

EXHIBIT B

**DESCRIPTION OF A SHORELINE ACCESS EASEMENT TO BE CONVEYED BY  
THE CITY OF FORT COLLINS TO VANDEMOER – GEO. A. HENDERSON CO. INC.**

TRACTS OF LAND LOCATED IN THE EAST HALF OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF THE EAST 400 FEET OF THE SOUTH 1050 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, LYING AT OR BELOW THE 110-CONTOUR LINE OF THE HALLIGAN RESERVOIR (NAVD88 6398-FOOT CONTOUR LINE) AND AT OR ABOVE THE NAVD88 6384-FOOT CONTOUR LINE.

ALSO:

COMMENCING AT THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 34, AND CONSIDERING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34 TO BEAR N89°59'20"W, SAID LINE BEING MONUMENTED ON BOTH ENDS BY A 3-1/4" ALUMINUM CAP STAMPED LS 30829, BASED UPON THE COLORADO STATE PLANE NORTH ZONE COORDINATE SYSTEM NAD 83(1992), WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID SOUTH LINE, N89°59'20"W, A DISTANCE OF 551.32 FEET;  
THENCE N41°19'36"W, A DISTANCE OF 289.94 FEET;  
THENCE N56°17'49"W, A DISTANCE OF 168.53 FEET;  
THENCE N05°40'37"E, A DISTANCE OF 121.21 FEET TO THE POINT OF INTERSECTION OF THE CENTER LINE OF AN EXISTING GULCH WITH THE 110-FOOT CONTOUR LINE OF THE HALLIGAN RESERVOIR (NAVD88 6398-FOOT CONTOUR LINE), SAID POINT BEING THE **POINT OF BEGINNING**;  
THENCE NORTHERLY ALONG SAID CENTER LINE OF GULCH TO ITS INTERSECTION WITH THE NAVD88 6384-FOOT CONTOUR LINE;  
THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID 6384-FOOT CONTOUR LINE TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34;  
THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SAID 110-FOOT CONTOUR LINE (NAVD88 6398-FOOT CONTOUR LINE);  
THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID 110-FOOT CONTOUR LINE (NAVD88 6398-FOOT CONTOUR LINE) TO THE **POINT OF BEGINNING**.

**SAID 110-FOOT CONTOUR HAS BEEN DETERMINED TO BE AT NAVD 88 ELEVATION 6398'** THROUGH THE RECOVERY AND GPS SURVEY OF BENCHMARK MARKED "ELEVATION 76.47" ESTABLISHED IN 1910 AND SHOWN ON THE 'MAP OF RESURVEY OF THE HALLIGAN RESERVOIR' APPROVED BY THE STATE ENGINEER ON MARCH 10, 1941 UNDER FILE "DENVER 012781". SAID BENCHMARK IS A NAIL SET FLUSH IN A 1-FOOT BY 1-FOOT CONCRETE PAD POURED INTO NATURAL ROCK MARKED "HALLIGAN DAM ELEV. 76.47". COLORADO NORTH ZONE STATE PLANE COORDINATES NAD83(1992) FOR THIS POINT ARE:

N 1563477.85', E 3045283.95', NAVD 88 ELEVATION OF 6364.27'

THIS BENCHMARK WILL BE INUNDATED WITH THE PLANNED EXPANSION OF THE RESERVOIR.

SECONDARY BENCHMARK CONTROL INCLUDES:

- 1) CONTROL POINT "CP-905" SET BY SURVCON INC. AS A PART OF THEIR 2003 SURVEY OF THE HALLIGAN RESERVOIR, BEING A PUNCHMARK IN A 3-1/4" ALUMINUM DISK

SET IN A ROCK OUTCROPPING LYING APPROXIMATELY 550 FEET SOUTHEAST OF THE EXISTING DAM.

COLORADO NORTH ZONE STATE PLANE COORDINATES NAD83(1992):

N 1562799.92', E 3045307.92', NAVD 88 ELEVATION OF 6446.06'

- 2) THE CENTER QUARTER CORNER OF SECTION 34 (A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED LS 30829) – COLORADO NORTH ZONE STATE PLANE COORDINATES NAD83(1992):

N 1563260.74', E 3045370.82', NAVD 88 ELEVATION OF 6400.73'

IT IS THE INTENT OF THIS RESERVATION THAT THE EASEMENT SHALL ALSO INCLUDE ADDITIONAL AREAS IMMEDIATELY ADJACENT AND BELOW THE 6384' ELEVATION TO THE ACTUAL ELEVATION OF THE RESERVOIR WATER LEVEL, BUT ONLY WHEN AND TO THE EXTENT THE ACTUAL ELEVATION OF THE RESERVOIR WATER LEVEL IS BELOW THE 6384' ELEVATION.

