



DESCRIPTION

A utility easement being a portion of Tract A and a portion of Wilderland Court, Plat of Wilderland Condominiums, located in the Northwest Quarter of Section 23, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:

Considering the northwesterly right-of-way line of Gilgalad Way as bearing North 34° 27' 34" East and with all bearings contained herein relative thereto:

COMMENCING at the southeast corner of proposed Hill Pond Residences, thence along said northwesterly right-of-way line, North 34° 27' 34" East, 28.54 feet to a point on an existing sanitary easement; thence along the east line of said easement; North 10° 02' 03" West, 123.52 feet to the POINT OF BEGINNING; thence continuing along said east line, North 10° 02' 03" West, 20.05 feet; thence, North 75° 45' 17" East, 10.83 feet; hence, North 64° 59' 46" East, 28.73 feet to a point on the west line of an existing easement recorded at Reception No. 20130089998; thence along said west line and along a curve concave to the northeast having a central angle of 00° 21' 32" with a radius of 3192.72 feet, and arc length of 20.00 feet and the chord of which bears South 24° 52' 09" East, 20.00 feet; thence, South 64° 59' 46" West, 30.57 feet; thence, South 75° 45' 17" West, 14.19 feet to the Point of Beginning, contains 843 square feet, more or less.

The above described tract of land is subject to all easements and rights of way now existing or of record.

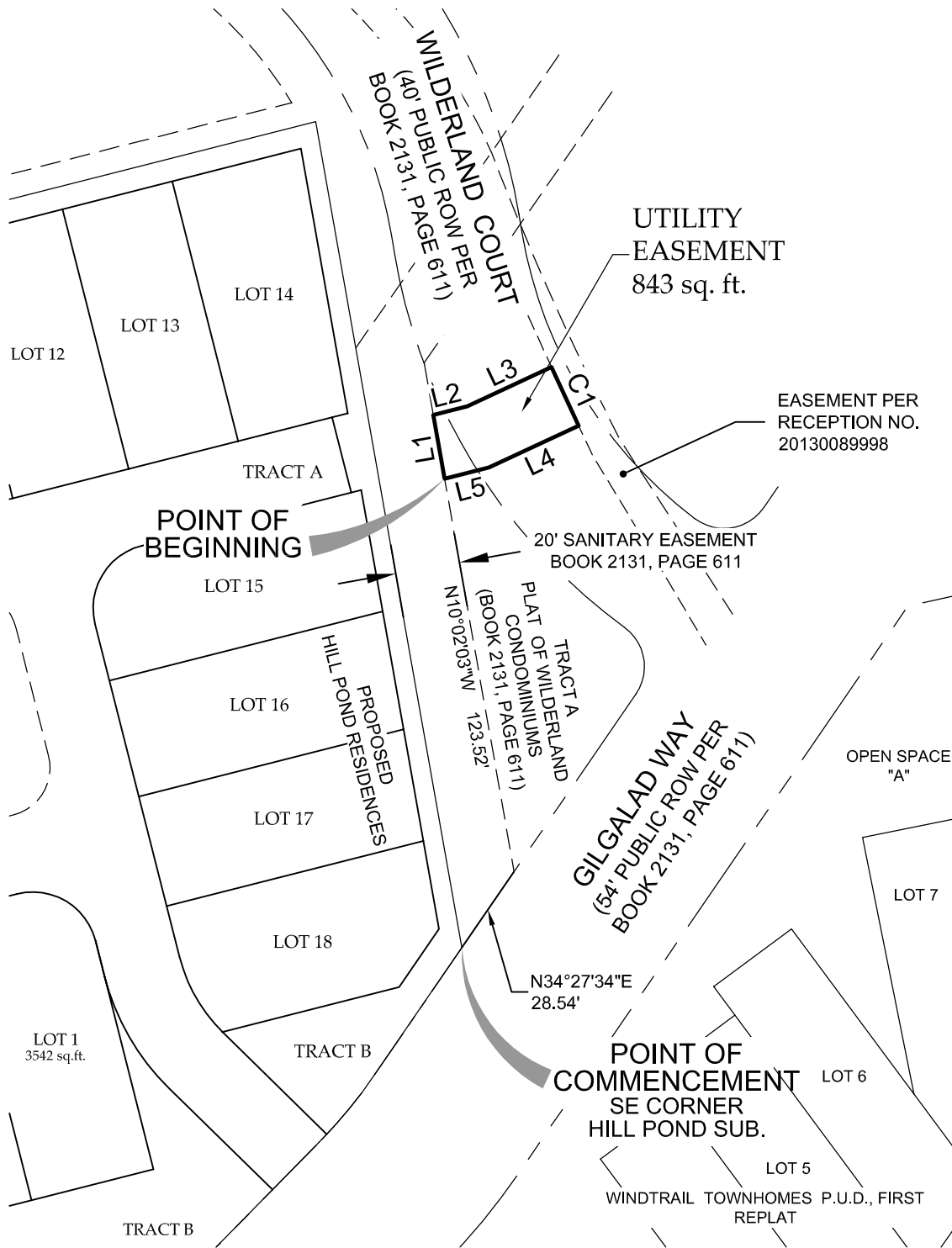
LMS

April 22, 2015

S:\Survey Jobs\620-004\Dwg\Exhibits\620-004 Easement Exhibit.docx

EXHIBIT

A UTILITY EASEMENT BEING A PORTION OF TRACT A AND A PORTION OF WILDERLAND COURT, PLAT OF WILDERLAND CONDOMINIUMS LOCATED IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6th P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

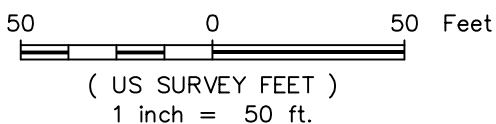
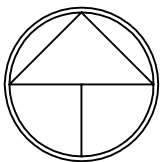


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°21'32"	3192.72'	20.00'	S24°52'09"E	20.00'

LINE TABLE

LINE	LENGTH	BEARING
L1	20.05'	N10° 02' 03"W
L2	10.83'	N75° 45' 17"E
L3	28.73'	N64° 59' 46"E
L4	30.57'	S64° 59' 46"W
L5	14.19'	S75° 45' 17"W



**NORTHERN
ENGINEERING**

301 North Howes Street, Suite 100
Fort Collins, Colorado 80521

PHONE: 970.221.4158
www.northernengineering.com