

# Rocky Mountain Raptor Center Project Overall Development Site Plan

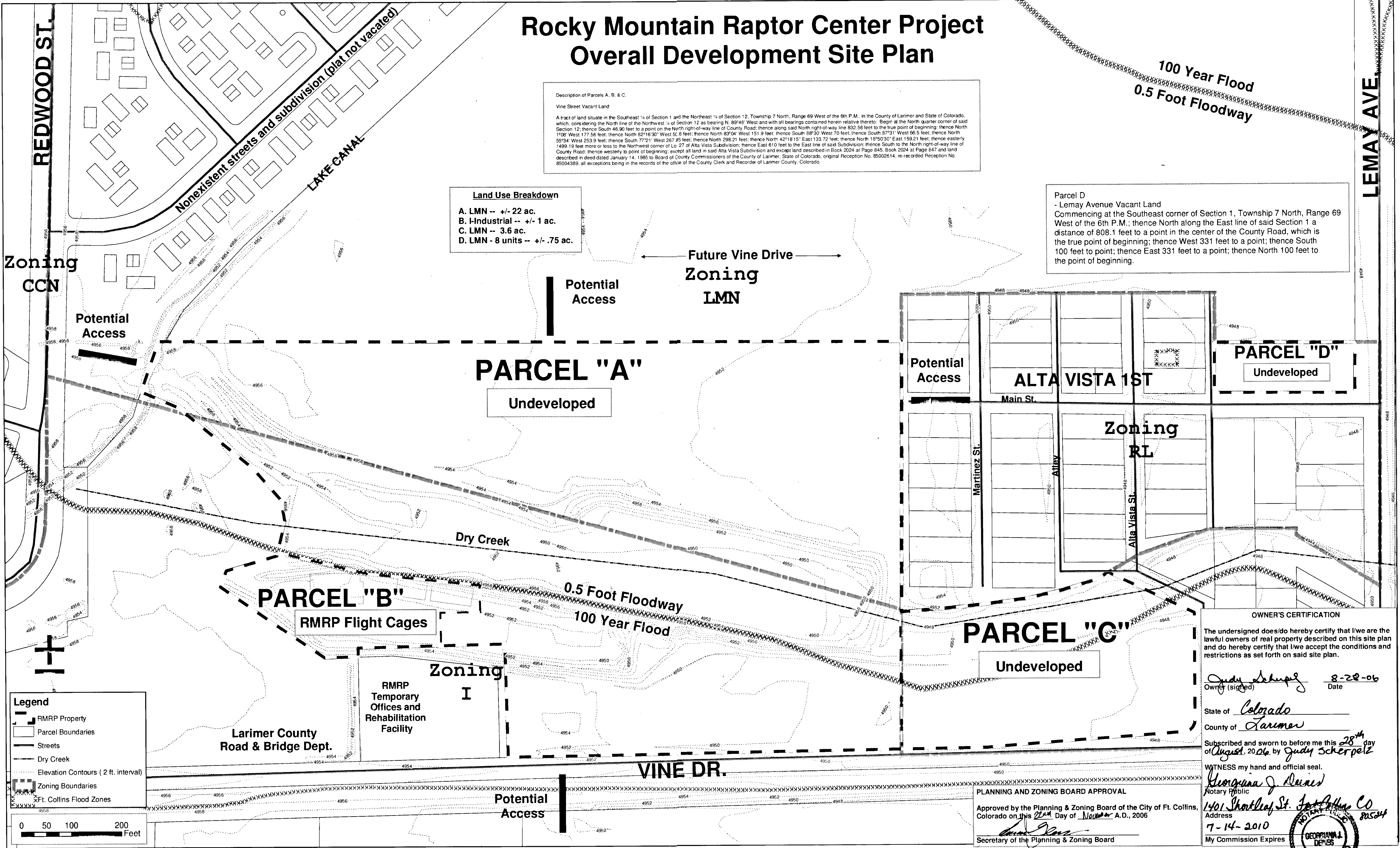
Description of Parcels A, B, & C.  
Vine Street Vacant Land

