

BOUNDARY SURVEY

In the S1/2, SECTION 12, T 7 N, R 69 W, of the 6th PM
City of Fort Collins, County of Larimer, State of Colorado

GENERAL NOTES

- 1) According to Colorado Law you must commence any legal action based on any defect in this survey within three years after you first discover such defect. In no event may any action based on any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- 2) This survey was prepared with the benefit of Title Commitment numbered 0-9701-802 dated March 23, 1994 as prepared by Security Title Guaranty Company and delivered to Greenhorne & O'Mara, Inc. (G&O).
- 3) Project bearings are based on the northerly line of the SE 1/4 of Section 12, Township 7 North, Range 69 West of the Sixth Principal Meridian, as monumented by a #6 rebar with a 2" aluminum cap stamped PLS 25372 in a range box at the C 1/4 corner and a 3 1/4" aluminum cap monument stamped PLS 20123 in a range box at the E 1/4 corner, said line is considered to bear South 89° 57' 00" East.
- 4) The easterly line of the parcel shown hereon was determined using an unrecorded survey plat by James H. Stewart, PE-LS 1650 and dated February 4, 1970, which shows a #4 rebar with a plastic cap stamped PE-LS 1650 at the Point of Beginning, (found) and two #4 rebars set along the banks of the Poudre River defining said easterly line. One of these rebars was recovered by G&O and used to determine the direction of said easterly line.
- 5) The southerly line of the parcel shown hereon is the railroad right of way, and was determined using right of way maps provided to G&O by the Burlington Northern Railroad Company. According to said maps, the railroad right of way westerly of the north-south center section line is 50.00 feet from the center of the existing tracks. Easterly of the north-south center of section line, these maps show a right of way line 10 feet from the center of the tracks at the said north-south line plus an additional 30 feet of right of way. The direction of the right of way line, according to these right of way maps, is a straight line from a point on the said north-south center of section line which is 10 feet northerly and perpendicular to the center of the existing tracks, to a point which is 1485 feet southeasterly from the said north-south line and 11 feet northerly and perpendicular to the existing tracks. The distance of 11 feet was held because of the right of way drawings appear to indicate 11 feet (by scale) and a #4 rebar with a plastic cap stamped PLS 10858 was found in close proximity to 1485 feet from the said north-south line and was 11.1 feet northerly of the existing center line of tracks.
- 6) The boundary lines shown at the northwesterly corner of this parcel were determined from the legal description of the property in the above mentioned title commitment. No physical evidence was found which verifies or disputes the location of these lines.
- 7) According to said Title Commitment, there are two exception parcels affecting the property found in the land records of Larimer County in Book 1723 at Page 315 and Book 1723 at Page 324. These exception parcels are shown according to G&O's best interpretation of the intent of the legal descriptions of said exception parcels. The results of these interpretations leave a small triangle of land not excepted from the overall description of the property from the said title commitment. This triangle is shown hereon but is not a part of the legal description shown hereon. This triangle falls in existing Lincoln Avenue in the existing bridge over the Poudre River. The results also show an apparent overlap onto the neighboring property on the north, as also shown hereon.
- 8) The "approximate center line of the Cache La Poudre River" is shown according to deed calls found in Book 1157 at page 230 of the Larimer County land records and in other deeds and surveys in the area, which all use the same bearings and distances for these lines. The actual location of the thread of said river may vary from these calls.
- 9) The purpose of this survey is to show the boundary lines of the parcel only and not to show easements and rights of way across said parcel.

