

**DESCRIPTION OF PROPERTY OWNED BY THE CITY OF FORT COLLINS
TO BE DECLARED AS RIGHT OF WAY**

A TRACT OF LAND TO BE DECLARED AS RIGHT OF WAY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO; BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN THE PUBLIC TRUSTEE'S DEED RECORDED JANUARY 28, 1994 AT RECEPTION NO. 94008973 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 TO BEAR N89°08'02"E, SAID LINE BEING MONUMENTED ON ITS WEST END BY A 3" ALUMINUM CAP STAMPED LS 12374, AND ON ITS EAST END BY A 2-1/2" ALUMINUM CAP STAMPED LS 17497, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, N89°08'02"E, A DISTANCE OF 1,842.56 FEET;
THENCE S00°51'58"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF TRILBY ROAD, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N89°08'02"E, A DISTANCE OF 214.40 FEET;
THENCE S44°18'14"W, A DISTANCE OF 73.76 FEET;
THENCE S89°08'02"W, A DISTANCE OF 127.55 FEET;
THENCE N34°27'46"W, A DISTANCE OF 62.43 FEET TO THE **POINT OF BEGINNING**.

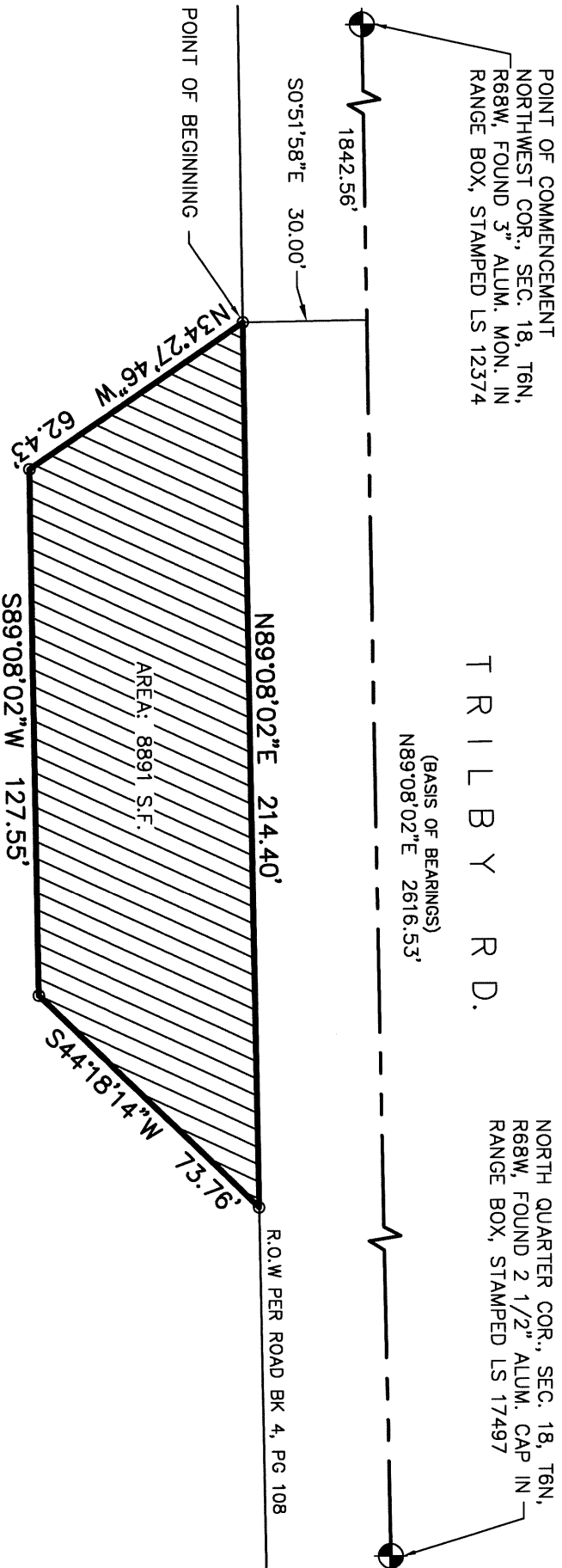
CONTAINING 8,891 SQUARE FEET (0.204 ACRES), MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR THAT NOW EXIST ON THE GROUND.

I HEREBY STATE THAT THE ABOVE DESCRIPTION WAS PREPARED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF, AND OPINION.

JOHN STEVEN VON NIEDA, COLORADO P.L.S. 31169
FOR AND ON BEHALF OF THE CITY OF FORT COLLINS
P.O. BOX 580, FORT COLLINS, CO 80522



EXHIBIT OF
PROPERTY OWNED BY THE CITY OF FORT COLLINS
TO BE DECLARED RIGHT OF WAY



CITY OF FORT COLLINS
PER PUBLIC TRUSTEE'S DEED, REC. NO. 94008973



AUGUST 14, 2025
1"=40'

THIS EXHIBIT'S SOLE INTENT IS TO GRAPHICALLY REPRESENT AND AUGMENT THE ATTACHED PROPERTY DESCRIPTION. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY AS DEFINED IN C.R.S. 38-51-102. IN THE EVENT OF DISCREPANCIES BETWEEN THIS EXHIBIT AND THE ATTACHED PROPERTY DESCRIPTION, THE INFORMATION CONTAINED WITHIN THE ATTACHED PROPERTY DESCRIPTION SHOULD BE RELIED UPON.