

EXHIBIT E TO ORDINANCE NO. 028, 2024

**(Revised Sun Easement Area)**

**[ATTACHED, CONSISTING OF 3 PAGES]**

**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. 2002114204, 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 WESTERLY LINE OF SAID TRACT OF LAND, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WESTERLY LINE AND ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND THE FOLLOWING TWO (2) COURSES:

1. SOUTH 83°57'35" EAST 22.14 FEET;
2. SOUTH 51°14'59" EAST 530.88 FEET;

THENCE DEPARTING SAID NORTHERLY LINE SOUTH 72°27'14" WEST 6.52 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 154.00 FEET;

THENCE 151.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°17'32";

THENCE NORTH 51°15'15" WEST 244.86 FEET;

THENCE SOUTH 81°04'53" WEST 77.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 104.00 FEET;

THENCE 66.28 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°30'57";

THENCE NORTH 70°18'16" WEST 10.72 FEET TO THE WESTERLY LINE OF SAID TRACT OF LAND;

THENCE ALONG SAID WESTERLY LINE NORTH 19°41'44" EAST 164.10 FEET TO THE **POINT OF BEGINNING**;

(CONTINUED ON SHEET 2)

**EASEMENT DESCRIPTION**

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

DATE:	05/09/23
DRAWN:	TWK
CHECKED:	VS
JOB NO.:	19002763

SHT.  
1  
OF  
3



**ATWELL**  
866.850.4200 www.atwell-group.com

143 UNION BOULEVARD, SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100

### 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)

SAID EASEMENT CONTAINS 45,352 SQUARE FEET, OR 1.04 ACRES, MORE OR LESS.

I, VLADISLAV SKREJEV, 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.



VLADISLAV SKREJEV, PLS  
COLORADO REG. NO. 38705  
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.

EASEMENT DESCRIPTION		SHT. 2 OF 3							
NW 1/4 SEC. 13 T6N, R69W, 6TH P.M. FORT COLLINS, LARIMER COUNTY, CO	<table border="1"> <tr><td>DATE:</td><td>05/09/23</td></tr> <tr><td>DRAWN:</td><td>TWK</td></tr> <tr><td>CHECKED:</td><td>VS</td></tr> <tr><td>JOB NO.:</td><td>19002763</td></tr> </table>		DATE:	05/09/23	DRAWN:	TWK	CHECKED:	VS	JOB NO.:
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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

POINT OF COMMENCEMENT

N1/4 COR. SEC. 13

2-1/2" ALUM. CAP

"ATWELL 2021 PLS 38304"

S33°12'18"W 867.92'

UNPLATTED  
REC. NO.  
2002105840

POINT OF BEGINNING

S83°57'35"E  
22.14'

N19°41'44"E  
164.10'

N70°18'16"W  
10.72'

Δ=36°30'57"  
R=104.00'  
L=66.28'

ChB=N80°39'39"W  
ChL=65.17'

S81°04'53"W  
77.89'

S51°14'59"E 530.88'  
N51°15'15"W 244.86'

DRAINAGE EASEMENT  
45,352 S.F. (1.04 AC.)

Δ=56°17'32"  
R=154.00'  
L=151.30'

ChB=N79°24'01"W  
ChL=145.29'

BASIS OF BEARINGS  
N-S CENTERLINE SEC. 13  
N00°27'53"E 5342.45'

S72°27'14"W  
6.52'

CITY OF FORT COLLINS  
REC. NO. 2002114204

S1/4 COR. SEC. 13  
3-1/4" ALUM. CAP  
"CITY OF FORT COLLINS  
SURVEY MARKER 1993 LS 17497"



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 45,352 SQ. FT. OR 1.04 ACRES

EASEMENT EXHIBIT

NW 1/4 SEC. 13 T6N, R69W, 6TH P.M. FORT COLLINS, LARIMER COUNTY, CO	DATE:	05/09/23	SHT. 3 OF 3
	DRAWN:	TWK	
	CHECKED:	VS	
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