

PROPERTY DESCRIPTION

A tract of land, being a part of that parcel of land described as Crestridge Street in that Deed of Dedication recorded July 25, 1975 as Book 1655 at Page 179 at Reception No. 122882 of the Records of Larimer County, located in the Northeast Quarter (NE1/4) of Section Eleven (11), Township Six North (T.6N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 11 and assuming the North line of said NE1/4 as bearing South 88°31'52" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2621.55 feet with all other bearings contained herein relative thereto;

THENCE South 88°31'52" West along the North line of said NE1/4 a distance of 74.99 feet to the Westerly Right of Way of South College Avenue;

The following Four (4) courses and distances are along the Westerly Right of Way lines of said South College Avenue;

THENCE South 00°40'38" West a distance of 366.10 feet;

THENCE South 00°44'38" West a distance of 610.50 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 2.83 feet, said curve has a Radius of 22995.00 feet, a Delta of 00°00'25" and is subtended by a Chord bearing South 00°44'47" West a distance of 2.83 feet to the Northeast corner of said Deed and to the **POINT OF BEGINNING**;

The following Five (5) courses are along the Easterly, Southerly and Westerly lines of said Deed;

THENCE continuing along the arc of a curve concave to the Southeast a distance of 60.00 feet, said curve has a Radius of 22995.00 feet, a Delta of 00°08'58" and is subtended by a Chord bearing South 00°40'05" West a distance of 60.00 feet to a line non-tangent to this curve;

THENCE North 89°14'51" West along a line non-tangent to the aforesaid curve a distance of 364.21 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 72.53 feet, said curve has a Radius of 278.27 feet, a Delta of 14°55'59" and is subtended by a Chord bearing South 83°17'09" West a distance of 72.32 feet to a Point of Compound Curvature;

THENCE along the arc of a compound curve concave to the Southeast a distance of 23.26 feet, said curve has a Radius of 15.00 feet, a Delta of 88°50'00" and is subtended by a Chord bearing South 31°24'09" West a distance of 21.00 feet to a Point of Compound Curvature;

THENCE along the arc of a compound curve concave to the Southwest a distance of 14.14 feet, said curve has a Radius of 725.00 feet, a Delta of 01°07'03" and is subtended by a Chord bearing North 13°34'22" West a distance of 14.14 feet to a Point of Reverse Curvature;

THENCE along the arc of a reverse curve concave to the Northeast a distance of 19.99 feet, said curve has a Radius of 200.00 feet, a Delta of 05°43'34" and is subtended by a Chord bearing North 11°16'06" West a distance of 19.98 feet to a Point of Tangency;

THENCE North 08°24'19" West a distance of 33.90 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Southwest a distance of 6.83 feet, said curve has a Radius of 211.00 feet, a Delta of 01°51'12" and is subtended by a Chord bearing North 09°19'55" West a distance of 6.82 feet to a line non-tangent to this curve and to the North line of said Deed;

The following Three (3) courses and distances are along the Northerly lines of said Deed;

THENCE North 75°13'16" East along a line non-tangent to the aforesaid curve a distance of 6.35 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 91.66 feet, said curve has a Radius of 338.27 feet, a Delta of 15°31'31" and is subtended by a Chord bearing North 82°59'27" East a distance of 91.38 feet to a Point of Tangency;

THENCE South 89°14'48" East a distance of 364.13 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 27,478 Square Feet or 0.631 Acre, more or less (±).



SURVEYORS STATEMENT

I, Paul B. Groves, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Paul B. Groves - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

