CENTER EAST 1/4 16TH
 SECTION 13, 17th N 80W
 FOUND 3 1/4" ALUM CAP MARK ON
 H&C SURVEYORS LS 22008 1808



- LEGEND**
- AIR CONDITION A
 - WATER METER
 - FIRE HYDRANT
 - WATER VALVE
 - IRRIGATION/PAVER REST
 - CURBSTOP
 - COMPENSATED TREE
 - DECOROUS TREE
 - DRINK INLET
 - STORM MANHOLE
 - CLEANOUT
 - SANITARY MANHOLE
 - LIGHT POLE
 - ELECTRIC METER
 - GAS METER
 - TELEPHONE B/X
 - BASKETBALL HOOP
 - CABLE BOX
 - SHOWER
 - WINE RACK

LEGAL DESCRIPTION:
 THE WEST 100.00 FEET OF LOT 1, FARMER SHOPPING CENTER, COUNTY OF LARIMER, STATE OF COLORADO

TITLE COMMITMENT NOTES:
 FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, WASHBURN LAND SURVEYING, LLC REIED UPON TITLE COMMITMENT NUMBER 1478379 BY CHENAO TITLE INSURANCE COMPANY, DATED AUGUST 31, 2010 AT 2:00 PM. THE FOLLOWING COMMENTS ARE IN REGARDS TO THE ABOVE-REFERENCED TITLE COMMITMENT.

- SCHEDULE A**
1. WASHBURN LAND SURVEYING, LLC DID NOT ADDRESS THESE ITEMS
- SCHEDULE B - SECTION 1 (REQUIREMENTS)**
1. WASHBURN LAND SURVEYING, LLC DID NOT ADDRESS THESE ITEMS.

- SCHEDULE B - SECTION 8 (EXCEPTIONS)**
- FEM COMMENT:**
1. VISIBLE AND APPARENT EVIDENCE OF RIGHTS OR CLAIMS OF PARTIES IN POSSESSION ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
 2. VISIBLE AND APPARENT EVIDENCE OF EASEMENTS OR CLAIMS OF EASEMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
 3. VISIBLE AND APPARENT ENCROACHMENTS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA AND ENCROACHMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
 - 4-8 THESE ITEMS WERE NOT ADDRESSED BY WASHBURN LAND SURVEYING, LLC.
 9. THESE ITEMS WERE NOT ADDRESSED BY WASHBURN LAND SURVEYING, LLC.
 9. TERNL CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS SPECIFIED UNDER THE OPEN SPACE MAINTENANCE COVENANT, WHICH WAS RECORDED JUNE 27, 1970 IN BOOK 1864 AT PAGE 383 APPLIES TO SUBJECT PROPERTY.
 10. TERNL CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS SPECIFIED UNDER THE OPEN SPACE MAINTENANCE COVENANT, WHICH WAS RECORDED JUNE 27, 1970 IN BOOK 1864 AT PAGE 383 APPLIES TO SUBJECT PROPERTY.
 11. THE EFFECT OF THE NOTE REGARDING A FINAL PUD PLAN FOR FARMER RECORDED OCTOBER 3, 1984 IN BOOK 2292 AT PAGE 454 APPLIES TO SUBJECT PROPERTY.
 12. CALCULATIONS AND PLAT NOTES AS SET FORTH AND SHOWN ON THE PLATS OF THE TRULITH FARMER SUBDIVISION RECORDED AUGUST 3, 1984 AT RECEPTION NO. 994171 AND OF FARMER SHOPPING CENTER RECORDED JUNE 27, 1970 IN BOOK 1864 AT PAGE 383 APPLIES TO SUBJECT PROPERTY.
 13. WASHBURN LAND SURVEYING, LLC DID NOT ADDRESS THIS ITEM

SURVEYOR'S STATEMENT:
 THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED REPRESENTATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

I, DAVID R. WASHBURN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, HEREBY STATE THAT I, DAVID R. WASHBURN, LLC A COLORADO LIMITED LIABILITY COMPANY THAT ON OCTOBER 15, 2010, TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THIS MAP OR PLAT AND THE SURVEY THEREON IT IS BASED WERE DONE IN ACCORDANCE WITH THE "MINIMUM STANDARD METAL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL LAND SURVEYORS (NSPS) IN 2006, AND PROVISIONS ITEMS 1, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DAVID R. WASHBURN, PROFESSIONAL LAND SURVEYOR
 COLORADO LICENSE NUMBER 37803
 FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC

AREAS OF CONCERN NOTES:
 WASHBURN LAND SURVEYING, LLC AND THE SURVEYOR OF RECORD DO NOT WARRANT OR REPRESENT THAT ALL MATTERS THAT MAY AFFECT TITLE ARE NOTED BELOW. THE NUMBERS IN THE FOLLOWING COMMENTS CORRESPOND TO THE NUMBERS SHOWN ON THIS SURVEY.

1. FENCE LINES, AS SHOWN HEREON, LIE INSIDE THE RECORD TITLE LINES, CREATING AN AREA OF CONCERN
2. THERE IS VISIBLE AND APPARENT CROSS VEHICULAR ACCESS BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING PARCELS. WASHBURN LAND SURVEYING, LLC WAS NOT PROVIDED WITH AND DID NOT RESEARCH ANY DOCUMENTS DEFINING OR CREATING THIS USE, CREATING AN AREA OF CONCERN
3. THERE IS VISIBLE AND APPARENT CROSS PEDESTRIAN ACCESS BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING PARCELS. WASHBURN LAND SURVEYING, LLC WAS NOT PROVIDED WITH AND DID NOT RESEARCH ANY DOCUMENTS DEFINING OR CREATING THIS USE, CREATING AN AREA OF CONCERN

- GENERAL NOTES:**
1. DEFINITION, CLERIFY, 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 COMPANY'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
 2. PER C.R.S. 18-04-1008, ANY PERSON WHO KNOWLEDGELY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMETS A CLASS 3RD (3) MISDEMEANOR.
 3. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.
 4. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO REVERSEMENTS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
 5. BURIED UTILITIES AND/OR PIPELINES ARE SHOWN PER VISIBLE AND APPARENT SURVEY EVIDENCE OR RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE REVEALED BY FIELD POT-HOLING. WASHBURN LAND SURVEYING, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
 6. THE BOUND OF BEACHMAN IS THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE WEST END BY A 3" X 1/4" ALUMINUM CAP MARKED "CITY OF FORT COLLINS IN BRADSHAW LS 20122" AND ON THE EAST END BY A 3" X 1/4" ALUMINUM CAP MARKED "CITY OF FORT COLLINS IN BRADSHAW LS 22008 1807" BOTH IN RANGE 69LS.
 7. THE LAST FIELD INSPECTION OF THIS SITE WAS ON OCTOBER 15, 2010.
 8. PER C.R.S. 38-31-101, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.370172 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
 9. BEACHMAN ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON CITY OF FORT COLLINS VERTICAL DATUM AND ARE REFERENCED TO THE FOLLOWING TWO BENCHMARKS. THE CITY OF FORT COLLINS BENCHMARK 20-97 HAVING AN ELEVATION OF 5048.87 AND CITY OF FORT COLLINS BENCHMARK 18-37 HAVING AN ELEVATION OF 5022.56.

www.WashburnSurveying.com
 3521 Muskrat Creek Drive
 Fort Collins, CO 80528
 970-232-9645

Washburn Land Surveying
 Sheet 1 of 1 Project #: 2010-0018 Date: November 22, 2010 Scale: 1"=50' Drawn: CMV