

**DESCRIPTION OF AN EASEMENT TO BE CONVEYED
FROM THE CITY OF FORT COLLINS TO SANGER**

A 20' WIDE STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH P.M.; CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO; BEING LOCATED WITHIN LOT 1 OF THE HAZELHURST M.L.D. AS RECORDED AT RECEPTION NO. 20190054758 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER; BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16 TO BEAR N89°46'48"E, SAID LINE BEING MONUMENTED ON ITS WEST END BY A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED LS 16404, AND ON ITS EAST END BY A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED LS 10740, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S81°56'23"E, A DISTANCE OF 1,443.12 FEET TO A POINT ON THE EASTERLY BOUNDARY OF AN EXISTING 20' ACCESS AND EMERGENCY ACCESS EASEMENT AS SHOWN ON SAID M.L.D, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE GENERALLY IN A SOUTHEASTERLY DIRECTION ALONG THE MOST PRACTICABLE ROUTE, 440 FEET MORE OR LESS TO A POINT FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 16 BEARS N63°27'04"E, 956.50', SAID POINT BEING THE **POINT OF TERMINATION**.

TOGETHER WITH AN AREA FOR TURNAROUND BEING THAT AREA CONTAINED WITHIN THE CIRCLE WHOSE CENTER POINT IS THE POINT OF TERMINATION, AND WHOSE RADIUS IS 30.00 FEET.

IT IS THE INTENT OF THIS DESCRIPTION THAT ITS BOUNDARIES BE LENGTHENED OR FORESHORTENED TO END ON THE EASTERLY BOUNDARY OF SAID EXISTING ACCESS AND EMERGENCY ACCESS EASEMENT, AND ON THE NORTHERLY BOUNDARIES OF THE EXISTING 20' X 20' WATER TANK EASEMENT AND THE EXISTING 15' UTILITY EASEMENT AS BOTH ARE SHOWN ON SAID M.L.D.

CONTAINING 0.25 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR THAT NOW EXIST ON THE GROUND.

I HEREBY STATE THAT THE ABOVE DESCRIPTION WAS PREPARED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF, AND OPINION.

JOHN STEVEN VON NIEDA, COLORADO P.L.S. 31169
FOR AND ON BEHALF OF THE CITY OF FORT COLLINS
P.O. BOX 580, FORT COLLINS, CO 80522

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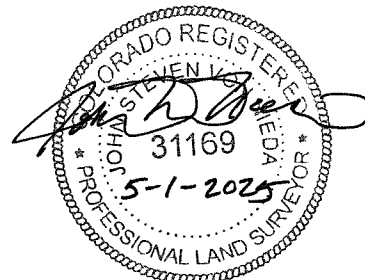
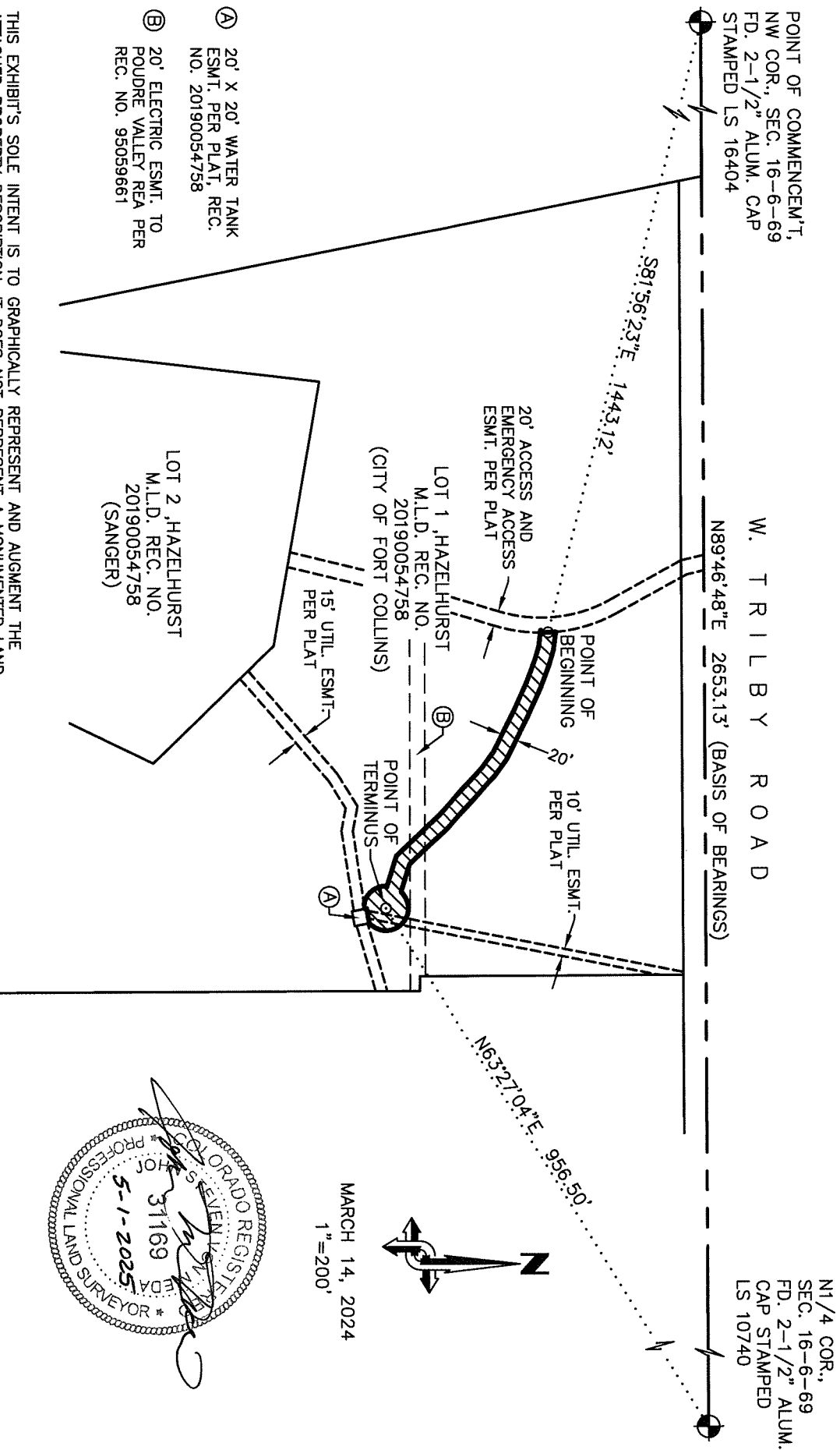


EXHIBIT OF EASEMENT TO BE CONVEYED BY THE CITY OF FORT COLLINS TO SANGER



MARCH 14, 2024
1"=200'



THIS EXHIBIT'S SOLE INTENT IS TO GRAPHICALLY REPRESENT AND AUGMENT THE ATTACHED PROPERTY DESCRIPTION. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY AS DEFINED IN C.R.S. 38-51-102. IN THE EVENT OF DISCREPANCIES BETWEEN THIS EXHIBIT AND THE ATTACHED PROPERTY DESCRIPTION, THE INFORMATION CONTAINED WITHIN THE ATTACHED PROPERTY DESCRIPTION SHOULD BE CONSIDERED FIRST.