

The Sewer TCE

PARCEL DESCRIPTION

A strip of land, 30.00 feet in width 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;

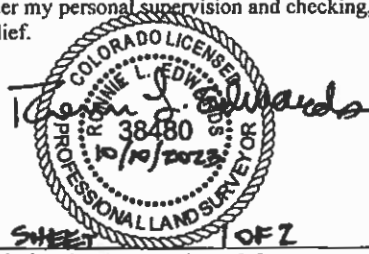
The following Four (4) Courses are along the Southerly lines of said parcel of land described in that Special Warranty Deed recorded March 3, 2005 as Reception No. 2005-0017087 of the Records of Larimer County:

- THENCE South 45°41'53" West a distance of 175.00 feet;
- THENCE South 74°21'53" West a distance of 223.40 feet;
- THENCE South 66°49'53" West a distance of 110.60 feet;
- THENCE South 49°42'53" West a distance of 82.34 feet to the **POINT OF BEGINNING**;
- THENCE South 00°00'10" East a distance of 164.79 feet;
- THENCE South 89°59'50" West a distance of 30.00 feet;
- THENCE North 00°00'10" West a distance of 139.36 feet to the Southerly most corner 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 North 49°42'53" East along 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 a distance of 39.33 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 4,562 Square Feet or 0.105 Acres, more or less (±).

SURVEYORS STATEMENT

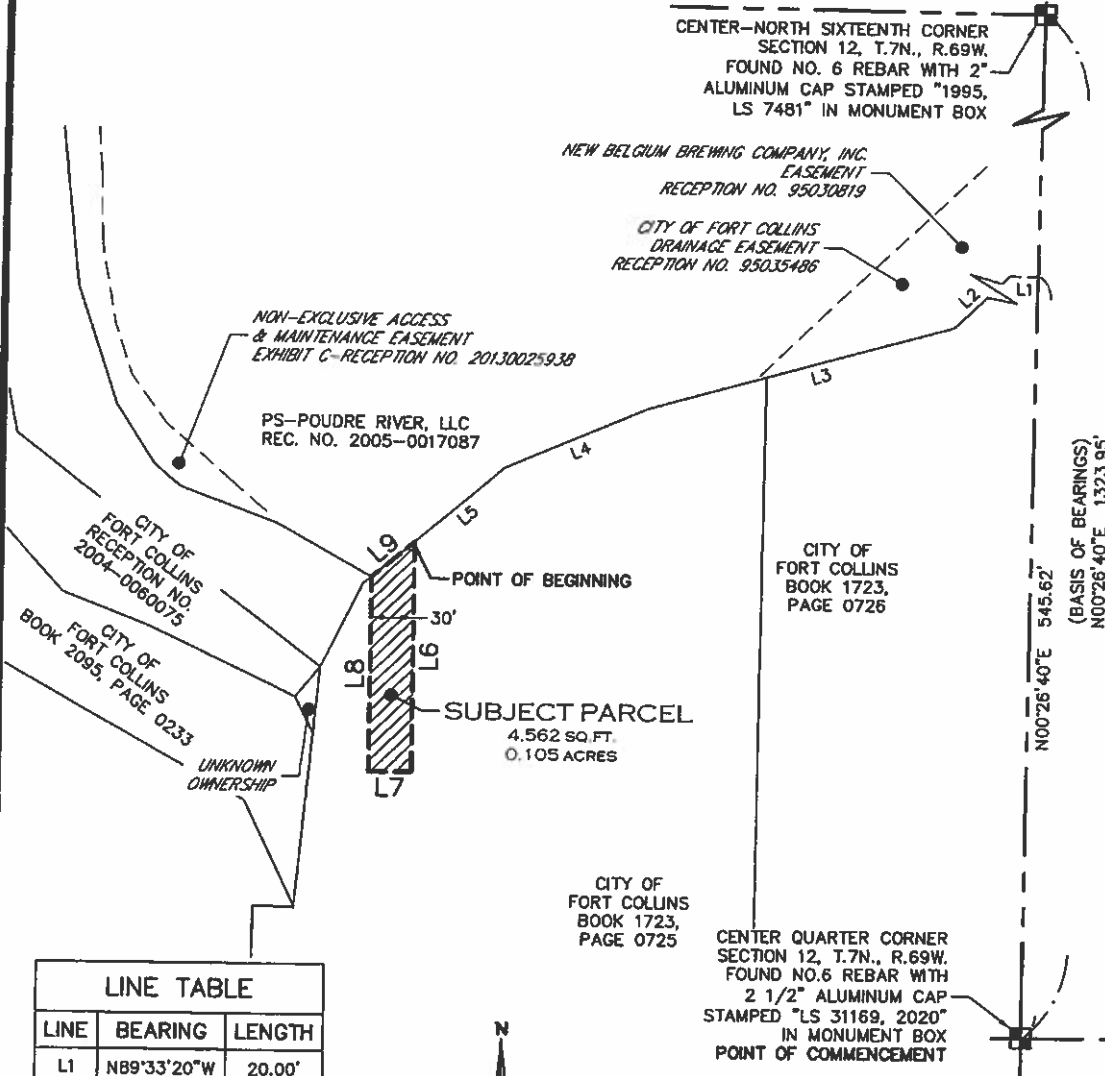
I, Ronnie L. Edwards, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



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



SE1/4NW1/4 Section 12, T.7N., R.69W.



LINE TABLE

LINE	BEARING	LENGTH
L1	N89°33'20"W	20.00'
L2	S45°41'53"W	175.00'
L3	S74°21'53"W	223.40'
L4	S66°49'53"W	110.60'
L5	S49°42'53"W	82.34'
L6	S00°00'10"E	164.79'
L7	S89°59'50"W	30.00'
L8	N00°00'10"W	139.36'
L9	N49°42'53"E	39.33'



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)



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

PROJECT NO: 2019340 CLIENT: A.C.E.
DATE: 10/10/2023 SCALE: 1"=100'