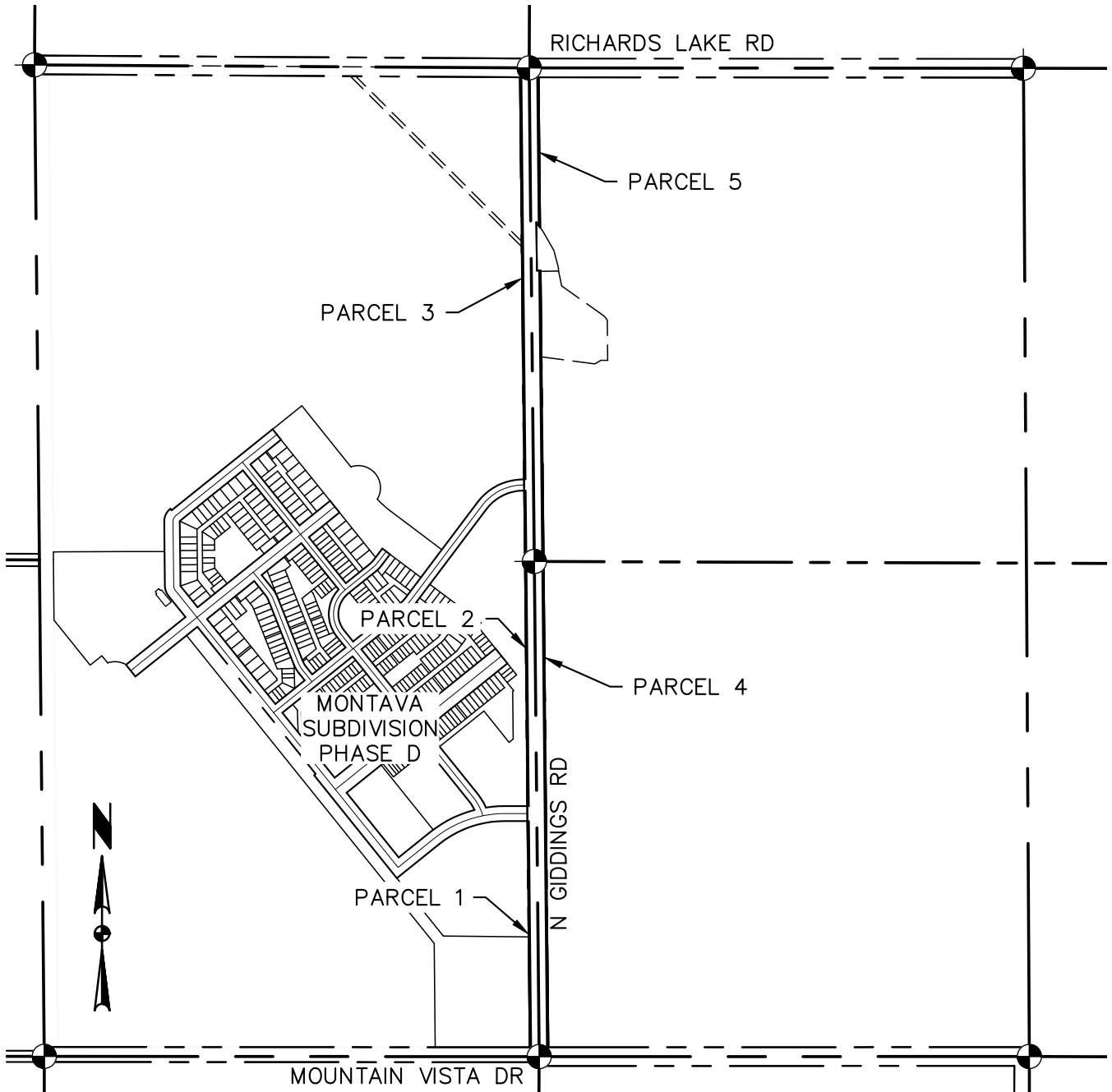


A DEPICITON OF NORTH GIDDINGS ROAD RIGHT-OF-WAY VACATION



A DEPICTION OF NORTH GIDDINGS
ROAD RIGHT-OF-WAY VACATION
DATE: NOVEMBER 2024
JOB NO. 1230.0009.00
SHEET 1 OF 1



TST, INC. CONSULTING ENGINEERS



748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

800 400 0 800

scale 1"=800' feet

EXHIBIT A**DESCRIPTION OF NORTH GIDDINGS ROAD RIGHT-OF-WAY VACATION
PARCEL 1**

A parcel of land, situate in the Southeast Quarter of Section 32, Township 8 North, Range 68 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado; and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 32 and assuming the East line of said Southeast Quarter as bearing North 00°33'45" West a distance of 2642.14 feet, monumented by a 2- $\frac{1}{2}$ " aluminum cap stamped LS 17497 in a Monument Box at the Southeast corner and a 3- $\frac{1}{4}$ " brass cap stamped LS 15278 in a Monument Box at the East Quarter corner and with all other bearing contained herein relative thereto;

