

EXHIBIT C TO ORDINANCE NO. 028, 2024

(Sun Easement Area)

[ATTACHED, CONSISTING OF 3 PAGES]

Sun Easement

EASEMENT DESCRIPTION

LOCATED IN THE NW 1/4 OF SECTION 13, T6N, R69W, 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

AN EASEMENT FOR DRAINAGE PURPOSES OVER AND ACROSS A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, ALSO BEING A PORTION OF THAT TRACT OF LAND OWNED BY SAID CITY OF FORT COLLINS AS DESCRIBED AT RECEPTION NO. 85029837, LARIMER COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH-SOUTH CENTERLINE OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED "CITY OF FORT COLLINS SURVEY MARKER 1993 LS 17497" AND AT THE NORTH END BY A 2-1/2" ALUMINUM CAP STAMPED "ATWELL 2021 PLS 38304". SAID NORTH-SOUTH CENTERLINE BEARS NORTH 00°27'53" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 13;

THENCE SOUTH 33°12'18" WEST 867.92 FEET TO THE NORTHERLY LINE OF SAID TRACT OF LAND RECORDED AT RECEPTION NO. 85029837, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 83°57'35" EAST 22.14 FEET;
2. SOUTH 51°14'59" EAST 519.81 FEET;

THENCE DEPARTING SAID NORTHERLY LINE SOUTH 64°17'21" WEST 29.65 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET;

THENCE 168.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°01'11";

THENCE NORTH 38°41'28" WEST 98.07 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 395.00 FEET;


THENCE 74.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°47'56";

THENCE NORTH 49°29'24" WEST 44.67 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET;

THENCE 18.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°06'47" TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 599.20 FEET;

(CONTINUED ON SHEET 2)

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DRAINAGE EASEMENT		SHT. 1 OF 3	 ATWELL 866.850.4200 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100
NW 1/4 SEC. 13 T6N, R69W, 6TH P.M. FORT COLLINS, LARIMER COUNTY, CO	DATE: 07/12/21		
	DRAWN: TWK		
	CHECKED: MLP		
	JOB NO.: 19002763		

Sun Easement

EASEMENT DESCRIPTION

LOCATED IN THE NW 1/4 OF SECTION 13, T6N, R69W, 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

(CONTINUED FROM SHEET 1)

THENCE 61.86 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°54'54" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET;

THENCE 68.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°06'17";

THENCE NORTH 72°24'48" WEST 15.08 FEET TO SAID NORTHERLY LINE;

THENCE ALONG SAID NORTHERLY LINE NORTH 19°41'44" EAST 166.84 FEET TO THE **POINT OF BEGINNING**;

SAID EASEMENT CONTAINS 44,658 SQUARE FEET, OR 1.07 ACRES, MORE OR LESS.

I, MICHAEL LLOYD POOL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.



