

DEED OF DEDICATION OF EASEMENT

The undersigned **CITY OF FORT COLLINS, COLORADO**, a municipal corporation, **CITY OF LOVELAND, COLORADO**, a municipal corporation and **BOARD OF COUNTY COMMISSIONERS OF LARIMER COUNTY, COLORADO**, a political subdivision of the State of Colorado (the “Grantors”), being the owners of certain real property in the County of Larimer, State of Colorado, in consideration of Ten Dollars (\$10.00) in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, does hereby dedicate, transfer, and convey to the Poudre Fire Authority, for public use forever a permanent easement for emergency access in the County of Larimer, State of Colorado, more particularly described on Exhibit “A” attached hereto and by this reference made a part hereof (the “Easement”).

The Poudre Fire Authority’s rights under the Easement include the right of emergency vehicles and personnel to access the Easement; the right to designate the Easement as a fire lane with the enforcement of provisions required through said designation of a fire lane; and the right to cite, ticket, and/or tow vehicles and/or remove obstructions within the Easement that prevent and/or restrict the maintaining of emergency access. Grantors reserve the right to use the Easement for purposes that do not interfere with the full enjoyment of the rights hereby granted.

Grantors will maintain the surface of the Easement in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Grantors will not install on the Easement, or permit the installation on the Easement, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or any other obstruction that would negatively impact the ability of emergency vehicles and personnel to utilize the Easement as intended, designed and approved. In the event such obstacles are installed in the Easement, the Poudre Fire Authority has the right to require Grantors to remove such obstacles from the Easement. If Grantors do not remove such obstacles, the Poudre Fire Authority may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Grantors the Poudre Fire Authority’s costs for such removal. If the Poudre Fire Authority chooses not to remove the obstacles, the Poudre Fire Authority will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the Poudre Fire Authority by this Deed inure to the benefit of the Poudre Fire Authority’s agents, licensees, permittees and assigns.

[SIGNATURES ON FOLLOWING PAGES]

CITY OF FORT COLLINS, COLORADO, a municipal corporation

By: _____
Jeni Arndt, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

City Clerk
Printed Name: _____

Assistant City Attorney
Printed Name: _____

STATE OF COLORADO)
) ss:
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____,
202_, by Jeni Arndt as Mayor of the City of Fort Collins.

Witness my hand and official seal.

Notary Public

My commission expires: _____

CITY OF LOVELAND, COLORADO, a municipal corporation

By: _____
Jim Thompson, City Manager

Date: _____

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

STATE OF COLORADO)
) ss:
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 202_, by Jim Thompson as City Manager of the City of Loveland, Colorado.

Witness my hand and official seal.

Notary Public

My commission expires: _____


**BOARD OF COUNTY COMMISSIONERS OF
LARIMER COUNTY, COLORADO**

BY: _____
Chair

ATTEST:

Deputy Clerk of the Board

APPROVED AS TO FORM:



Assistant Deputy County Attorney
Date: June 24, 2025

STATE OF COLORADO)
) ss:
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____,
202_ by _____ as Chair of the Board of County Commissioners, Larimer County,
Colorado.

Witness my hand and official seal.

Notary Public

My commission expires: _____

This Deed of Dedication is accepted by the Poudre Fire Authority this ____ day of _____,
20__.

