

ORDINANCE NO. 005, 2018
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE ACQUISITION BY EMINENT DOMAIN
OF CERTAIN LANDS NECESSARY TO CONSTRUCT PUBLIC IMPROVEMENTS
IN CONNECTION WITH THE SUNIGA ROAD IMPROVEMENTS PROJECT

WHEREAS, the City Engineering Department plans to construct a new arterial roadway between College Avenue and Blondel Street with such improvements to include construction of a complete arterial street that may include four travel lanes, protected bike lanes, landscaped parkways, medians, sidewalks and utility improvements, which street project was historically referred to as "New Vine Drive" but will now be called "Suniga Road" (the "Suniga Road Project"); and

WHEREAS, the Engineering Department is designing the improvements associated with the Suniga Road Project in accordance with the City's Transportation Master Street Plan; and

WHEREAS, to construct the Suniga Road Project, the City will need to acquire certain property rights as described on Exhibits "A" through "I", attached hereto and incorporated herein by this reference (the "Property Rights"); and

WHEREAS, the City will negotiate in good faith for the acquisition of the Property Rights from the owners thereof; and

WHEREAS, the acquisition of the Property Rights is desirable and necessary for the construction of the Suniga Road Project, is in the City's best interest, and enhances public health, safety, and welfare; and

WHEREAS, the acquisition of the Property Rights may, by law, be accomplished through eminent domain.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

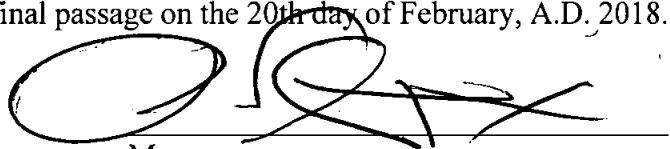
Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the City Council hereby finds and determines that is necessary in the public interest to acquire the Property Rights described herein for the purpose of constructing the Suniga Road Project.

Section 3. That the City Council hereby authorizes the City Attorney and other appropriate officials of the City to acquire the Property Rights for the City by eminent domain proceedings.

Section 4. The City Council further finds that, in the event acquisition by eminent domain of the Property Rights or any of them is commenced, immediate possession is necessary for the public health, safety and welfare.

Introduced, considered favorably on first reading, and ordered published this 2nd day of January, A.D. 2018, and to be presented for final passage on the 20th day of February, A.D. 2018.

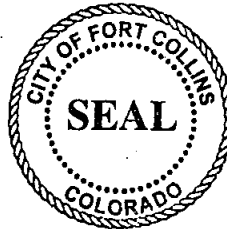


Mayor


ATTEST:



City Clerk



Passed and adopted on final reading on the 20th day of February, A.D. 2018.



Mayor

ATTEST:



City Clerk



(1 OF 2)
PROPERTY DESCRIPTION

A parcel of land, being part of Lot One, 1st Stop Plaza Minor Subdivision, recorded June 20, 1997 as Reception No. 97038884 of the records of the Larimer County Clerk and Recorder, located in the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section One (1), 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 more particularly described as follows:

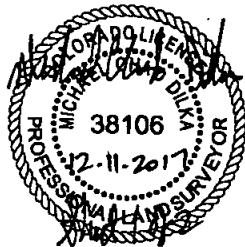
BEGINNING at the Southeast corner of said Lot One and assuming the most Easterly portion of the Southerly line of said Lot One as bearing North 89°22'36" West, being a bearing of the City of Fort Collins Groundmaster Horizontal Coordinate System, with all other bearings contained herein relative thereto;

THENCE North 00°37'54" East along the East line of said Lot One a distance of 82.83 feet;
 THENCE North 89°21'35" West a distance of 376.73 feet;
 THENCE North 74°37'26" West a distance of 8.76 feet;
 THENCE North 59°53'16" West a distance of 18.77 feet;
 THENCE North 29°43'37" West a distance of 11.69 feet to the East Right-of-way line of North College Avenue established by said 1st Stop Plaza Minor Subdivision, said East Right-of-way line being Sixty (60) feet, as measured at a right angle, East of and parallel with the West line of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of said Section 1;
 THENCE South 00°38'34" West along said East Right-of-way line a distance of 14.54 feet to the Easterly Right-of-way line of North College Avenue established by that General Warranty Deed recorded June 14, 2011 as Reception No. 20110034576 of the records of the Larimer County Clerk and Recorder;
 THENCE South 06°25'15" East along said Easterly Right-of-way line a distance of 46.27 feet to the Southerly line of said Lot One;
 The following Three (3) courses and distances are along the Southerly lines of said Lot One:
 THENCE South 89°21'26" East a distance of 124.31 feet;
 THENCE South 00°38'34" West a distance of 44.00 feet;
 THENCE South 89°22'36" East a distance of 277.48 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 28,142 sq. ft. or 0.646 acre, more or less (±), and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

I, Michael Chad Dilka, a Colorado Licensed 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.

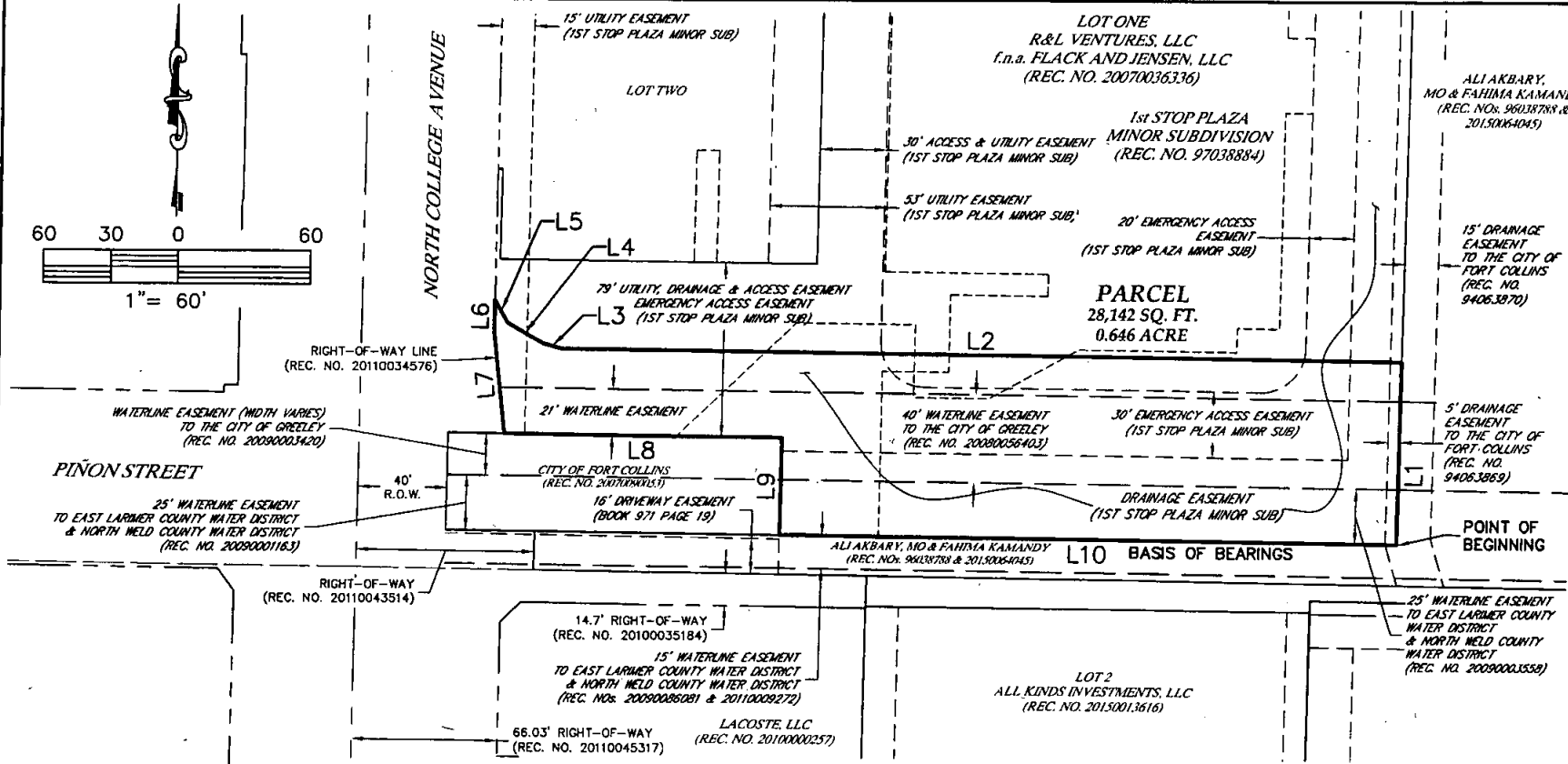


Michael Chad Dilka - on behalf of King Surveyors
 Colorado Licensed Professional Land Surveyor #38106

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

JN: 20170187

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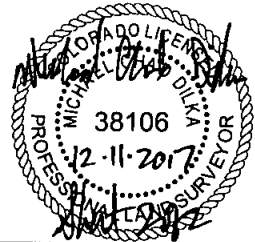


LINE TABLE

LINE	BEARING	LENGTH
L1	N00°37'54"E	82.83'
L2	N89°21'35"W	376.73'
L3	N74°37'26"W	8.76'
L4	N59°53'16"W	18.77'
L5	N29°43'37"W	11.69'

LINE TABLE

LINE	BEARING	LENGTH
L6	S00°38'34"W	14.54'
L7	S06°25'15"E	46.27'
L8	S89°21'26"E	124.31'
L9	S00°38'34"W	44.00'
L10	S89°22'36"E	277.48'



Michael Chad Dilka - On Behalf Of King Surveyors
 Colorado Licensed Professional Land Surveyor #38106

NOTE: This exhibit drawing is not intended to be a monumentalized land survey. It's sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.



KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
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 email: contact@KingSurveyors.com

PROJECT NO: 20170187
 DATE: 12/7/2017
 CLIENT: INTERWEST CONSULTING
 DWG: 20170187-R&L-ROW
 DRAWN: MM CHECKED: MCD

(1 OF 2)
PROPERTY DESCRIPTION

A strip of land, Fifteen (15) feet in width, being part of Lot One, 1st Stop Plaza Minor Subdivision, recorded June 20, 1997 as Reception No. 97038884 of the records of the Larimer County Clerk and Recorder, located in the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section One (1), 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 more particularly described as follows:

COMMENCING at the Southeast corner of said Lot One and assuming the most Easterly portion of the Southerly line of said Lot One as bearing North 89°22'36" West, being a bearing of the City of Fort Collins Groundmaster Horizontal Coordinate System, with all other bearings contained herein relative thereto;

THENCE North 00°37'54" East along the East line of said Lot One a distance of 82.83 feet to the **POINT OF BEGINNING**;

THENCE continuing North 00°37'54" East along the East line of said Lot One a distance of 15.00 feet;

THENCE North 89°21'35" West a distance of 202.46 feet to an Easterly line of a utility easement shown on the plat of said 1st Stop Plaza Minor Subdivision;

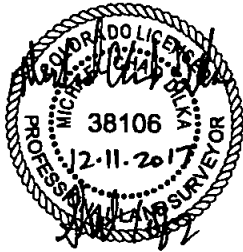
THENCE South 00°38'34" West along said Easterly line of said utility easement a distance of 15.00 feet;

THENCE South 89°21'35" East a distance of 202.46 feet to the **POINT OF BEGINNING**.

Said described strip of land contains 3,037 sq. ft. or 0.070 acre, more or less (\pm), and may be subject to any rights-of-way or other easements of record or as now existing on said described strip of land.

SURVEYORS STATEMENT

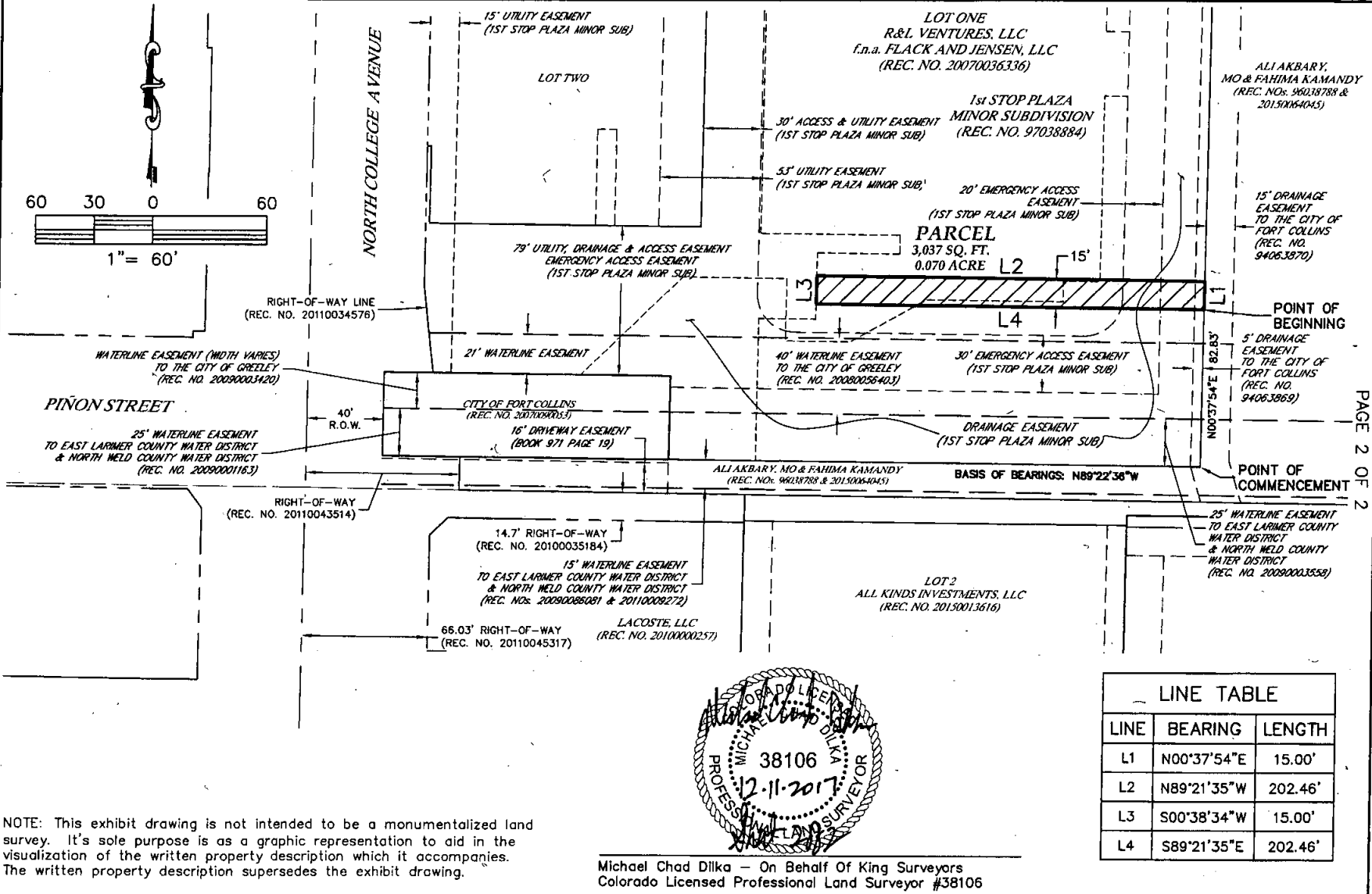
I, Michael Chad Dilka, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.



Michael Chad Dilka - on behalf of King Surveyors
Colorado Licensed Professional Land Surveyor #38106

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°37'54"E	15.00'
L2	N89°21'35"W	202.46'
L3	S00°38'34"W	15.00'
L4	S89°21'35"E	202.46'



Michael Chad Dilka - On Behalf Of King Surveyors
 Colorado Licensed Professional Land Surveyor #38106

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PROJECT NO: 20170187
 DATE: 12/7/2017
 CLIENT: INTERWEST CONSULTING
 DWG: 20170187-R&L-PE
 DRAWN: MM CHECKED: MCD

(1 OF 2)
PROPERTY DESCRIPTION

A parcel of land, being part of Lot One, 1st Stop Plaza Minor Subdivision, recorded June 20, 1997 as Reception No. 97038884 of the records of the Larimer County Clerk and Recorder, located in the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section One (1), 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 more particularly described as follows:

COMMENCING at the Southeast corner of said Lot One and assuming the most Easterly portion of the Southerly line of said Lot One as bearing North 89°22'36" West, being a bearing of the City of Fort Collins Groundmaster Horizontal Coordinate System, with all other bearings contained herein relative thereto;

THENCE North 00°37'54" East along the East line of said Lot One a distance of 97.83 feet to the **POINT OF BEGINNING**;

THENCE continuing North 00°37'54" East along the East line of said Lot One a distance of 20.00 feet;

THENCE North 89°21'35" West a distance of 396.45 feet;

THENCE North 59°53'16" West a distance of 10.34 feet to the most Southerly Southwest corner of Lot 2 of said 1st Stop Plaza Minor Subdivision;

The following Two (2) courses and distances are along Westerly lines of said Lot 2:

THENCE North 00°38'34" East a distance of 41.00 feet;

THENCE North 89°21'26" West a distance of 2.00 feet to the East Right-of-way line of North College Avenue established by said 1st Stop Plaza Minor Subdivision, said East Right-of-way line being Sixty (60) feet, as measured at a right angle, East of and parallel with the West line of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of said Section 1;

THENCE South 00°38'34" West along said East Right-of-way line a distance of 59.54 feet;

THENCE South 29°43'37" East a distance of 11.69 feet;

THENCE South 59°53'16" East a distance of 18.77 feet;

THENCE South 74°37'26" East a distance of 8.76 feet;

THENCE South 89°21'35" East a distance of 174.27 feet;

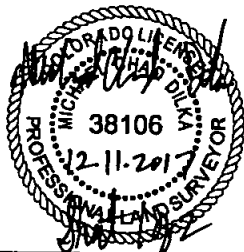
THENCE North 00°38'34" East a distance of 15.00 feet;

THENCE South 89°21'35" East a distance of 202.46 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 11,120 sq. ft. or 0.255 acre, more or less (±), and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

I, Michael Chad Dilka, a Colorado Licensed 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.

