



ENGINEERING  
PLANNING  
SURVEYING

☐ P 303.682.1131  
☐ F 303.682.1149

☐ info@civilarts.us  
☐ www.civilarts.us

☐ 1500 Kansas Avenue, Suite 2-E  
☐ Longmont, CO 80501

## **EXHIBIT "A"**

December 13, 2023

A description of a portion of an 8-foot Electric Easement and a portion of an 8-foot Telephone Easement within The Replat of Coachlight Plaza to be vacated by City of Fort Collins. For: Coachlight Apartments LLLP.

### LEGAL DESCRIPTION

All of that part of an 8-foot Electric Easement and a part of an 8-foot Telephone Easement set forth on the plat of The Replat of Coachlight Plaza, a subdivision of the City of Fort Collins located in the NW1/4 of Section 1, T7N, R69W of the 6th P.M., County of Larimer, State of Colorado, recorded March 1, 1982, in Book 2156 at Page 1197 of the records of Larimer County, Colorado, which lies within the Community Building of Coachlight Apartments, described as follows:

COMMENCING at the Southwest Corner of said The Replat of Coachlight Plaza from which the Northwest Corner of said The Replat of Coachlight Plaza bears N00°00'00"E, 585.69 feet (Basis of Bearing), thence N33°24'16"E, 247.03 feet a point of intersection of the Southerly Line of the Community Building and Easterly Line said 8-foot Electric Easement and the POINT OF BEGINNING;

Thence N89°53'20"W, 8.00 feet along the Southerly Line of said Community Building to the Westerly Line of said 8-foot Electric Easement;

The following courses and distances are along the Westerly, Southerly, Easterly, and Northerly Lines of said 8-foot Electric Easement:

Thence N00°00'00"E, 33.76 feet;

Thence N90°00'00"W, 26.00 feet;

Thence N00°00'00"E, 8.00 feet;

Thence N90°00'00"E, 34.00 feet;

Thence S00°00'00"E, 14.00 feet to the Northerly Line of said 8-foot Telephone Easement;

Thence leaving the Easterly Line of said 8-foot Electric Easement, N90°00'00"E, 30.02 feet along the Northerly Line of said 8-foot Telephone Easement to an angle point thereof;

Thence N00°00'00"E, 20.26 feet along the Westerly Line of said 8-foot Telephone Easement to the Northerly Line of said Community Building;

Thence S89°53'20"E, 8.00 feet along the Northerly Line of said Community Building to the Easterly Line of said 8-foot Telephone Easement;

Thence S00°00'00"E, 20.25 feet along the Easterly Line of said 8-foot Telephone Easement to an angle point thereof;

Thence N90°00'00"E, 8.62 feet along the Northerly Line of said 8-foot Telephone Easement to the Easterly Line of said Community Building;

Thence S00°06'40"W, 8.00 feet along the Easterly Line of said Community Building to the Southerly Line of said 8-foot Telephone Easement;