THENCE North 00°33'45" West, along said East line, a distance of 50.00 feet;
THENCE North 89°57'58" West a distance of 42.00 feet to the **POINT OF BEGINNING**;

THENCE North 89°57'58" West a distance of 8.00 feet, to the North Right-of-Way (ROW) line of Mountain Vista Drive and West ROW line of North Giddings Road, as described in the Special Warranty Deed recorded September 14, 1984 as Reception No. 587201 of the Larimer County Clerk & Recorder;

THENCE North 00°33'45" West, along said West line, a distance of 1207.02 feet to a point on the South line of Goodheart Drive Right-of-Way, as described in the Plat recorded _____, _____ as Reception No. _____ of the Larimer County Clerk & Recorder;

THENCE South 89°59'26" East a distance of 8.00 feet to a line that is Parallel with the aforementioned West ROW line;

THENCE South 00°33'45" East a distance of 1207.02 feet to the **POINT OF BEGINNING**;

Said described parcel of land contains 9,656 Square Feet or 0.222 Acres, more or less (\pm).

SURVEYOR'S STATEMENT

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

Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NORTH GIDDINGS ROAD
RIGHT-OF-WAY VACATION PARCEL 1
DATE: NOVEMBER 2024
JOB NO. 1230.0009.00
SHEET 1 OF 2



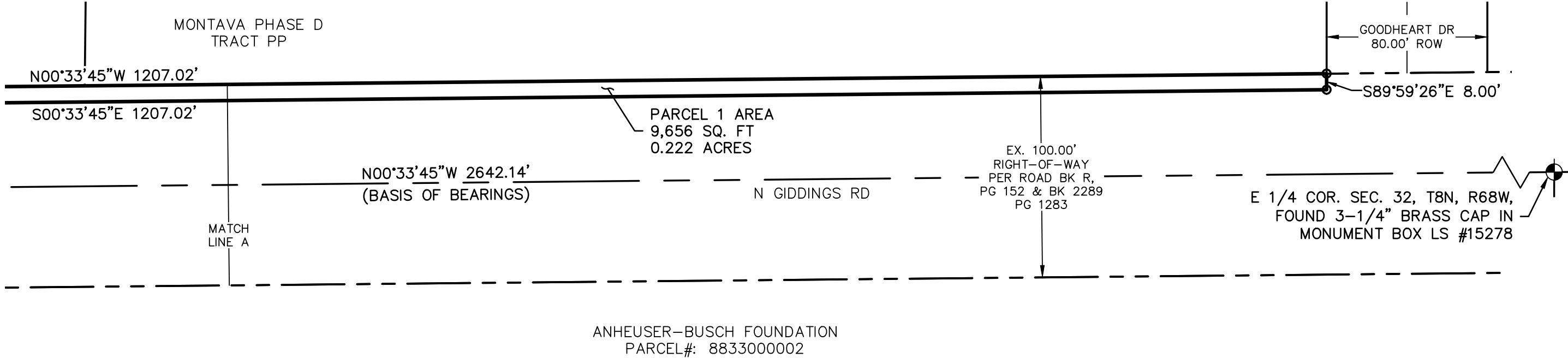
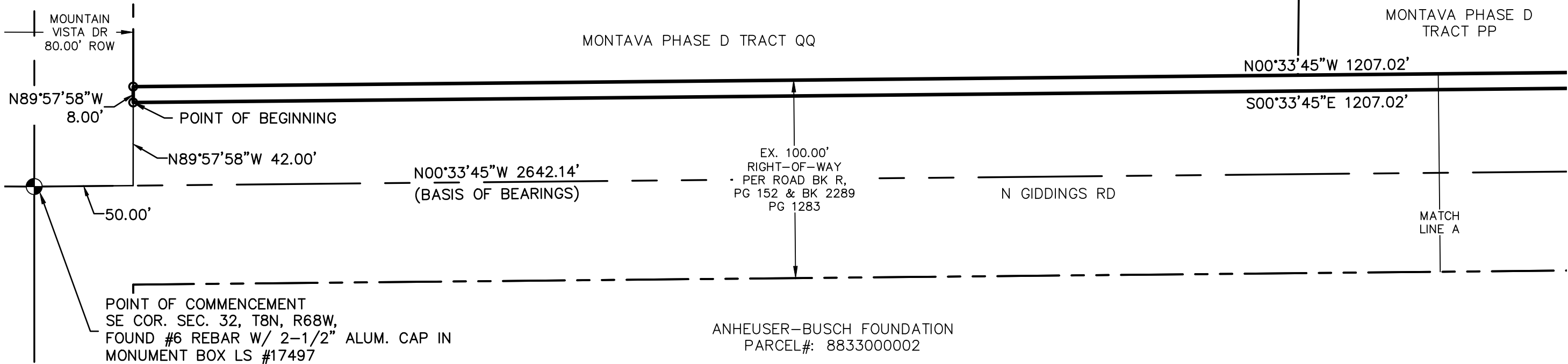
TST, INC. CONSULTING ENGINEERS