A tract of land situate in the Southeast 1/4 of Section 1 and the Northeast 1/4 of Section 12, Township 7 North, Range 69 West of the 6th P.M., in the County of Larimer and State of Colorado, which, considering the North line of the Northwest 1/4 of Section 12 as bearing N. 89°46' West and with all bearings contained herein relative thereto: Begin at the North quarter corner of said Section 12; thence South 46.90 feet to a point on the North right-of-way line of County Road; thence along said North right-of-way line 832.56 feet to the true point of beginning; thence North 1°08' West 177.56 feet; thence North 52°16' 30" West 55.8 feet; thence North 89°04' West 151.9 feet; thence South 58°50' West 70 feet; thence South 87°31' West 66.5 feet; thence North 55°04' West 253.9 feet; thence South 77°21' West 267.95 feet; thence North 298.21 feet; thence North 42°18'15" East 133.72 feet; thence North 18°50'30" East 159.21 feet; thence easterly 1499.19 feet more or less to the Northwest corner of L.O. 27 of Alta Vista Subdivision; thence East 610 feet to the East line of said Subdivision; thence South to the North right-of-way line of County Road; thence westerly to point of beginning; except all land in said Alta Vista Subdivision and except land described in Book 2024 at Page 645, Book 2024 at Page 647 and land described in deed dated January 14, 1985 to Board of County Commissioners of the County of Larimer, State of Colorado, original Reception No. 85002614, re-recorded Reception No. 85004389, all exceptions being in the records of the office of the County Clerk and Recorder of Larimer County, Colorado.

**Land Use Breakdown**

A. LMN -- +/- 22 ac.  
 B. I-Industrial -- +/- 1 ac.  
 C. LMN -- 3.6 ac.  
 D. LMN - 8 units -- +/- .75 ac.

Parcel D  
 - Lemay Avenue Vacant Land  
 Commencing at the Southeast corner of Section 1, Township 7 North, Range 69 West of the 6th P.M.; thence North along the East line of said Section 1 a distance of 808.1 feet to a point in the center of the County Road, which is the true point of beginning; thence West 331 feet to a point; thence South 100 feet to point; thence East 331 feet to a point; thence North 100 feet to the point of beginning.



**OWNER'S CERTIFICATION**

The undersigned does/do hereby certify that I/we are the lawful owners of real property described on this site plan and do hereby certify that I/we accept the conditions and restrictions as set forth on said site plan.

Owner (signed) *Judy Scherpelz* Date 8-28-06

State of Colorado  
 County of Larimer

Subscribed and sworn to before me this 28<sup>th</sup> day of August, 2006 by Judy Scherpelz  
 Witness my hand and official seal.

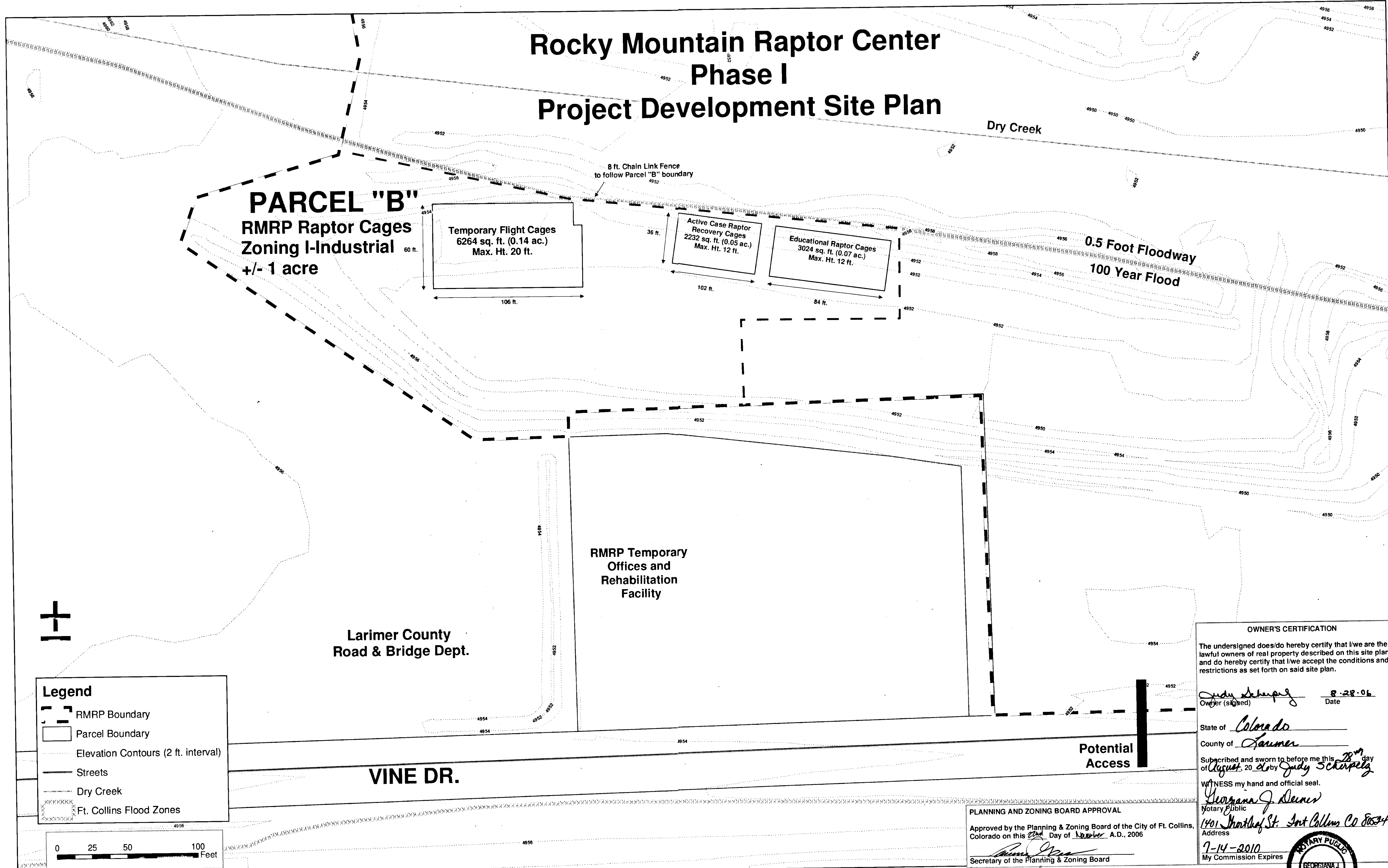
*Georgiana J. Deines*  
 Notary Public  
 1401 Shortleaf St. Fort Collins, CO  
 Address  
 7-14-2010  
 My Commission Expires

