

Second Easement

A parcel of land, being part of Lot 1, Fort Collins Discovery Center Museum as recorded September 7, 2010 at Reception No. 20100052838 of the Records of the Larimer County Clerk and Recorder, situate in the Northeast Quarter (NE1/4) of Section Eleven (11), 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 Southwest corner of said Lot 1 and assuming the South line of Lot 1 as bearing North 89°42'43" West, as platted, a distance of 391.51 feet and with all other bearings contained herein relative thereto;

THENCE North 00°17'17" East, along the West line of Lot 1, a distance of 71.05 feet to the POINT OF BEGINNING;

THENCE North 00°17'17" East, continuing along said West line, a distance of 15.39 feet;

THENCE North 77°21'10" East a distance of 55.63 feet;

THENCE North 65°30'50" East a distance of 218.33 feet;

THENCE North 20°19'53" East a distance of 17.87 feet;

THENCE South 69°40'07" East a distance of 15.00 feet;

THENCE South 20°19'53" West a distance of 24.11 feet;

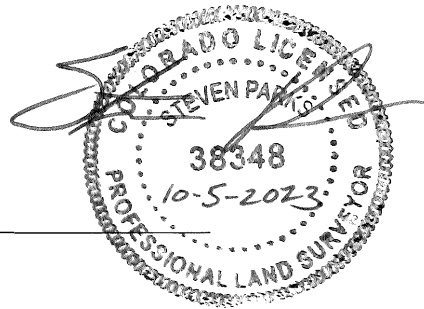
THENCE South 65°30'50" West a distance of 226.13 feet;

THENCE South 77°21'27" West a distance of 60.62 feet to the POINT OF BEGINNING.

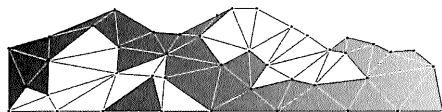
Said described parcel of land contains 4,520 Square Feet, more or less (±).

SURVEYORS STATEMENT

I, Steven Parks, 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.



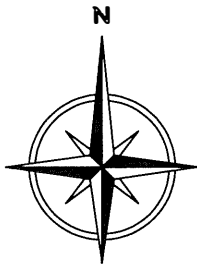
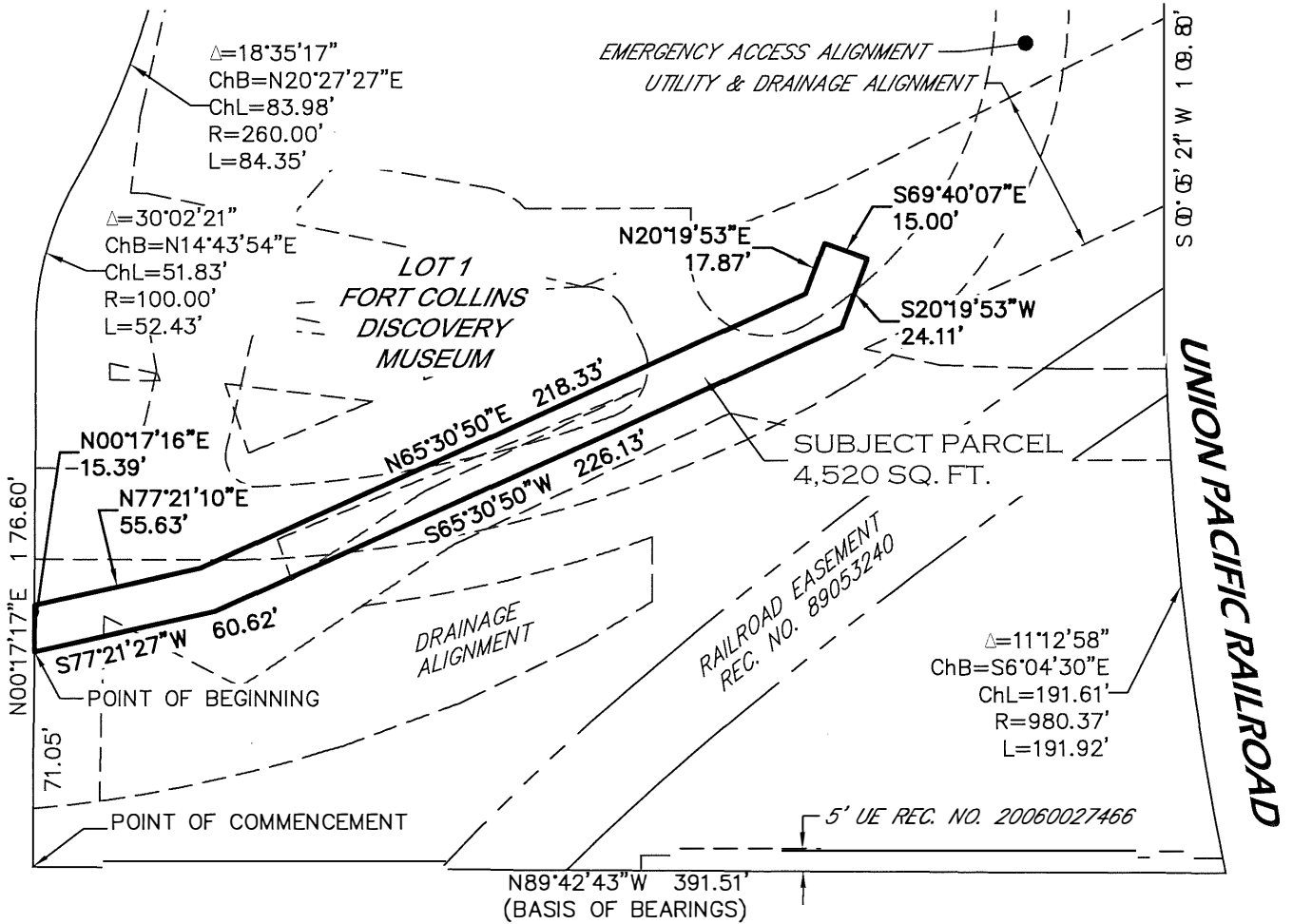
Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



MAJESTIC SURVEYING
1111 Diamond Valley Drive, Suite 104
Windsor, Colorado 80550

Utility Easement
NE1/4 Section 11, T.7N., R.69W.

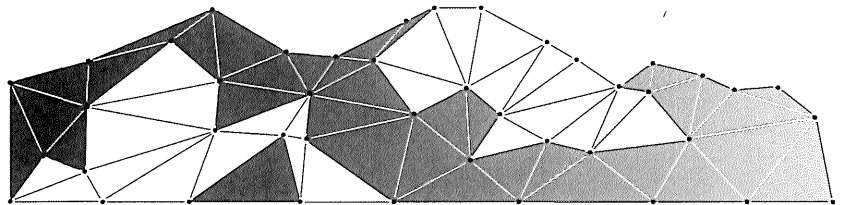
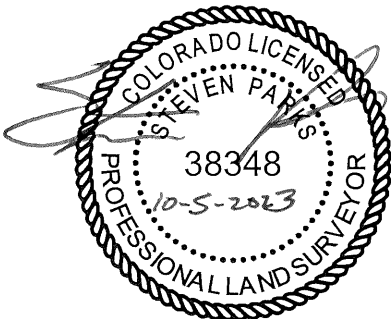
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CHERRY STREET

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

Steven Parks, PLS 38348
On behalf of Majestic Surveying, LLC

PROJECT NO: 2023260
DATE: 10-5-2023

CLIENT: DITESCO
SCALE: 1"=60'