



LEGAL DESCRIPTION:

Lots 12 and 13, less the North 400 feet thereof, Block 1, College Heights Addition to the City of Fort Collins, County of Larimer, State of Colorado.

Except that portion conveyed by Deed of Dedication Right-of-Way in Instrument recorded May 10, 2012 at Reception No. 20120031045.

NOTES:

- Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
- Basis of bearings is the west line of the property, monumented at the north end by a Found #5 Rebar w/ a 1" Red Plastic Cap, "QCS INC PLS 16867" and at the south end by a Found #5 Rebar with a Set 1-1/2" Aluminum Cap, "PLS 38245" being marked as an 8" Witness Corner which bears S00°16'30"W, with a distance of 318.43 feet.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08069C0979H effective date May 2, 2012, indicates this parcel of land is located in Zone X (area of minimal flood hazard).
- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by Chicago Title Insurance Company, Commitment No. 100-N0020504-010-T02 with an effective date of December 17, 2018.
- The lineal units used in this drawing are U.S. Survey Feet.
- The improvements shown hereon are as of the date of field work, December 27, 2018.
- This site is zoned "H-M-N" (HIGH DENSITY MIXED-USE NEIGHBORHOOD DISTRICT WITHIN THE "TOD" TRANSIT-ORIENTED DEVELOPMENT OVERLAY), per the Zoning and Site Requirements Summary provided by The Planning & Zoning Resource Company, Site No. 126191-1, dated January 2, 2019.
CURRENT ZONING INFORMATION:
ZONING: "H-M-N"
Maximum Building Height: 47.2'
Building Setbacks:
Front: None specified
Side: None specified
Rear: None specified
Parking Required: 47 total parking spaces, including 3 handicap parking spaces
Parking Provided: 45 regular spaces, 2 handicap spaces
For additional zoning information please contact the City of Fort Collins Planning Department at 970.416.2745.
- This property contains a calculated area of 82,793 square feet (1.901 acres) more or less.
- There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
- Access is obtained directly from W. Lake Street. The right of way lines of said street and the boundary lines of subject property are coterminous and contain no gaps, gores or overlaps.
- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
- The site is known as "Rams Crossing at Campus" with posted addresses of 908 & 914 W. Lake Street, Ft. Collins, CO - posted on each building.
- There is no observable evidence of earth moving work, building construction or building additions within recent months.
- There are no changes in street right of way lines either completed or proposed, per documents provided by title company.
- There is no observable evidence of recent street or sidewalk construction or repairs.
- There is no evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.
- Encroachment Statement: There were no visible encroachment as the time of the survey.

SCHEDULE B-2 EXCEPTIONS:

Item No.

- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Comcast of California/Colorado, LLC
Purpose: Broadband Communications Systems
Recording Date: March 4, 2011
Recording No.: Reception No. 20110014547
-IS LOCATED ON SUBJECT PARCEL AND IS BLANKET IN NATURE.
- Terms, conditions, provisions, agreements and obligations contained in the Development Agreement as set forth below:
Recording Date: March 15, 2012
Recording No.: Reception No. 20120017364
-IS LOCATED ON SUBJECT PARCEL AND IS BLANKET IN NATURE.
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Fort Collins
Purpose: Utility, Drainage and Emergency Access
Recording Date: May 10, 2012
Recording No.: Reception No. 20120031043
-IS LOCATED ON SUBJECT PARCEL AND IS SHOWN HEREON.
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Fort Collins
Purpose: Utility, Drainage and Emergency Access
Recording Date: May 10, 2012
Recording No.: Reception No. 20120031044
-IS LOCATED ON SUBJECT PARCEL AND IS SHOWN HEREON.

B-2 items not listed above are determined non-survey related items and are not plotted hereon.

SURVEYOR'S CERTIFICATION:

To: Fannie Mae, its successors and assigns, FPA6 RAM PORTFOLIO, LLC, a Delaware limited liability company & Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.
The field work was completed on December 27, 2018.

Date of Plat or Map: January 2, 2019

The undersigned further certifies that the plat was surveyed and drawn to the normal standard of practice of surveyors in the State of Colorado under his direct responsibility and supervision and accurately shows the described tract of land thereof, and that the requirements of Title 38 of Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion. This certification is neither a warranty nor guarantee, either expressed or implied.

ALTANSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 14,
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO

Project No. 181440

Drawn By: ZAR
Checked By: JAC
Date: 01/02/2019
Sheet 1 of 1

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the date of recording of this plat. No action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Revisions		Revisions	
No.	Description	By	Date
3	Revise per client comments	ZAR	3/18/2019
2	Revise per client comments	ZAR	1/9/2019
1	Revise to add zoning report	ZAR	1/4/2019

Clark Land Surveying, Inc.
www.clarklandsurveying.com
srewards@clarklandsurveying.com
177 S. Tiffany Dr., Unit 1
Pueblo West, CO 81007 • 719.582.1270