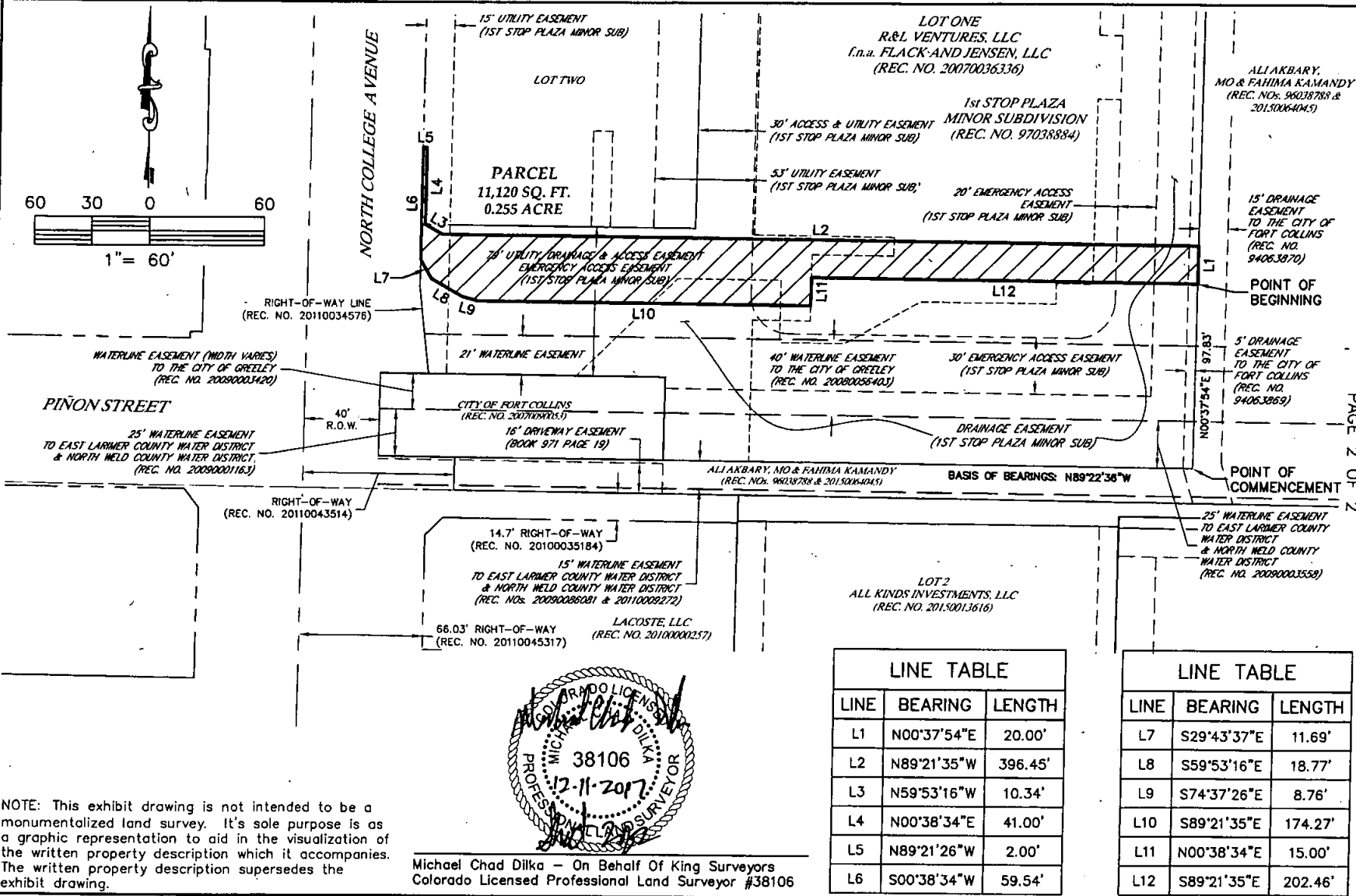


Michael Chad Dilka - on behalf of King Surveyors
 Colorado Licensed Professional Land Surveyor #38106

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JN: 20170187

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LINE TABLE

LINE	BEARING	LENGTH
L1	N00°37'54"E	20.00'
L2	N89°21'35"W	396.45'
L3	N59°53'16"W	10.34'
L4	N00°38'34"E	41.00'
L5	N89°21'26"W	2.00'
L6	S00°38'34"W	59.54'

LINE TABLE

LINE	BEARING	LENGTH
L7	S29°43'37"E	11.69'
L8	S59°53'16"E	18.77'
L9	S74°37'26"E	8.76'
L10	S89°21'35"E	174.27'
L11	N00°38'34"E	15.00'
L12	S89°21'35"E	202.46'

38106
 12-11-2017
 MICHAEL CHAD DILKA
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR

Michael Chad Dilka - On Behalf Of King Surveyors
 Colorado Licensed Professional Land Surveyor #38106

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PROJECT NO: 20170187
 DATE: 12/7/2017
 CLIENT: INTERWEST CONSULTING
 DWG: 20170187-R&L-TCE
 DRAWN: MM CHECKED: MCD

(1 OF 4)
PROPERTY DESCRIPTION

A parcel of land, being part of those parcels of land described as Parcel I and Parcel III in that Warranty Deed recorded June 3, 1996 as Reception No. 96038788 of the records of the Larimer County Clerk and Recorder, located in the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section One (1), 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 more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of said Section 1 and assuming the West line of the Southwest Quarter (SW1/4) of said Section 1, being monumentalized by 3 1/4" diameter brass cap stamped "Colo Dept of Highways" embedded in concrete in a monument box at the South end and by a #6 rebar with a 2 1/2" diameter aluminum cap stamped "LS31169, 2017" in a monument box at the North end, as bearing North 00°38'34" East, being a bearing of the City of Fort Collins Groundmaster Horizontal Coordinate System, a distance of 2657.10 feet, with all other bearings contained herein relative thereto;

THENCE South 89°14'14" East along the South line of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of said Section 1 a distance of 80.53 feet to the East Right-of-way line of North College Avenue established by that General Warranty Deed recorded July 20, 2011 as Reception No. 20110043514 of the records of the Larimer County Clerk and Recorder, said point being the Southeast corner of that parcel of land described in said General Warranty Deed, said point being the **POINT OF BEGINNING**;

THENCE North 00°46'59" East along said East Right-of-way line a distance of 17.50 feet to the Northeast corner of that parcel of land described in said General Warranty Deed, said point lying on a Northerly line of said Parcel III;

THENCE South 89°22'36" East along said Northerly line of said Parcel III and along a portion of the Southerly line of Lot One, 1st Stop Plaza Minor Subdivision, recorded June 20, 1997 as Reception No. 97038884 of the records of the Larimer County Clerk and Recorder, a distance of 386.91 feet to a corner of said Parcel III, said point also being the Southeast corner of said Lot One;

THENCE North 00°37'54" East along a Westerly line of said Parcel III, also being along the East line of said Lot One, a distance of 82.83 feet;

THENCE South 89°21'35" East a distance of 757.53 feet to the East line of said Parcel I;

THENCE South 00°38'15" West along the East line of said Parcel I a distance of 102.89 feet to the South line of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of said Section 1, said point being the Southeast corner of said Parcel I;

THENCE North 89°14'14" West along the South line of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of said Section 1, also being along the South lines of said Parcel I and said Parcel III, a distance of 1144.48 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 84,284 sq. ft. or 1.935 acres, more or less (\pm), and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

I, Michael Chad Dilka, a Colorado Licensed 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.



