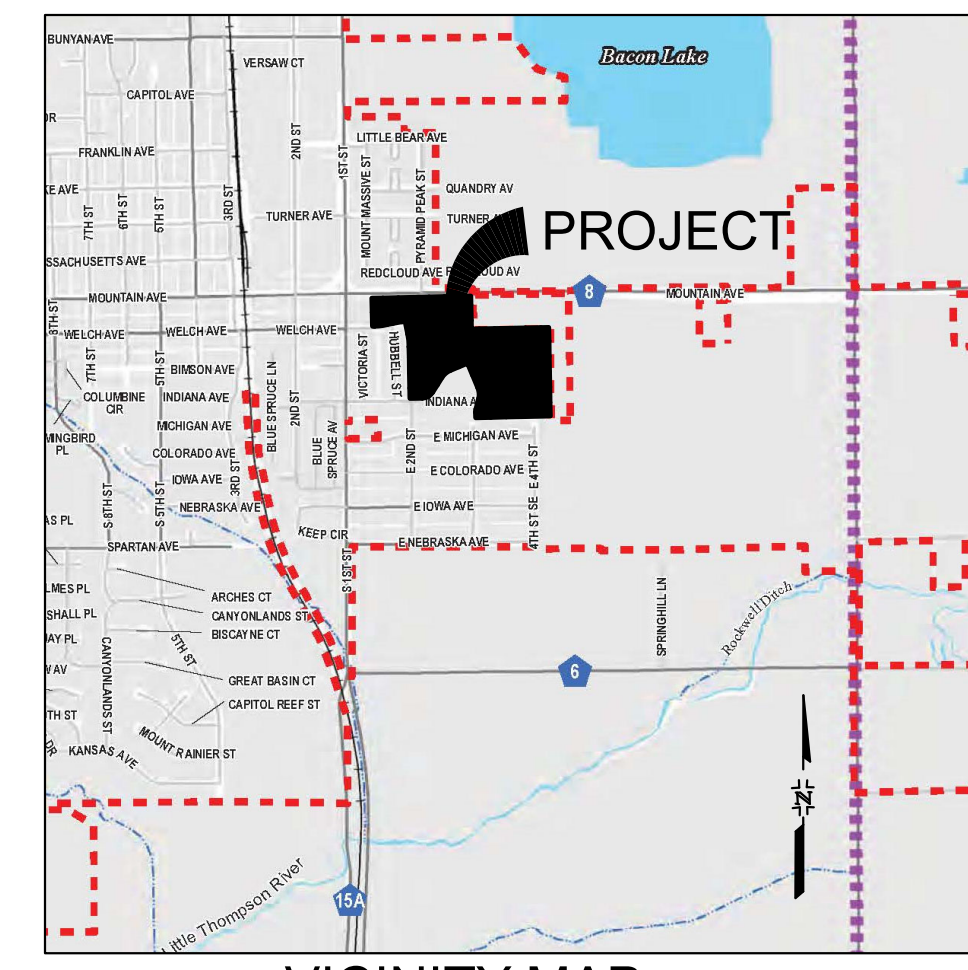
