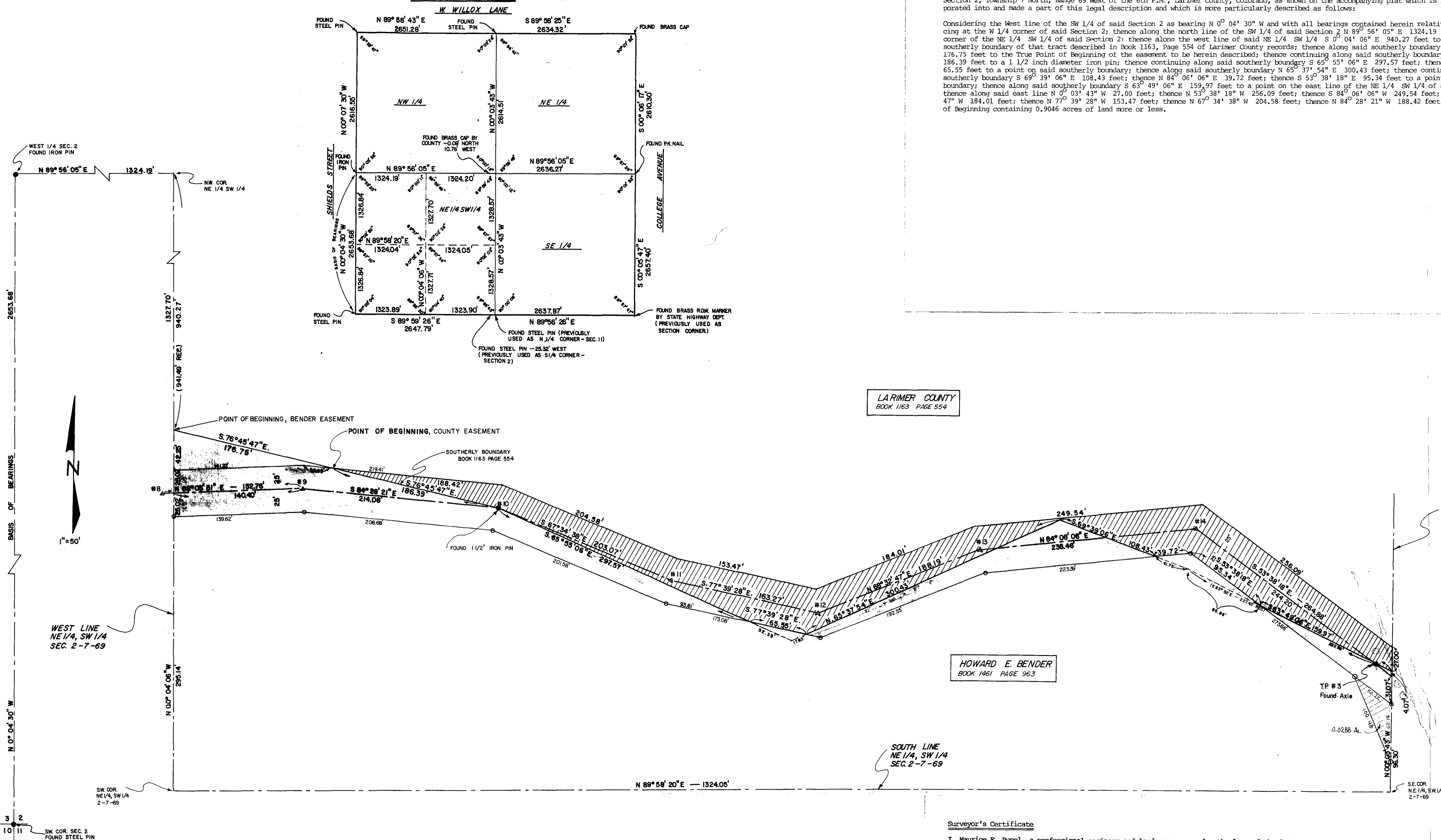


SECTION 2-7-69

Legal Description - County

An easement for the purpose of a bicycle-horse path along the southerly side of the Cache La Poudre River situate in the NE 1/4 of the SW 1/4 of Section 2, Township 7 North, Range 69 West of the 6th P.M., 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 more particularly described as follows:

