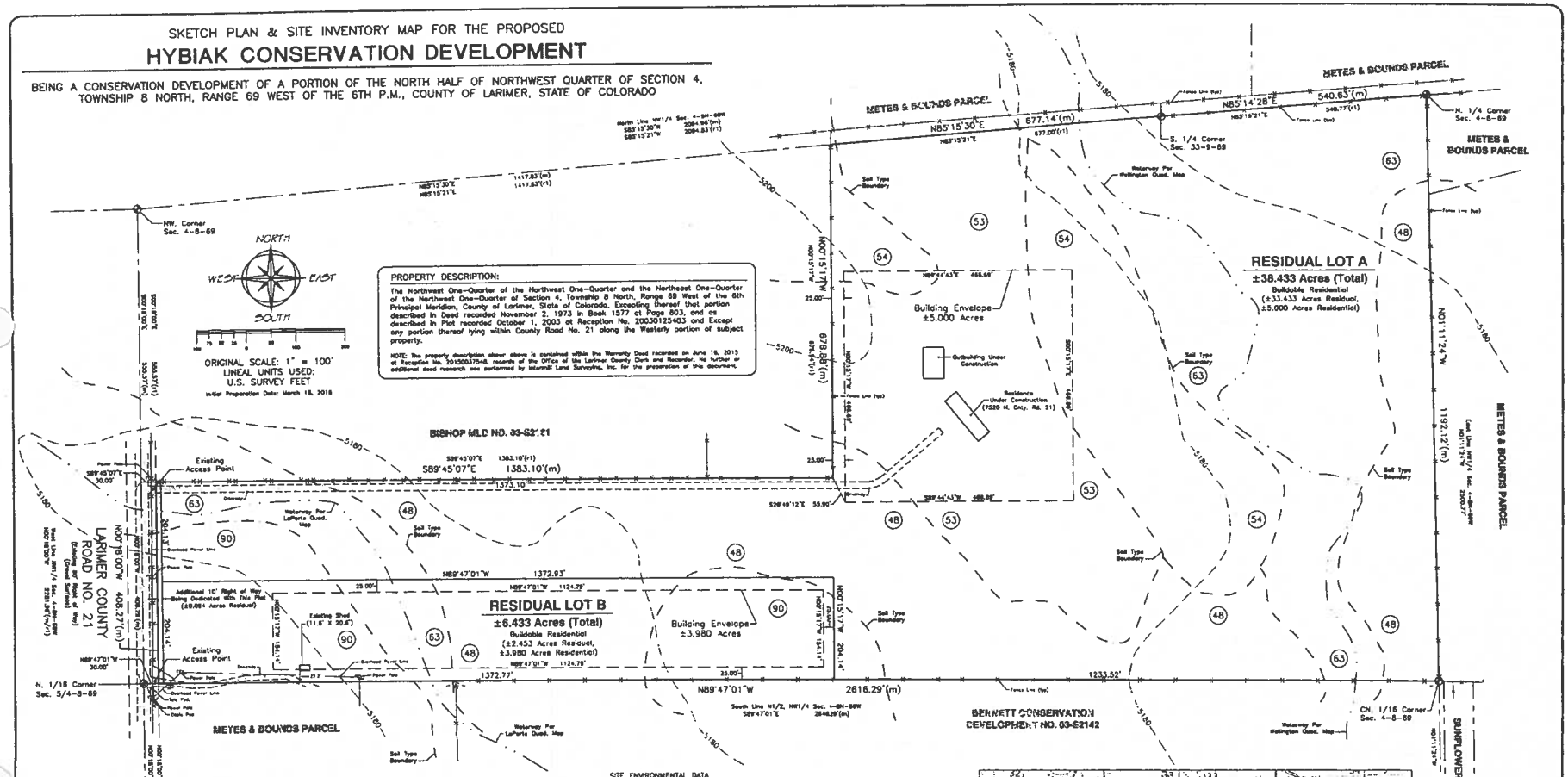
SKETCH PLAN & SITE INVENTORY MAP FOR THE PROPOSED

HYBIAK CONSERVATION DEVELOPMENT

BEING A CONSERVATION DEVELOPMENT OF A PORTION OF THE NORTH HALF OF NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO



LAND USE TABULATION
Total Area = ±44.861 Acres 80% Residual = ±35.969 Acres 20% Residential = ±8.992 Acres
Residual Lot A Total = ±38.433 Acres Residual = ±33.433 Acres Residential = ±5.000 Acres
Residual Lot B Total = ±6.433 Acres Residual = ±2.454 Acres Residential = ±3.980 Acres
Larimer County Road ROW Residual = ±0.094 Acres