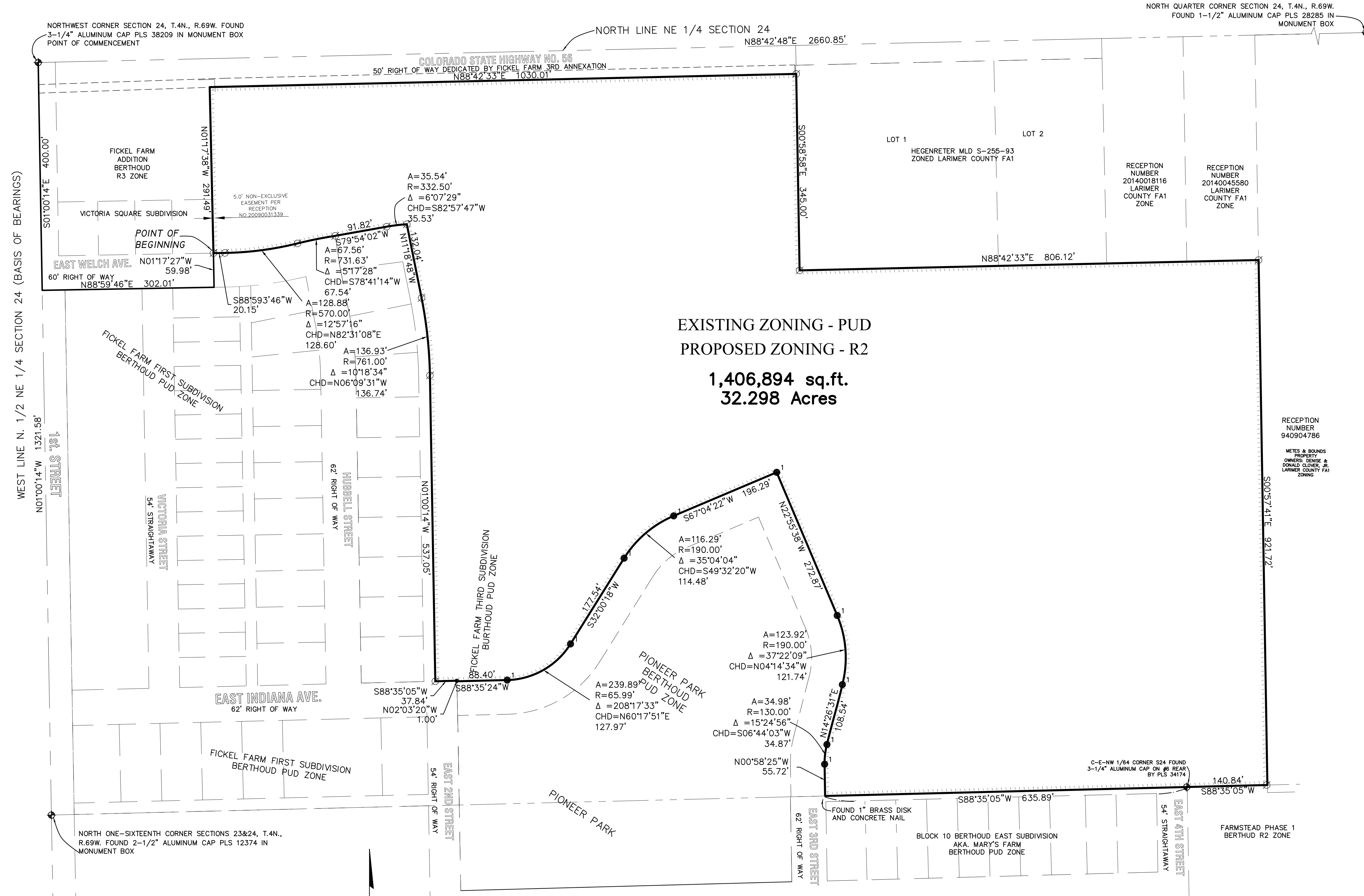


