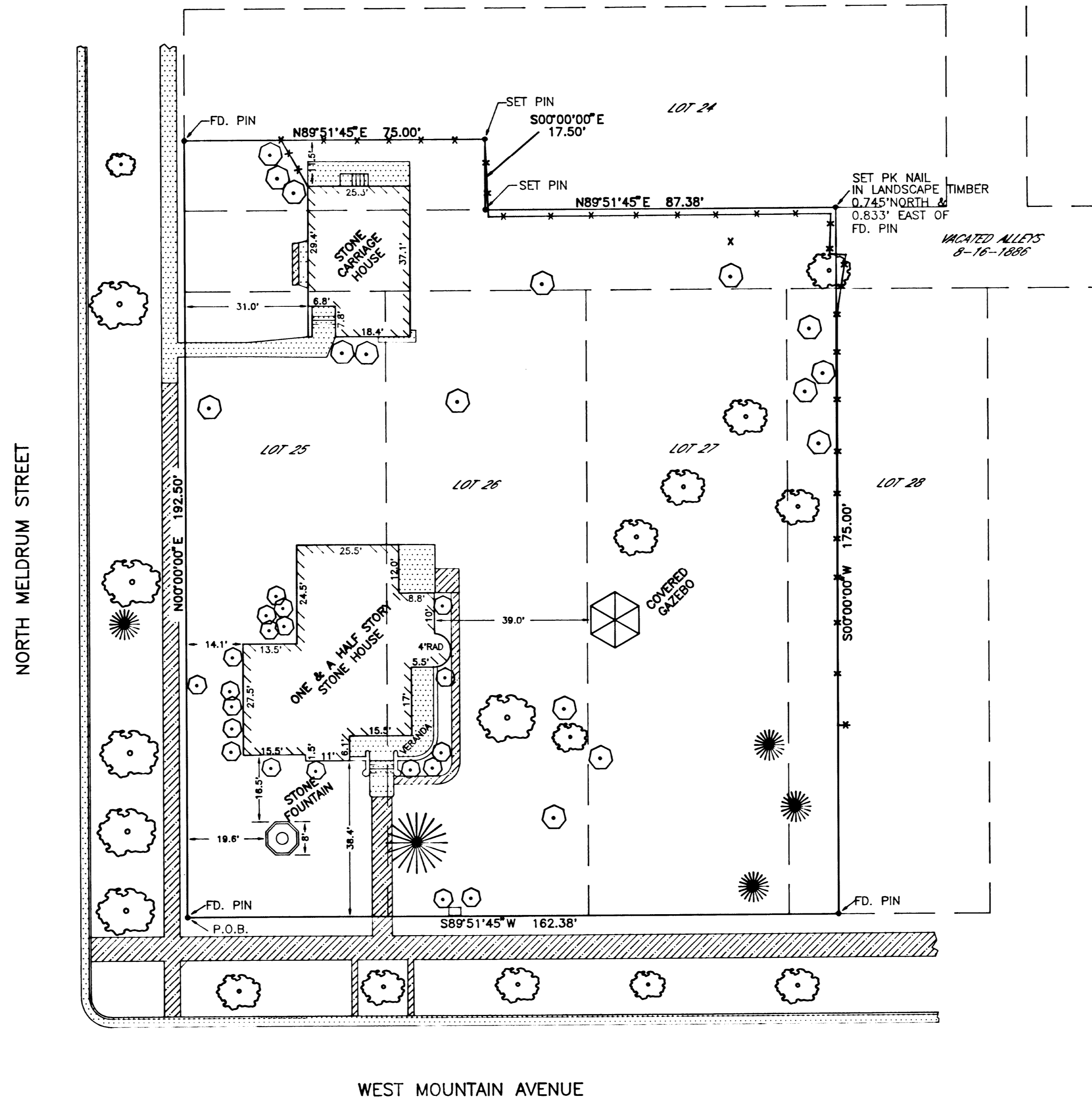


- LEGEND
- PROPERTY PIN
 - ▨ CONCRETE
 - ▩ FLAGSTONE
 - ⊕ BUSH
 - ☼ EVERGREEN
 - ⊙ DECIDUOUS
 - *** EXIST. FENCE



DESCRIPTION OF THE COMBINATION OF THE "AVERY AND CARRIAGE HOUSE" PROPERTIES

A TRACT OF LAND LOCATED IN BLOCK 41 OF THE ORIGINAL CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST RIGHT-OF-WAY LINE OF MELDRUM STREET, BEING A LINE BETWEEN THE SOUTHWEST CORNER OF THE SAID BLOCK 41 (BEING A FOUND NO. 6 REBAR) AND THE NORTHWEST CORNER OF THE SAID "CARRIAGE HOUSE" PROPERTY (BEING A FOUND NO. 5 REBAR) AS BEARING NORTH 00°00'00" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SAID SOUTHWEST CORNER OF BLOCK 41, ALSO BEING THE TRUE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE, NORTH 00°00'00" EAST 192.50 FEET TO A LINE WHICH IS 17.50 FEET (MEASURED AT RIGHT ANGLES) NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF LOT 24 OF THE SAID BLOCK 41, (AS NOW MONUMENTED); THENCE ALONG THE SAID PARALLEL LINE, NORTH 89°51'45" EAST 75.00 FEET; THENCE SOUTH 00°00'00" EAST 17.50 FEET TO THE SOUTH LINE OF SAID LOT 24; THENCE ALONG THE SAID SOUTH LINE OF LOT 24; NORTH 89°51'45" EAST 87.38 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 12.50 FEET OF LOT 28 OF THE SAID BLOCK 41, (AS NOW MONUMENTED); THENCE ALONG THE SAID PROLONGATION AND ALONG THE SAID EAST LINE, SOUTH 00°00'00" WEST 175.00 FEET TO THE NORTH RIGHT-OF-WAY OF MOUNTAIN AVENUE; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY, SOUTH 89°51'45" WEST 162.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 0.6825 ACRES OF 29,729 SQUARE FEET AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAYS NOW EXISTING OR OF RECORD.

I HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION ACCURATELY DESCRIBES A SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

Wallace C. Muscott APR 15 1990
 WALLACE C. MUSCOTT DATE
 COLORADO P.L.S. 17497



REVISIONS:

CITY OF FORT COLLINS, COLORADO
 ENGINEERING DIVISION



DESIGNED: DRAWN: APPROVED:
 SCALE: 1"=20' BOOK: 93 CHECKED: DATE: APRIL 1990

MONUMENTED LAND SURVEY OF THE
 AVERY AND CARRIAGE HOUSE PROPERTY
 LOCATED IN THE NE 1/4 OF SEC.11,17N, R69W OF THE 6TH. P.M.

SHEET 1
 OF 1