

NOTE:  
 O Denotes 5/8" Rebar Set  
 18" Long with Cap "PE-LS 10828"

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATE IN THE NE 1/4 OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M., LARIMER COUNTY, COLORADO AS SHOWN ON THE ADJACENT PLAT WHICH IS HERE WITH INCORPORATED INTO AND MADE A PART OF THIS LEGAL DESCRIPTION AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

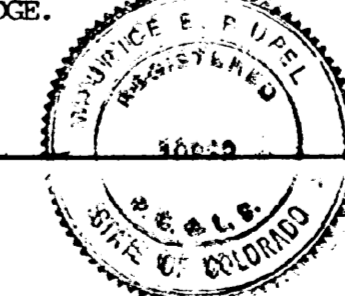
CONSIDERING THE WEST LINE OF THE NW 1/4 OF SAID SECTION 18 AS BEARING S 00°15'41"E AND WITH ALL BEARINGS HEREIN RELATIVE THERETO AND COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 18; THENCE N 86°23'11"E - 2573.84 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE COLORADO AND SOUTHERN RAILROAD RIGHT-OF-WAY, THENCE N 55°33'45"E - 1042.82 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN BOOK 2002 PAGE 907 OF LARIMER COUNTY RECORDS, SAID POINT BEING MARKED BY A 5/8 INCH REBAR WITH CAP MARKED "PE-LS10828", THENCE N 60°00'06"E - 44.27 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 22.82 FEET, THE LONG CHORD OF WHICH BEARS N 34°07'07"E - 22.73 FEET, THENCE S 68°15'40"E - 130.29 FEET, THENCE S 84°09'29"E - 166.81 FEET, THENCE S 84°56'42"E - 137.59 FEET, THENCE S 27°38'59"E - 147.56 FEET TO A 1/2 INCH REBAR WITH CAP MARKED "LS 10725", THENCE N 82°46'31"W - 30.84 FEET TO ANOTHER 1/2 INCH REBAR WITH CAP MARKED "LS 10725", THENCE N 26°55'56"W - 104.04 FEET, THENCE N 78°33'08"W - 132.48 FEET, THENCE N 83°43'06"W - 167.90 FEET, THENCE N 69°52'09" W - 139.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,762.53 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, MAURICE E. RUPEL, A PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO, CERTIFY THAT THE ADJACENT PLAT PORTRAYS A SURVEY MADE UNDER MY DIRECTION AND THAT THE DIMENSIONS AND MONUMENTS SHOWN THEREON ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Maurice E. RupeL  
 MAURICE E. RUPEL  
 P. E. & L. S. #10828



REVISIONS:

CITY OF FORT COLLINS, COLORADO  
 ENGINEERING DIVISION



DESIGNED:	DRAWN:	APPROVED:
SCALE:	BOOK:	CHECKED:
1" = 30'	110	DATE:
		5-11-82

CHAFFEE DITCH VACATION  
 TOM NIX PROPERTY  
 SECTION 18, TOWNSHIP 7 NORTH, RANGE 68 WEST

SHEET 1  
 OF 1