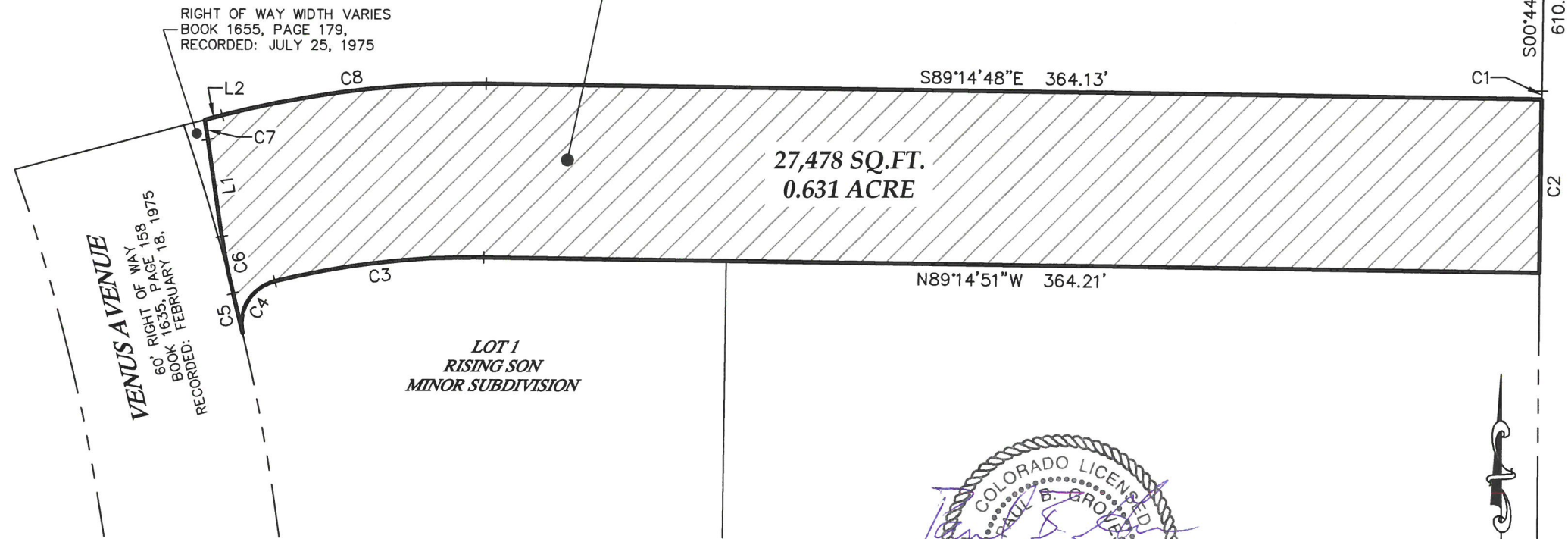
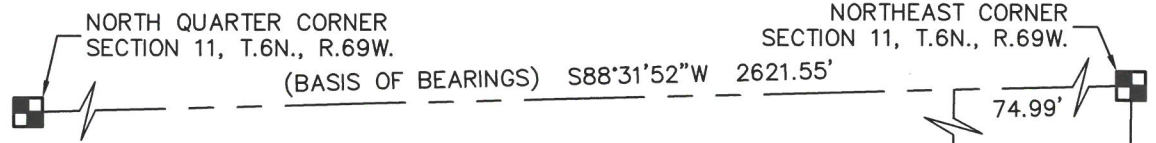
KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

EXHIBIT A

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	2.83'	22995.00'	0°00'25"	2.83'	S00°44'47"W
C2	60.00'	22995.00'	0°08'58"	60.00'	S00°40'05"W
C3	72.53'	278.27'	14°55'59"	72.32'	S83°17'09"W
C4	23.26'	15.00'	88°50'00"	21.00'	S31°24'09"W
C5	14.14'	725.00'	1°07'03"	14.14'	N13°34'22"W
C6	19.99'	200.00'	5°43'34"	19.98'	N11°16'06"W
C7	6.83'	211.00'	1°51'12"	6.82'	N09°19'55"W
C8	91.66'	338.27'	15°31'31"	91.38'	N82°59'27"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°24'19"W	33.90'
L2	N75°13'16"E	6.35'

EXHIBIT A



CRESTRIDGE STREET
VACATE A PORTION OF A 60' RIGHT OF WAY
BOOK 1655, PAGE 179, RECORDED: JULY 25, 1975
AS SHOWN HATCHED

RIGHT OF WAY WIDTH VARIES
BOOK 1655, PAGE 179,
RECORDED: JULY 25, 1975

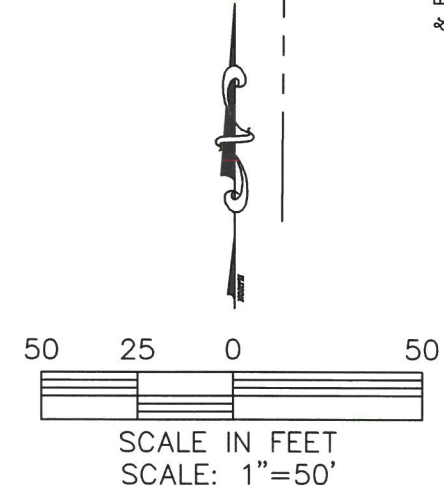
VENUS AVENUE
60' RIGHT OF WAY
BOOK 1635, PAGE 18, 1975
RECORDED:

**LOT 1
RISING SON
MINOR SUBDIVISION**

SOUTH COLLEGE AVENUE
RIGHT OF WAY WIDTH VARIES
BOOK 1066, PAGE 204, RECORDED: MAY 6, 1958
& BOOK 1058, PAGE 297, RECORDED: DECEMBER 18, 1957



Paul B. Groves – On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209



NOTE: This exhibit drawing is not intended to be a monumented land survey. Its sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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 years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

PROJECT NO: 20210169
DATE: 10/6/2022
CLIENT: UNITED CIVIL DESIGN GROUP
DWG: 20210169EXH-VAC
DRAWN: CSK CHECKED: PG

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