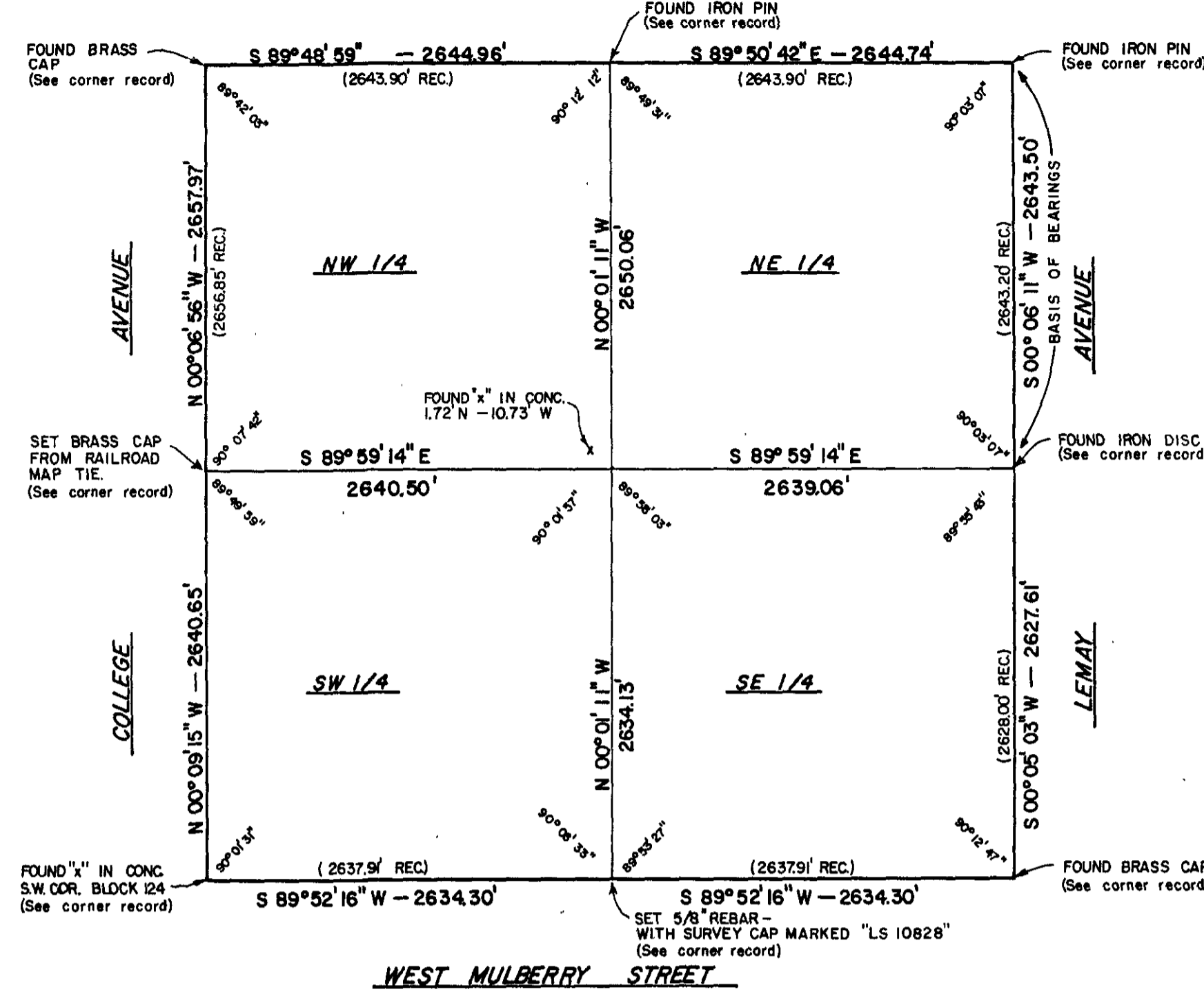


SECTION 12-7-69

EAST VINE DRIVE



JOHN O. ANDERSON
BOOK 793 PAGE 188

CITY OF FORT COLLINS
BUCKINGHAM PARK
BOOK 1723 PAGE 725-726

Legal Description - Anderson

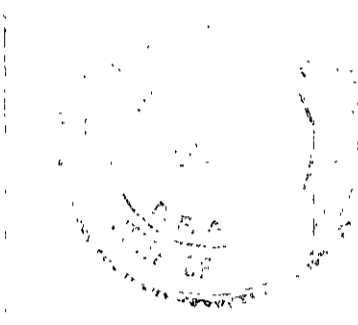
A 25 foot wide easement for the purpose of a bicycle path along the northeasterly side of the Cache La Poudre River situate in the SE 1/4 of the NW 1/4 of Section 12, Township 7 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado as shown on the accompanying plat which is herewith incorporated into and made a part of this legal description and which is 25 feet southwesterly of and at right angles to the following described sideline:

Considering the East line of the northeast 1/4 of Section 12 as bearing S 0° 06' 11" W with all bearings contained herein relative thereto; and commencing at the East 1/4 of said Section 12; thence N 89° 57' 00" W 2649.79 feet to a cross chiseled in the northerly lane of East Lincoln Avenue; thence continuing N 89° 57' 00" W 602.00 feet to the true Point of Beginning of the easement to be described herein; thence N 32° 19' 17" W 103.60 feet; thence N 60° 59' 08" W 179.85 feet; thence N 36° 53' 20" W 140.00 feet; thence N 15° 35' 57" W 140.00 feet; thence N 7° 56' 13" W 290.00 feet; thence N 19° 38' 04" W 272.88 feet to a point on the southerly boundary of Linden Street containing 0.6396 acres of land more or less. The sidelines of the described strip are to be lengthened or shortened to terminate in the southerly boundary of Linden Street RW or the westerly boundary of Buckingham Park.

Surveyor's Certificate

I, Maurice E. Ripel, 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. Ripel
Maurice E. Ripel
P.E. & L.S. #10828



- LEGEND**
- TRAVERSE POINT — HUB AND TACK
 - SET 3/8" REBAR 18" INCHES LONG WITH SURVEY CAP MARKED "LS 10828"
 - FOUND POINT AS NOTED

CITY OF FORT COLLINS, COLORADO
ENGINEERING DIVISION

POUDRE TRAIL

NW 1/4
SEC 12, T.7N., R.69W.

ANDERSON EASEMENT

DESIGNED: D.A.J.
DRAWN: J.R.H.
SCALE: 1" = 50'

APPROVED: H-009 **103**