

First
Easement

PARCEL DESCRIPTION

A tract of land, being part of that parcel as described as PARCEL "B" in the Special Warranty Deed recorded June 30, 1997 at Reception No. 19970041141 of the Records of the Larimer County Clerk and Recorder (LCCR), situate in the Northeast Quarter (NE1/4) of Section Eleven (11), 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 Southwest corner of Lot 1, Fort Collins Discovery Museum as recorded September 7, 2010 at Reception No. 20100052838 of the LCCR and assuming the West line of said Lot 1 as bearing North 00°17'17" West, as platted, a distance of 176.60 feet and with all other bearings contained herein relative thereto;

THENCE North 00°17'17" East, along said West line a distance of 71.24 feet to the POINT OF BEGINNING;

THENCE South 89°42'43" West a distance of 22.00 feet to the East Right of Way (ROW) line of Mason Court as described in the Right of Way Easement as recorded June 29, 1998 at Reception No. 19980054069 of the LCCR;

THENCE North 00°17'17" West, along said ROW line, a distance of 15.00 feet;

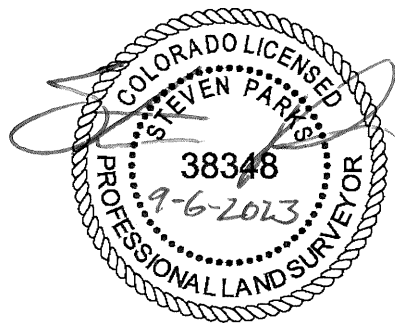
THENCE North 89°42'43" East a distance of 22.00 feet to the West line of said Lot 1;

THENCE South 00°17'18" East, along said West line, a distance of 15.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 330 Square Feet, more or less (±).

SURVEYORS STATEMENT

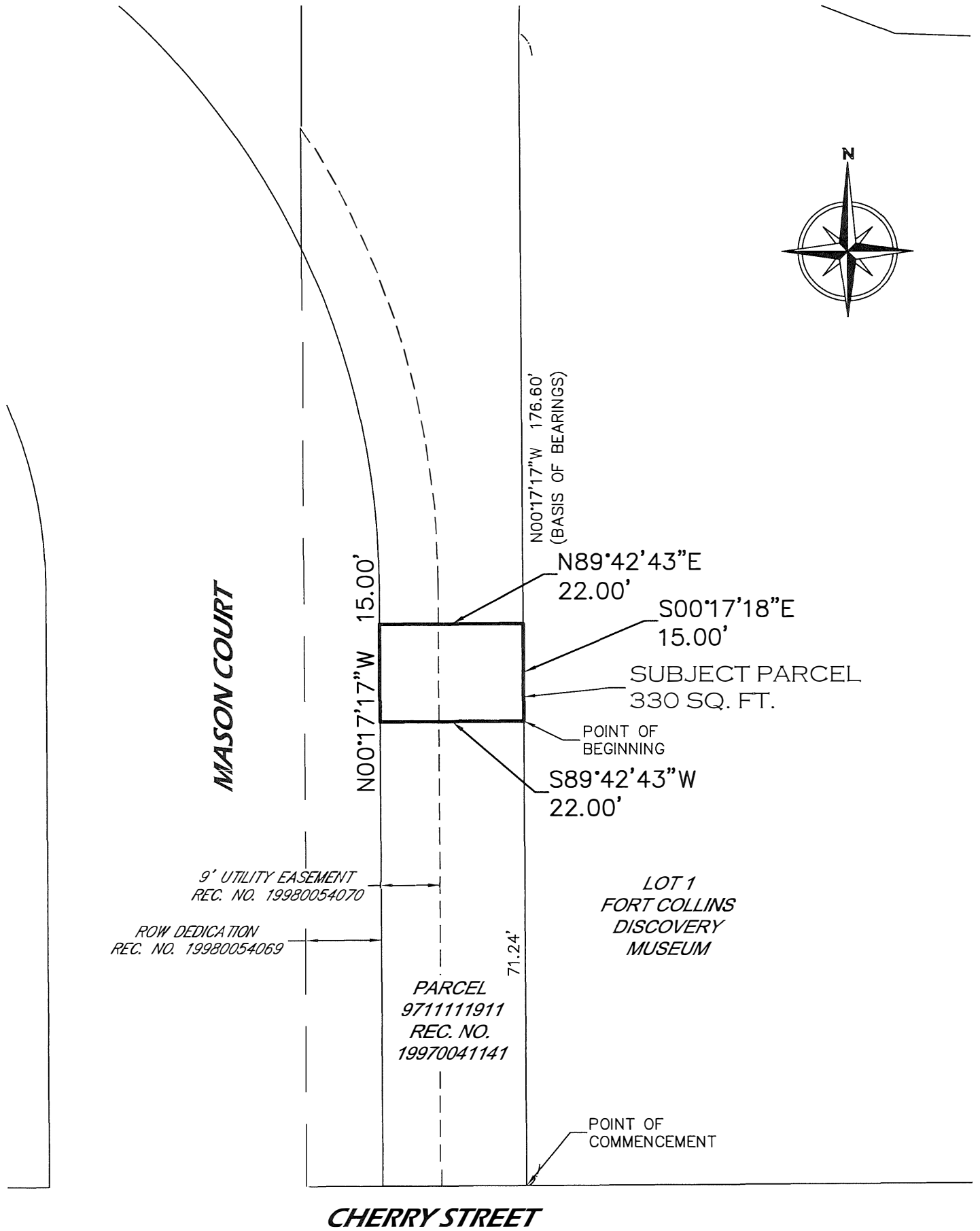
I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



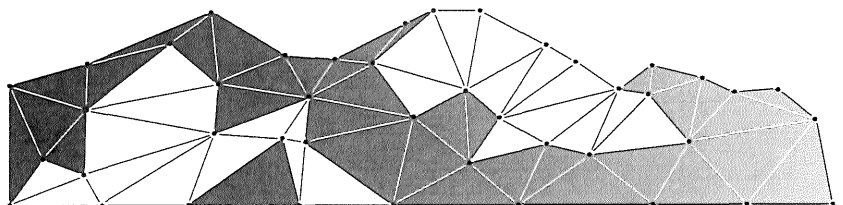
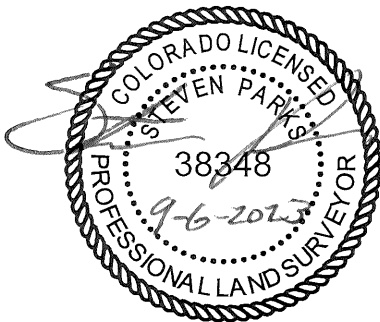
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CHERRY STREET

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)



MAJESTIC SURVEYING