THE TRACTS CONTAIN A MINIMUM OF 3.71 ACRES, MORE OR LESS, AND ARE SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND OTHER MATTERS OF RECORD OR THAT NOW EXIST.

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I HEREBY STATE THAT THE ABOVE DESCRIPTION WAS PREPARED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF, AND OPINION.

JOHN STEVEN VON NIEDA, COLORADO P.L.S. 31169  
FOR AND ON BEHALF OF THE CITY OF FORT COLLINS  
P.O. BOX 580, FORT COLLINS, CO 80522

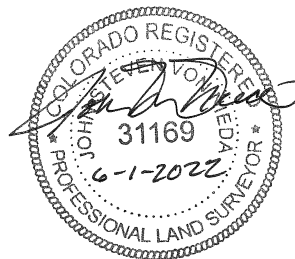
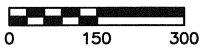


EXHIBIT OF  
 SHORELINE ACCESS EASEMENT FROM THE CITY OF FORT COLLINS TO  
 VANDEMOER – GEO A. HENDERSON CO. INC.  
 (SHEET 1)



MAY 2, 2022  
 1"=300'



NE 1/16 COR.  
 SEC 34-11-71  
 NO. 6 REBAR WITH  
 3-1/4" ALUM. CAP  
 STAMPED PLS 30829

N. LINE OF THE SOUTH  
 1050' OF THE SW 1/4 OF  
 NE 1/4 SEC. 34-11-71

SW 1/4 OF NE 1/4  
 SEC. 34-11-71

W. LINE OF THE EAST 400'  
 OF THE SW 1/4 OF NE 1/4  
 SEC. 34-11-71

C 1/4 COR.  
 SEC 34-11-71  
 NO. 6 REBAR WITH  
 3-1/4" ALUM. CAP  
 STAMPED PLS 30829

C-E 1/16 COR.  
 SEC 34-11-71  
 NO. 6 REBAR WITH  
 3-1/4" ALUM. CAP  
 STAMPED PLS 30829

SEE SHEET 2

NOTE: 110-FOOT CONTOUR HAS BEEN DETERMINED TO BE AT NAVD 88 ELEVATION 6398' THROUGH 1) THE RECOVERY AND GPS SURVEY OF THE BENCHMARK MARKED "ELEVATION 76.47" ESTABLISHED IN 1910 AND SHOWN ON THE 'MAP OF RESURVEY OF THE HALLIGAN RESERVOIR', AND 2) THE SURVEY OF THE SPILLWAY WHOSE ELEVATION IS 70' AS INDICATED ON SAID MAP.

THIS EXHIBIT'S SOLE INTENT IS TO GRAPHICALLY REPRESENT AND AUGMENT THE ATTACHED PROPERTY DESCRIPTION. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY AS DEFINED IN C.R.S. 38-51-102. IN THE EVENT OF DISCREPANCIES BETWEEN THIS EXHIBIT AND THE ATTACHED PROPERTY DESCRIPTION, THE INFORMATION CONTAINED WITHIN THE ATTACHED PROPERTY DESCRIPTION SHOULD BE RELIED UPON.

- (A) 110-FT CONTOUR LINE OF THE HALLIGAN RES. (ELEV. 6398' - NAVD88) (SEE NOTE)
- (B) CONTOUR LINE AT NAVD88 ELEV. 6384' (PERMANENT WATER SURFACE ELEV.)
- (C) CONTOUR LINE AT NAVD88 ELEV. 6414' (30' ABOVE PERMANENT WATER SURFACE ELEV.)



AREA TO BE CONVEYED AS SHORELINE ACCESS EASEMENT TO VANDEMOER – GEO. A. HENDERSON CO. INC. (3.71 TOTAL ACRES MINIMUM) [1.57 AC. SHEET 1 & 2.14 AC. SHEET 2]

