

The Drainage Easement

PARCEL DESCRIPTION

A parcel of land situate in the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of Section Twelve (12), Township Seven North (T.7N.), 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 Center Quarter corner of said Section 12, as monumented by a #6 rebar with a 2 1/2" Aluminum Cap stamped LS 31169, 2020 and assuming the East line of said SE1/4NW1/4, as monumented at the Center-North Sixteenth corner by a #6 rebar with a 2" Aluminum Cap stamped LS 7481, 1995 as bearing North 00°26'40" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1323.95 feet with all other bearings contained herein relative thereto;

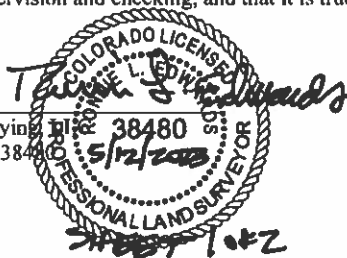
THENCE North 00°26'40" East along said East line a distance of 545.62 feet;  
THENCE North 89°33'20" West a distance of 20.00 feet to the Southeast corner of a parcel of land described in that Special Warranty Deed recorded March 3, 2005 as Reception No. 2005-0017087 of the Records of Larimer County;  
THENCE South 45°41'53" West along the Southeasterly line of said parcel of land described in that Special Warranty Deed recorded March 3, 2005 as Reception No. 2005-0017087 of the Records of Larimer County a distance of 175.00 feet to the POINT OF BEGINNING;  
THENCE South 05°48'34" East a distance of 9.54 feet;  
THENCE South 40°52'40" West a distance of 61.18 feet;  
THENCE South 73°16'46" West a distance of 74.12 feet;  
THENCE South 44°45'07" West a distance of 44.93 feet;  
THENCE South 80°52'12" West a distance of 29.29 feet;  
THENCE South 21°32'39" West a distance of 45.30 feet;  
THENCE South 41°37'16" West a distance of 38.14 feet;  
THENCE South 70°08'19" West a distance of 20.32 feet;  
THENCE South 30°55'45" West a distance of 58.21 feet;  
THENCE South 06°19'14" West a distance of 102.97 feet;  
THENCE South 22°15'23" West a distance of 53.43 feet;  
THENCE North 75°34'08" West a distance of 37.05 feet;  
THENCE South 26°28'28" West a distance of 38.90 feet;  
THENCE South 79°54'13" West a distance of 20.01 feet;  
THENCE North 30°43'19" West a distance of 140.10 feet;  
THENCE North 06°56'38" West a distance of 70.19 feet;  
THENCE North 01°29'42" East a distance of 68.82 feet to the Southerly line of said parcel of land described in that Special Warranty Deed recorded March 3, 2005 as Reception No. 2005-0017087 of the Records of Larimer County;  
The following Four (4) courses are along the Southerly lines of said parcel of land described in that Special Warranty Deed recorded March 3, 2005 as Reception No. 2005-0017087 of the Records of Larimer County:  
THENCE South 60°55'34" East a distance of 39.74 feet;  
THENCE North 49°42'53" East a distance of 121.67 feet;  
THENCE North 66°49'53" East a distance of 110.60 feet;  
THENCE North 74°21'53" East a distance of 223.40 feet to the POINT OF BEGINNING.