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Fort Collins, Colorado
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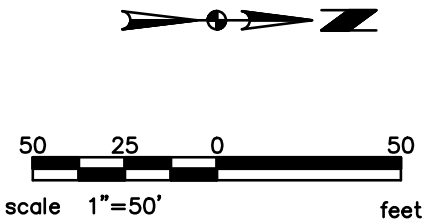
EXHIBIT A

DEPICTION OF NORTH GIDDINGS ROAD RIGHT-OF-WAY VACATION PARCEL 1



Note: This drawing does not represent a monumented land survey. Its sole purpose is a graphic representation of the accompanying written description.

Notice: According to Colorado Law you must commence any legal action based upon any defect in this survey within three 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 years from the date of the certification shown hereon. (CRS 13-80-105)



NORTH GIDDINGS ROAD
RIGHT-OF-WAY VACATION PARCEL 1
DATE: NOVEMBER 2024
JOB NO. 1230.0009.00
SHEET 2 OF 2



EXHIBIT A**DESCRIPTION OF NORTH GIDDINGS ROAD RIGHT-OF-WAY VACATION
PARCEL 2**

A parcel of land, situate in the East Half of Section 32, Township 8 North, Range 68 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado; and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 32 and assuming the East line of said Southeast Quarter as bearing North 00°33'45" West a distance of 2642.14 feet, monumented by a 2- $\frac{1}{2}$ " aluminum cap stamped LS 17497 in a Monument Box at the Southeast corner and a 3- $\frac{1}{4}$ " brass cap stamped LS 15278 in a Monument Box at the East Quarter corner and with all other bearing contained herein relative thereto;

THENCE North 00°33'45" West, along said East line, a distance of 1337.05 feet;
THENCE North 89°59'26" West a distance of 42.00 feet to the **POINT OF BEGINNING**;

THENCE North 89°59'26" West a distance of 8.00 feet to a point on the West Right-of-Way (ROW) line of that parcel as described in the Special Warranty Deed recorded September 14, 1984 as Reception No. 587201 of the Larimer County Clerk & Recorder and the North ROW line of Goodheart Drive, as described in the Plat recorded _____, _____ as Reception No. _____ of the Larimer County Clerk & Recorder;

THENCE along said West ROW line for the following two (2) courses:

THENCE North 00°33'45" West a distance of 1304.60 feet;

THENCE North 00°35'37" West a distance of 378.64 feet to a point on the South ROW line of Longwood Drive, as described in the Plat recorded _____, _____ as Reception No. _____;

THENCE North 89°25'19" East a distance of 8.00 feet to a line that is Parallel with the aforementioned West ROW line;

THENCE South 00°35'37" East a distance of 378.65 feet;

THENCE South 00°33'45" East a distance of 1304.66 feet to the **POINT OF BEGINNING**;

Said described parcel of land contains 13,466 Square Feet or 0.309 Acres, more or less (±).

