

Legal Description

River District Block 8 Mixed-Use Development

A tract of land located in the West Quarter of Section 12, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, more particularly described as follows:

Considering the Southeasterly line of Block 9 as bearing South 41° 40' 49" West, and with all bearings contained herein relative thereto,

BEGINNING at the most Easterly corner of Block 9; thence along the Southeasterly line of said Lot 9, South 41°40'49" West, 127.68 feet to the POINT OF BEGINNING; thence, South 41°40'49" West, 16.07 feet; thence departing said Southeasterly line along a curve concave to the South having a central angle of 08°53'27" with a radius of 737.32 feet, and arc length of 114.41 feet and the chord of which bears North 44°06'20" West, 114.30 feet; thence, North 48°32'37" West, 785.51 feet; thence, North 41°43'08" East, 135.50 feet; thence, South 48°30'20" East, 489.21 feet; thence, South 31°11'46" East, 427.10 feet

to the POINT OF BEGINNING, contains 95,810 square feet or 2.199 acres, more or less.