Michael Chad Dilka - on behalf of King Surveyors
 Colorado Licensed Professional Land Surveyor #38106

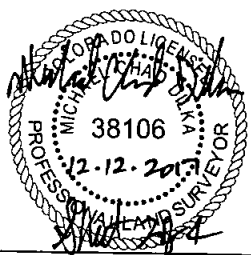
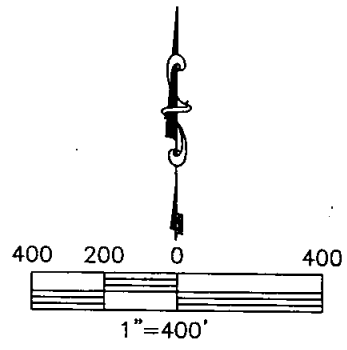
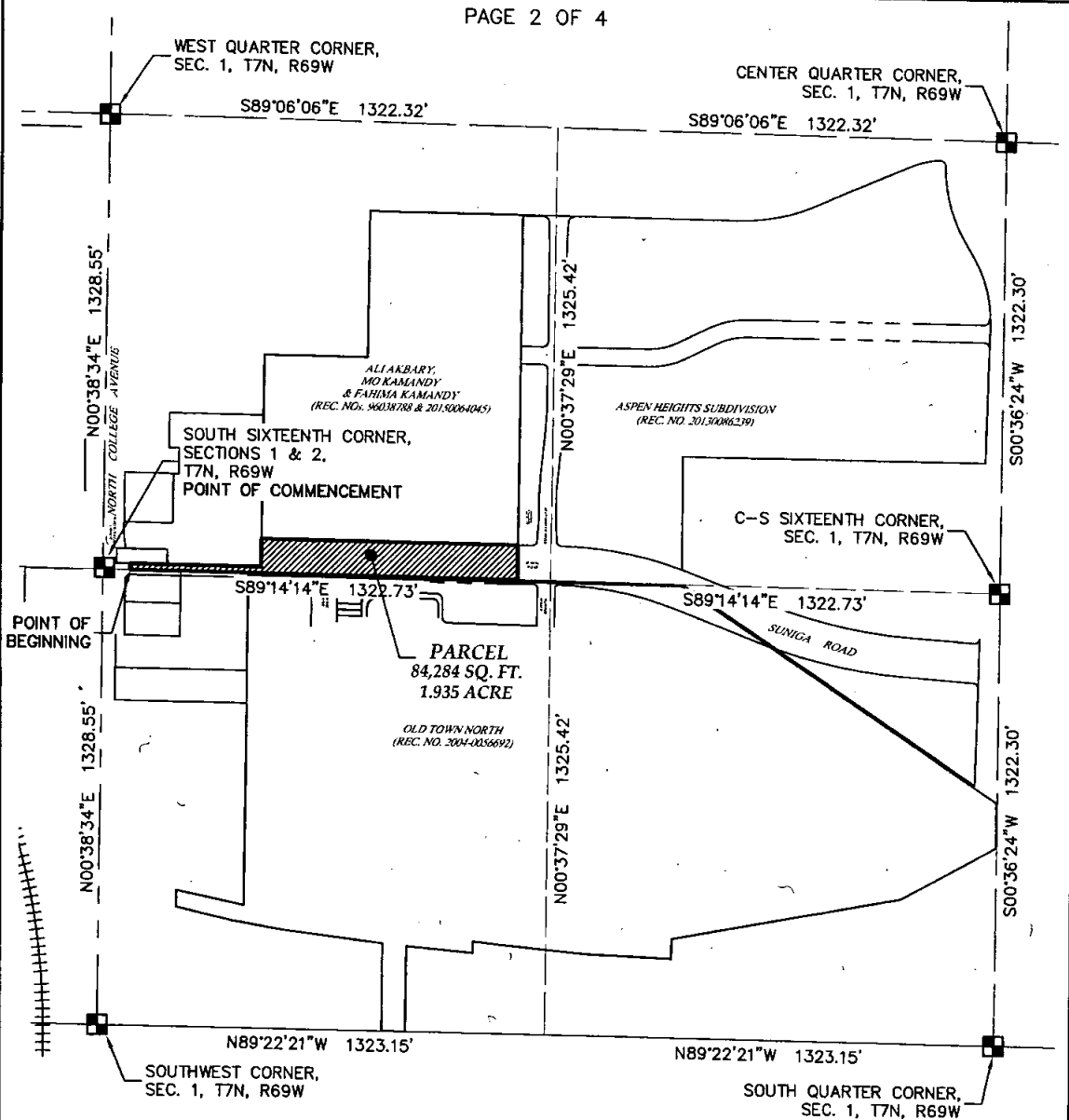
KING SURVEYORS
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 (970) 686-5011

JN: 20170187

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PARCEL DRAWING	SECTION 1, T7N, R69W, CITY OF FORT COLLINS, COLORADO
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PAGE 2 OF 4



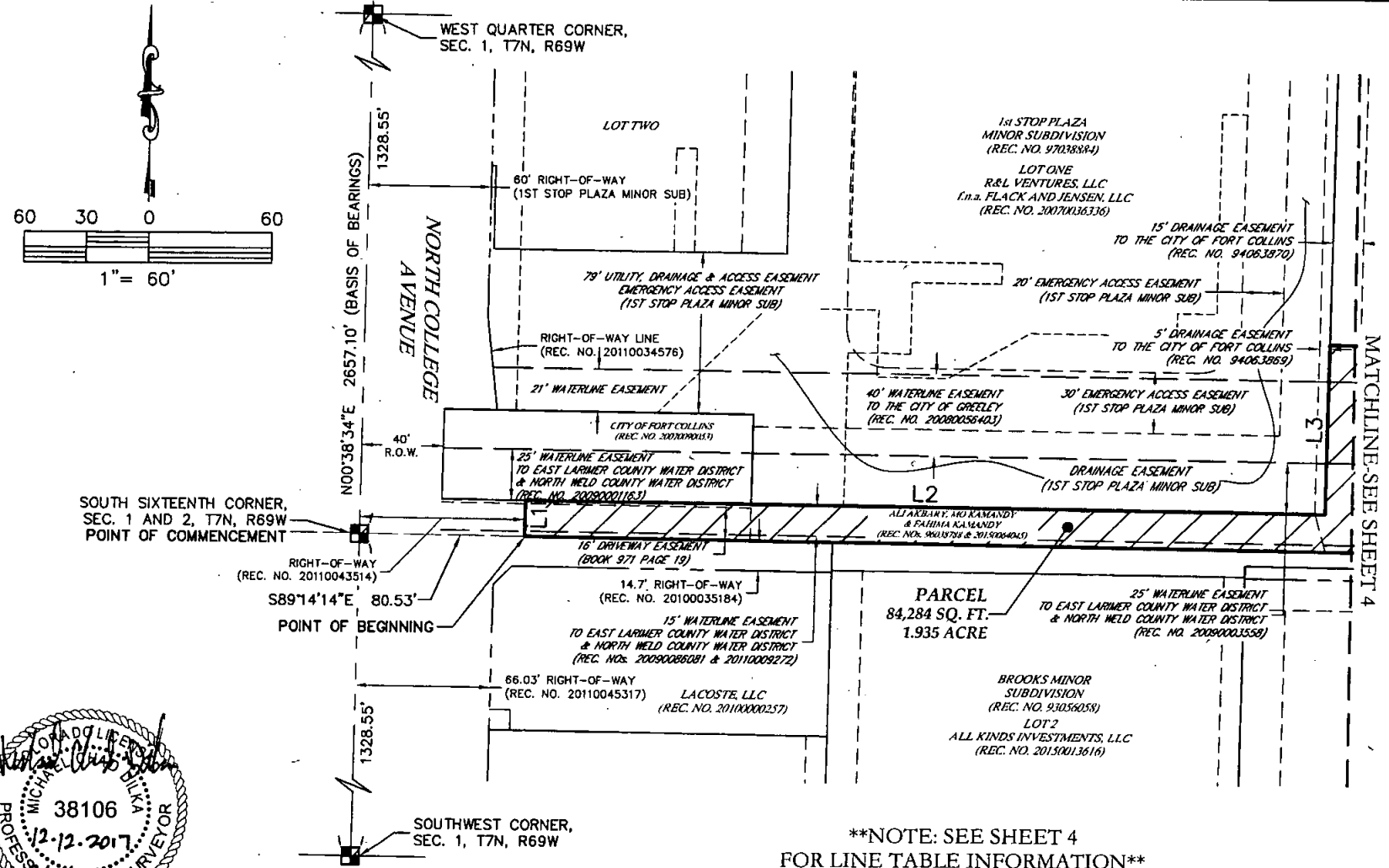
Michael Chad Dilka - On Behalf Of King Surveyors
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PROJECT NO: 20170187
 DATE: 12/7/2017
 CLIENT: CLIENT
 DWG: 20170187-AKBARY+KAMANDY-ROW
 DRAWN: MM CHECKED: MCD

