

DESCRIPTION OF THAT PORTION OF THE CITY OF FORT COLLINS PROPERTY TO BE DEEDED

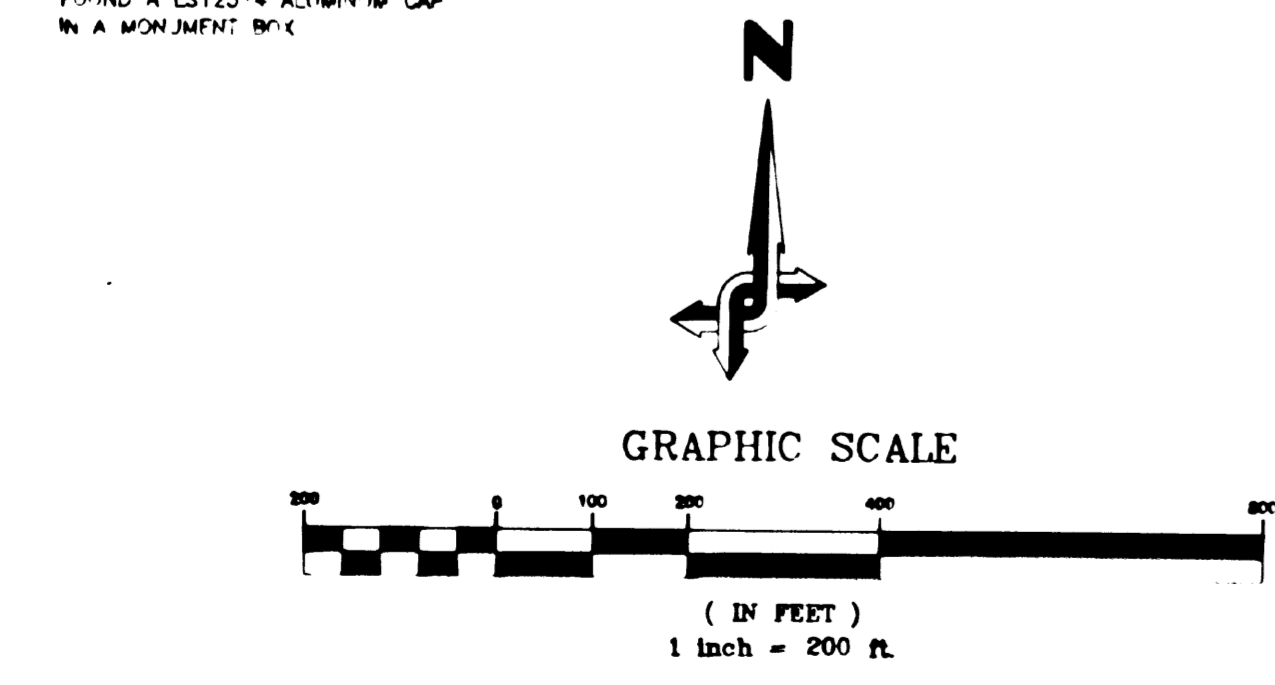
A tract of land located in the northwest quarter of Section 18 of Township 6 North, Range 68 West of the Sixth Principal Meridian, City of Fort Collins, Larimer County, Colorado, being a portion of that certain tract of land described in a Deed dated January 1, 1983 and recorded in Book 2221 at Page 0054 records of the Clerk and Recorder of the said Larimer County, and a portion of that certain tract of land described in a Public Trustees Deed dated January 28, 1994 and recorded at Reception No. 94008973 records of the said Clerk and Recorder, and a portion of that certain tract of land described in a Trustees Deed dated April 21, 1993 and recorded at Reception No. 93024580 records of the said Clerk and Recorder, more particularly described as follows:

