

## WIND TRAIL TOWNHOMES

### LEGAL DESCRIPTION

A portion of the Northwest  $\frac{1}{4}$  of Section 23, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, being described as follows: Beginning at the West Quarter Corner of said Section 23 and considering the Southerly line of said Northwest  $\frac{1}{4}$  to bear S 89° 39' 45" E with all bearings contained herein relative thereto; thence Easterly along said Southerly line S 89° 39' 45" E 1377.00 feet to the Southeast corner of Sundering Townhomes, and the TRUE POINT OF BEGINNING of this description; thence continuing Easterly along said Southerly line S 89° 39' 45" E 1280.51 feet to the Southeast corner of the Northwest  $\frac{1}{4}$  of said Section 23; thence Northerly along the Easterly line of said Northwest  $\frac{1}{4}$  N 00° 01' 35" W 1050.39 feet to the Southeast corner of Hill Pond on Spring Creek 2nd Filing a Single Family P.U.D.; thence Westerly along the Southerly line of said Hill Pond on Spring Creek a Single Family P.U.D. the following three courses and distances: N 89° 39' 35" W 1012.66 feet; thence N 80° 11' 14" W 441.53 feet; thence N 72° 41' 38" W 72.32 feet to the Easterly line of Wind Trail Condominiums; thence Southerly along said Easterly line S 05° 58' 02" E 103.53 feet to the Northeast corner of WILDERLAND CONDOMINIUMS; thence Southerly along the Easterly line of said WILDERLAND CONDOMINIUMS the following seven courses and distances: S 07° 34' 20" E 241.56 feet; thence S 34° 27' 15" W 49.85 feet; thence S 55° 32' 45" E 54.00 feet; thence S 34° 27' 15" W 212.97 feet; thence along a curve to the right having a delta of 10° 00' 00", a radius of 210.00 feet, an arc of 36.65 feet and a long chord which bears S 39° 27' 15" W 36.61 feet; thence S 44° 27' 15" W 68.75 feet; thence along a curve to the left having a delta of 99° 33' 22", a radius of 15.00 feet, an arc of 26.06 feet and a long chord which bears S 05° 19' 26" E 22.91 feet to the Northerly line of Sundering Townhomes; thence Easterly and Southerly along the Northerly line and Easterly line of Sundering Townhomes the following six courses and distances: S 55° 32' 45" E 167.48 feet; thence along a curve to the left having a delta of 34° 07' 00", a radius of 248.00 feet, an arc of 147.67 feet and a long chord which bears S 72° 36' 15" E 145.50 feet; thence S 89° 39' 45" E 107.54 feet; thence S 00° 20' 15" W 54.00 feet; thence along a non-tangent curve to the left having a delta of 90° 00' 00", a radius of 15.00 feet, an arc of 23.56 feet and a long chord which bears S 45° 20' 15" W 21.21 feet; thence S 00° 20' 15" W 248.00 feet to the POINT OF BEGINNING, County of Larimer, State of Colorado, containing 35.4439 acres more or less.