FICKEL FARM ZONING MAP

A PORTION OF SECTION 24, TOWNSHIP 4 NORTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO



VICINITY MAP
1" = 2000'



EXISTING ZONING - PUD
PROPOSED ZONING - R2
1,406,894 sq. ft.
32.298 Acres

RECEPTION NUMBER 940904786

METS & BONDS PROPERTY OWNER: FOSHEE & DONALD CLOVER, JR. LARIMER COUNTY FA1 ZONING

S-E-NW 1/4 CORNER S24 FOUND 3-1/4" ALUMINUM PIPES ON #6 BEAR BY PLS 34174

FOUND 1" BRASS DISK AND CONCRETE NAIL

FARMSTEAD PHASE 1 BERTHOUD R2 ZONE

PARCEL TO BE REZONED - R2
A parcel of land in the Town of Berthoud, County of Larimer, State of Colorado located in the Northwest Quarter of Section 24, Township 4 North, Range 69 West of the 6th P.M. more particularly described as follows:
Considering the West line of the North One-half of the Northwest Quarter of said Section 24 as bearing South 01°00'14" East, according to the Final Plat of Fickel Farm P.U.D. and with all bearings contained herein relative thereto;
Beginning at the Northwest corner of said Section 24;
thence along the West line of said Northwest Quarter, South 01°00'14" East, a distance of 400.00 feet, to a point on the westerly prolongation of the North line of the Fickel Farm P.U.D. First Filing to the Town of Berthoud;
thence departing said West line, North 88°59'46" East, along said westerly prolongation and the North line of said Fickel Farm P.U.D. First Filing a distance of 302.01 feet to the Southwest corner of the Victoria Square Subdivision to the Town of Berthoud;
thence North 01°17'27" West, along the West line of said Victoria Square Subdivision, a distance of 60.00 feet to the TRUE POINT OF BEGINNING
thence North 01°17'27" West, along the East line of said Victoria Square Subdivision and the East line of the Southern right of way line of Colorado State Highway 52;
thence North 88°42'33" East, along said Southern right of way line, a distance of 1,030.01 feet, to a point on the Westerly line of the Hergenreter M.L.D. S-255-93;
thence South 00°58'58" East, along said Westerly line, a distance of 345.00 feet;
thence North 88°42'33" East, along the Southerly line of said Hergenreter M.L.D. and its Easterly prolongation, a distance of 806.12 feet, to a point on the Westerly boundary of that certain parcel of land as described in a deed recorded in reception number 9409478 of Larimer County Records;
thence South 00°57'41" East, along said Westerly boundary line, a distance of 921.72 feet, to a point on the South line of the North One-half of the Northwest Quarter of said Section 24;
thence South 88°35'05" West, along said South line, a distance of 140.84 feet to the Northeast corner of Berthoud Heights East Subdivision;
thence South 88°35'05" West, along the North line of said Berthoud Heights, a distance of 635.89 feet, to a point on the East boundary line of the Pioneer Park, a subdivision of the Town of Berthoud;
thence along the boundaries of said Pioneer Park the following ten (10) courses and distances;
1. North 00°58'25" West a distance of 55.72 feet;
2. along the arc of a curve to the right having a central angle of 15°24'56", and a radius of 130.00 feet an arc length of 34.98 feet the chord of said curve bears North 06°44'03" East, a chord length of 34.87 feet;
3. North 14°26'31" East a distance of 108.54 feet;
4. along the arc of a curve to the left having a central angle of 37°22'09", and a radius of 190.00 feet an arc length of 123.92 feet the chord of said curve bears North 04°14'34" West, a chord length of 121.74 feet;
5. North 22°55'38" West a distance of 272.87 feet;
6. South 67°04'22" West a distance of 196.29 feet;
7. along the arc of a curve to the left having a central angle of 35°04'04", and a radius of 190.00 feet an arc length of 116.29 feet the chord of said curve bears South 49°32'20" West, a chord length of 114.48 feet;
8. South 32°00'18" West a distance of 177.54 feet;
9. along the arc of a curve to the right having a central angle of 56°35'06", and a radius of 135.00 feet an arc length of 133.33 feet the chord of said curve bears South 60°17'51" West, a chord length of 127.97 feet;
10. South 88°35'24" West a distance of 88.41 feet to a point on the Easterly boundary of Fickel Farm P.U.D. Third Filing;
Thence along the boundaries of said Third Filing the following six (6) courses and distances;
1. North 01°24'55" West a distance of 1.00 feet;
2. South 88°35'05" West a distance of 37.84 feet;
3. North 01°00'14" West a distance of 537.05 feet;
4. along the arc of a curve to the left having a central angle of 10°18'34", and a radius of 761.00 feet an arc length of 136.93 feet the chord of said curve bears North 06°09'31" West, a chord length of 136.74 feet;
5. North 11°18'48" West a distance of 132.04 feet;
6. thence along the arc of a cotangent curve to the left having a central angle of 06°07'29", and a radius of 332.50 feet an arc length of 35.54 feet the chord of said curve bears South 82°57'47" West, a chord length of 35.53 feet;
7. South 79°54'02" West a distance of 91.82 feet, to the Northeast corner of Fickel Farm P.U.D. First Filing;
thence along the Northern boundaries of said First Filing the following three (3) courses and distances;
1. along the arc of a cotangent curve to the left having a central angle of 05°17'28", and a radius of 731.63 feet an arc length of 67.56 feet the chord of said curve bears South 78°41'14" West, a chord length of 67.54 feet;
2. along the arc a reverse curve to the right having a central angle of 12°57'16", and a radius of 570.00 feet an arc length of 128.88 feet the chord of said curve bears South 82°31'08" West, a chord length of 128.60 feet;
3. South 88°59'46" West a distance of 20.15 feet to the TRUE POINT OF BEGINNING;
Containing an area of 1,406,894 square feet, 32.298 acres, more or less

