

PERMANENT EASEMENT DESCRIPTION

Exhibit-A  
(1 of 3)

A portion of City of Fort Collins Property, recorded December 11, 2001 under Reception No. 2001112633 of the Records of Larimer County, situate in the Southwest Quarter (SW1/4) of Section Ten (10), Township Six North (T.6N), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Larimer County, State of Colorado and being more particularly described as follows:

**Permanent Easement Parcel 1:**

**COMMENCING** at the Southwest corner of said Section 10 and assuming the West line of the (SW1/4), as bearing North 02°02'30" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2672.88 feet with all other bearings contained herein relative thereto;

THENCE North 71°33'55" East a distance of 96.07 feet to the intersection of the Northerly Right of Way of West Trilby Road and the East line of Larimer County Property as deed October 27, 1980 under Reception No 385173 of the Records of Larimer County, and to the **Parcel 1 POINT OF BEGINNING**;

THENCE North 02°02'30" East along the East line of said Larimer County Property, a distance of 92.03 feet;

THENCE North 90°00'00" East a distance of 24.59 feet to a Point of Curvature (PC) along the Westerly edge of an existing 30.00-foot waterline easement recorded at Reception No. 2001120740 of the Records of Larimer County Clerk and Recorder;

The following Two courses and distances are along said Westerly edge of waterline easement.

THENCE along a non-tangent curve concave to the West a distance of 24.79 feet, said curve has a radius of 2485.00 feet, a Delta of 00°34'18", and is subtended by a Chord bearing of South 01°45'21" West a distance of 24.79 feet to a Point of Tangency (PT);

THENCE South 02°02'30" West a distance of 67.13 feet to the Northerly Right of Way of West Trilby Road and to a point hereinafter referred to as **POINT "A"**;

THENCE South 89°45'42" West along said Northerly Right of Way a distance of 24.72 feet to the **Parcel 1 POINT OF BEGINNING**;

Said easement contains 2,271 sq. ft. / 0.052 acres more or less (+/-), and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.

**Together With Permanent Easement Parcel 2:**

**COMMENCING** at the aforesaid **POINT "A"**;

THENCE North 89°45'42" East along the Northerly Right of Way of West Trilby Road a distance of 30.02 feet to the Easterly edge of an existing 30.00-foot waterline easement recorded at Reception No. 2001120740 of the Records of Larimer County Clerk and Recorder, and to the **Parcel 2 POINT OF BEGINNING**;

The following Two courses and distances are along said Easterly edge of waterline easement.

THENCE North 02°02'30" East a distance of 65.93 feet to a PC;

THENCE along the arc of a curve concave to the West a distance of 25.86 feet, said curve has a Radius of 2515.00 feet, a Delta of 00°35'21" and is subtended by a Chord bearing North 01°44'49" East a distance of 25.86 feet to a PT;

THENCE North 90°00'00" East a distance of 16.80 feet;



(2 of 3)

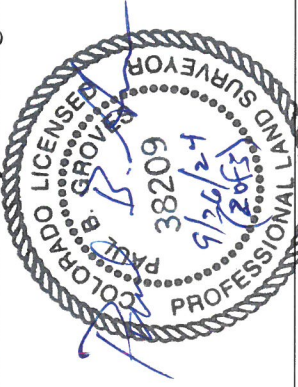
THENCE South 01°01'03" West a distance of 91.68 feet to the Northerly Right of Way of West Tribby Road;

THENCE South 89°45'42" West along said Northerly Right of Way a distance of 18.31 feet to the **Parcel 2 POINT OF BEGINNING.**

Said easement contains 1,605 sq. ft. / 0.037 acres more or less (+/-), and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.

SURVEYORS CERTIFICATE

I, Paul B. Groves, a Colorado Registered 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.

