

Legal Description

That portion of the Northwest Quarter of Section 7, Township 7 North, Range 68 West of the 6th P.M., Larimer County, Colorado, which, considering the West line of said Northwest Quarter of Section 7 as bearing N 00°33'51" E, and with all bearings contained herein relative thereto, is more particularly described by the following boundary lines:

Commencing at the West Quarter Corner of said Section 7; thence along the Westerly line of said Northwest Quarter N 00°33'51" E 993.60 feet; thence S 89°26'09" E 307.80 feet to the TRUE POINT OF BEGINNING; thence continuing S 89°26'09" E 513.20 feet; thence S 00°33'51" W 655.43 feet; thence 267.16 feet along the arc of a non-tangent curve to the right having a radius of 646.00 feet, a central angle of 23°41'42", and a long-chord which bears S 41°06'46" W 265.26 feet; thence 305.78 feet along the arc of a non-tangent curve to the right having a radius of 558.00 feet, a central angle of 31°23'51", and a long-chord which bears S 75°55'44" W 301.97 feet; thence N 89°29'09" W 46.75 feet; thence N 07°45'26" W 291.71 feet; thence S 88°54'32" W 206.26 feet; thence 635.18 feet along the arc of a curve to the left having a radius of 1017.44 feet, a central angle of 35°46'10", and a long-chord which bears N 19°26'38" E 624.92 feet thence N 37°19'43" E 74.09 feet, more or less, to the POINT OF BEGINNING, containing 12.776 Acres, more or less, and being subject to any easements, rights-of-way or restrictions now existing or on record.