MICHAEL LLOYD POOL, PLS
COLORADO REG. NO. 38304
FOR AND ON BEHALF OF ATWELL, LLC

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

DRAINAGE EASEMENT

NW 1/4 SEC. 13
T6N, R69W, 6TH P.M.
FORT COLLINS,
LARIMER COUNTY, CO

DATE: 07/12/21
DRAWN: TWK
CHECKED: MLP
JOB NO.: 19002763

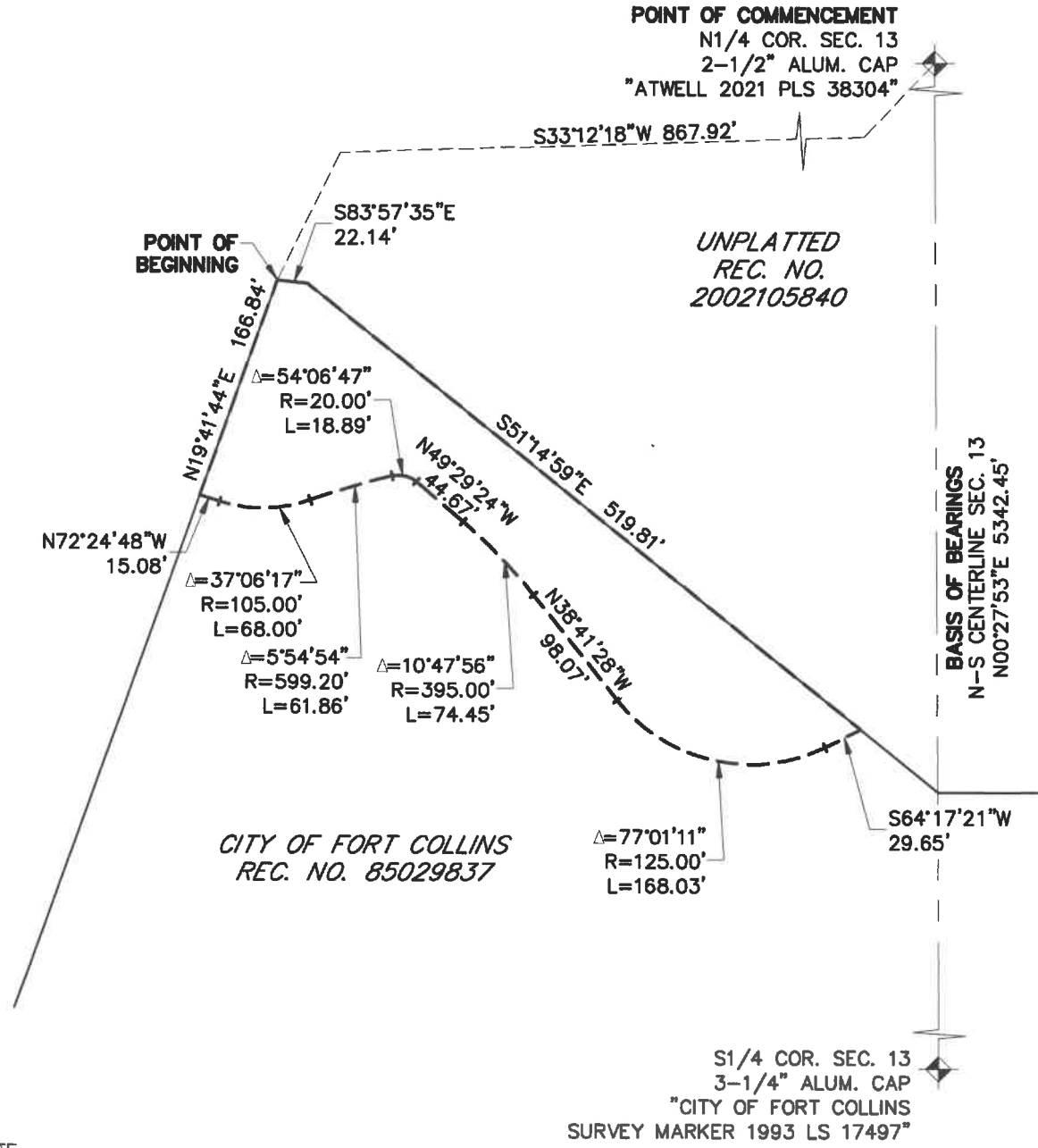
SHT.
2
OF
3



Sun Easement

EXHIBIT TO ACCOMPANY EASEMENT DESCRIPTION

LOCATED IN THE NW 1/4 OF SECTION 13, T6N, R69W, 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



NOTE
THIS EXHIBIT IS MEANT TO DEPICT THE ATTACHED EASEMENT DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SCALE: 1"=120'

EASEMENT CONTAINS 44,658 SQ. FT. OR 1.07 ACRES

DRAINAGE EASEMENT		SHT.
NW 1/4 SEC. 13 T6N, R69W, 6TH P.M. FORT COLLINS, LARIMER COUNTY, CO	DATE:	07/12/21
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ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

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