SURVEYOR'S STATEMENT

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

Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NORTH GIDDINGS ROAD
RIGHT-OF-WAY VACATION PARCEL 2
DATE: NOVEMBER 2024
JOB NO. 1230.0009.00
SHEET 1 OF 2

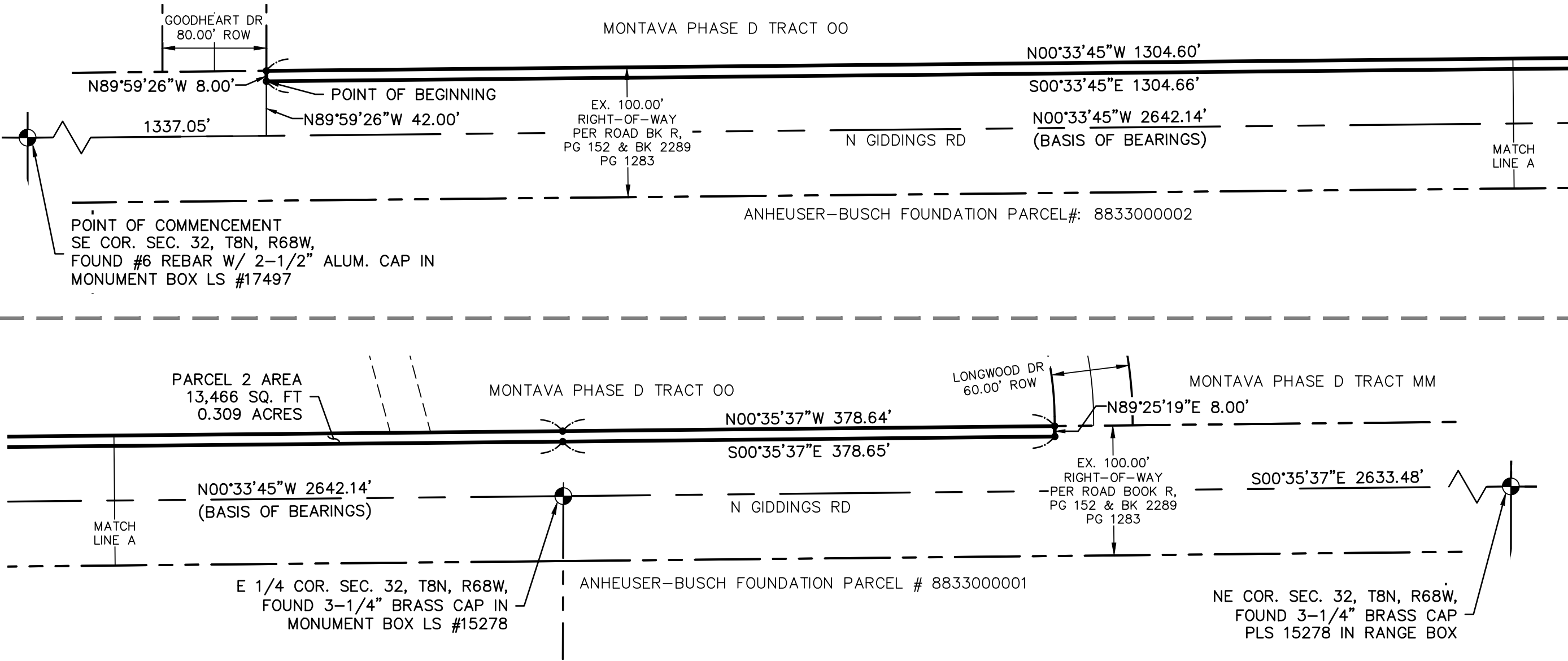


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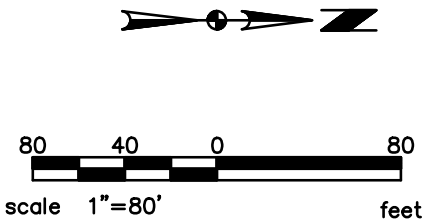
748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

EXHIBIT A
DEPICTION OF NORTH GIDDINGS ROAD RIGHT-OF-WAY VACATION
PARCEL 2



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NORTH GIDDINGS ROAD
RIGHT-OF-WAY VACATION PARCEL 2
DATE: NOVEMBER 2024
JOB NO. 1230.0009.00
SHEET 2 OF 2



EXHIBIT A**DESCRIPTION OF NORTH GIDDINGS ROAD RIGHT-OF-WAY VACATION
PARCEL 3**

A parcel of land, situate in the Northeast Quarter of Section 32, Township 8 North, Range 68 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado; and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 32 and assuming the East line of said Northeast Quarter as bearing South 00°35'37" East a distance of 2633.48 feet, monumented by a 3- $\frac{1}{4}$ " brass cap stamped LS 15278 in a Range Box at the Northeast Quarter corner and a 3- $\frac{1}{4}$ " brass cap stamped LS 15278 in a Monument Box at the East Quarter corner and with all other bearing contained herein relative thereto;