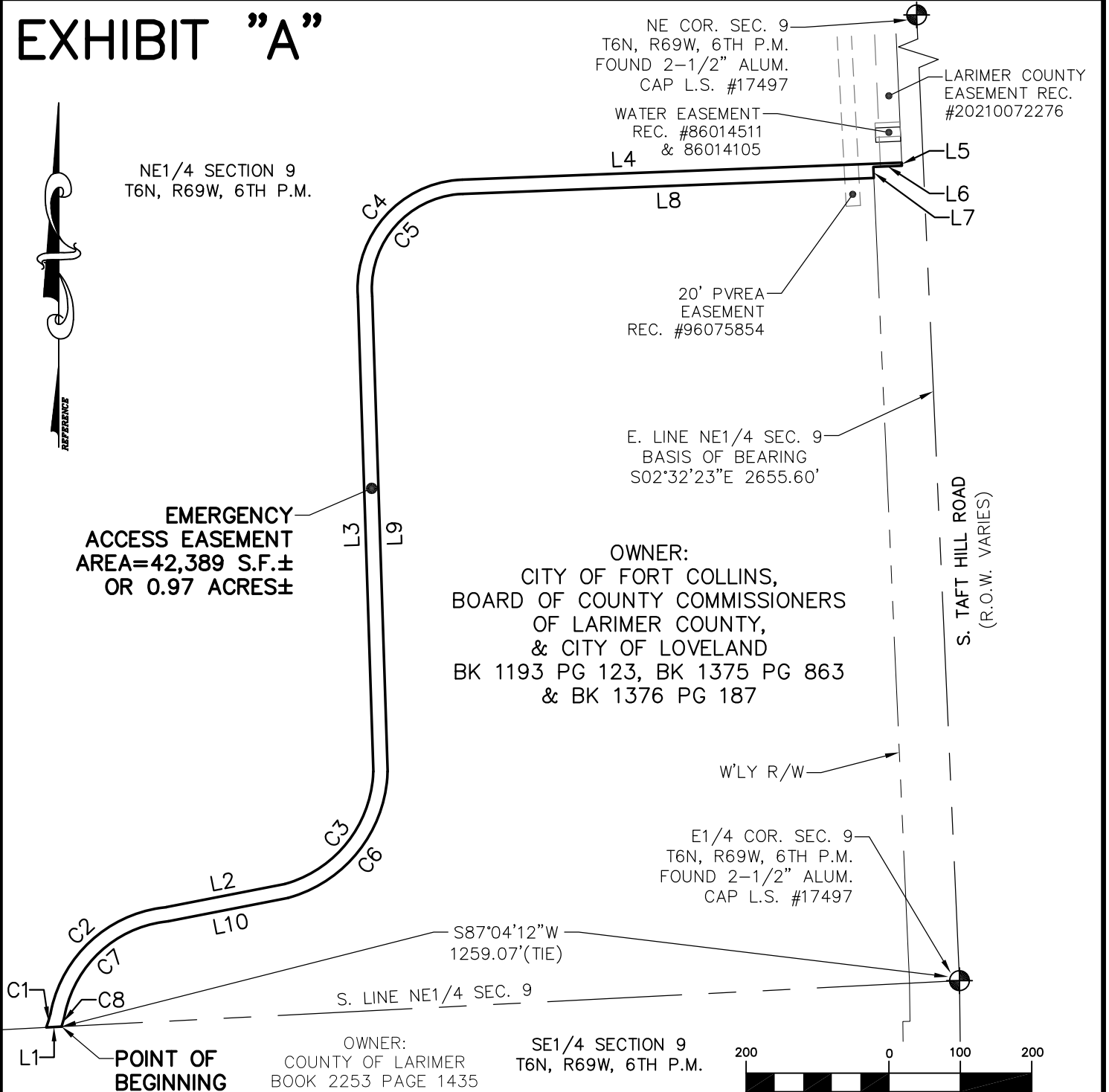
Poudre Fire Authority

By: _____

EXHIBIT “A”

(on following four pages)

EXHIBIT "A"



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 2.) 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.

PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 04/10/25
SCALE: 1" = 200'

FILE: R14146
SHEET: 1 OF 4
W/O #:

**EMERGENCY ACCESS
EASEMENT**

LINE AND CURVE TABLES

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S87°04'12"W	21.53'
L2	N78°58'46"E	169.11'
L3	N01°51'58"W	664.77'
L4	N87°46'44"E	615.82'
L5	S02°32'23"E	4.30'
L6	S87°27'37"W	40.00'
L7	S02°32'23"E	15.47'
L8	S87°46'44"W	575.93'
L9	S01°51'58"E	665.88'
L10	S78°58'46"W	170.82'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.33'	174.25'	6°21'26"	N16°53'50"E	19.32'
C2	237.14'	183.74'	73°56'52"	N47°17'32"E	221.02'
C3	214.64'	169.56'	72°31'48"	N38°11'56"E	200.59'
C4	245.79'	152.69'	92°13'55"	N41°39'46"E	220.10'
C5	214.03'	132.69'	92°25'13"	S41°34'07"W	191.57'
C6	241.45'	189.56'	72°58'52"	S38°13'06"W	225.46'
C7	212.79'	163.74'	74°27'28"	S47°21'04"W	198.13'
C8	13.76'	194.25'	4°03'34"	S15°33'49"W	13.76'



9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 04/10/25
SCALE: 1" = 200'

