

SITUATED IN THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

A PARCEL OF LAND BEING TRACT A OF THE REPLAT OF EVERGREEN PARK SECOND FILING RECORDED IN BOOK 1775 AT PAGE 584 AND A PORTION OF THAT UNPLATTED LAND AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 19900039473 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, MONUMENTED AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER BY A 3.25-INCH ALUMINUM CAP DOWN 0.6 FEET BELOW THE ROAD SURFACE OF REDWOOD STREET, AND AT THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER BY A 3.25-INCH ALUMINUM CAP DOWN 0.5' IN A RANGE BOX IN NORTH LEMAY AVENUE, AS BEARING SOUTH 89°06'12"EAST, WITH ALL BEARINGS HEREIN RELATIVE;

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 1; THENCE SOUTH 59°07'33" WEST, A DISTANCE OF 114.26 FEET TO THE NORTHWEST CORNER OF SAID TRACT A AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF REDWOOD STREET AND THE SOUTH RIGHT-OF-WAY OF CONIFER STREET, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF CONIFER STREET THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 89°08'18" EAST, A DISTANCE OF 365.52 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 39.30 FEET, SAID CURVE HAVING A RADIUS OF 89.17 FEET, A CENTRAL ANGLE OF 25°15'08", AND A CHORD WHICH BEARS NORTH 75°37'20" EAST A CHORD DISTANCE OF 38.98 FEET TO THE NORTHEAST CORNER OF SAID TRACT A;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY AND ALONG THE EAST BOUNDARY OF SAID TRACT A NON-TANGENT TO SAID CURVE, SOUTH 30°15'39" EAST, A DISTANCE OF 12.17 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 19900039473;

THENCE DEPARTING SAID EAST BOUNDARY OF TRACT A AND ALONG THE NORTH BOUNDARY OF SAID PARCEL OF LAND SOUTH 89°05'57" EAST, A DISTANCE OF 281.93 FEET;

THENCE DEPARTING SAID NORTH BOUNDARY SOUTH 00°54'03" WEST, A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID PARCEL OF LAND;

THENCE ALONG SAID SOUTH BOUNDARY NORTH 89°05'57" WEST, A DISTANCE OF 248.68 FEET TO A POINT ON SAID EAST BOUNDARY OF TRACT A;

CONTINUED ON SHEET 2



Plotted: WED 03/06/24 6:04:58P By: Shawn Clarke Filepath: p:\2020\201013\survey\exb1_201013_1ce.dwg Layout: dlist

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

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ENCLAVE AT REDWOOD
TEMPORARY CONSTRUCTION EASEMENT
 DESCRIPTION

PROJECT #:	201013
CHECKED BY:	SDC
DRAWN BY:	JOC
SHEET NUMBER	1
	1 OF 3

SITUATED IN THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

CONTINUED FROM SHEET 1

THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 30°15'00" EAST, A DISTANCE OF 3.20 FEET;
2. THENCE SOUTH 44°03'21" EAST, A DISTANCE OF 263.54 FEET;
3. THENCE SOUTH 25°49'04" WEST, A DISTANCE OF 127.25 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A;

THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT A NORTH 88°32'10" WEST, A DISTANCE OF 451.23 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE AFORESAID EAST RIGHT-OF-WAY OF REDWOOD STREET AND THE SOUTHWEST CORNER OF SAID TRACT A;

THENCE ALONG THE WEST BOUNDARY OF SAID TRACT A AND THE EAST RIGHT-OF-WAY OF REDWOOD STREET THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 116.30 FEET, SAID CURVE HAVING A RADIUS OF 438.61 FEET, A CENTRAL ANGLE OF 15°11'31", AND A CHORD WHICH BEARS NORTH 21°49'44" WEST A CHORD DISTANCE OF 115.96 FEET;
2. ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 29°25'22" WEST, A DISTANCE OF 62.81 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 188.13 FEET, SAID CURVE HAVING A RADIUS OF 359.09 FEET, A CENTRAL ANGLE OF 30°01'03", AND A CHORD WHICH BEARS NORTH 14°24'51" WEST A CHORD DISTANCE OF 185.98 FEET;
4. NORTH 00°35'41" EAST, A DISTANCE OF 14.55 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 189,996 SQUARE FEET OR 4.36 ACRES, MORE OR LESS.

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NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THIS CERTIFICATE SHOWN HEREON.