PARCEL DESCRIPTION

BEING a parcel of land located in the S 1/2 of Section 12, Township 7 North, Range 69 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado; said parcel is more particularly described as follows:

The basis of bearings for this description is the northerly line of the SE 1/4 of said Section 12, said line is monumented by a #6 rebar with a 2" aluminum cap stamped PLS 25372 in a range box at the C 1/4 of said Section 12 and a 3 1/4" aluminum cap monument stamped PLS 20123 in a range box at the E 1/4 of said Section, said line is considered to bear South 89° 57' 00" East;

COMMENCING at the C 1/4 of said Section 12, thence;
Along the northerly line of the SE 1/4 of said Section 12, South 89° 57' 00" East a distance of 720.63 feet, thence;

South 09° 06' 15" West a distance of 813.90 feet to THE POINT OF BEGINNING, thence;

Along the easterly line of the parcel herein described the following one course:

South 08° 58' 35" West a distance of 985.83 feet to a point on the northerly line of a tract of land described in Book 830 at page 8 of the Larimer County land records, thence;

Along said line, North 79° 55' 00" West a distance of 167.06 feet to a point on the northeasterly right of way line of the Burlington Northern Railroad, thence, along said railroad right of way line the following five courses:

- 1) North 49° 33' 47" West a distance of 347.78 feet to a point on the westerly line of the SE 1/4 of said Section 12;
- 2) Along said westerly line, North 00° 19' 58" West a distance of 13.35 feet;
- 3) North 48° 50' 54" West a distance of 450.67 feet;
- 4) Along the arc of a curve to the right 640.05 feet, having a radius of 1096.30 feet, a central angle of 33° 27' 03" and a chord bearing and distance of North 32° 07' 23" West 631.00 feet;
- 5) North 15° 23' 31" West a distance of 237.13 feet to a point on the westerly line of a tract of land described in Book 1406 at page 920 of the Larimer County land records, thence;

Along said westerly line the following four courses:

- 1) North 23° 50' 18" West a distance of 150.10 feet;
- 2) North 48° 44' 30" West a distance of 5.77 feet;
- 3) North 06° 09' 14" East a distance of 7.70 feet;
- 4) North 41° 15' 30" East a distance of 61.50 feet to a point on the southerly line of a tract of land described in Book 1723 at Page 324 of the Larimer County land records, thence;

Along said southerly line, North 78° 26' 33" East a distance of 114.99 feet to a point on the southerly line of a tract of land described in Book 1723 at Page 315 of the Larimer County land records, thence;

Along said southerly line, North 76° 45' 30" East a distance of 63.64 feet to a point at the approximate center line of the Cache La Poudre River as described in Book 1157 at Page 230 of the Larimer County land records, thence;

Along said approximate center line of the Cache La Poudre River the following eight courses:

- 1) South 31° 37' 00" East a distance of 47.77 feet;
- 2) South 27° 05' 59" East a distance of 169.50 feet;
- 3) South 34° 36' 00" East a distance of 115.63 feet;
- 4) South 78° 56' 04" East a distance of 28.01 feet;
- 5) North 85° 31' 50" East a distance of 254.40 feet;
- 6) South 76° 49' 10" East a distance of 280.03 feet;
- 7) South 70° 20' 24" East a distance of 252.58 feet;
- 8) South 33° 21' 59" East a distance of 253.90 feet, thence;

North 56° 38' 16" East a distance of 84.70 feet to THE POINT OF BEGINNING, containing 1,078,853 square feet or 24.7671 acres of land, more or less.

SURVEYOR'S CERTIFICATE

I, Mark A. Miller, a Professional Land Surveyor registered in the State of Colorado, hereby certify that that this survey plat and the field work upon which it is based were prepared under my direct charge, and to the best of my knowledge said plat and field work are correct.

