

(City Easement Area)

[ATTACHED, CONSISTING OF 4 PAGES]

EXHIBIT D

EASEMENT DESCRIPTION

A PORTION OF LOT 1, BLOCK 1, THE FOOTHILLS SUBDIVISION
 SITUATED IN THE N1/2 OF SECTION 13, T6N, R69W, 6TH P.M.
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

A PORTION OF THE NORTH HALF OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLING, COUNTY OF LARIMER, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, BLOCK 1, THE FOOTHILLS SUBDIVISION, RECORDED AT RECEPTION NO. _____, LARIMER COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF LOT 1, BLOCK 1, THE FOOTHILLS SUBDIVISION, RECORDED AT RECEPTION NO. _____, MONUMENTED AS SHOWN ON SAID PLAT. SAID EAST LINE BEARS SOUTH 00°27'17" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1 SOUTH 89°58'37" WEST 599.70 FEET TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY OF SAID LOT 1;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 NORTH 51°14'40" WEST 235.10 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY LINE NORTH 38°44'22" EAST 112.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 23.58 FEET AND A CENTER WHICH BEARS SOUTH 61°10'28" WEST;

THENCE 16.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°40'30" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 51.42 FEET;

THENCE 273.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 304°13'11" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 23.58 FEET;

THENCE 25.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°06'35";

THENCE NORTH 38°44'22" EAST 116.84 FEET;

THENCE NORTH 51°15'38" WEST 219.19 FEET;


THENCE NORTH 19°57'48" WEST 123.08 FEET TO THE SOUTHERLY LINE OF A 23' PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AS SHOWN ON SAID PLAT OF THE FOOTHILLS SUBDIVISION, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 388.50 FEET AND A CENTER WHICH BEARS SOUTH 00°46'59" WEST;

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

1. 45.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°42'12";
2. SOUTH 82°30'49" EAST 76.44 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 07°29'11" WEST 114.50 FEET;
 (CONTINUED ON SHEET 2)

K:\19002763\DWG\Survey\19002763_ONSITE DRNG ESMT RECIPROCAL.dwg, 8.5 x 11, 5/5/2022 9:32:17 AM

DRAINAGE EASEMENT		SHT. 1 OF 4	 ATWELL 866.850.4200 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100
N1/2 SEC. 13 T6N, R69W, 6TH P.M. FORT COLLINS, LARIMER COUNTY, CO	DATE: 05/05/22		
	DRAWN: TWK		
	CHECKED: MLP		
	JOB NO.: 19002763		

City Easement
Page 2 of 4

EASEMENT DESCRIPTION

A PORTION OF LOT 1, BLOCK 1, THE FOOTHILLS SUBDIVISION
SITUATED IN THE N1/2 OF SECTION 13, T6N, R69W, 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

(CONTINUED FROM SHEET 1)

THENCE SOUTH 82°30'49" EAST 341.06 FEET;

THENCE NORTH 89°32'19" EAST 113.65 FEET;

THENCE NORTH 00°27'53" WEST 114.50 FEET TO SAID SOUTHERLY LINE;

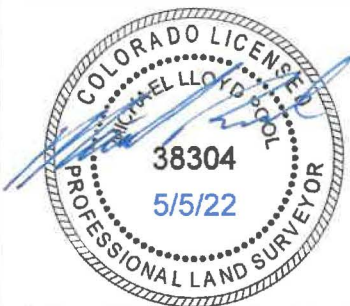
THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING NINE (9) COURSES:

1. NORTH 89°32'19" EAST 62.53 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 153.50 FEET;
2. 26.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°02'18";
3. SOUTH 80°14'57" EAST 100.74 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 176.50 FEET;
4. 31.44 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°12'21";
5. NORTH 89°32'43" EAST 28.18 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 22.50 FEET;
6. 6.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°17'28";
7. SOUTH 75°09'49" EAST 12.25 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 27.50 FEET;
8. 7.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°17'28" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 308.50 FEET;
9. 9.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°50'20" TO THE EAST LINE OF SAID LOT 1;

THENCE ALONG SAID EAST LINE SOUTH 00°27'17" EAST 522.39 FEET TO THE POINT OF BEGINNING;

SAID EASEMENT CONTAINS 341,435 SQUARE FEET, OR 7.84 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