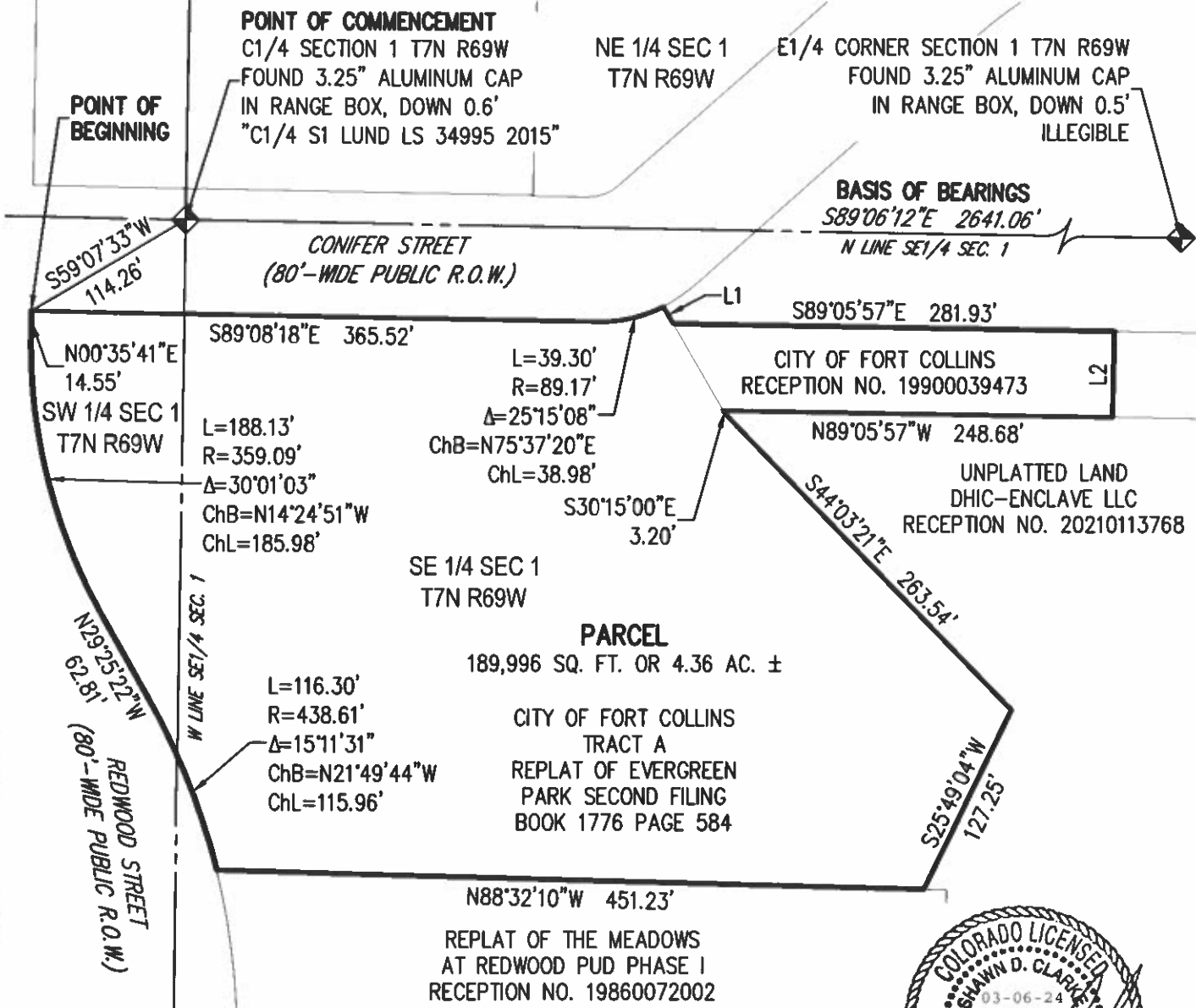
ENCLAVE AT REDWOOD
TEMPORARY CONSTRUCTION EASEMENT
DESCRIPTION

PROJECT #	201013
CHECKED BY:	SDC
DRAWN BY:	JOC
SHEET NUMBER	2
	2 OF 3

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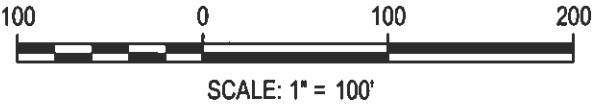
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LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S30°15'39"E	12.17'	L2	S00°54'03"W	55.00'



NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

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ENCLAVE AT REDWOOD
TEMPORARY CONSTRUCTION EASEMENT
ILLUSTRATION

PROJECT #	201013
CHECKED BY:	SDC
DRAWN BY:	JOC
SHEET NUMBER	3
	3 OF 3