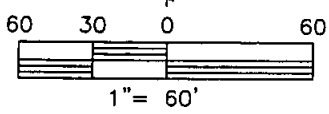


****NOTE: SEE SHEET 4 FOR LINE TABLE INFORMATION****

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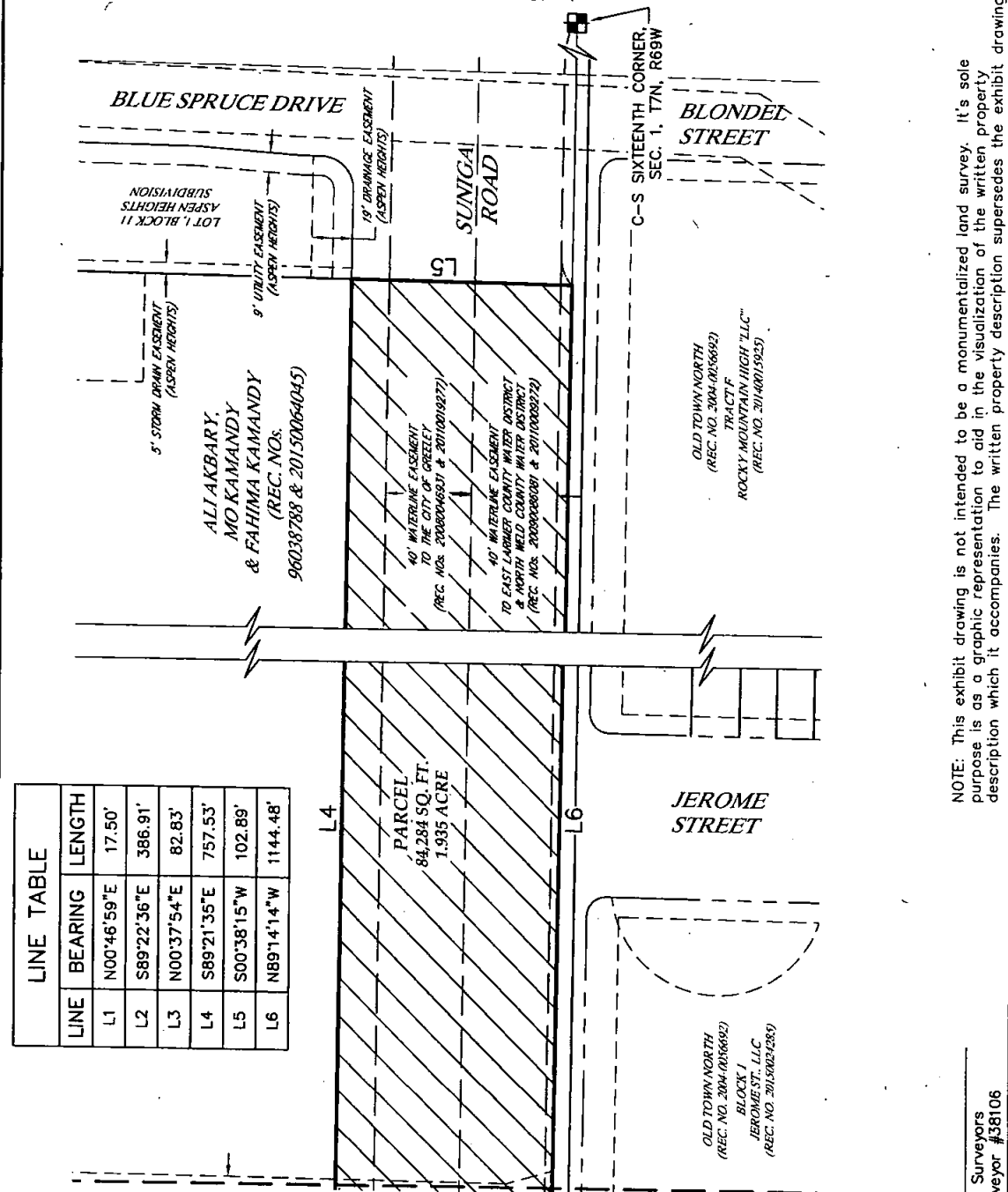
PROJECT NO: 20170187
 DATE: 12/7/2012
 CLIENT: CLIENT
 DWG: 20170187-AKBARY+KAMANDY-ROW
 DRAWN: MM CHECKED: MCD

Michael Chad Dilka - On Behalf Of King Surveyors
 Colorado Licensed Professional Land Surveyor #38106

PARCEL DRAWING

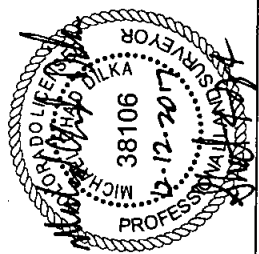
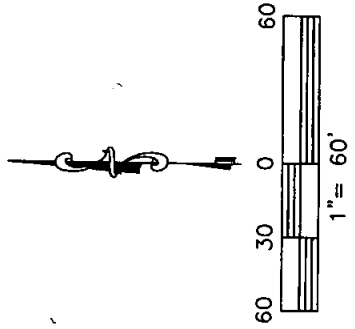
SECTION 1, T7N, R69W, CITY OF FORT COLLINS, COLORADO

PAGE 4 OF 4



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°46'59"E	17.50'
L2	S89°22'36"E	386.91'
L3	N00°37'54"E	82.83'
L4	S89°21'35"E	757.53'
L5	S00°38'15"W	102.89'
L6	N89°14'14"W	1144.48'

MATCHLINE-SEE SHEET 3



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 DRAWN: MM CHECKED: MCD

Michael Chad Dilka - On Behalf Of King Surveyors
 Colorado Licensed Professional Land Surveyor #38106

(1 OF 2)

PROPERTY DESCRIPTION

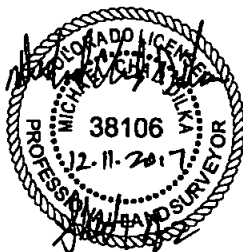
A strip of land, Twenty-six (26) feet in width, being part of Lot 2, Brooks Minor Subdivision, recorded August 9, 1993 as Reception No. 93056058 of the records of the Larimer County Clerk and Recorder, located in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section One (1), Township 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 more particularly described as follows:

The North Twenty-six (26) feet of the East Two Hundred (200) feet of said Lot 2.

Said described strip of land contains 5,191 sq. ft. or 0.119 acre, more or less (\pm), and may be subject to any rights-of-way or other easements of record or as now existing on said described strip of land.

SURVEYORS STATEMENT

I, Michael Chad Dilka, a Colorado Licensed 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.



Michael Chad Dilka - on behalf of King Surveyors
Colorado Licensed Professional Land Surveyor #38106