THENCE South 00°35'37" East, along said East line, a distance of 49.98 feet;
THENCE North 89°39'06" East a distance of 42.01 feet to the **POINT OF BEGINNING**;

THENCE South 00°35'37" East a distance of 2145.50 feet;
THENCE South 89°25'19" West a distance of 8.00 feet to a point on the West Right-of-Way (ROW) line of that parcel as described in the Special Warranty Deed recorded September 14, 1984 as Reception No. 587201 of the Larimer County Clerk & Recorder and the North line of Longwood Drive ROW, as described in the Plat recorded , _____ as Reception No. _____ of the Larimer County Clerk & Recorder;
THENCE North 00°35'37" West, along said West line, a distance of 2145.63 feet to a point on the South ROW line of Richards Lake Road, as described in the Special Warranty Deed recorded September 14, 1984 as Reception No. 587201 of the Larimer County Clerk & Recorder;
THENCE South 89°39'06" East a distance of 8.00 feet to the **POINT OF BEGINNING**;

Said described parcel of land contains 17,165 Square Feet or 0.394 Acres, more or less (\pm).

SURVEYOR'S STATEMENT

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

Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NORTH GIDDINGS ROAD
RIGHT-OF-WAY VACATION PARCEL 3
DATE: NOVEMBER 2024
JOB NO. 1230.0009.00
SHEET 1 OF 2



