

The Drainage TCE

PARCEL DESCRIPTION

A parcel of land for easement purposes, situate in the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of Section Twelve (12), Township Seven North (T.7N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 12, as monumented by a #6 rebar with a 2 1/2" Aluminum Cap stamped LS 31169, 2020 and assuming the East line of said SE1/4NW1/4, as monumented at the Center-North Sixteenth corner by a #6 rebar with a 2" Aluminum Cap stamped I.S 7481, 1995 as bearing North 00°26'40" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1323.95 feet with all other bearings contained herein relative thereto;

THENCE North 00°26'40" East along said East line a distance of 545.62 feet;
THENCE North 89°33'20" West a distance of 20.00 feet to the Southeast corner of a parcel of land described in that Special Warranty Deed recorded March 3, 2005 as Reception No. 2005-0017087 of the Records of Larimer County;

THENCE South 45°41'53" West along the Southeasterly line of said parcel of land described in that Special Warranty Deed recorded March 3, 2005 as Reception No. 2005-0017087 of the Records of Larimer County a distance of 175.00 feet to the **POINT OF BEGINNING**;

THENCE South 55°36'30" West a distance of 132.00 feet;

THENCE South 67°49'30" West a distance of 95.00 feet;

THENCE South 43°21'30" West a distance of 202.50 feet;

THENCE South 39°58'30" West a distance of 81.00 feet;

THENCE South 52°03'00" West a distance of 25.00 feet;

THENCE North 33°05'30" West a distance of 67.00 feet;

THENCE North 24°43'00" West a distance of 36.00 feet;

THENCE North 21°25'31" West a distance of 82.00 feet;

THENCE North 48°22'28" West a distance of 76.00 feet to the Southerly line of a parcel of land described in that Special Warranty Deed recorded March 3, 2005 as Reception No. 2005-0017087 of the Records of Larimer County;

The following Five (5) courses are along the Southerly lines of said parcel of land described in that Special Warranty Deed recorded March 3, 2005 as Reception No. 2005-0017087 of the Records of Larimer County:

THENCE South 69°41'00" East a distance of 74.14 feet;

THENCE South 60°55'34" East a distance of 76.57 feet;

THENCE North 49°42'53" East a distance of 121.67 feet;

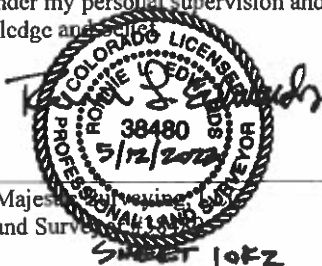
THENCE North 66°49'53" East a distance of 110.60 feet;

THENCE North 74°21'53" East a distance of 223.40 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 40,648 Square Feet or 0.933 Acres, more or less (±).