N1/2 SEC. 13
T6N, R69W, 6TH P.M.
FORT COLLINS,
LARIMER COUNTY, CO

DATE: 05/05/22
DRAWN: TWK
CHECKED: MLP
JOB NO.: 19002763

SHT.
2
OF
4

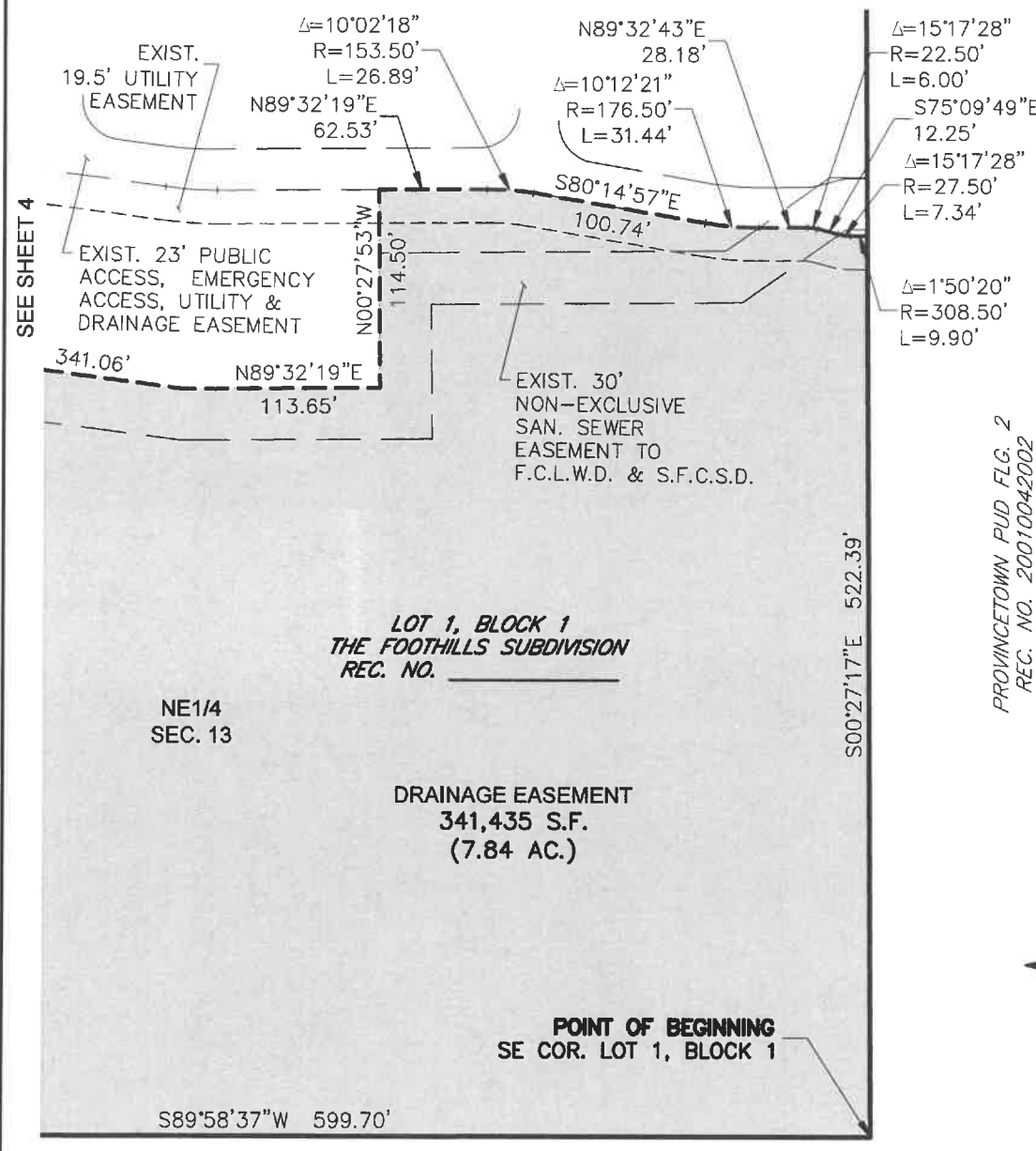


K:\19002763\DWG\Survey\19002763_ONSITE DRNG ESMT RECIPROCAL.dwg, 8.5 x 11, 5/5/2022 9:34:29 AM

City Easement
Page 3 of 4

EXHIBIT TO ACCOMPANY EASEMENT DESCRIPTION

A PORTION OF LOT 1, BLOCK 1, THE FOOTHILLS SUBDIVISION
SITUATED IN THE N1/2 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.

PARCEL CONTAINS 341,435 SQ. FT. OR 7.84 ACRES

DRAINAGE EASEMENT

N1/2 SEC. 13 T6N, R69W, 6TH P.M. FORT COLLINS, LARIMER COUNTY, CO	DATE:	05/05/22	SHT. 3 OF 4
	DRAWN:	TWK	
	CHECKED:	MLP	
	JOB NO.:	19002763	

ATWELL
 866.850.4200 www.atwell-group.com
 143 UNION BOULEVARD, SUITE 700
 LAKEWOOD, CO 80228
 303.462.1100