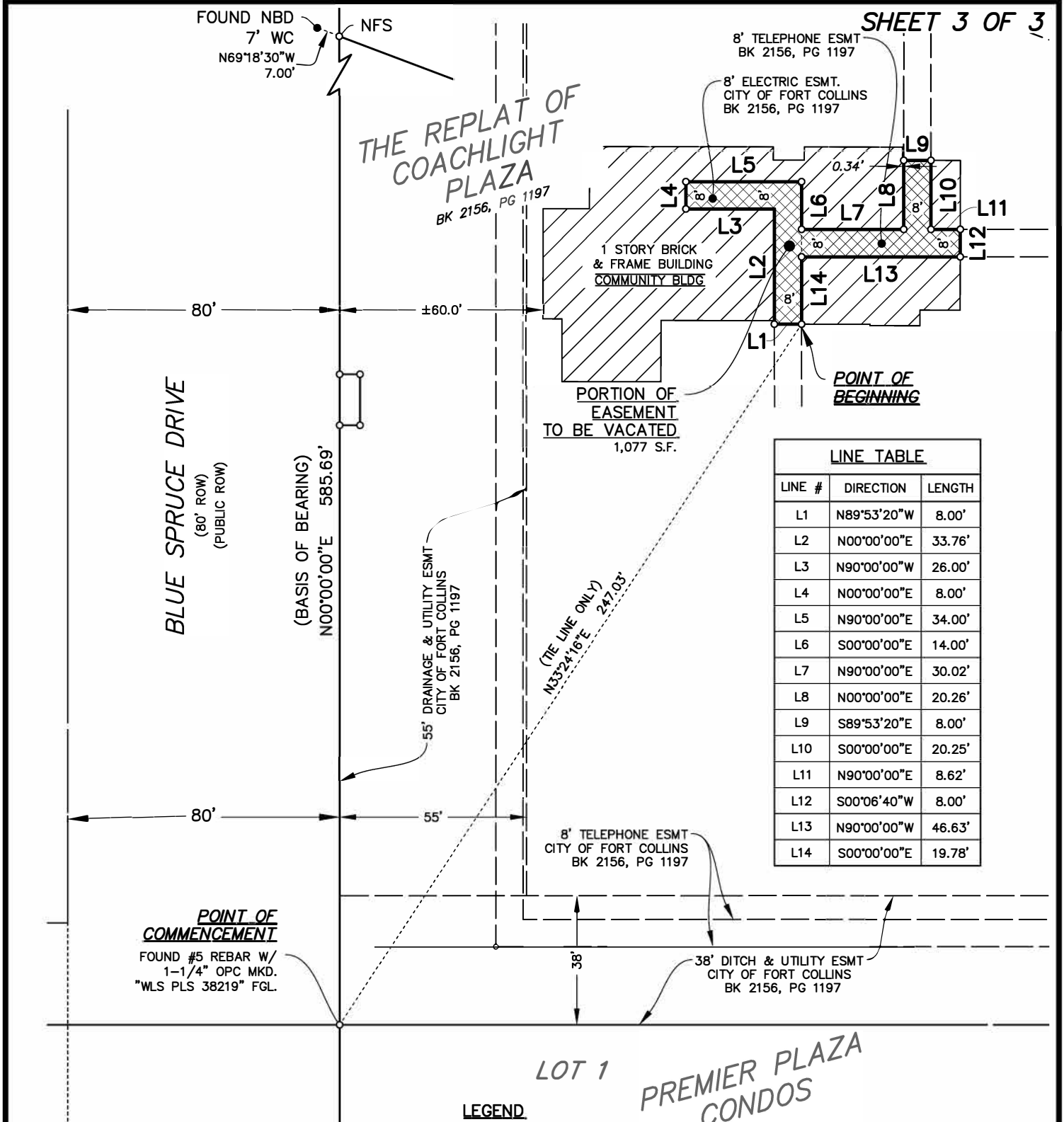
Thence N90°00'00"W, 46.63 feet along the Southerly Line of said 8-foot Telephone Easement to the Easterly Line of said 8-foot Electric Easement;

Thence S00°00'00"E, 19.78 feet along the Easterly Line of said 8-foot Electric Easement to the POINT OF BEGINNING.

Area = 1,077 square feet acres (0.025 acres), more or less.

**NOTICE:** According to Colorado law you **must** commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

  
Frank N. Drexel 24305  
Colorado Professional Land  
Surveyor No. 24305  
1500 Kansas Ave #2-E, Longmont, CO 80501  
Date: 12-13-23



**EXHIBIT MAP**  
SCALE: 1"=40'  
DATE: 12-13-23  
DWG: 17211-E.DWG

- BK ..... BOOK
- BLDG ..... BUILDING
- ESMT ..... EASEMENT
- MKD ..... MARKED
- NBD ..... FOUND ALUMINUM NAIL W/ 1" BRASS DISK MKD. "WC 7 LS 24305" FLUSH W/ CONC PAVEMENT.
- NFS ..... NOT FOUND OR SET
- OPC ..... ORANGE PLASTIC CAP
- PG ..... PAGE
- WC ..... WITNESS CORNER



**NOTE**  
THIS EXHIBIT MAP IS INTENDED ONLY AS AN AID TO FOLLOW THE ATTACHED LEGAL DESCRIPTION AND DOES NOT REPRESENT A LAND SURVEY PLAT ACCORDING TO COLORADO STATUTES.

ENGINEERING PLANNING SURVEYING  
1500 Kansas Ave., Suite 2-E  
Longmont, CO 80501  
P 303.682.1131  
F 303.682.1149