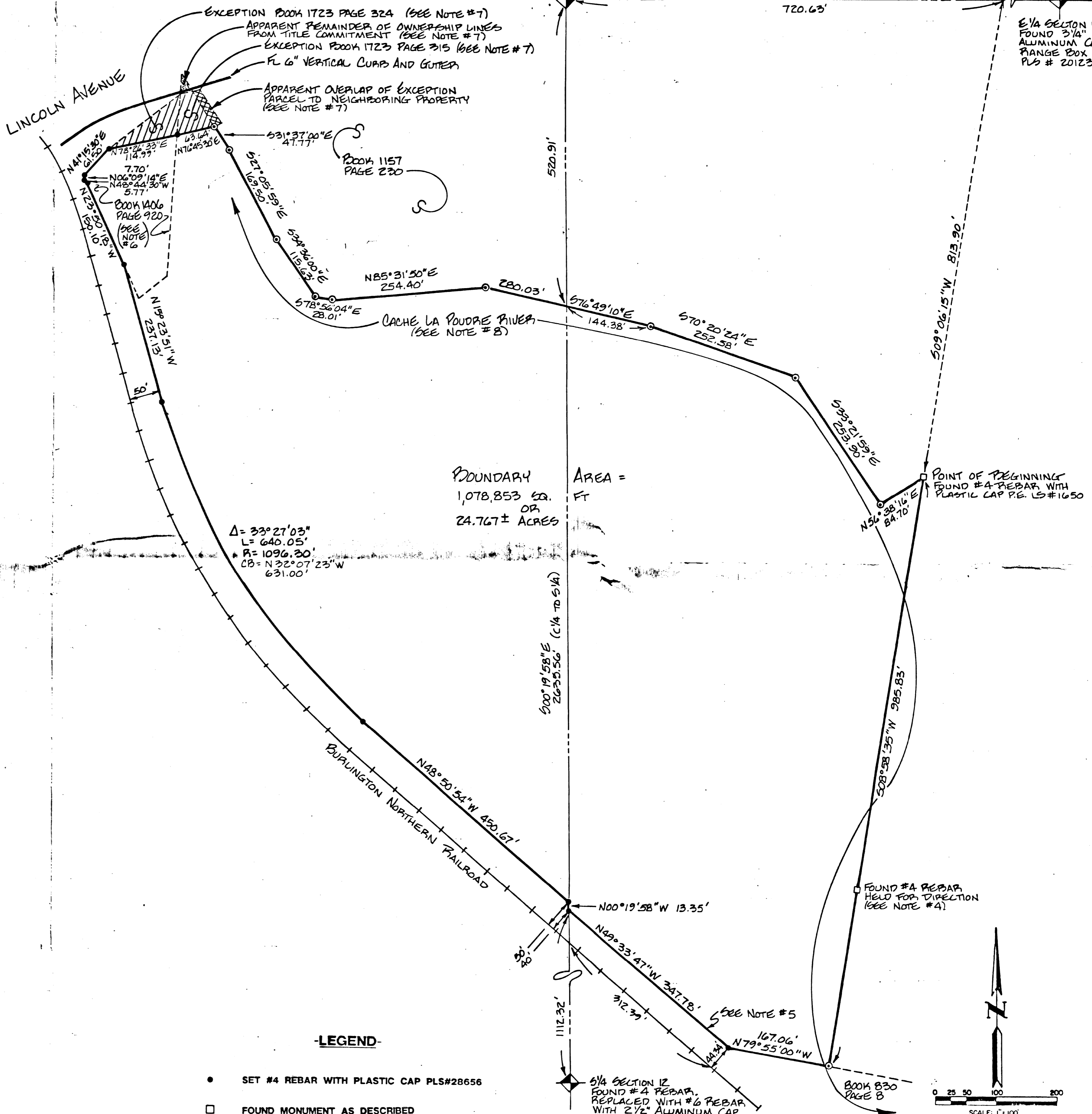
GREENHORNE & O'MARA



Mark A. Miller, PLS
Colo. Reg. No. 28656

LEGEND

- SET #4 REBAR WITH PLASTIC CAP PLS#28656
- FOUND MONUMENT AS DESCRIBED
- POINTS NOT SET FALL IN CACHE LA POUDE RIVER



BOUNDARY
1,078,853 SQ. FT.
OR
24.767± ACRES

GREENHORNE & O'MARA, INC. Engineers + Architects + Planners + Scientists + Surveyors 311 South Vaughtn Way, Suite 228, Aurora, Colorado 80014 (303) 750-8800		4185 MTN 641 File No. Scale 1" = 100' Sheet 1 of 1
Drawn by SAK	Checked by TC	Date 3/15/95
City of Fort Collins 25 Acre Boundary		