

EXHIBIT A TO ORDINANCE NO. 135, 2025

Exhibit A – Legal Description

A TRACT OF LAND SITUATE IN THE WEST 1/2 OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH CONSIDERING THE WEST LINE OF SAID SECTION 7 AS BEARING S02°04'03"W AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT WHICH BEARS S02°04'03"W 1349.99 FEET, AND AGAIN S87°55'57"E 318.00 FEET, AND AGAIN S02°04'08"W 300.00 FEET, AND AGAIN S87°55'57"E 503.00 FEET, AND AGAIN S02°04'03"W 62.53 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7 AND RUN THENCE S87°55'57"E 204.00 FEET; THENCE S02°04'03"W 38.81 FEET; THENCE S87°55'57"E 294.16 FEET; THENCE N33°06'53"E 350.16 FEET; THENCE S50°01'54"E 150.00 FEET; THENCE S34°09'38"W 556.45 FEET; THENCE S59°22'32"E 100.57 FEET; THENCE S30°37'28"W 300.00 FEET; THENCE S59°22'32"E 206.10 FEET; THENCE S30°37'28"W 510.00 FEET TO A POINT ON THE NORTHERLY LINE OF LINCOLN AVENUE; THENCE ALONG SAID NORTHERLY LINE N59°22'32"W 299.90 FEET; AND AGAIN ALONG THE ARC OF A 1206.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 133.13 FEET, THE LONG CHORD OF WHICH BEARS N62°32'17"W 133.07 FEET; THENCE N02°04'03"E 960.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A TRACT OF LAND SITUATE IN THE WEST 1/2 OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, WHICH CONSIDERING THE WEST LINE OF SAID SECTION 7 AS BEARING S02°04'03"W AND WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT WHICH BEARS S02°04'03"W 1349.99 FEET, AND AGAIN S87°55'57"E 318.00 FEET, AND AGAIN S02°04'03"W 300.00 FEET, AND AGAIN S87°55'57"E 503.00 FEET, AND AGAIN S02°04'03"W 62.53 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7 AND RUN THENCE S87°55'57"E 204.00 FEET;

THENCE S02°04'03"W 38.81 FEET; THENCE S87°55'57"E 294.16 FEET; THENCE S33°06'53"W 170.08 FEET; THENCE S59°22'32"E 36.29 FEET; THENCE S30°37'28"W 360.00 FEET; THENCE N59°22'32"W 106.14 FEET; THENCE S02°04'03"W 296.45 FEET; THENCE ALONG THE ARC OF A 240.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 119.62 FEET, THE LONG CHORD OF WHICH BEARS S16°20'45"W 118.38 FEET;

THENCE S30°37'28"W 135.62 FEET TO A POINT ON THE NORTHERLY LINE OF LINCOLN AVENUE;

THENCE ALONG SAID NORTHERLY LINE ALONG THE ARC OF A 1206.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 91.13 FEET, THE LONG CHORD OF WHICH BEARS N63°32'10"W 91.11 FEET; THENCE N02°04'03"E 960.00 FEET TO A POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO,

AND EXCEPTING THEREFROM A TRACT OF LAND SITUATE IN THE WEST 1/2 OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, WHICH CONSIDERING THE WEST LINE OF SAID SECTION 7 AS BEARING S02°04'03"W AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINE WHICH BEGIN AT A POINT WHICH BEARS S02°04'03"W 1349.99 FEET, AND AGAIN S87°55'57"E 318.00 FEET, AND AGAIN S02°04'03"W 300.00 FEET, AND AGAIN S87°55'57"E 503.00 FEET, AND AGAIN S02°04'03"W 1022.53 FEET, AND AGAIN S63°32'10"E 91.11 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7, AND RUN THENCE N30°37'28"E 135.62 FEET; THENCE ALONG THE ARC OF A 240.00 FEET RADIUS CURVE TO THE LEFT A DISTANCE OF 119.62 FEET, THE LONG CHORD OF WHICH BEARS N16°20'45"E 118.38 FEET; THENCE N02°04'03"E 296.45 FEET; THENCE S59°22'32"E 106.14 FEET;

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THENCE N30°37'28"E 360.00 FEET;
THENCE S59°22'32"E 103.71 FEET;
THENCE S34°09'38"W 60.11 FEET;
THENCE S59°22'32"E 100.57 FEET;
THENCE S30°37'28"W 300.00 FEET;
THENCE S59°22'32"E 206.10 FEET;
THENCE S30°37'28"W 510.00 FEET TO A POINT ON THE NORTHERLY LINE OF LINCOLN AVENUE;
THENCE ALONG SAID NORTHERLY LINE N59°22'32"W 299.90 FEET, AND AGAIN ALONG THE ARC OF A
1206.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 42.01 FEET, THE LONG CHORD OF WHICH
BEARS N60°22'24"W 42.01 FEET TO THE POINT OF BEGINNING,

EXCEPT ANY PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED MARCH 21, 2016 UNDER
RECEPTION NO. [20160017207](#),

EXCEPT ANY PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED MARCH 28, 2016 UNDER
RECEPTION NO. [20160018391](#),

EXCEPT ANY PORTION CONVEYED TO THE CITY OF FORT COLLINS IN SPECIAL WARRANTY DEED

RECORDED APRIL 6, 2021 UNDER RECEPTION NO. [20210035057](#),

COUNTY OF LARIMER, STATE OF COLORADO.