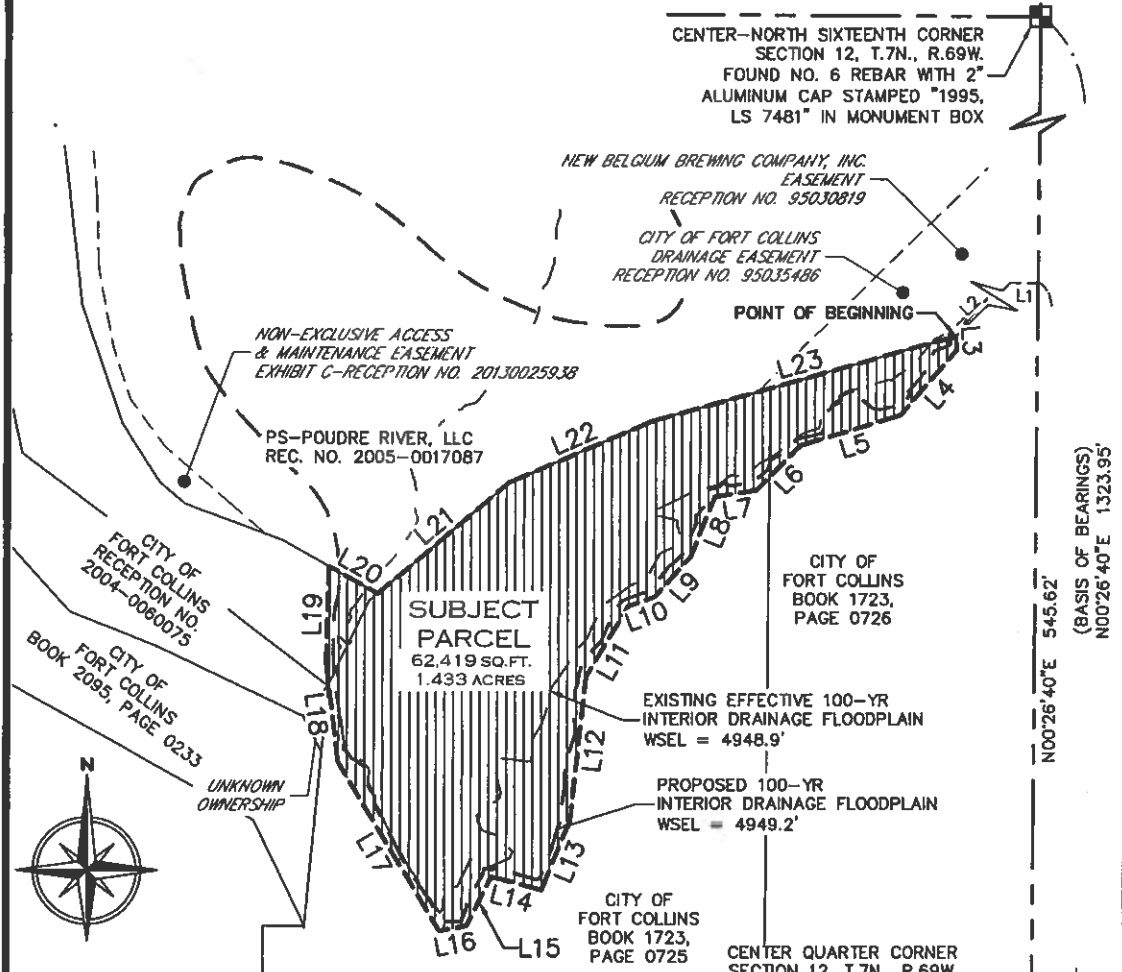
Said described parcel of land contains 62,419 Square Feet or 1.433 Acres, more or less (±).

SURVEYORS STATEMENT

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

Ronnie L. Edwards - on behalf of Majestic Surveying  
Colorado Licensed Professional Land Surveyor #38480





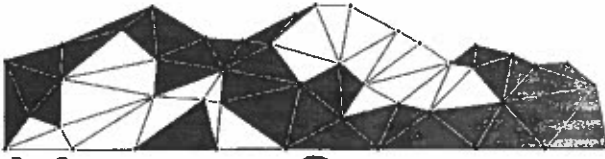
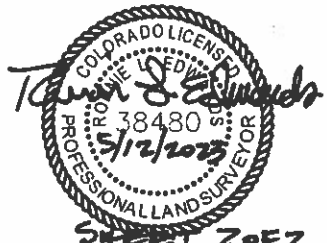
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°33'20"W	20.00'
L2	S45°41'53"W	175.00'
L3	S05°48'34"E	9.54'
L4	S40°52'40"W	61.18'
L5	S73°16'46"W	74.12'
L6	S44°45'07"W	44.93'
L7	S80°52'12"W	29.29'
L8	S21°32'39"W	45.30'
L9	S41°37'16"W	38.14'
L10	S70°08'19"W	20.32'
L11	S30°55'45"W	58.21'
L12	S06°19'14"W	102.97'

LINE TABLE		
LINE	BEARING	LENGTH
L13	S22°15'23"W	53.43'
L14	N75°34'08"W	37.05'
L15	S26°28'28"W	38.90'
L16	S79°54'13"W	20.01'
L17	N30°43'19"W	140.10'
L18	N06°56'38"W	70.19'
L19	N01°29'42"E	68.82'
L20	S60°55'34"E	39.74'
L21	N49°42'53"E	121.67'
L22	N66°49'53"E	110.60'
L23	N74°21'53"E	223.40'

CITY OF FORT COLLINS BOOK 1723, PAGE 0725  
 CENTER QUARTER CORNER SECTION 12, T.7N., R.69W. FOUND NO.6 REBAR WITH 2 1/2" ALUMINUM CAP STAMPED "LS 31169, 2020" IN MONUMENT BOX POINT OF COMMENCEMENT

Note: This drawing does not represent a monumented land survey. Its sole purpose is a graphic representation of the accompanying written description.

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. (CRS 13-80-105)



**MAJESTIC SURVEYING**

Ronnie L. Edwards, PLS 38480  
 On behalf of Majestic Surveying, LLC

PROJECT NO: 2019340 CLIENT: A.C.E.  
 DATE: 3/23/2023 SCALE: 1"=100'