

Sewer Easement  
(Pages 6-8 of 8)

**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

A 30 FOOT-WIDE NON-EXCLUSIVE EASEMENT FOR SANITARY SEWER 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;

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 357.80 FEET, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 51° 14' 59" EAST 30.00 FEET;

THENCE DEPARTING SAID NORTHERLY LINE SOUTH 38° 44' 22" WEST 157.98 FEET;

THENCE NORTH 51° 15' 38" WEST 30.00 FEET;

THENCE NORTH 38° 44' 22" EAST 157.99 FEET TO THE **POINT OF BEGINNING**.

SAID EASEMENT CONTAINS 4,740 SQUARE FEET, OR 0.11 ACRES, MORE OR LESS.

(CONTINUED ON SHEET 2)

SANITARY SEWER EASEMENT DESCRIPTION

NW 1/4 SEC. 13 T6N, R69W, 6TH P.M. FORT COLLINS, LARIMER COUNTY, CO	DATE: 01/02/24	SHT. 1 OF 3
	DRAWN: TK	
	CHECKED: VS	
	JOB NO.: 19002763	

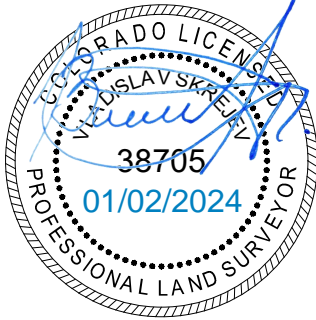


**ATWELL**  
866.850.4200 www.atwell-group.com

143 UNION BOULEVARD, SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100

(CONTINUED FROM SHEET 1)

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.

SANITARY SEWER EASEMENT DESCRIPTION

NW 1/4 SEC. 13 T6N, R69W, 6TH P.M. FORT COLLINS, LARIMER COUNTY, CO	DATE: 01/02/24	SHT. 2 OF 3
	DRAWN: TK	
	CHECKED: VS	
	JOB NO.: 19002763	

**ATWELL**

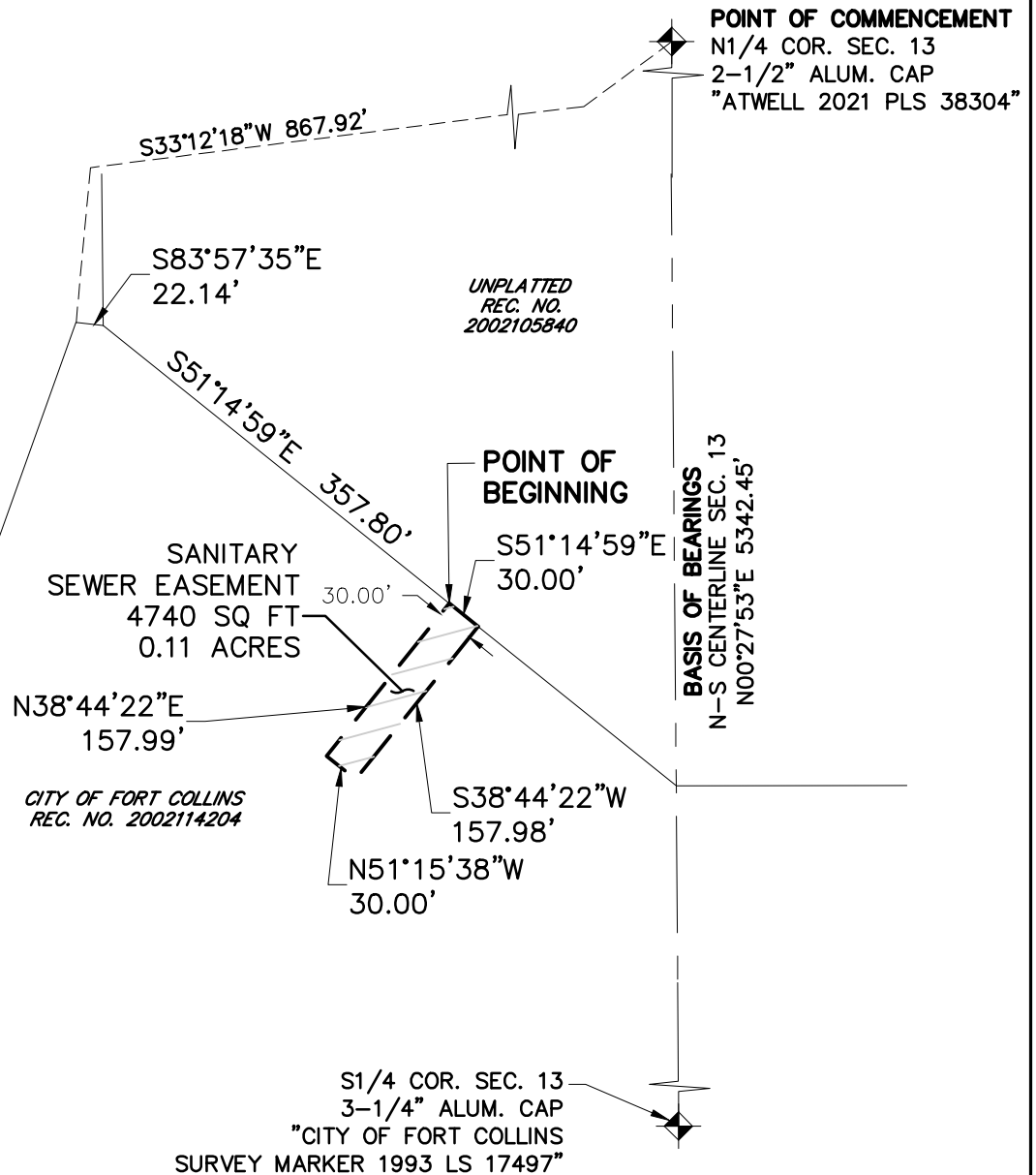
866.850.4200 www.atwell.com

# 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



SCALE: 1"=150'



**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 4740 SQ. FT. OR 0.11 ACRES

### SANITARY SEWER EASEMENT DESCRIPTION

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

DATE:	01/02/24
DRAWN:	TK
CHECKED:	VS
JOB NO.:	19002763

SHT.	3
OF	3



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