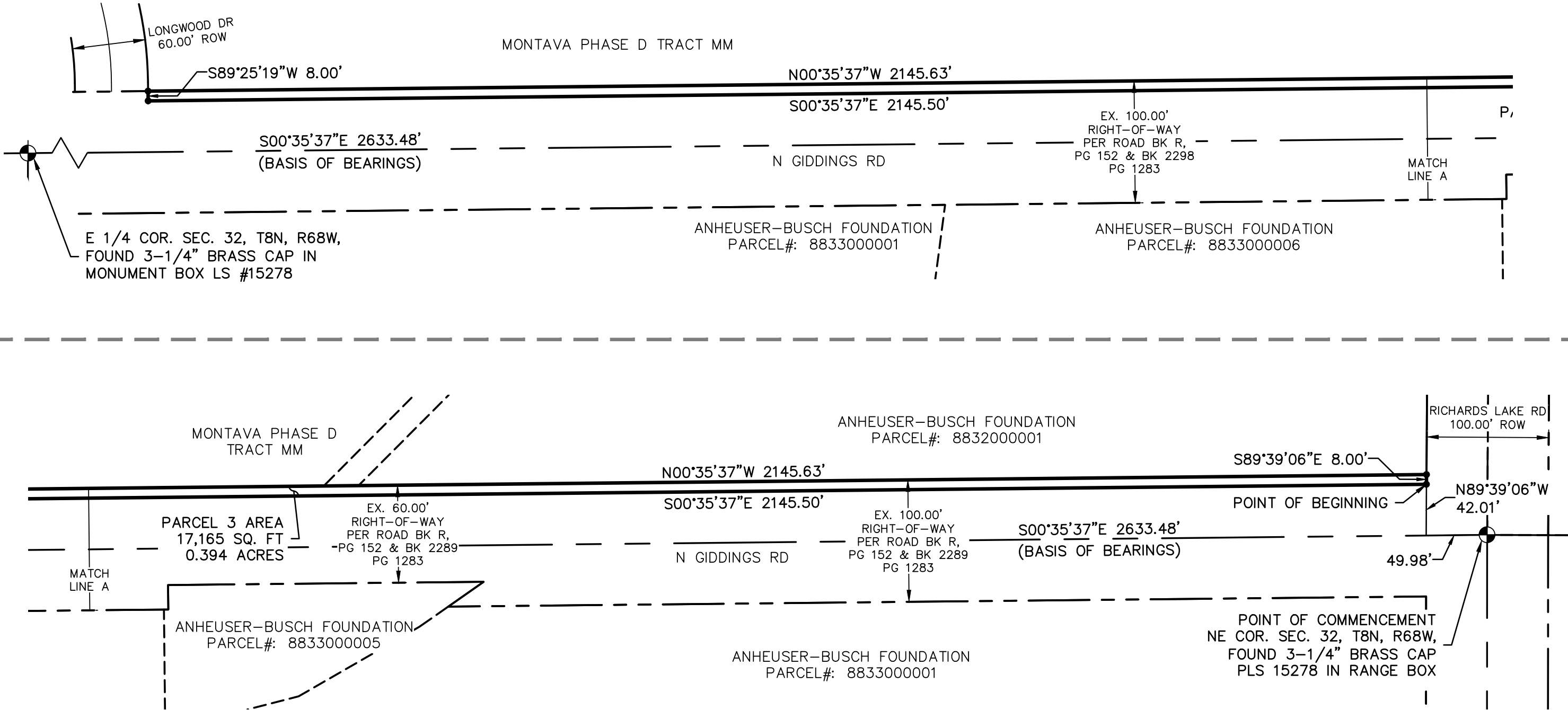
TST, INC. CONSULTING ENGINEERS



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Fort Collins, Colorado
Phone: 970.226.0557

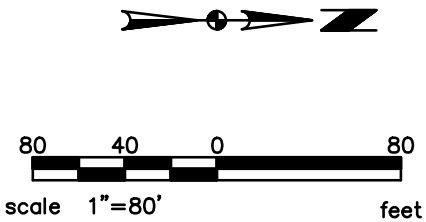
EXHIBIT A
DEPICTION OF NORTH GIDDINGS ROAD RIGHT-OF-WAY VACATION
PARCEL 3

K:\1230\0009\05 Drawings\Exhibits\LEGAL DESCRIPTIONS\2024-10-08 Giddings ROW Vacation Legal Descriptions



Note: This drawing does not represent a monumented land survey. Its sole purpose is a graphic representation of the accompanying written description.

Notice: According to Colorado Law you must commence any legal action based upon any defect in this survey within three 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 years from the date of the certification shown hereon. (CRS 13-80-105)



NORTH GIDDINGS ROAD
RIGHT-OF-WAY VACATION PARCEL 3
DATE: NOVEMBER 2024
JOB NO. 1230.0009.00
SHEET 2 OF 2

TST TST, INC. CONSULTING ENGINEERS
748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

EXHIBIT A**DESCRIPTION OF NORTH GIDDINGS ROAD RIGHT-OF-WAY VACATION
PARCEL 4**

A parcel of land, situate in the Southwest Quarter of Section 33, Township 8 North, Range 68 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado; and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 33 and assuming the West line of said Southwest Quarter as bearing North 00°33'45" West a distance of 2642.14 feet, monumented by a 2- $\frac{1}{2}$ " aluminum cap stamped LS 17497 in a Monument Box at the Southwest corner and a 3- $\frac{1}{4}$ " brass cap stamped LS 15278 in a Monument Box at the West Quarter corner and with all other bearing contained herein relative thereto;

THENCE North 00°33'45" West, along said West line, a distance of 50.00 feet;
THENCE North 89°58'54" East a distance of 42.00 feet to the **POINT OF BEGINNING**;

THENCE North 00°33'45" West a distance of 2592.55 feet;
THENCE North 00°35'37" West a distance of 1551.54 feet to the North line of that parcel as described in the Special Warranty Deed recorded September 14, 1984 as Reception No. 587201 of the Larimer County Clerk & Recorder;
THENCE along said parcel for the following (3) courses
THENCE North 89°24'18" East a distance of 8.00 feet ;
THENCE South 00°35'37" East a distance of 1551.53 feet;
THENCE South 00°33'45" East a distance of 2592.64 feet;
THENCE South 89°58'54" West a distance of 8.00 feet to the **POINT OF BEGINNING**;

Said described parcel of land contains 33,153 Square Feet or 0.761 Acres, more or less (\pm).

SURVEYOR'S STATEMENT

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

Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NORTH GIDDINGS ROAD
RIGHT-OF-WAY VACATION PARCEL 4
DATE: NOVEMBER 2024
JOB NO. 1230.0009.00
SHEET 1 OF 2