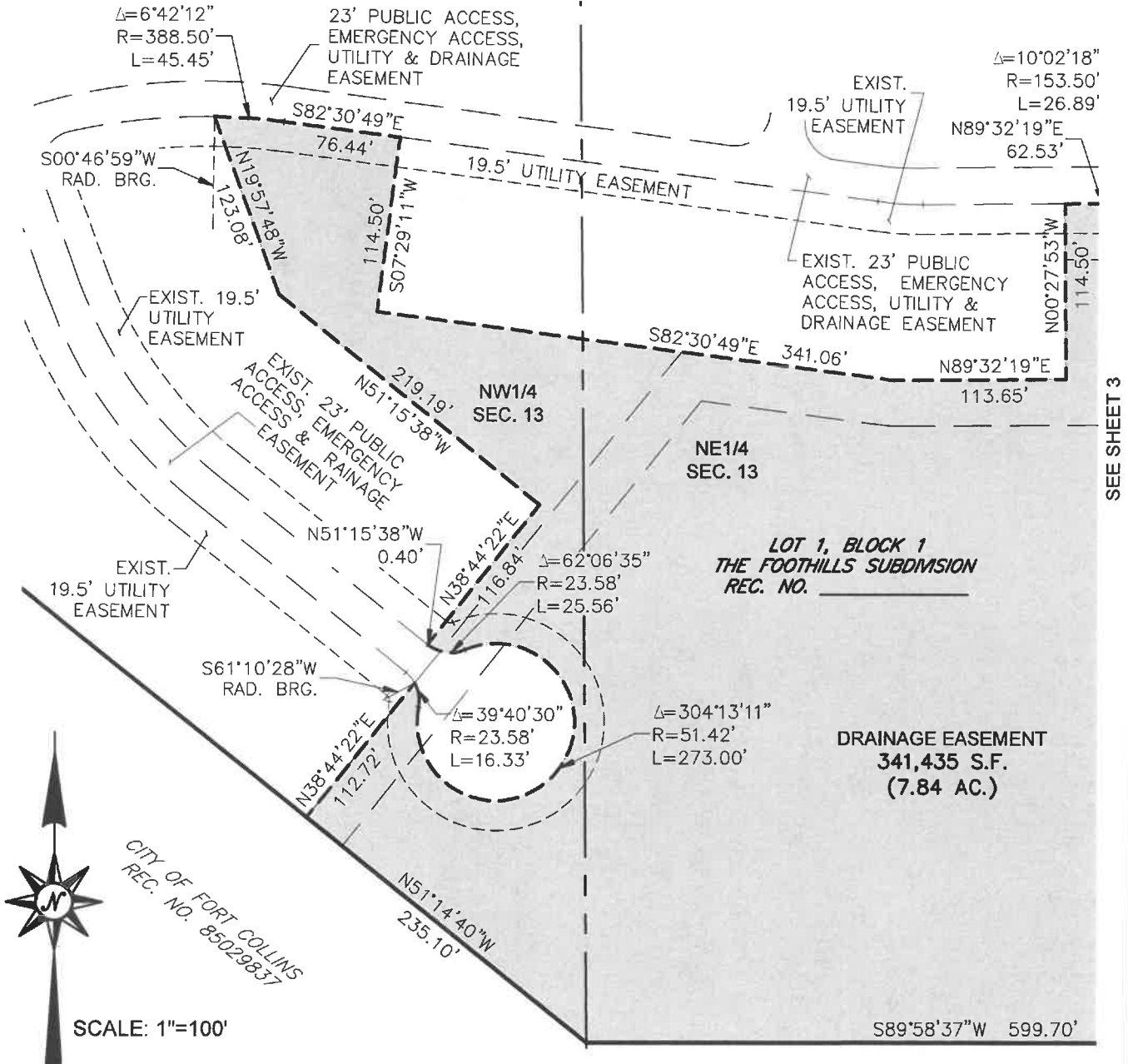
K:\19002763\DWG\Survey\19002763_ONSITE DRNG ESMT RECIPROCAL.dwg, 8.5 x 11, 5/5/2022 9:35:10 AM

City Easement
Page 4 of 4

EXHIBIT TO ACCOMPANY EASEMENT DESCRIPTION

A PORTION OF LOT 1, BLOCK 1, THE FOOTHILLS SUBDIVISION
SITUATED IN THE N1/2 OF SECTION 13, T6N, R69W, 6TH P.M.

CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



SEE SHEET 3

K:\19002763\DWG\Survey\19002763_ONSITE DRNG ESMT RECIPROCAL.dwg, 8.5 x 11, 5/5/2022 9:35:34 AM

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.

PROVINCETOWN PUD FLG. 2
REC. NO. 20010042002

PARCEL CONTAINS 341,435 SQ. FT. OR 7.84 ACRES

DRAINAGE EASEMENT		SHT. 4 OF 4
N1/2 SEC. 13 T6N, R69W, 6TH P.M. FORT COLLINS, LARIMER COUNTY, CO	DATE: 05/05/22 DRAWN: TWK CHECKED: MLP JOB NO.: 19002763	

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100