**PLANNING AND ZONING BOARD APPROVAL**

Approved by the Planning & Zoning Board of the City of Ft. Collins, Colorado on this 28<sup>th</sup> Day of November, A.D., 2006

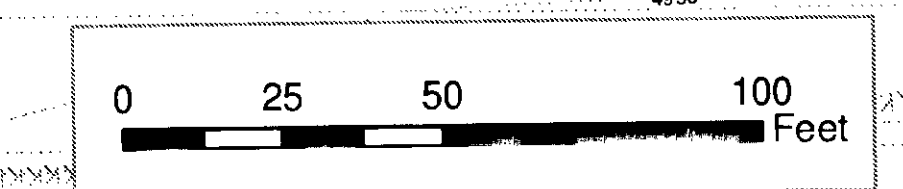
*[Signature]*  
 Secretary of the Planning & Zoning Board

# Rocky Mountain Raptor Center Phase I Project Development Site Plan



**Legend**

- RMRP Boundary
- Parcel Boundary
- Elevation Contours (2 ft. interval)
- Streets
- Dry Creek
- Ft. Collins Flood Zones



**OWNER'S CERTIFICATION**  
The undersigned does/do hereby certify that I/we are the lawful owners of real property described on this site plan and do hereby certify that I/we accept the conditions and restrictions as set forth on said site plan.

*Judy Scherpel* 8-28-06  
Owner (signed) Date

State of Colorado  
County of Larimer

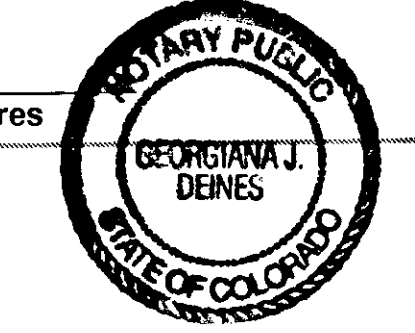
Subscribed and sworn to before me this 28<sup>th</sup> day of August, 2006 by Judy Scherpel

WITNESS my hand and official seal.  
*Georgiana J. Denes*  
Notary Public

Address 1401 Montrose St. Fort Collins CO 80524

7-14-2010  
My Commission Expires

**PLANNING AND ZONING BOARD APPROVAL**  
Approved by the Planning & Zoning Board of the City of Ft. Collins, Colorado on this 22<sup>nd</sup> Day of November A.D., 2006  
*[Signature]*  
Secretary of the Planning & Zoning Board



This unofficial copy was downloaded on Mar-04-2021 from the City of Fort Collins Public Records Website: <http://citydocs.fcgov.com>  
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA