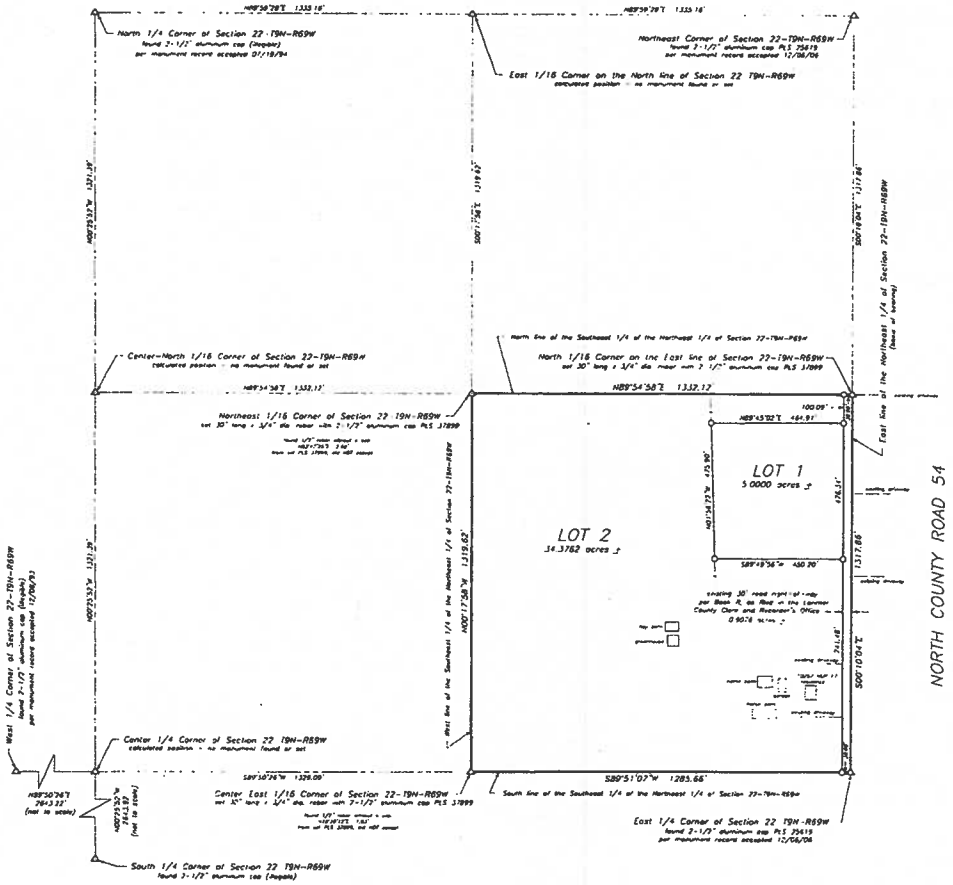
COX SUBDIVISION

BEING THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 69 WEST OF THE SIXTH P.M., COUNTY OF LARIMER, STATE OF COLORADO



PROJECT DESCRIPTION:

1) Zoning, existing - O - Open, proposed O - Open
2) Total Acreage of Development: 40.2827 acres
3) Total Developable Land: 40.2827 acres
4) Type And Number of Lots Proposed: 2 Residential
5) Number of Proposed Dwelling Units: 2; Density 0.0498 Units Per Acre
6) Largest Lot Size - 34.3762 acres, Smallest Lot Size - 3.0000 acres
7) Type of Use Proposed: 2 Residential Lots, 100% of area
8) Sewage Disposal Method Existing and Proposed On-Site Septic
Water Supply Existing and Proposed Northern Colorado Water District
Fire Protection, Waverly Fire and Protection
Access to Site, North County Road 17
9) Landscaping: All landscaping will be done according to land use codes by owner at time of construction
10) Off-Road Parking: Typical driveway and garage parking on both lots
11) Irrigation Facilities: No irrigation facilities
12) Land Dedications: No part of this site will be dedicated for public use
13) Unique Features: There are no unique features on this site
14 Present Uses: This site is presently being used as a one residential site, and the rest used as pasture
15) Previous Applications on This Site none
16) Appeals: none
17) Common Areas: none

OWNER/DEVELOPER:

Charles and Janet Cox
10257 N County Road 17
Fort Collins, CO 80524

LEGAL DESCRIPTION:

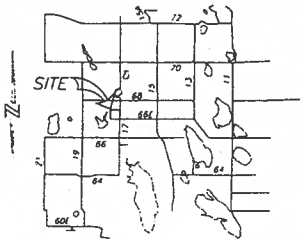
The Southeast 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 69 West of the Sixth P.M., County of Larimer, State of Colorado, being more particularly described as follows, to-wit, considering the East line of said Northeast 1/4 as bearing S00°10'04"E and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at the East 1/4 Corner of said Section 22, and run thence along the South line of said Northeast 1/4, S89°51'07"W 1285.66 feet to the Center-East 1/16 Corner of said Section 22; thence along the West line of the Southeast 1/4 of said Northeast 1/4, N00°17'58"W 1319.62 feet to the Northeast 1/16 Corner of said Section 22; thence along the North line of the Southeast 1/4 of said Northeast 1/4, N89°54'58"E 1332.12 feet to the North 1/16 Corner on the East line of said Section 22; thence along the East line of said Northeast 1/4, S00°10'04"E 1317.86 feet to the point of beginning, containing 40.2827 acres, more or less.

N

SCALE - 1"=100'
DECEMBER 10th, 2015
200 0 200 400 800
GRAPHIC SCALE - FEET

VICINITY MAP

NOT TO SCALE



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

REVISIONS

No.	DATE	BY	REMARKS

STEWART & ASSOCIATES
CIVIL ENGINEERS AND LAND SURVEYORS
P.O. BOX 478, FORT COLLINS, COLORADO 80522
PHONE (970)482-8331, EMAIL stewart@inc.com

DESIGNED	DRAWN J.S.R. 1	CHECKED	SURVEY D.H.K.
P.E. / L.S. S.R. 1	CHECKED		SCALE 1"=100'

OWN: CHARLES AND JANET COX
10257 N COUNTY ROAD 17, FORT COLLINS, CO 80524
PROJECT: TRACT IN NORTHEAST 1/4, OF SECTION 22-T9N-R69W
LARIMER COUNTY, COLORADO
DWG: PRELIMINARY SUBDIVISION PLAT

JOB NUMBER COUNTY FILE NO. BOOK PAGE
DATE 12/10/15
PLAT NO

SHEET NUMBER
ONE OF ONE