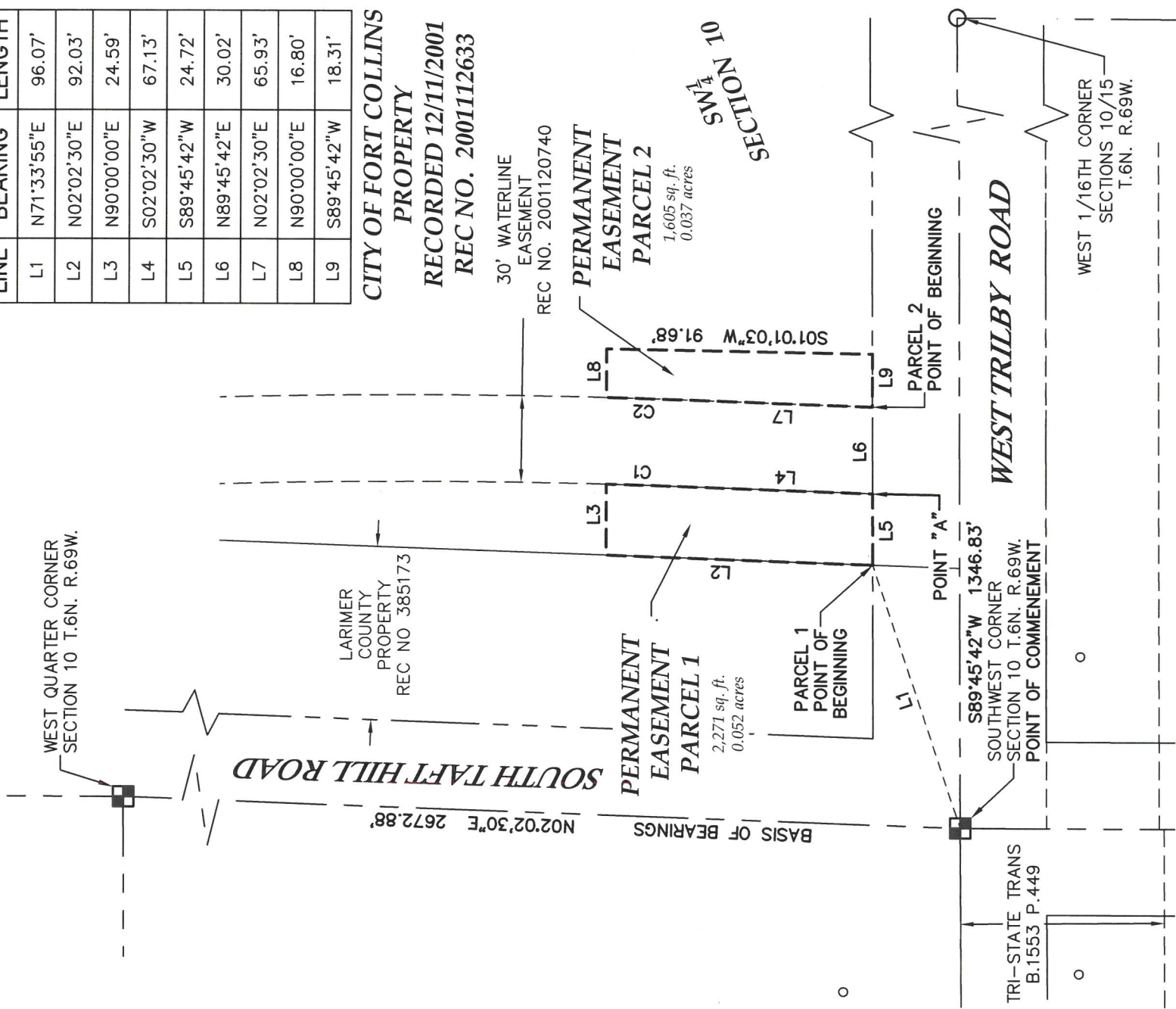


Paul B. Groves - on behalf of King Surveyors, Inc.  
Colorado Registered Professional  
Land Surveyor #38209

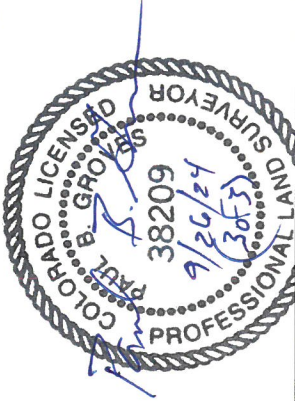
**KING SURVEYORS, INC.**  
650 Garden Drive  
Windsor, Colorado 80550  
(970) 686-5011

LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°33'55"E	96.07'
L2	N02°02'30"E	92.03'
L3	N90°00'00"E	24.59'
L4	S02°02'30"W	67.13'
L5	S89°45'42"W	24.72'
L6	N89°45'42"E	30.02'
L7	N02°02'30"E	65.93'
L8	N90°00'00"E	16.80'
L9	S89°45'42"W	18.31'

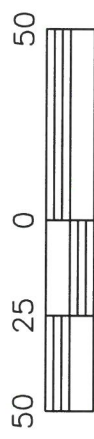
**CITY OF FORT COLLINS  
PROPERTY  
RECORDED 12/11/2001  
REC NO. 2001112633**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	24.79'	2485.00'	0°34'18"	24.79'	S01°45'21"W
C2	25.86'	2515.00'	0°35'21"	25.86'	N01°44'49"E



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



SCALE IN FEET  
SCALE: 1"=50'



**KING SURVEYORS**

650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | fax: (970) 686-5821

email: [contact@KingSurveyors.com](mailto:contact@KingSurveyors.com)

PROJECT NO: 20230117  
DATE: 09/26/24  
CLIENT: RESPEC  
DWG: 20230117EX\_07  
DRAWN: PG CHECKED: PG