Commencing at the northwest corner of the said Section 18;  
 THENCE along the north line of the said northwest quarter of Section 18, North 89 degrees 52 minutes 20 seconds East for a distance of 68.72 feet;  
 THENCE leaving the said north line, South 00 degrees 07 minutes 40 seconds East for a distance of 50.00 feet to the south right of way of Trilby Road as described in a Deed of Easement dated June 5, 1986 and recorded at Reception No. 86029301 records of the said Clerk and Recorder, and to THE TRUE POINT OF BEGINNING of this description;  
 THENCE along the said south right of way and its easterly prolongation, the said prolonged line being 50.00 feet (measured at right angles) south of and parallel with the said north line of the northwest quarter, North 89 degrees 52 minutes 20 seconds East for a distance of 1609.44 feet;  
 THENCE leaving the said prolonged line, South 06 degrees 19 minutes 17 seconds East for a distance of 317.35 feet;  
 THENCE South 10 degrees 56 minutes 13 seconds East for a distance of 781.23 feet;  
 THENCE South 15 degrees 46 minutes 58 seconds West for a distance of 396.72 feet;  
 THENCE South 13 degrees 44 minutes 17 seconds West for a distance of 139.74 feet;  
 THENCE South 39 degrees 53 minutes 01 seconds West for a distance of 222.71 feet;  
 THENCE South 04 degrees 47 minutes 31 seconds West for a distance of 214.73 feet;  
 THENCE South 04 degrees 44 minutes 56 seconds East for a distance of 494.49 feet to the south line of the said northwest quarter of Section 18;  
 THENCE along the said south line, North 89 degrees 22 minutes 23 seconds West for a distance of 1601.42 feet to the easterly right of way of South Lemay Avenue as described in the said Deed of Easement recorded at Reception No. 86029301;  
 THENCE along the said easterly right of way the following ten (10) courses and distances: (1) North 00 degrees 55 minutes 49 seconds East for a distance of 105.31 feet (recorded as 105.57 feet); (2) along a curve to the right having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 31.42 feet, being subtended by a chord of North 45 degrees 55 minutes 49 seconds East for a distance of 28.28 feet; (3) North 00 degrees 55 minutes 49 seconds East for a distance of 80.00 feet; (4) along a curve to the right having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 31.42 feet, being subtended by a chord of North 44 degrees 04 minutes 11 seconds West for a distance of 28.28 feet; (5) North 00 degrees 55 minutes 49 seconds East for a distance of 913.00 feet; (6) along a curve to the right having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 31.42 feet, being subtended by a chord of North 45 degrees 55 minutes 49 seconds East for a distance of 28.28 feet; (7) North 00 degrees 55 minutes 49 seconds East for a distance of 54.00 feet; (8) along a curve to the right having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 31.42 feet, being subtended by a chord of North 44 degrees 04 minutes 11 seconds West for a distance of 28.28 feet; (9) North 00 degrees 55 minutes 49 seconds East for a distance of 1284.39 feet; (10) along a curve to the right having a radius of 20.00 feet, a central angle of 88 degrees 56 minutes 31 seconds and an arc length of 31.05 feet (previously recorded as 88 degrees 51 minutes 07 seconds, 31.02 feet), being subtended by a chord of North 45 degrees 24 minutes 04 seconds East for a distance of 28.02 feet to the point of beginning. Containing 98.493 acres more or less.

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

• = EXISTING POWER POLE (TYPICAL)  
 ● = SET 5/8 REBAR, 18" LONG WITH CITY OF FORT COLLINS LS 17497 PLASTIC CAP (TYPICAL)  
 ○ = FOUND SANITARY SEWER MANHOLE

| CURVE | RADIUS   | ARC LENGTH | DELTA     | CHORD   | CHORD BEARING |
|-------|----------|------------|-----------|---------|---------------|
| 1.    | 20.00'   | 31.42'     | 90°00'00" | 28.28'  | N45°55'49"E   |
| 2.    | 20.00'   | 31.42'     | 90°00'00" | 28.28'  | N44°04'11"W   |
| 3.    | 20.00'   | 31.42'     | 90°00'00" | 28.28'  | N45°55'49"E   |
| 4.    | 20.00'   | 31.42'     | 90°00'00" | 28.28'  | N44°04'11"W   |
| 5.    | 20.00'   | 31.05'     | 88°56'31" | 28.02'  | N45°24'04"E   |
| 6.    | 2492.01' | 665.36'    | 15°17'52" | 663.39' | S07°12'51"E   |



TITLE COMMITMENT ON DEEDED TRACT FROM SECURITY TITLE GUARANTY CO. NO. FJ00446A95

SURVEYOR'S STATEMENT

Wallace C. Muscott, being first duly sworn on his oath, deposes and says that he is a Registered Professional Land Surveyor under the laws of the State of Colorado; that this survey of was made by him or under his supervision; that the survey is accurately represented on this plat; and that the statements contained hereon were read by him and the same are true and correct to the best of his professional knowledge, belief and opinion.

*Wallace C. Muscott*  
 FEB. 9, 1995

Wallace C. Muscott Colorado P.L.S. 17497

REVISIONS:

CITY OF FORT COLLINS, COLORADO  
 ENGINEERING DIVISION



DESIGNED: WCM  
 SCALE: 1"=200'  
 DRAWN: BOOK:  
 APPROVED: DATE: 2-09-95  
 CHECKED:

LAND SURVEY PLAT OF A MONUMENTED LAND SURVEY OF THE PROPOSED DIVISION OF CITY PROPERTY LOCATED IN THE NW 1/4 OF SECTION 18, T.6N., R.68W. 6TH.P.M.

SHEET 1 OF 1