

## **EXHIBIT A**

### **EMERGENCY VEHICLE ACCESS EASEMENT**

A PART OF LOT 4, KEL-MAR STRIP SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** ASSUMING THE NORTH LINE OF SAID LOT 4, AS MONUMENTED BY A FOUND NO. 5 REBAR WITH 1-1/4 INCH BLUE PLASTIC CAP "PLS 37054" AT THE NORTHWEST CORNER OF SAID LOT 4, AND A FOUND NO. 5 REBAR WITH 1-1/4 INCH BLUE PLASTIC CAP "PLS 37054" AT THE NORTHEAST CORNER OF SAID LOT 4, TO BEAR NORTH 88°49'29" EAST A DISTANCE OF 340.10 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 88°49'29" EAST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 334.10 FEET TO THE WEST LINE OF THE PARCEL RECORDED AT RECEPTION NO. 20190030177 IN THE OFFICES OF LARIMER COUNTY;

THENCE SOUTH 00°31'01" EAST ALONG SAID WEST LINE A DISTANCE OF 20.00 FEET;

THENCE SOUTH 88°49'29" WEST ALONG A LINE 20.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 66.01 FEET TO A POINT ON THE EAST LINE OF AN EMERGENCY ACCESS EASEMENT RECORDED UNDER RECEPTION NO. 20190030180 IN THE OFFICES OF LARIMER COUNTY;

THENCE NORTH 00°21'43" WEST ALONG THE EAST LINE OF SAID EMERGENCY ACCESS EASEMENT A DISTANCE OF 5.89 FEET TO THE NORTHEAST CORNER OF SAID EMERGENCY ACCESS EASEMENT;

THENCE SOUTH 89°38'17" WEST ALONG THE NORTH LINE OF SAID EMERGENCY ACCESS EASEMENT A DISTANCE OF 268.08 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH COLLEGE AVENUE;

THENCE NORTH 00°31'01" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 10.31 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINS 4,593 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

### **SURVEYOR'S STATEMENT**

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PARCEL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY

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AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 32825  
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.  
**BASELINE ENGINEERING CORP.**  
4007 SOUTH LINCOLN AVE, SUITE 405  
LOVELAND, COLORADO 80537

# EXHIBIT A

S. COLLEGE AVENUE  
(HIGHWAY 287)

**POINT OF BEGINNING**  
FOUND NO. 5 REBAR WITH  
1-1/4" BLUE PLASTIC CAP  
"PLS 37054"

N 00°31'01" W  
10.31'

EMERGENCY ACCESS EASEMENT  
REC. NO. 20190030180

**EMERGENCY VEHICLE  
ACCESS EASEMENT**  
4,593 SQ. FT. OR 0.11 ACRES

**LOT 4  
KEL-MAR  
STRIP SUBDIVISION**

N LINE LOT 4 KAL-MAR STRIP SUBDIVISION  
BASIS OF BEARINGS

S 89°38'17" W 268.08'

N 88°49'29" E 340.10'

N 00°21'43" W  
5.89'

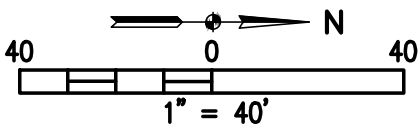
S 88°49'29" W 66.01'

6' RIGHT-OF-WAY  
REC. NO. 20190030177

FOUND NO. 5 REBAR WITH  
1-1/4" BLUE PLASTIC CAP  
"PLS 37054"

30' SERVICE ROAD

S 00°31'01" E  
20.00'



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY, IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AARON ALVIN DEMO, PLS  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285  
FOR AND ON BEHALF OF BASELINE CORPORATION

**BASELINE**  
Engineering - Planning - Surveying

4007 S. LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537  
P. 970.363.7600 - F. 888.879.4884 - www.baselinerecp.com

**WENGA, LLC**

CITY OF FORT COLLINS      LARIMER COUNTY

**EMERGENCY ACCESS EASEMENT**  
LOT 4, KEL-MAR STRIP SUBDIVISION

DESIGNED BY	INITIAL SUBMITTAL	11/22/2019
DRAWN BY	DRAWING SIZE	8.5" X 14"
CHECKED BY	SURVEY FIRM	BASELINE CORP
	SURVEY DATE	11/20/2018
	JOB NO.	CO-375
	DRAWING NAME	375 - ADD-EMERG ACCESS ESMT.dwg
	SHEET	2 OF 2