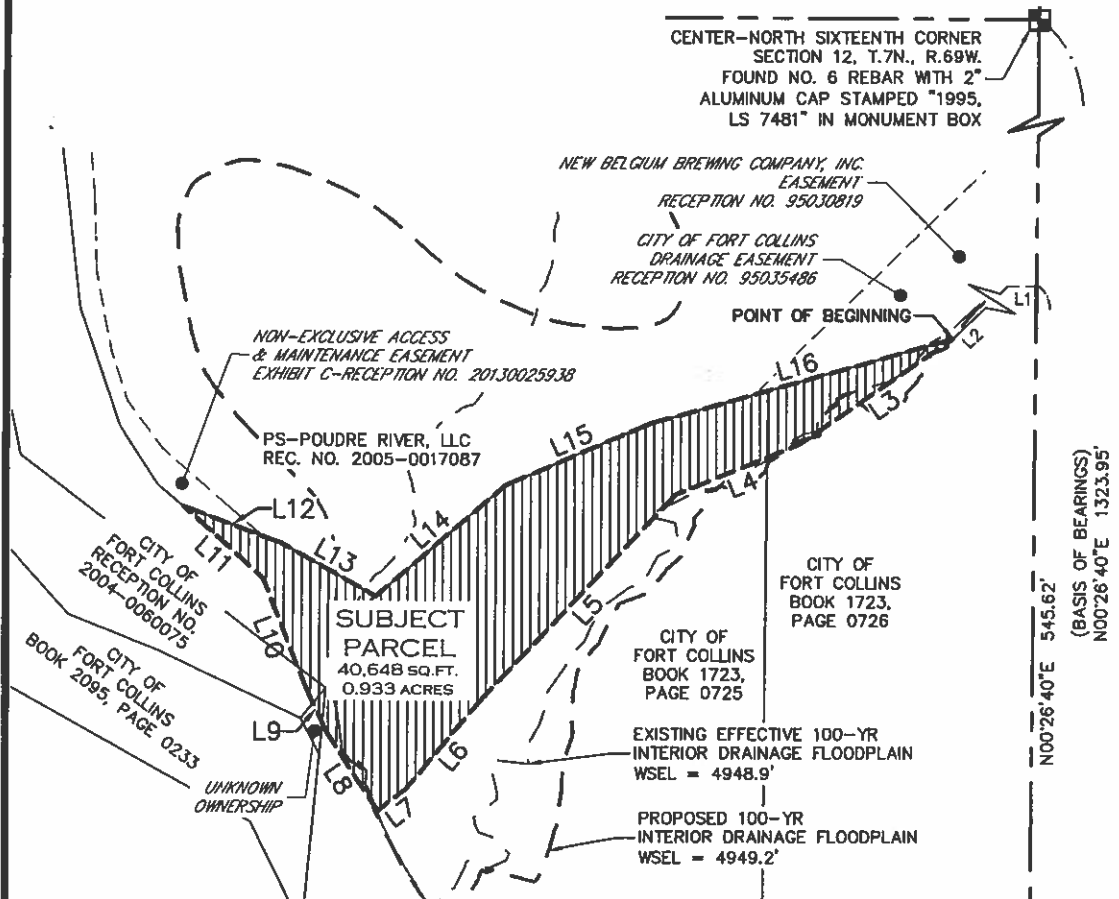
SURVEYORS STATEMENT

I, Ronnie L. Edwards, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Ronnie L. Edwards - on behalf of Majesty Surveying
Colorado Licensed Professional Land Surveyor





LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°33'20"W	20.00'
L2	S45°41'53"W	175.00'
L3	S55°36'30"W	132.00'
L4	S67°49'30"W	95.00'
L5	S43°21'30"W	202.50'
L6	S39°58'30"W	81.00'
L7	S52°03'00"W	25.00'
L8	N33°05'30"W	67.00'

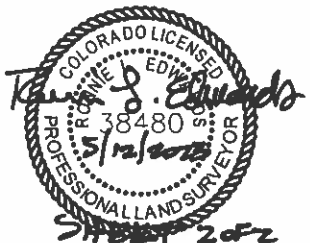
LINE TABLE		
LINE	BEARING	LENGTH
L9	N24°43'00"W	36.00'
L10	N21°25'31"W	82.00'
L11	N48°22'28"W	76.00'
L12	S69°41'00"E	74.14'
L13	S60°55'34"E	76.57'
L14	N49°42'53"E	121.67'
L15	N66°49'53"E	110.60'
L16	N74°21'53"E	223.40'

CENTER QUARTER CORNER SECTION 12, T.7N., R.69W. FOUND NO.6 REBAR WITH 2 1/2" ALUMINUM CAP STAMPED "LS 31169, 2020" IN MONUMENT BOX POINT OF COMMENCEMENT



Note: This drawing does not represent a monumented land survey. Its sole purpose is a graphic representation of the accompanying written description.

Notice: 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. (CRS 13-80-105)



Ronnie L. Edwards, PLS 38480
On behalf of Majestic Surveying, LLC

PROJECT NO: 2019340 CLIENT: A.C.E.
DATE: 4/7/2022 SCALE: 1"=100'