

**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 TEMPORARY CONSTRUCTION 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 591.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 217.73 FEET, AND WHOSE LONG CHORD BEARS NORTH 84° 30' 43" WEST FOR A DISTANCE OF 293.75 FEET;

THENCE DEPARTING SAID NORTHERLY LINE , 322.41 FEET, ALONG THE ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 84° 50' 25";

THENCE, NORTH 42° 05' 31" WEST 173.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT , HAVING A RADIUS OF 239.42 FEET, AND WHOSE LONG CHORD BEARS SOUTH 85° 51' 28" WEST FOR A DISTANCE OF 123.70 FEET;

THENCE 125.12 FEET ALONG THE ARC OF LAST SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 29° 56' 33";

THENCE SOUTH 19° 41' 44" WEST 265.15 FEET;

THENCE NORTH 70° 18' 16" WEST 30.00 FEET TO THE WESTERLY LINE OF SAID TRACT OF LAND;

THENCE ALONG SAID WESTERLY LINE NORTH 19° 41' 44" EAST 493.21 FEET TO THE **POINT OF BEGINNING**.

(CONTINUED ON SHEET 2)

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

NW 1/4 SEC. 13 T6N, R69W, 6TH P.M. FORT COLLINS, LARIMER COUNTY, CO	DATE:	06/22/23	SHT.
	DRAWN:	TWK	1
	CHECKED:	VS	OF
	JOB NO.:	19002763	3



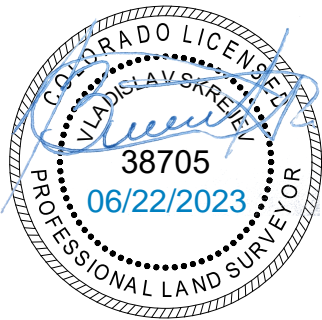
**ATWELL**  
866.850.4200 www.atwell-group.com  
143 UNION BOULEVARD, SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100

EXHIBIT B TO ORDINANCE NO. 029, 2024

(CONTINUED FROM SHEET 1)

SAID EASEMENT CONTAINS 96,132 SQUARE FEET, OR 2.21 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.



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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.

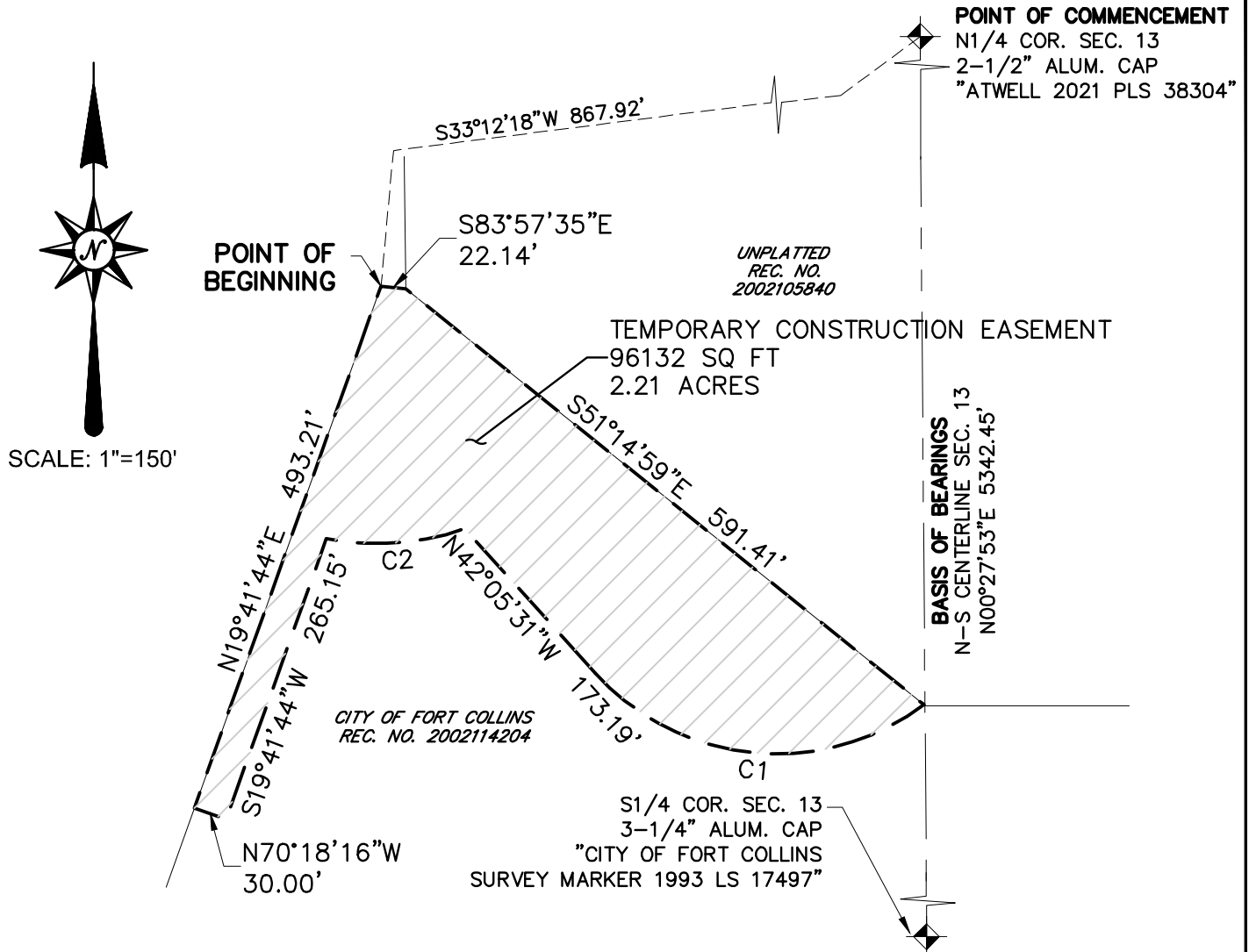
TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

NW 1/4 SEC. 13 T6N, R69W, 6TH P.M. FORT COLLINS, LARIMER COUNTY, CO	DATE:	06/22/23	SHT.
	DRAWN:	TWK	2
	CHECKED:	VS	OF
	JOB NO.:	19002763	3

**ATWELL**  
366.850.4200 www.atwell.com

# 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




CURVE DATA TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	84°50'25"	217.73'	322.41'	N84°30'43"W	293.75'
C2	29°56'33"	239.42'	125.12'	S85°51'28"W	123.70'

**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.

EASEMENT CONTAINS 96,132 SQ. FT. OR 2.21 ACRES

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT		SHT. 3 OF 3	 <b>ATWELL</b> 866.850.4200 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100
NW 1/4 SEC. 13	DATE: 06/22/23		
T6N, R69W, 6TH P.M.	DRAWN: TWK		
FORT COLLINS,	CHECKED: VS		
LARIMER COUNTY, CO	JOB NO.: 19002763		