GENERAL NOTES:

1. Zoning Existing: RE-Rural Estate
   Zoning Proposed: RE-Rural Estate
   Developable Land: 44.861± Acres
   Total Residential Development: 44.861± Acres
   Proposed Lots: 2 Residual Lots With Residences (1 Buildable Lot Existing)
   Dwelling Units: 2 Proposed (1 Under Construction)
   Density: 0.04 Units/Acre (1 Unit Per 22.48± Acres)
   Proposed Water Supply: Northern Colorado Water Assoc.
   Proposed Sewage Disposal: On-site Individual Septic Sys.
   Proposed Electrical Service: Poudre Valley REA
   Fire District: Poudre Valley Fire Protection District / Poudre Fire Authority
2. Owner / Applicant:
   Michael Hybiak / Eva Hybiak
   2124 Suffolk Street
   Fort Collins, CO 80526
   Eva: 970-412-5682

   Surveyor:
   Intermill Land Surveying, Inc.
   1301 N. Cleveland Ave.
   Loveland, CO 80537
   669-0518

GENERAL PLAT NOTES:

1. Basis of Bearings: The West line of the Northwest Quarter of Section 4, Township 8 North, Range 69 West is assumed to bear N00°18'00"W. NOTE: Monumentation of said line as shown hereon.
2. (m) = Measured bearing and/or distance from previous conducted Improvement Survey Plat, prepared by Intermill Land Surveying, Inc., recorded on April 29, 2009 at Reception No. 20090026773, records of the Larimer County Clerk & Recorder's Office.

   (r1) = Record bearing and/or distance taken from the final plat of Bishop MLD No. 03-S2161.
3. 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.

SITE ENVIRONMENTAL DATA

A. No Geological Hazards are located within this site. No Severe Slope Hazards are located within this site (per Larimer County Hazard Areas Map, Area #1).

B. The site is not considered a Big Game Concentration Area. No Neighborhood Species Richness Areas are located within this site. No Rare Vegetation types are located within this site. No Wetlands are located within this site (per Larimer County Environment Map, Area #1).

C. This site is not located in any area of 100-year flood plain (per Larimer County Zoning Map, Area #1). This site lies within FEMA Flood Zone "X" (per FEMA FIRM Panels 08069C0750F & 08069C0775F, effective date 12/19/2006).

D. No special places of Larimer County exist within this site.

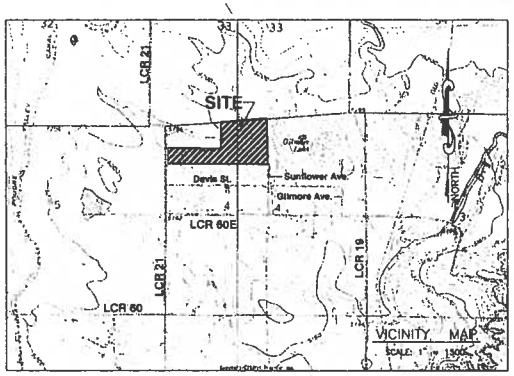
E. No viable commercial mineral deposits are known to exist within this site.

F. The site is outside of the Wildfire Hazard Area (per Larimer County Wildfire Hazard Map, Area #1).

G. Historical Drainage patterns are predominately Southerly across the site. Site contours per the USGS Quadrangle Maps of Wellington & LaPorte.

(48) = Soil Type per U.S. Department of Agriculture Soil Conservation Service & Forest Service Soil Survey of Larimer County, Colorado.

48 - Heldt Clay Loam, 0 to 3 percent slopes.
53 - Kim Loam, 1 to 3 percent slopes.
54 - Kim Loam, 3 to 5 percent slopes.
63 - Longmont Clay, 0 to 3 percent slopes.
90 - Renohill Clay Loam, 3 to 9 percent slopes.



SKETCH PLAN REVIEW

REVISIONS: BY: DATE:

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0518 / FAX (970)-635-0173

OWNER: MICHAEL & EVA HYBIAK
2124 Suffolk Street
Fort Collins, CO 80526

PROJ.: HYBIAK CONSERVATION DEVELOPMENT
Portion N1/2, NW1/4, Sec. 4-T8N-R69W, Larimer County, CO

DRAWN BY: JCB
CHECKED BY:
APPROVED BY:
DATE: 03/18/2016
SCALE: 1" = 100'
PROJECT NO.: P-16-8040
SHEET 1 OF 1

MICHAEL & EVA HYBIAK - HYBIAK CONSERVATION DEVELOPMENT