APPROVAL CERTIFICATES

Approved by the Board of Trustees of the Town of Berthoud, Colorado this ____ day of _____, 2018.

Mayor

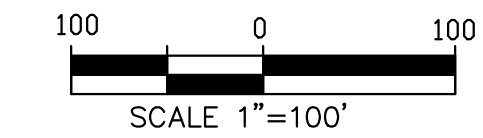
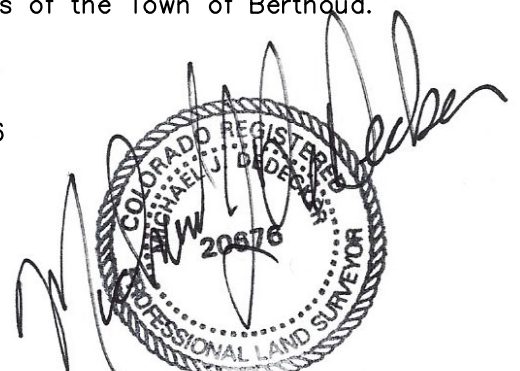
The foregoing zoning map is approved for filing and accepted by the Town of Berthoud, Colorado this ____ day of _____, 2018

ATTEST: Town Clerk

SURVEYOR'S CERTIFICATE

I, Michael J. DeDecker, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Zoning Map was prepared under my supervision and the accompanying plat accurately and properly shows said subdivision and is in compliance with the Subdivision Regulations of the Town of Berthoud.

Michael J. DeDecker PLS 20676
For and on Behalf of
DeDecker Land Surveying



LEGEND
- - - - - INDICATES BOUNDARY LINE OF REZONING
- - - - - INDICATES SECTION LINE

DATE	RECORD OF ISSUE	BY	OK
08-29-2018	INITIAL ISSUE	MJD	
10-26-2018	CHANGED ZONING DESIGNATION	MJD	
12-12-2018	CHANGED ZONING DESIGNATION	MJD	

DEDECKER
LAND SURVEYING
4301 FAWN TRAIL
LOVELAND, COLORADO 80537
C (970) 217-2331 H (970) 663-2013

BERTHOUD HOMES LLC
PHASE 2 ZONING MAP
PART NORTHWEST 1/4 SEC. 24 T.4N., R.69W.

DESIGNED:	
DRAWN: MJD	
CHECKED:	
APPROVED:	
DATE: AUGUST 29, 2018	
SCALE: 1"=100'	
PROJECT NO. 2017-93	REVISION NO.
DRAWING NO. SHEET 24*08*	1 of 1