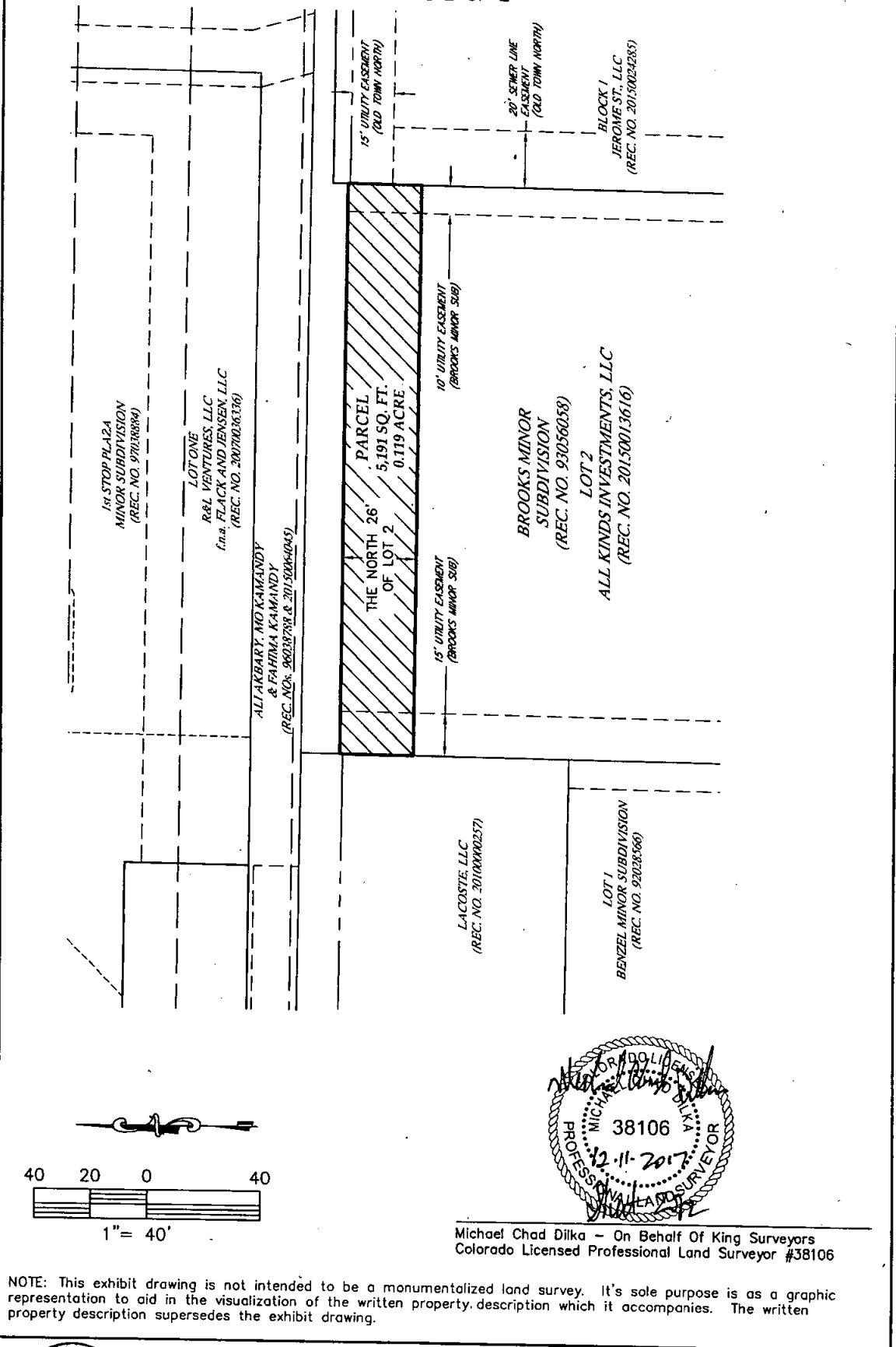
KING SURVEYORS
650 East Garden Drive
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PARCEL DRAWING

SECTION 1, T7N, R69W, CITY OF FORT COLLINS, COLORADO

PAGE 2 OF 2



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DATE: 12/11/2017

CLIENT: INTERWEST CONSULTING

DWG: 20170187-ALL KINDS-TCE

DRAWN: MM CHECKED: MCD

(1 OF 2)
PROPERTY DESCRIPTION

A strip of land, Fifteen (15) feet in width, being part of that parcel of land described in that Warranty Deed recorded January 4, 2010 as Reception No. 2010000257 of the records of the Larimer County Clerk and Recorder, located in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section One (1), 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 more particularly described as follows:

That portion of the North Twenty-nine and Seven Tenths (29.7) feet of that parcel of land described in said Warranty Deed lying South of the Right-of-way described in that Deed of Dedication recorded June 22, 2010 as Reception No. 20100035184 of the records of the Larimer County Clerk and Recorder and lying East of the Right-of-way described in that General Warranty Deed recorded July 28, 2011 as Reception No. 20110045317 of the records of the Larimer County Clerk and Recorder;

The description above results in a strip of land, being Fifteen (15) feet in width, lying South and East of and abutting the South and East lines of said Rights-of-way.

Said described strip of land contains 2,419 sq. ft. or 0.056 acre, more or less (\pm), and may be subject to any rights-of-way or other easements of record or as now existing on said described strip of land.

SURVEYORS STATEMENT

I, Michael Chad Dilka, a Colorado Licensed 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.



Michael Chad Dilka - on behalf of King Surveyors
Colorado Licensed Professional Land Surveyor #38106

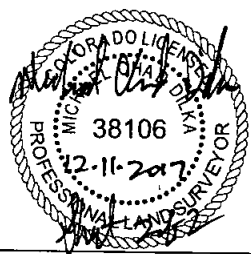
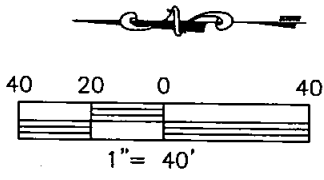
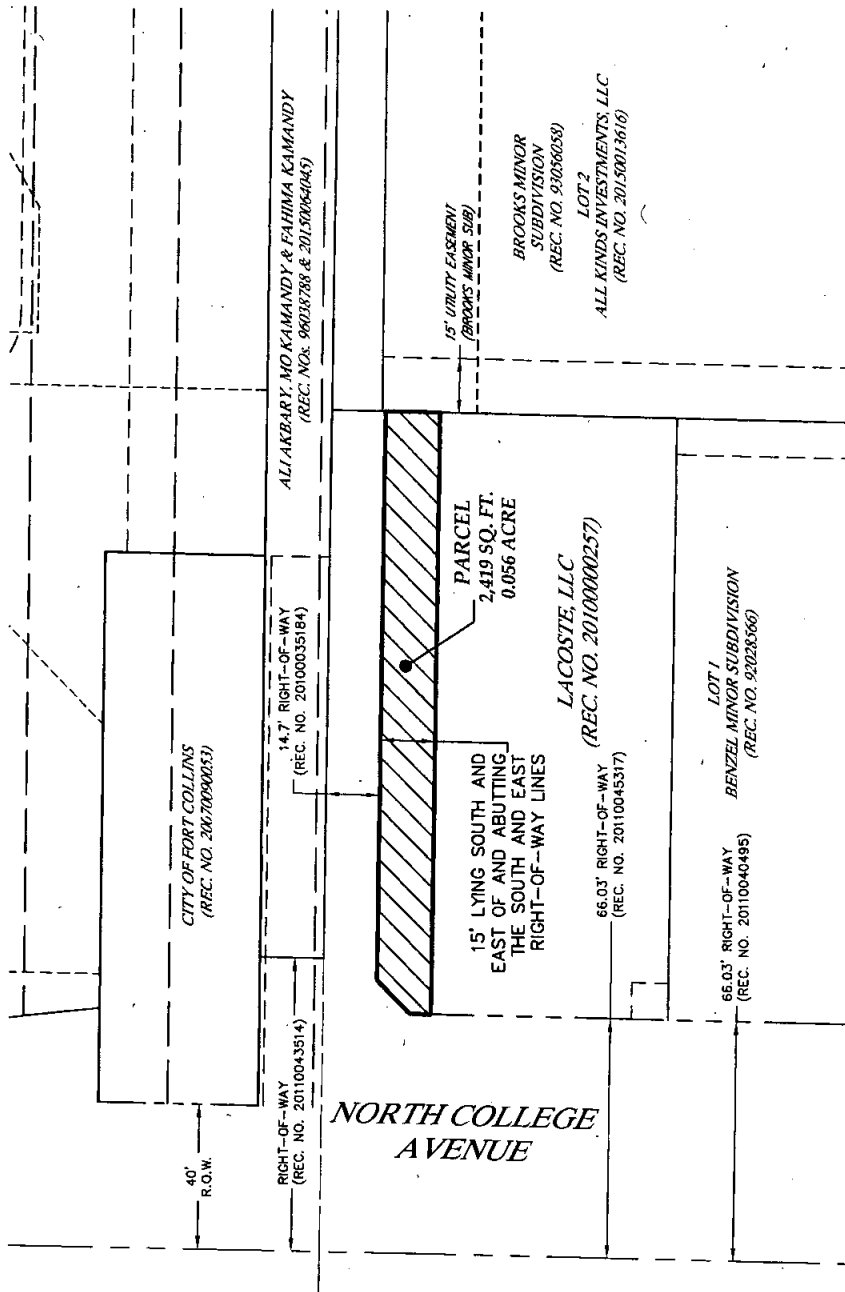
KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

JN: 20170187

PARCEL DRAWING

SECTION 1, T7N, R69W, CITY OF FORT COLLINS, COLORADO.

PAGE 2 OF 2



Michael Chad Diika - On Behalf Of King Surveyors
 Colorado Licensed Professional Land Surveyor #38106

NOTE: This exhibit drawing is not intended to be a monumentalized land survey. It's sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.



KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | fax: (970) 686-5821
 email: contact@KingSurveyors.com

PROJECT NO: 20170187
DATE: 12/11/2017
CLIENT: INTERWEST CONSULTING
DWG: 20170187-LACOSTE-TCE
DRAWN: MM CHECKED: MCD

(1 OF 2)
PROPERTY DESCRIPTION

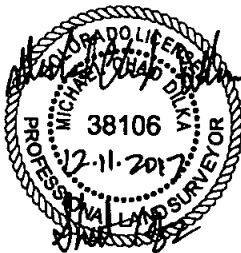
A strip of land, Twenty-five (25) feet in width, being part of Block 1, Old Town North, recorded June 11, 2004 as Reception No. 2004-0056692 of the records of the Larimer County Clerk and Recorder, located in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section One (1), Township Seven 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 more particularly described as follows:

The North Twenty-five (25) feet of said Block 1.

Said described strip of land contains 4,680 sq. ft. or 0.107 acre, more or less (\pm), and may be subject to any rights-of-way or other easements of record or as now existing on said described strip of land.

SURVEYORS STATEMENT

I, Michael Chad Dilka, a Colorado Licensed 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.



Michael Chad Dilka - on behalf of King Surveyors
Colorado Licensed Professional Land Surveyor #38106

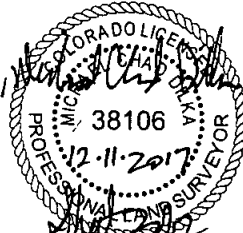
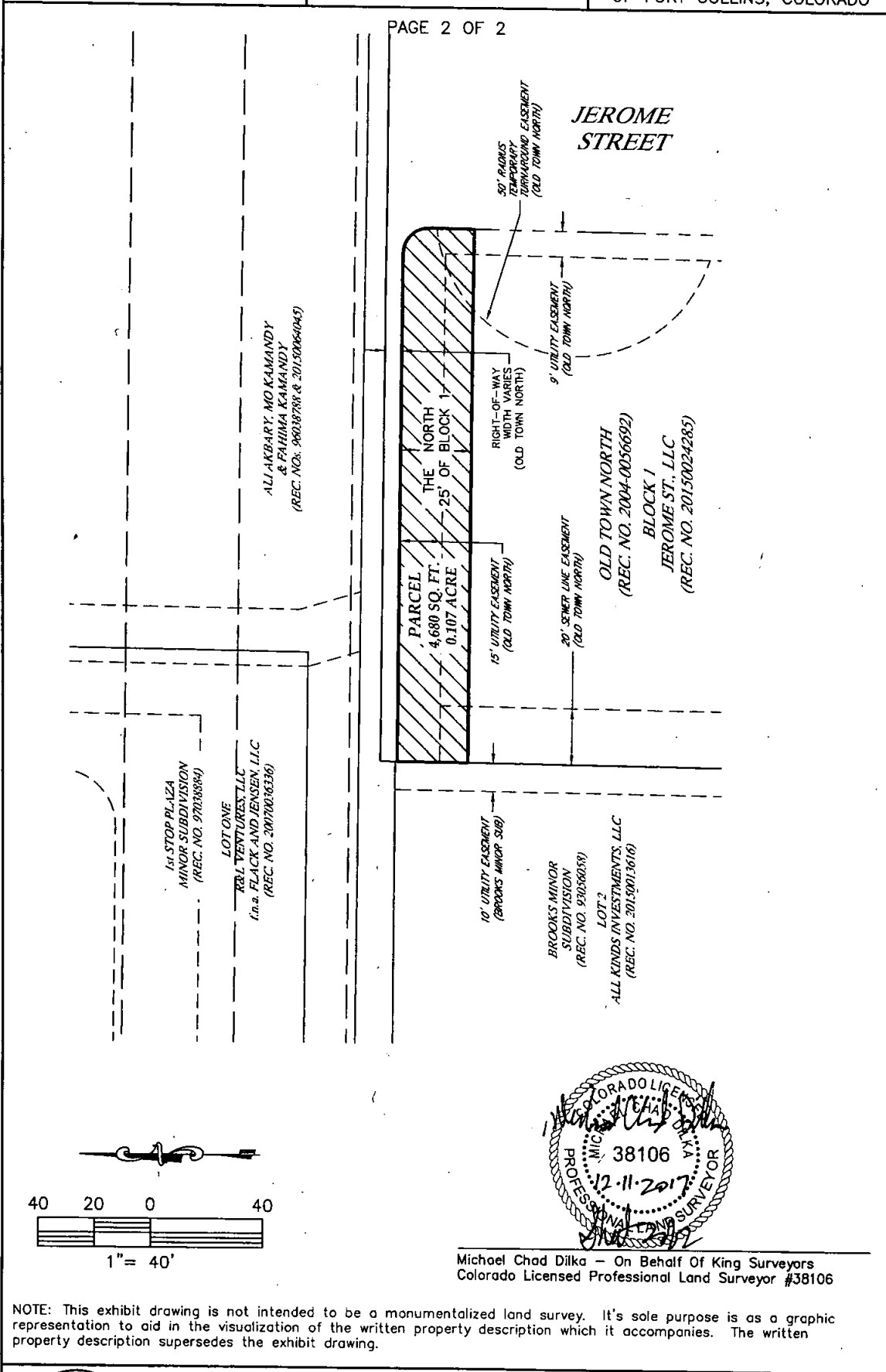
KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

JN: 20170187

PARCEL DRAWING

SECTION 1, T7N, R69W, CITY OF FORT COLLINS, COLORADO

PAGE 2 OF 2



Michael Chad Dilka - On Behalf Of King Surveyors
 Colorado Licensed Professional Land Surveyor #38106

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DATE: 12/11/2017
CLIENT: INTERWEST CONSULTING
DWG: 20170187-JEROME ST-TCE
DRAWN: MM CHECKED: MCD

(1 OF 2)

PROPERTY DESCRIPTION

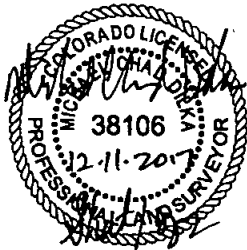
A strip of land, Thirty (30) feet in width, being part of Tract F, Old Town North, recorded June 11, 2004 as Reception No. 2004-0056692 of the records of the Larimer County Clerk and Recorder, located in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section One (1), Township Seven North (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 more particularly described as follows:

The North Thirty (30) feet of said Tract F.

Said described strip of land contains 17,687 sq. ft. or 0.406 acre, more or less (\pm), and may be subject to any rights-of-way or other easements of record or as now existing on said described strip of land.

SURVEYORS STATEMENT

I, Michael Chad Dilka, a Colorado Licensed 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. /



Michael Chad Dilka - on behalf of King Surveyors
Colorado Licensed Professional Land Surveyor #38106

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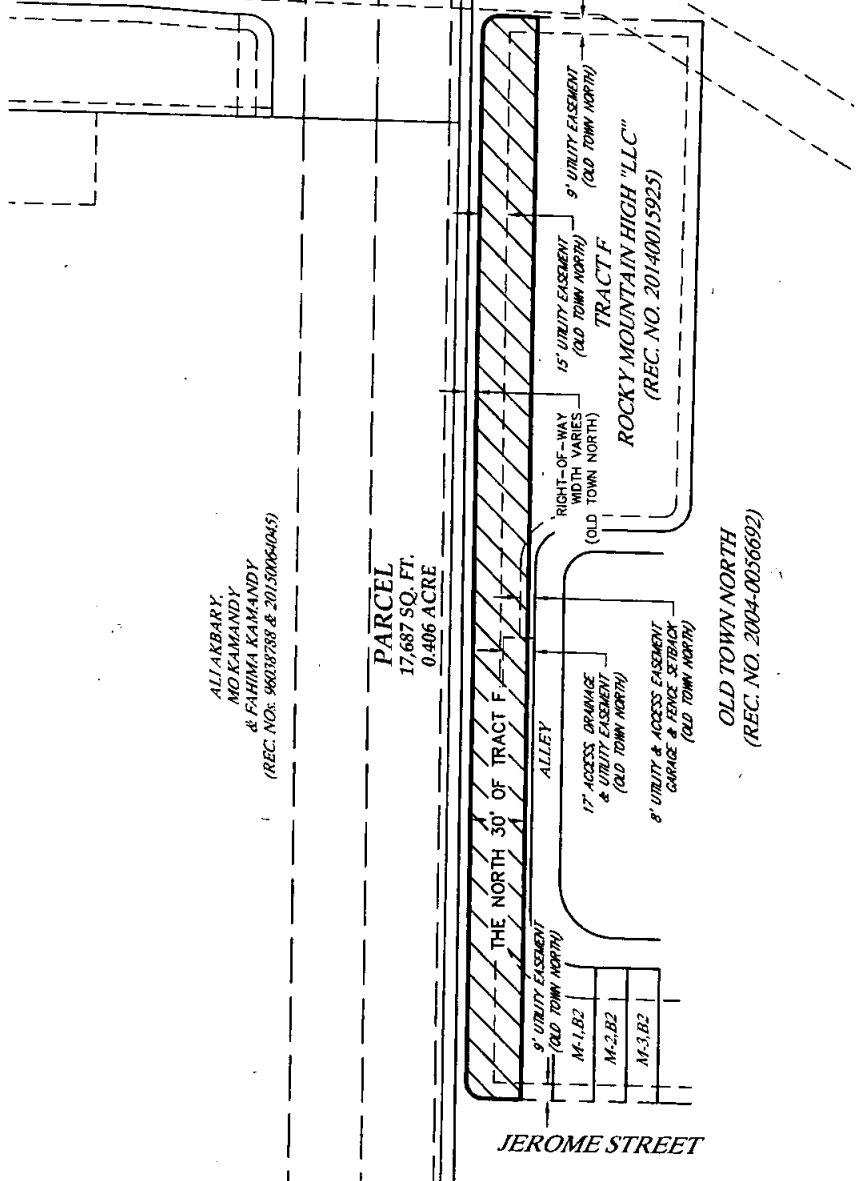
PARCEL DRAWING