Considering the West line of the SW 1/4 of said Section 2 as bearing N 0° 04' 30" W and with all bearings contained herein relative thereto; commencing at the W 1/4 corner of said Section 2; thence along the north line of the SW 1/4 of said Section 2 N 89° 56' 05" E 1324.19 feet to the NW corner of the NE 1/4 SW 1/4 of said Section 2; thence along the west line of said NE 1/4 SW 1/4 S 0° 04' 06" E 940.27 feet to a point on the southerly boundary of that tract described in Book 1163, Page 554 of Larimer County records; thence along said southerly boundary S 76° 45' 47" E 176.75 feet to the True Point of Beginning of the easement to be herein described; thence continuing along said southerly boundary S 76° 45' 47" E 176.75 feet to a 1 1/2 inch diameter iron pin; thence continuing along said southerly boundary S 65° 55' 06" E 297.57 feet; thence S 77° 39' 28" E 153.47 feet to a point on said southerly boundary; thence along said southerly boundary N 65° 37' 54" E 300.43 feet; thence continuing along said southerly boundary S 69° 39' 06" E 108.43 feet; thence N 84° 06' 06" E 39.72 feet; thence S 53° 38' 18" E 95.34 feet to a point on said southerly boundary; thence along said southerly boundary S 63° 49' 06" E 159.97 feet to a point on the east line of the NE 1/4 SW 1/4 of said Section 2; thence along said east line N 0° 03' 43" W 27.00 feet; thence N 53° 38' 18" W 256.09 feet; thence S 84° 06' 06" W 249.54 feet; thence S 68° 32' 47" W 184.01 feet; thence N 77° 39' 28" W 153.47 feet; thence N 67° 34' 38" W 204.58 feet; thence N 84° 28' 21" W 188.42 feet to the True Point of Beginning containing 0.9046 acres of land more or less.



LARIMER COUNTY  
BOOK 1163 PAGE 554

HOWARD E. BENDER  
BOOK 1461 PAGE 963

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  
P.E. & L.S. #10828

Legal Description - Bender

An easement for the purpose of a bicycle-horse path along the southerly side of the Cache La Poudre River situate in the NE 1/4 of the SW 1/4 of Section 2, Township 7 North, Range 69 West of the 6th P.M., 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 more particularly described as follows:

Considering the West line of the SW 1/4 of said Section 2 as bearing N 0° 04' 30" W with all bearings contained herein relative thereto; and commencing at the West 1/4 corner of said Section 2; thence along the north line of the SW 1/4 of said Section 2 N 89° 56' 05" E 1324.19 feet to the NW corner of the NE 1/4 SW 1/4 of said Section 2; thence along the west line of said NE 1/4 SW 1/4 S 0° 04' 06" E 940.27 feet to a point on the southerly boundary of that tract described in Book 1163, Page 554 of Larimer County records and the true Point of Beginning of the easement to be herein described; thence continuing along said southerly boundary S 76° 45' 47" E 176.75 feet; thence S 84° 28' 21" E 188.42 feet; thence S 67° 34' 38" E 204.58 feet; thence S 77° 39' 28" E 153.47 feet; thence N 68° 32' 47" E 184.01 feet; thence N 84° 06' 06" E 249.54 feet; thence S 53° 38' 18" E 256.09 feet to a point on the east line of said NE 1/4 SW 1/4; thence along said east line S 0° 03' 43" W 27.00 feet; thence N 53° 38' 18" W 256.09 feet; thence S 84° 06' 06" W 249.54 feet; thence S 68° 32' 47" W 184.01 feet; thence N 77° 39' 28" W 153.47 feet; thence N 67° 34' 38" W 204.58 feet; thence N 84° 28' 21" W 188.42 feet to the True Point of Beginning containing 0.9046 acres of land, more or less.

- LEGEND**
- ▲ SET SPIKE WITH REBAR AND GUARD STAKES FOR TRAVERSE POINT
  - SET 3/8" REBAR 18" LONG WITH SURVEY CAP MARKED "LS 10828"
  - FOUND POINT AS NOTED
  - ▭ BENDER EASEMENT
  - ▨ COUNTY EASEMENT

CITY OF FORT COLLINS, COLORADO ENGINEERING DIVISION	
<b>POUDRE TRAIL</b>	
NE 1/4 - SW 1/4 SEC. 2, T.7N, R.69W.	
COUNTY-BENDER	
DESIGNED D.A.J.	DRAWN J.R.H.
SCALE: 1"=50'	
APPROVED: <b>H-014</b> <b>F-102</b>	