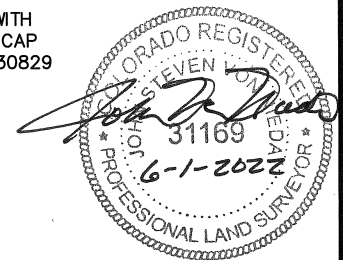
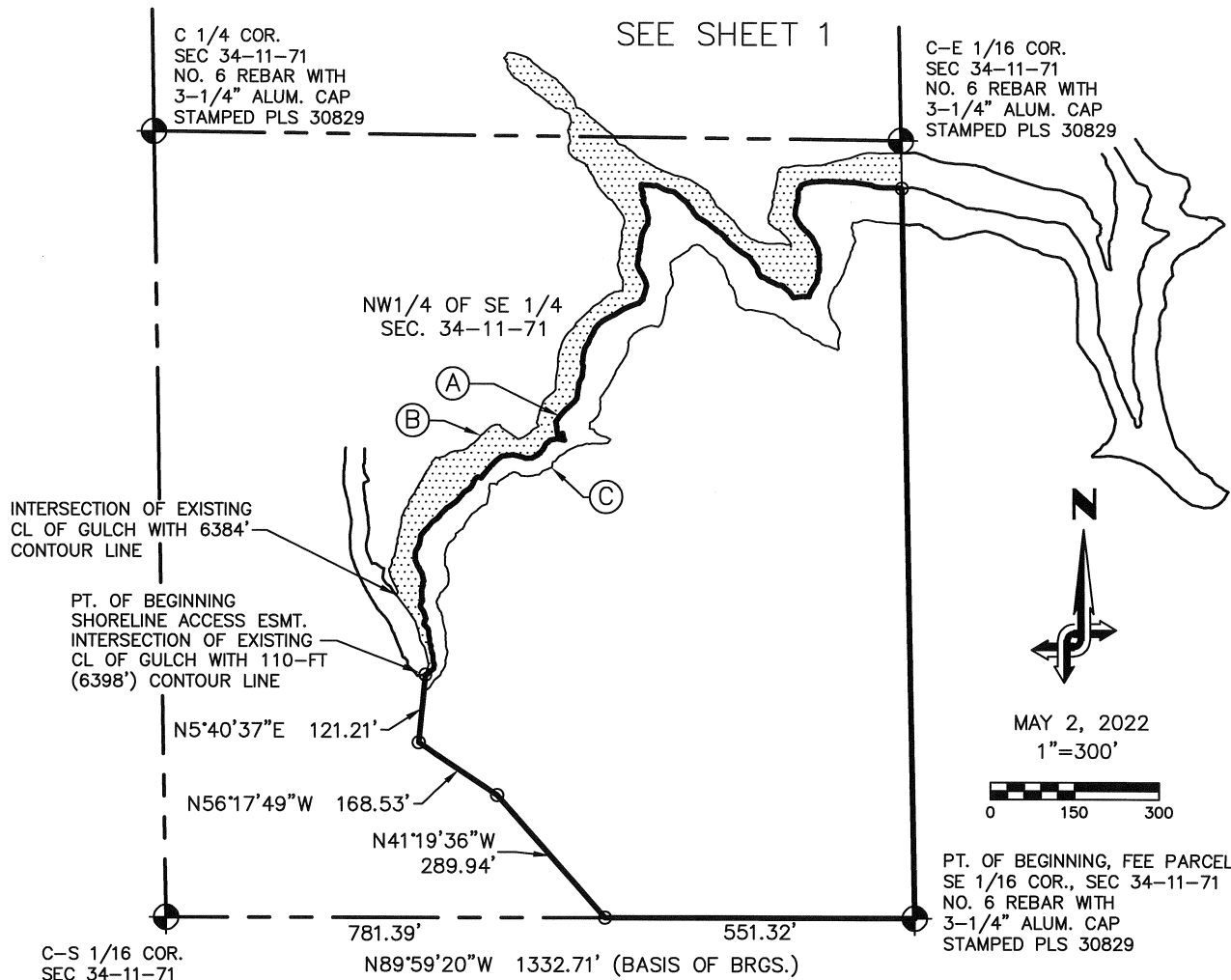


EXHIBIT OF  
 SHORELINE ACCESS EASEMENT FROM THE CITY OF FORT COLLINS TO  
 VANDEMOER – GEO A. HENDERSON CO. INC.  
 (SHEET 2)



SEE SHEET 1

C 1/4 COR.  
 SEC 34-11-71  
 NO. 6 REBAR WITH  
 3-1/4" ALUM. CAP  
 STAMPED PLS 30829

C-E 1/16 COR.  
 SEC 34-11-71  
 NO. 6 REBAR WITH  
 3-1/4" ALUM. CAP  
 STAMPED PLS 30829

NW1/4 OF SE 1/4  
 SEC. 34-11-71

INTERSECTION OF EXISTING  
 CL OF GULCH WITH 6384'  
 CONTOUR LINE

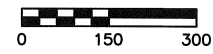
PT. OF BEGINNING  
 SHORELINE ACCESS ESMT.  
 INTERSECTION OF EXISTING  
 CL OF GULCH WITH 110-FT  
 (6398') CONTOUR LINE

N5°40'37"E 121.21'  
 N56°17'49"W 168.53'  
 N41°19'36"W 289.94'  
 781.39' N89°59'20"W 1332.71' (BASIS OF BRGS.) 551.32'

C-S 1/16 COR.  
 SEC 34-11-71  
 NO. 6 REBAR WITH  
 3-1/4" ALUM. CAP  
 STAMPED PLS 30829



MAY 2, 2022  
 1"=300'



PT. OF BEGINNING, FEE PARCEL  
 SE 1/16 COR., SEC 34-11-71  
 NO. 6 REBAR WITH  
 3-1/4" ALUM. CAP  
 STAMPED PLS 30829

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