FILE: R14146
SHEET: 2 OF 4
W/O #: _____

EMERGENCY ACCESS
EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS DESCRIBED AT BOOK 1193 PAGE 123, BOOK 1375 PAGE 863 AND BOOK 1376 PAGE 187, FILED IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 9, ASSUMED TO BEAR S02°32'23"E A DISTANCE OF 2655.60 FEET FROM A 2-1/2" ALUMINUM CAP STAMPED L.S. #17497 FOUND AT THE NORTHEAST CORNER OF SAID SECTION 9 TO A 2-1/2" ALUMINUM CAP STAMPED L.S. #17497 FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 9;

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, SAID POINT BEARS S87°04'12"W ALONG SAID SOUTH LINE A DISTANCE OF 1259.07 FEET FROM SAID EAST QUARTER CORNER;

THENCE CONTINUING S87°04'12"W ALONG SAID SOUTH LINE A DISTANCE OF 21.53 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 19.33 FEET, HAVING A RADIUS OF 174.25 FEET, THROUGH A CENTRAL ANGLE OF 06°21'26" AND A CHORD WHICH BEARS N16°53'50"E A DISTANCE OF 19.32 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 237.14 FEET, HAVING A RADIUS OF 183.74 FEET, THROUGH A CENTRAL ANGLE OF 73°56'52" AND A CHORD WHICH BEARS N47°17'32"E A DISTANCE OF 221.02 FEET; THENCE N78°58'46"E A DISTANCE OF 169.11 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 214.64 FEET, HAVING A RADIUS OF 169.56 FEET, THROUGH A CENTRAL ANGLE OF 72°31'48" AND A CHORD WHICH BEARS N38°11'56"E A DISTANCE OF 200.59 FEET; THENCE N01°51'58"W A DISTANCE OF 664.77 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 245.79 FEET, HAVING A RADIUS OF 152.69 FEET, THROUGH A CENTRAL ANGLE OF 92°13'55" AND A CHORD WHICH BEARS N41°39'46"E A DISTANCE OF 220.10 FEET; THENCE N87°46'44"E A DISTANCE OF 615.82 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH TAFT HILL ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1.) S02°32'23"E A DISTANCE OF 4.30 FEET; 2.) THENCE S87°27'37"W A DISTANCE OF 40.00 FEET; 3.) THENCE S02°32'23"E A DISTANCE OF 15.47 FEET;

THENCE S87°46'44"W A DISTANCE OF 575.93 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 214.03 FEET, HAVING A RADIUS OF 132.69 FEET, THROUGH A CENTRAL ANGLE OF 92°25'13" AND A CHORD WHICH BEARS S41°34'07"W A DISTANCE OF 191.57 FEET; THENCE S01°51'58"E A DISTANCE OF 665.88 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 241.45 FEET, HAVING A RADIUS OF 189.56 FEET, THROUGH A CENTRAL ANGLE OF 72°58'52" AND A CHORD WHICH BEARS S38°13'06"W A DISTANCE OF 225.46 FEET; THENCE S78°58'46"W A DISTANCE OF 170.82 FEET;



9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.

CHKD. BY: J.L.

DATE: 04/10/25

SCALE: 1" = 200'

FILE: R14146

SHEET: 3 OF 4

W/O #: _____

EMERGENCY ACCESS
EASEMENT

LEGAL DESCRIPTION

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 212.79 FEET, HAVING A RADIUS OF 163.74 FEET, THROUGH A CENTRAL ANGLE OF 74°27'28" AND A CHORD WHICH BEARS S47°21'04"W A DISTANCE OF 198.13 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 13.76 FEET, HAVING A RADIUS OF 194.25 FEET, THROUGH A CENTRAL ANGLE OF 04°03'34" AND A CHORD WHICH BEARS S15°33'49"W A DISTANCE OF 13.76 FEET TO THE POINT OF BEGINNING; WHENCE SAID NORTHEAST CORNER BEARS N22°45'18"E A DISTANCE OF 2946.70 FEET.

SAID PARCEL CONTAINS 42,389 SQUARE FEET OR 0.97 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Christopher P. Julian
 COLORADO REGISTERED LAND SURVEYOR
 NUMBER 31158
 CHRISTOPHER P. JULIAN, P.L.S. 31158
 FOR AND BEHALF OF PRECISION SURVEY & MAPPING, INC.
 DATE 04/10/25



9025 E. KENYON AVENUE, SUITE 150
 DENVER, COLORADO 80237
 TEL: 303-753-9799

DRN. BY: A.S.
 CHKD. BY: J.L.
 DATE: 04/10/25
 SCALE: 1" = 200'

FILE: R14146
 SHEET: 4 OF 4
 W/O #:

EMERGENCY ACCESS
 EASEMENT