

PROPERTY DESCRIPTION

Easement Vacation

A parcel of land, being an existing Emergency Access Easement situate within Lot 1, Block 1 of Elizabeth Subdivision recorded May 16, 2018 as Reception No. 20180028923 of the Records of the Larimer County Clerk and Recorded, located in Section Thirteen (13), 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:

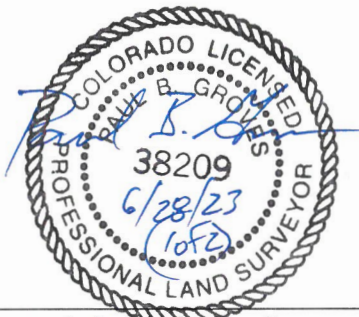
COMMENCING at the Northwest corner of Lot 1, Block 1 of Elizabeth Subdivision and assuming the North line of said Lot 1 as bearing South 89°57'37" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 80.00 feet with all other bearings contained herein relative thereto;

THENCE South 89°57'37" East along said North line a distance of 39.65 feet to the Northwest corner of an existing Emergency Access Easement and to the **POINT OF BEGINNING**;
THENCE continuing South 89°57'37" East along said North line a distance of 20.00 feet;
THENCE South 00°00'00" East a distance of 94.97 feet;
THENCE North 90°00'00" West a distance of 20.00 feet;
THENCE North 00°00'00" West a distance of 94.98 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains a total of 1,899 square feet or 0.044 acre more or less.

SURVEYORS STATEMENT

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



Paul B. Groves - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

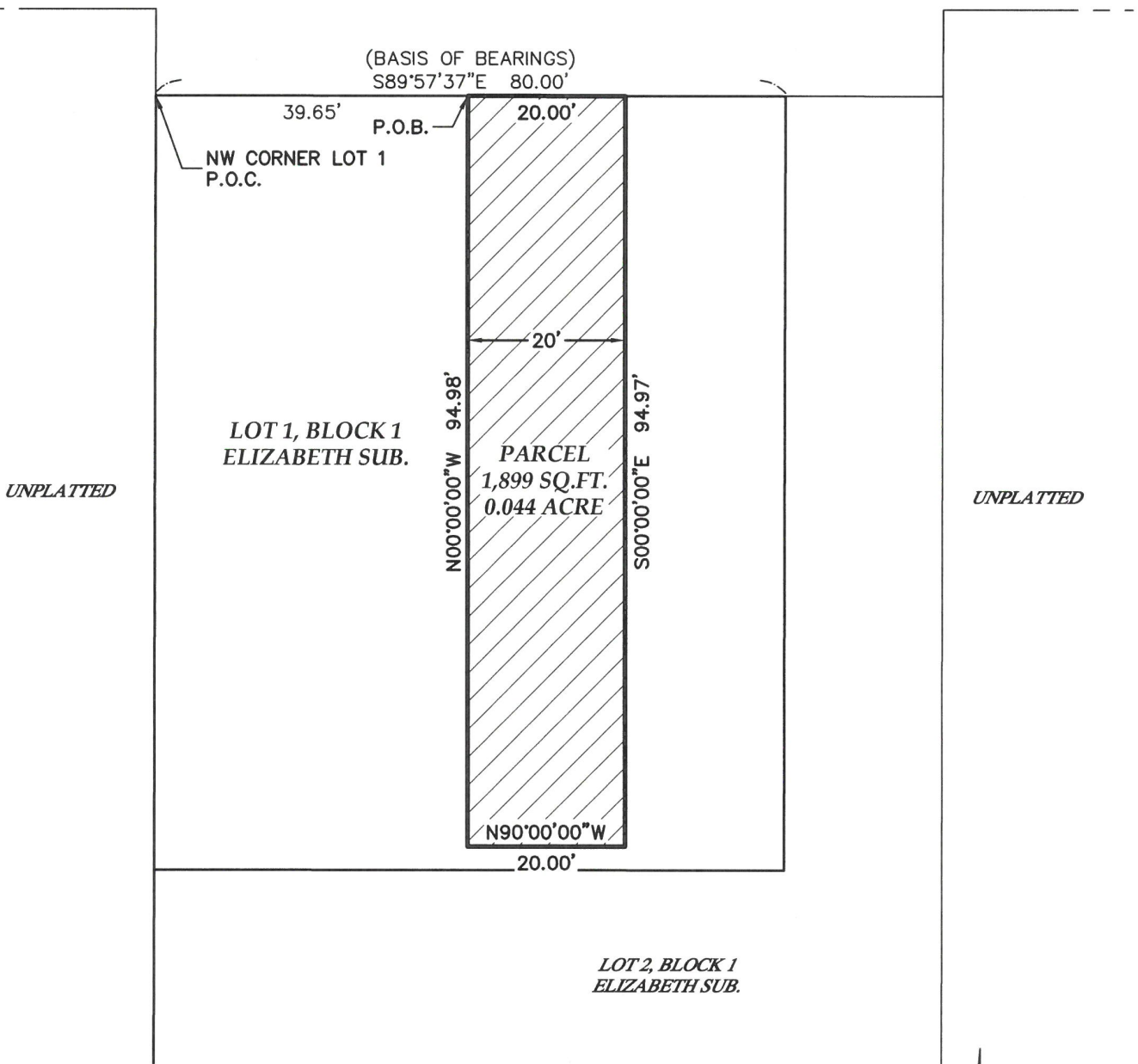
KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

EASEMENT VACATION

EXHIBIT A (2 of 2)

LOT 1, BLOCK 1, ELIZABETH SUB.
SE1/4 SEC. 13, T7N, R69W

EAST ELIZABETH STREET
(R.O.W. VARIES)



SCALE IN FEET
SCALE: 1"=20'

Paul B. Groves – On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

NOTE: This exhibit drawing is not intended to be a monumented land survey. Its sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.



KING SURVEYORS

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PROJECT NO: 20230293
DATE: 6/28/2023
CLIENT: KEVIN KRAUSE
DWG: 20230293-VACATION
DRAWN: SMF CHECKED: PG