SECTION 1, T7N, R69W, CITY OF FORT COLLINS, COLORADO

PAGE 2 OF 2

BLUE SPRUCE DRIVE

BLONDEL STREET



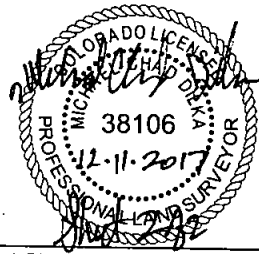
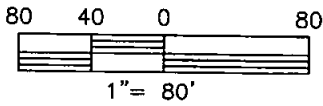
ALLAKBARY,
MO KAMANDY
& FAHIMA KAMANDY
(REC. NO. 98038738 & 2015006045)

PARCEL
17,687 SQ. FT.
0.406 ACRE

9' UTILITY EASEMENT (OLD TOWN NORTH)
15' UTILITY EASEMENT (OLD TOWN NORTH)
RIGHT-OF-WAY WIDTH VARIES (OLD TOWN NORTH)
TRACT F
ROCKY MOUNTAIN HIGH "LLC"
(REC. NO. 20140015925)

17' ACCESS DRAINAGE & UTILITY EASEMENT (OLD TOWN NORTH)
8' UTILITY & ACCESS EASEMENT GARAGE & FENCE STRIPBACK (OLD TOWN NORTH)

OLD TOWN NORTH
(REC. NO. 2004-0056692)



Michael Chad Dilka - On Behalf Of King Surveyors
Colorado Licensed Professional Land Surveyor #38106

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PROJECT NO: 20170187
DATE: 12/11/2017
CLIENT: INTERWEST CONSULTING
DWG: 20170187-ROCKY MTN HIGH-TCE
DRAWN: MM CHECKED: MCD

(1 OF 2)
PROPERTY DESCRIPTION

A parcel of land being part of the South Half of the Southwest Quarter (S1/2 SW1/4) of Section One (1), 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 more particularly described as follows:

That portion of the South Half of the Southwest Quarter (S1/2 SW1/4) of said Section 1 lying North of Brooks Minor Subdivision, recorded August 9, 1993 as Reception No. 93056058 of the records of the Larimer County Clerk and Recorder;

TOGETHER WITH:

That portion of the South Half of the Southwest Quarter (S1/2 SW1/4) of said Section 1 lying North and Northeast of Old Town North, recorded June 11, 2004 as Reception No. 2004-0056692 of the records of the Larimer County Clerk and Recorder, lying Southwest of Aspen Heights Subdivision, recorded November 25, 2013 as Reception No. 20130086239 of the records of the Larimer County Clerk and Recorder and lying West of Redwood Street.

Said described parcel of land contains 17,375 sq. ft. or 0.399 acre, more or less (\pm), and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

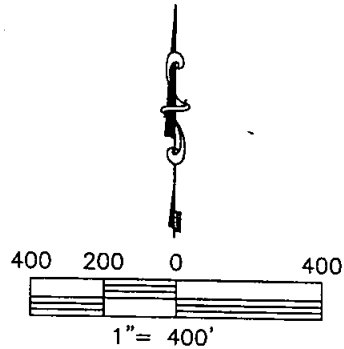
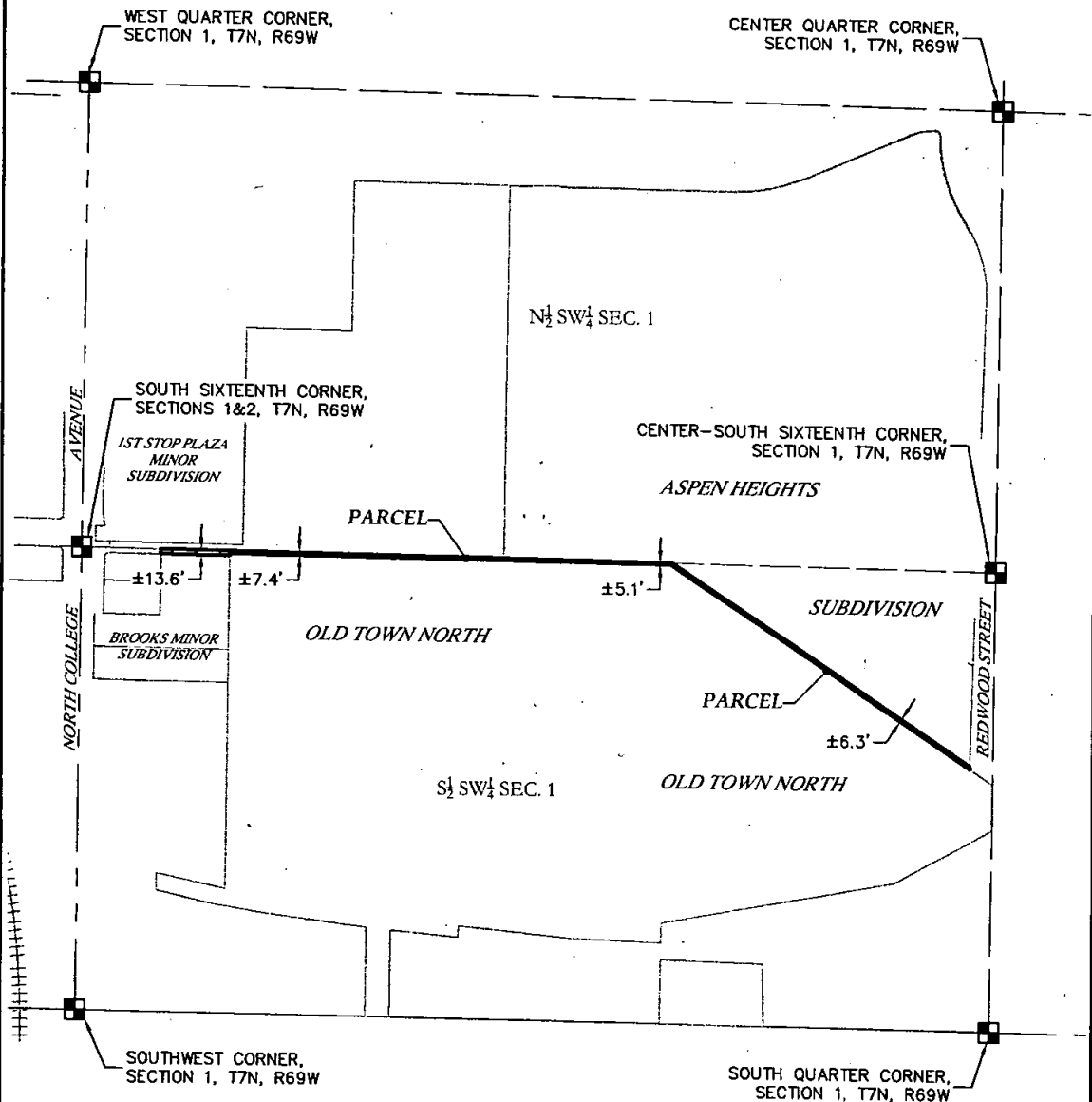
I, Michael Chad Dilka, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.



Michael Chad Dilka - on behalf of King Surveyors
Colorado Licensed Professional Land Surveyor #38106

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JN: 20170187



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PROJECT NO: 20170187
DATE: 11/30/2017
CLIENT: INTERWEST CONSULTING
DWG: 20170187EXH-UNCERTAIN OWNERSHIP
DRAWN: MM CHECKED: MCD