TST, INC. CONSULTING ENGINEERS

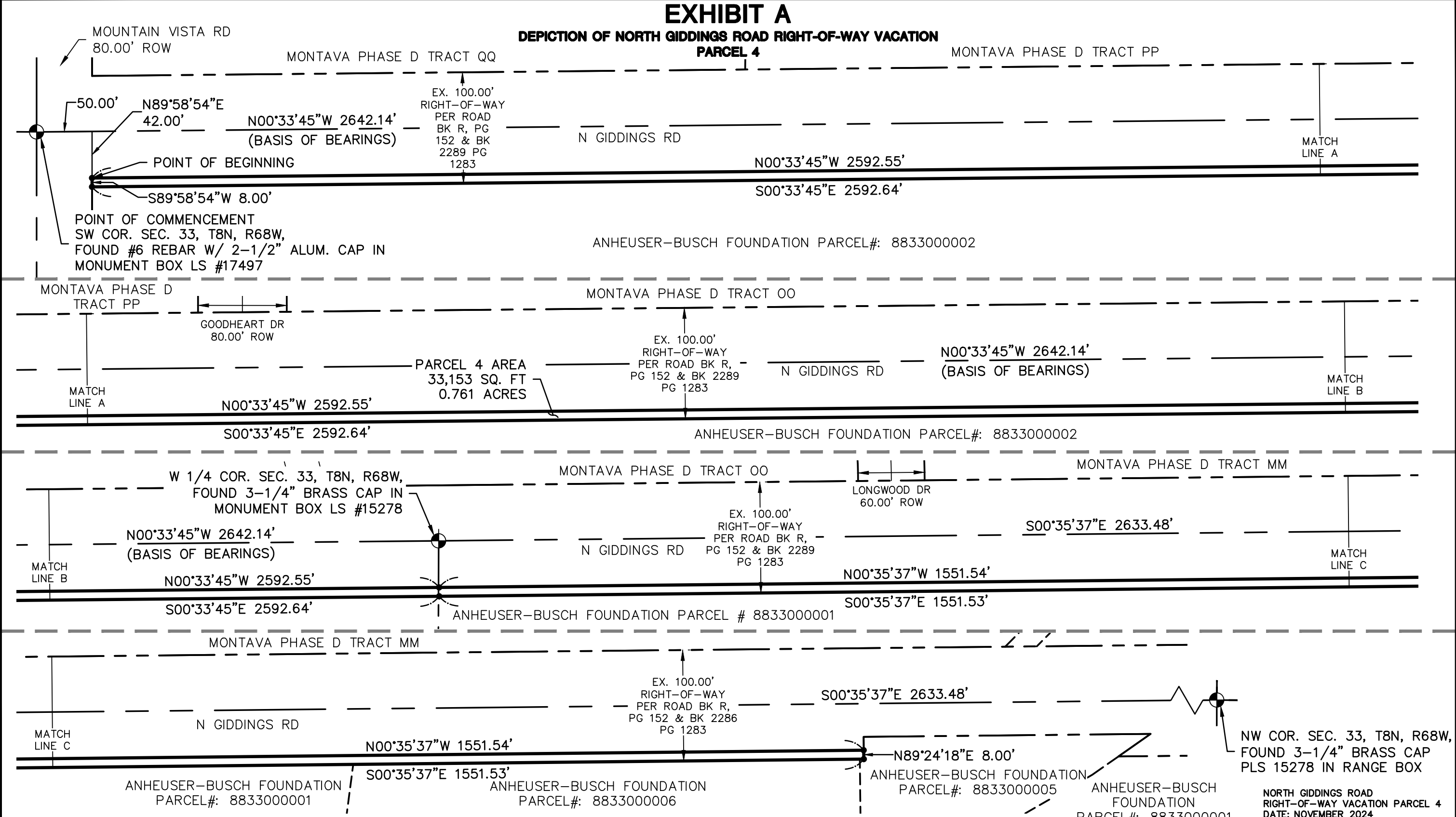


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Fort Collins, Colorado
Phone: 970.226.0557

EXHIBIT A

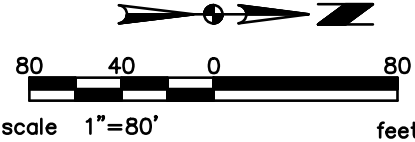
DEPICTION OF NORTH GIDDINGS ROAD RIGHT-OF-WAY VACATION
PARCEL 4

K:\1230\0009\05 Drawings\Exhibits\LEGAL DESCRIPTIONS\2024-10-08 Giddings ROW Vacation Legal Descriptions



Note: This drawing does not represent a monumented land survey. Its sole purpose is a graphic representation of the accompanying written description.

