

DESCRIPTION

A parcel of land situate within the Northeast Quarter of Section Twelve (12), Township Seven North (T.7N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th/ P.M.), City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows;

Considering the South line of the Northeast Quarter of Section 12 as bearing South 89° 29' 07" East (assumed) with the Center Quarter corner being a 2 ½" aluminum cap on #6 rebar, stamped LS 31169, and the East Quarter corner of Section 12 being a 2 ½" aluminum cap on #6 rebar, stamped LS 17497, and with all bearings contained herein relative thereto:

COMMENCING at the Center Quarter corner of Section 12;

THENCE along the South line of the Northeast Quarter of Section 12, South 89° 29' 07" East a distance of 689.31 feet;

THENCE departing said South line, North 00° 47' 31" East a distance of 396.94 feet;

THENCE continuing North 00° 47' 31" East a distance of 224.95 feet to the **POINT OF BEGINNING**, said point being on the East right-of-way line of 3rd/ Street;

THENCE along said East line, North 00° 47' 31" East a distance of 671.30 feet to the South right-of-way line of Buckingham Street;

THENCE along said South line the following 3 courses and distances:

South 89° 26' 46" East a distance of 407.09 feet;

THENCE North 46° 29' 15" West a distance of 4.40 feet;

THENCE South 89° 26' 37" East a distance of 83.98 feet;

THENCE departing said South line, South 00° 34' 13" West a distance of 676.33 feet;

THENCE North 89° 12' 29" West a distance of 112.72 feet;

THENCE along the arc of a non-tangent curve concave to the North a distance of 58.79 feet, said curve has a Radius of 83.50 feet, a Delta of 40° 20' 35" and is subtended by a Chord bearing South 85° 40' 41" West a distance of 57.59 feet;

THENCE along the arc of a curve concave to the South a distance of 39.29 feet, said curve has a Radius of 149.50 feet, a Delta of 15° 03' 27" and is subtended by a Chord bearing North 81° 40' 45" West a distance of 39.18 feet;

THENCE North 89° 12' 29" West a distance of 281.54 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 329,518 square feet or 7.565 acres, more or less (±), and may be subject to easements and rights-of-way now on record or existing.