

EXHIBIT A

VACATION LEGAL DESCRIPTION

COLEMAN STREET RIGHT OF WAY VACATION EAST OF FAIRCHILD STREET, EAST RIDGE SECOND FILING PLAT AS RECORDED AT RECEPTION NUMBER 20160047573 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN IN THE CITY OF FT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO. SAID VACATION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 15, BLOCK 21 OF SAID EAST RIDGE SECOND FILING PLAT AND THE NORTH RIGHT OF WAY LINE OF COLEMAN STREET;

THENCE S00°17'22"W, A DISTANCE OF 53.00 FEET ON THE EAST LINE OF SAID EAST RIDGE SECOND FILING AND THE SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8 TO THE NORTHEAST CORNER OF LOT 1, BLOCK 22 OF SAID EAST RIDGE SECOND FILING AND THE SOUTH RIGHT OF WAY LINE OF COLEMAN STREET;

THENCE N89°40'53"W, A DISTANCE OF 84.54 FEET ON SAID SOUTH RIGHT OF WAY LINE;

THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°02'10", A DISTANCE OF 23.57 FEET, A CHORD BEARING OF S45°18'02"W WITH A CHORD DISTANCE OF 21.22 FEET CONTINUING ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF FAIRCHILD STREET;

THENCE N00°16'57"E, A DISTANCE OF 83.00 FEET ON SAID EAST RIGHT OF WAY LINE TO THE WEST LINE OF SAID LOT 15, BLOCK 21, A NON-TANGENT CURVE TO THE LEFT AND THE NORTH RIGHT OF WAY LINE OF COLEMAN STREET;

THENCE ON SAID NORTH RIGHT OF WAY LINE AND ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°57'50", A DISTANCE OF 23.55 FEET, A CHORD BEARING OF S44°41'58"E WITH A CHORD DISTANCE OF 21.21 FEET;

THENCE S89°40'53"E, A DISTANCE OF 84.57 FEET CONTINUING ON SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 5,373 SQUARE FEET OR 0.123 ACRES.

BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, IS ASSUMED TO BEAR S 00°17'22" WEST FOR 2647.93 FEET BETWEEN THE NORTHEAST CORNER OF SECTION 8, MONUMENTED WITH NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP IN A MONUMENT BOX, STAMPED LS 28285 AND THE EAST QUARTER CORNER OF SECTION 8, MONUMENTED WITH NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED LS 34995, 2016, WITH ALL OTHER BEARINGS REFERENCED THERETO

EXHIBIT B IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT EXHIBIT A - LEGAL DESCRIPTION. IN THE EVENT THAT EXHIBIT A CONTAINS AN AMBIGUITY, EXHIBIT B MAY BE USED TO RESOLVE SAID AMBIGUITY.

PREPARED FOR AND ON BEHALF OF GALLOWAY
BY FRANK A. KOHL, PLS# 37067

March 3, 2022

H:\Hartford Homes\CO Fort Collins HFH22 - Mulberry\0SVY\3-Docs\Legals\ColemanStreet-Vacation-description.doc

37067
3-7-2022

EXHIBIT B EXHIBIT A

LEGEND

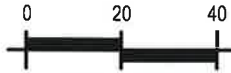


ALIQUOT CORNER (AS DESCRIBED)

COLEMAN STREET VACATION

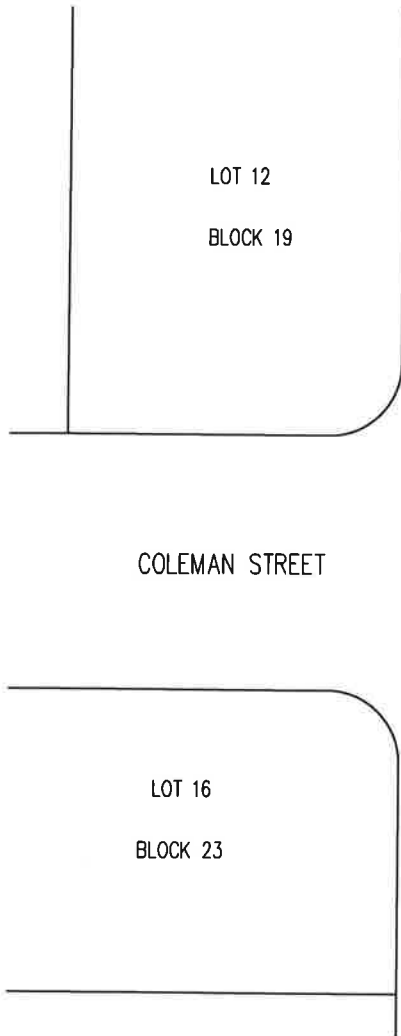
PLSS ALIQUOT LINE

ALL LINEAL UNITS ARE US SURVEY FEET

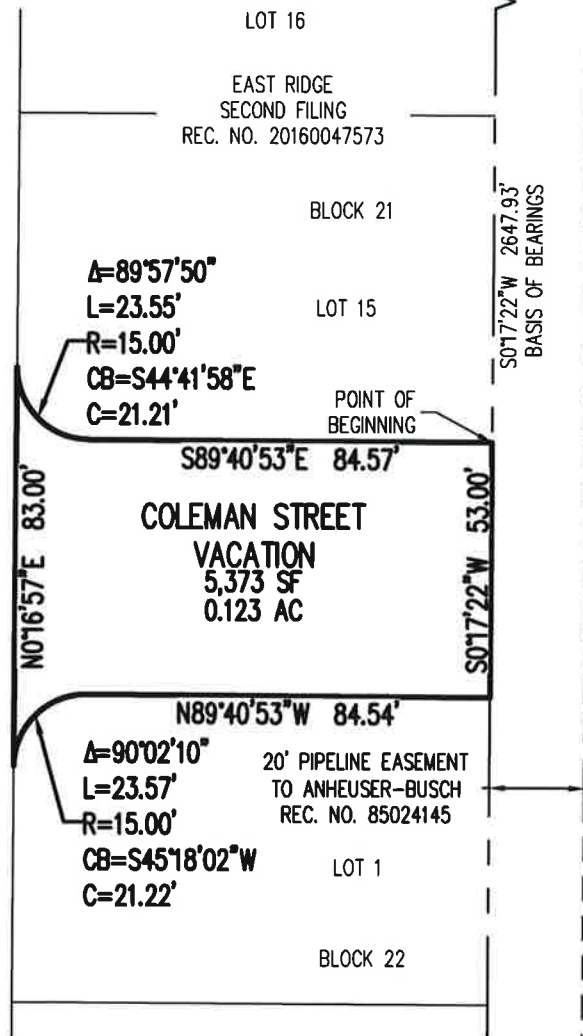


SCALE: 1"=40'

NORTHEAST CORNER
SECTION 8, T. 7 N., R. 68 W.
FOUND NO. 6 REBAR WITH 2-1/2"
ALUMINUM CAP
STAMPED "LS 28285"
IN MONUMENT BOX



FAIRCHILD STREET



EAST QUARTER CORNER
SECTION 8
FOUND NO. 6 REBAR WITH
3-1/4" ALUMINUM CAP
STAMPED "LS 34995"
AND DATED "2016"

PART OF EAST RIDGE SECOND FILING
LOCATED IN THE NORTHEAST QUARTER, SECTION 8

T. 7 N., R. 68 W. 6TH P.M., CITY OF FORT COLLINS
LARIMER COUNTY, COLORADO

COLEMAN STREET VACATION EXHIBIT

Project No: HFH0000022.01
Drawn By: AN
Checked By: FAK
Date: 3/3/2022

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300 • GallowayUS.com