



DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 26, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the south line of Lot 1, Ghent Subdivision, as recorded at Book 9, Page 134, as bearing South 89° 26' 43" East, said line also being the north line of the 16' alley as shown on said Ghent Subdivision, and with all bearings contained herein relative thereto:

BEGINNING at the Southwest corner of said Lot 1, said point also being the Northwest corner of said alley;

THENCE South 89° 26' 43" East, along the north line of said alley, a distance of 310.18 feet to the Northeast corner of said alley;

THENCE South 00° 33' 17" West, along the east line of said alley, a distance of 8.00 feet;

THENCE South 00° 22' 17" West, continuing along said east line, a distance of 8.00 feet to the Southeast corner of said alley;

THENCE North 89° 26' 43" West, along the south line of said alley, a distance of 310.30 feet to the Southwest corner of said alley;

THENCE North 00° 53' 20" East, along the west line of said alley, a distance of 16.00 feet to the **POINT OF BEGINNING**.

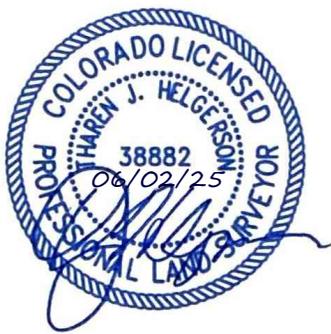
Containing 0.11 acres (4,964 square feet) more or less.

May be subject to easements, rights-of-way, covenants and restrictions of record.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Tharen J. Helgerson, a Colorado Professional Land Surveyor, do hereby certify that this property description was prepared under my personal supervision and checking, that it is true and correct to the best of my knowledge, information and belief and is in accordance with applicable standards of practice. This is not a guaranty or warranty, either expressed or implied. {4 CCR 730-1}



Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.

EPS GROUP, INC.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

June 2, 2025
LMS
S:\Survey Jobs\24-0807\Dwg\Exhibits & Descriptions\24-0807 DESCRIPTION.docx

EXHIBIT

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

NORTH LINE OF THE NE 1/4
OF SECTION 26-T7N-R69W

WEST DRAKE ROAD

MCCLELLAND DRIVE

LOT 1
GHENT SUBDIVISION

POINT OF BEGINNING
SW CORNER LOT 1
GHENT SUBDIVISION

BASIS OF BEARINGS
SOUTH LINE OF LOT 1,
GHENT SUBDIVISION

S89°26'43"E 310.18'

16' ALLEY RIGHT OF WAY
PER GHENT SUBDIVISION

S00°33'17"W 8.00'

N00°53'20"E
16.00'

N89°26'43"W 310.30'

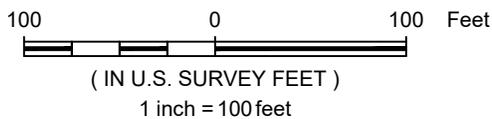
S00°22'17"W 8.00'

AREA
4,964 Sq. Ft.
0.11 Acres

RECEPTION NO. 20120014384

RECEPTION NO.
20120014356

WEST THUNDERBIRD DRIVE



Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.

LEGEND

- EXHIBIT BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- SECTION LINE

Sheet
1
Of 2
Sheets



PROJECT:
24-0807

DATE:
06/02/25

DRAWN BY:
LMS

CLIENT:
KENTRO

SECTION-TWP-RGE:
S26-T7N-R69W

REVIEW BY:
TJH

THIS EXHIBIT IS NOT A
MONUMENTED LAND SURVEY.
IT IS MEANT TO AID IN THE
VISUALIZATION OF THE
ACCOMPANYING WRITTEN
DESCRIPTION. THE WRITTEN
DESCRIPTION SUPERCEDES THE
EXHIBIT DRAWING.