

EXHIBIT A
WATER 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.

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4;

THENCE SOUTH 00°31'01" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH COLLEGE AVENUE A DISTANCE OF 88.31 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°28'59" EAST A DISTANCE OF 5.87 FEET;

THENCE SOUTH 00°31'01" EAST ALONG A LINE 5.87 FEET EAST OF AND PARRALLEL TO SAID EAST RIGHT-OF-WAY A DISTANCE OF 8.00 FEET;

THENCE SOUTH 89°28'59" WEST A DISTANCE OF 5.87 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 8.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINS 47 SQUARE FEET, MORE OR LESS.

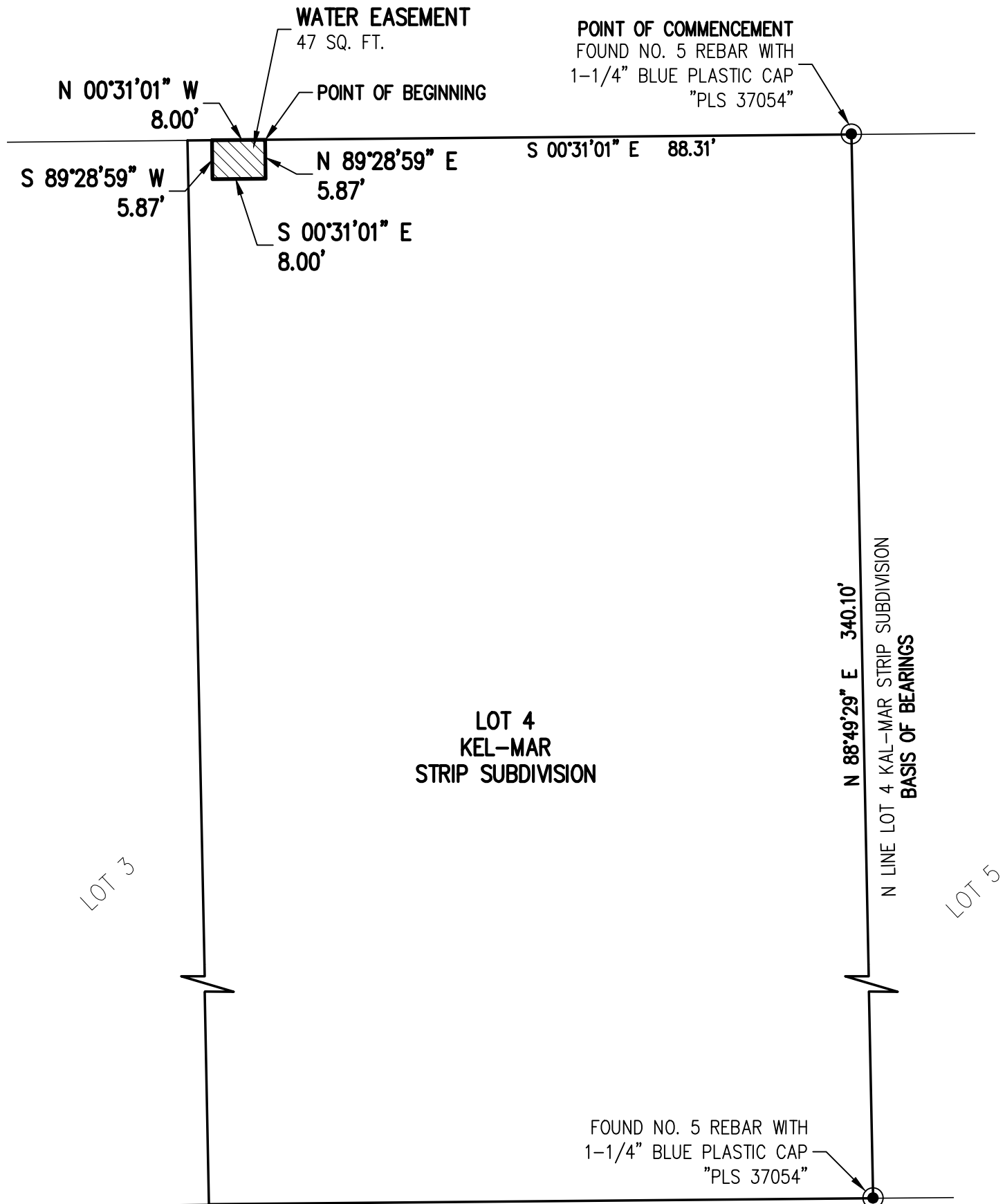
SURVEYOR'S STATEMENT

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

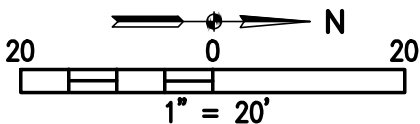
AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 32825
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.
BASELINE ENGINEERING CORP.
4007 SOUTH LINCOLN AVE, SUITE 405
LOVELAND, COLORADO 80537

EXHIBIT A

S. COLLEGE AVENUE
(HIGHWAY 287)



LOT 4
KEL-MAR
STRIP SUBDIVISION



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

<p style="font-size: small;">Engineering - Planning - Surveying</p> <p style="font-size: x-small;">4007 S. LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537 P. 970.363.7800 - F. 888.879.4884 - www.baselinecorp.com</p>	<p>WENGA, LLC</p> <p>CITY OF FORT COLLINS LARIMER COUNTY</p> <p>WATER EASEMENT</p> <p>LOT 4, KEL-MAR STRIP SUBDIVISION</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DESIGNED BY</td> <td>INITIAL SUBMITTAL</td> <td>11/22/2019</td> </tr> <tr> <td>DRAWING SIZE</td> <td colspan="2">8.5" X 14"</td> </tr> <tr> <td>SURVEY FIRM</td> <td>BASELINE CORP</td> <td>SURVEY DATE</td> </tr> <tr> <td>JOB NO.</td> <td>CO-375</td> <td>11/20/2018</td> </tr> <tr> <td>DRAWING NAME</td> <td colspan="2">375 - WATER METER ESMT.dwg</td> </tr> <tr> <td>CHECKED BY</td> <td colspan="2">SHEET 2 OF 2</td> </tr> <tr> <td>AAD</td> <td colspan="2"></td> </tr> </table>	DESIGNED BY	INITIAL SUBMITTAL	11/22/2019	DRAWING SIZE	8.5" X 14"		SURVEY FIRM	BASELINE CORP	SURVEY DATE	JOB NO.	CO-375	11/20/2018	DRAWING NAME	375 - WATER METER ESMT.dwg		CHECKED BY	SHEET 2 OF 2		AAD		
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