

PROPERTY DESCRIPTION

Young's Creek Replat

A parcel of land being all the portion a of Young's Creek lying Northerly of that parcel of land conveyed to the City of Fort Collins in a deed recorded December 12, 1986 as Reception No. 86072551 of the Records of Larimer County, inclusive of the Hobbit Street Right of Way dedicated within said Young's Creek, a subdivision plat recorded April 22, 2004 as Reception No. 2004-0037611 of the Records of Larimer County, situate in the Northwest Quarter of Section Twenty-three (23), 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 contained within the boundary lines more particularly described as follows:

COMMENCING at the Northwest corner of said Young's Creek and assuming the North line of the Northwest Quarter of said Section 23 as bearing North 90°00'00" East with all bearings contained herein relative thereto;

THENCE South 00°20'00" East along the West line of said Young's Creek a distance of 21.00 feet to the Southerly Right of Way line of Prospect Road as dedicated within said Young's Creek and to the **POINT OF BEGINNING**;

THENCE South 90°00'00" East along said South Right of Way line of Prospect Road a distance of 122.77 feet to the Easterly line of said Young's Creek;

The next Four (4) courses are along Easterly and Northerly lines of said Young's Creek:

THENCE South 27°16'01" East a distance of 76.66 feet;

THENCE South 04°37'47" West a distance of 186.00 feet,

THENCE South 88°11'01" East a distance of 203.74 feet;

THENCE South 00°20'00" East a distance of 350.62 feet to the Southerly line of said Young's Creek;

THENCE South 90°00'00" West along said Southerly line a distance of 48.24 feet to the Southeast corner of a parcel conveyed to the City of Fort Collins in a deed recorded December 12, 1986 as Reception No. 86072551 of the Records of Larimer County and to the beginning point of a curve, non-tangent to this course;

The next Three (3) courses are along the Northerly lines of said parcel conveyed to the City of Fort Collins in the deed recorded as Reception No. 86072551:

THENCE along the arc of a concave to the Southwest a distance of 266.32 feet, said curve has a radius of 285.00 feet, a Delta of 53°32'29" and is subtended by a Chord bearing North 43°33'44" West a distance of 256.74 feet to a Point of Tangency;

THENCE North 70°19'58" West a distance of 57.50 feet to a Point of Curvature;

THENCE along the arc of curve concave to the Southwest a distance of 68.27 feet, said curve has a radius of 196.37 feet, a Delta of 19°55'07" and is subtended by a Chord bearing North 80°17'31" West a distance of 67.92 feet to the West line of said Young's Creek;

THENCE North 00°20'00" West along the West line of said Young's Creek a distance of 393.77 feet to the **POINT OF BEGINNING**;

Said parcel contains 2.601 acres, more or less (±).

TOGETHER WITH

Tract D and Tract E of Young's Creek, a subdivision plat recorded April 22, 2004 as Reception No. 2004-0037611 of the Records of Larimer County, situate in the Northwest Quarter of Section Twenty-three (23), 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 all that portion of Hobbit Street, dedicated within and being within said Young's Creek, lying Southerly of a parcel conveyed to the City of Fort Collins in a deed recorded December 12, 1986 as Reception No. 86072551 of the Records of Larimer County, all situate in the Northwest Quarter of Section 23, Township 7 North, Range 69 West of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, the three parcels of land together being contained within the boundary lines more particularly described as follows:

BEGINNING at the Southwest Corner of said Young's Creek and considering the North line of the Northwest Quarter of said Section 23 as bearing North 90°00'00" East with all bearings contained herein relative thereto;

THENCE North 00°20'00" West along the West line of said Young's Creek a distance of 126.84 feet to the Southerly line of a parcel conveyed to the City of Fort Collins in a deed recorded December 12, 1986 as Reception No. 86072551 of the Records of Larimer County and to the beginning point of a curve, non-tangent to this course;

The next Three (3) courses are along the Southerly lines of said parcel conveyed to the City of Fort Collins in the deed recorded as Reception No. 86072551:

THENCE along said South line and along the arc of a curve concave to the Southwest a distance of 36.85 feet, said curve has a radius of 106.37 foot, a Delta of 19°51'05", and is subtended by a Chord bearing South 80°15'30" East a distance of 36.67 feet to a Point of Tangency;

THENCE South 70°19'58" East a distance of 57.50 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Southwest a distance of 154.36 feet, said curve has a Radius of 195.00 feet, a Delta of 45°21'17" and is subtended by a Chord bearing South 47°39'20" East a distance of 150.36 feet to the South line of said Young's Creek;

THENCE South 90°00'00" West along the South line of said Young's Creek a distance of 200.68 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 0.405 acre, more or less (±).

All parcels in total contain 3.006 acres, more or less (±).

SURVEYORS STATEMENT

I, Steven A. Lund, 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.

Steven A. Lund - on behalf of King Surveyors, Inc.
Colorado Registered Professional
Land Surveyor #34995

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