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NORTH GIDDINGS ROAD
RIGHT-OF-WAY VACATION PARCEL 4
DATE: NOVEMBER 2024
JOB NO. 1230.0009.00
SHEET 2 OF 2

TST TST, INC. CONSULTING ENGINEERS

748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

EXHIBIT A**DESCRIPTION OF NORTH GIDDINGS ROAD RIGHT-OF-WAY VACATION
PARCEL 5**

A parcel of land, situate in the Northwest Quarter of Section 33, Township 8 North, Range 68 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado; and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 33 and assuming the West line of said Northwest Quarter as bearing South 00°35'37" East a distance of 2633.48 feet, monumented by a 3- $\frac{1}{4}$ " brass cap stamped LS 15278 in a Range Box at the Northwest corner and a 3- $\frac{1}{4}$ " brass cap stamped LS 15278 in a Monument Box at the West Quarter corner and with all other bearing contained herein relative thereto;

THENCE South 00°35'37" East, along said West line, a distance of 49.98 feet;
THENCE South 89°57'45" East a distance of 42.00 feet to the **POINT OF BEGINNING**;

THENCE South 89°57'45" East a distance of 8.00 feet to the East Right-of-Way (ROW) line of North Giddings Road and the South ROW line of Richards Lake Road, as described in the Special Warranty Deed recorded September 14, 1984 as Reception No. 587201 of the Larimer County Clerk & Recorder;

THENCE South 00°35'37" East, along said East line a distance of 801.85 feet to the North line of that parcel as described in the Special Warranty Deed recorded May 31, 2016 as Reception No. 20160033867 of the Larimer County Clerk & Recorder;

THENCE North 35°00'49" West, along said North line, a distance of 14.15 feet to a line that is Parallel to the aforementioned East ROW line;

THENCE North 00°35'37" West a distance of 790.26 feet to the **POINT OF BEGINNING**;

Said described parcel of land contains 6,368 Square Feet or 0.146 Acres, more or less (\pm).

SURVEYOR'S STATEMENT

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

Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NORTH GIDDINGS ROAD
RIGHT-OF-WAY VACATION PARCEL 5
DATE: NOVEMBER 2024
JOB NO. 1230.0009.00
SHEET 1 OF 2

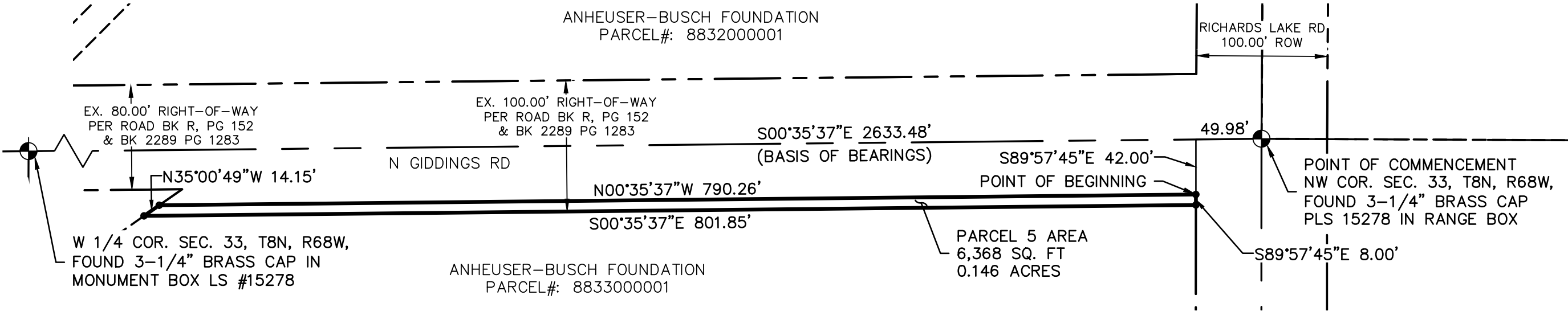


TST, INC. CONSULTING ENGINEERS



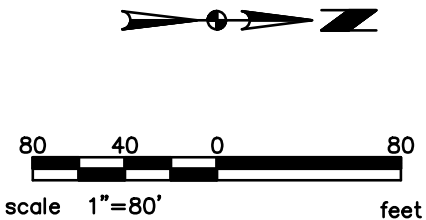
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EXHIBIT A
DEPICTION OF NORTH GIDDINGS ROAD RIGHT-OF-WAY VACATION
PARCEL 5



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NORTH GIDDINGS ROAD
RIGHT-OF-WAY VACATION PARCEL 5
DATE: NOVEMBER 2024
JOB NO. 1230.0009.00
SHEET 2 OF 2

