

## PROPERTY DESCRIPTION

A parcel of land being a portion of Tract C, Vanguard-Famleco Second Addition to the City of Loveland as recorded May 5, 1982 at Book 2166 Page 658 as Reception No. 456846 of the Records of Larimer County, situate in the Northwest Quarter (NW1/4) of Section Nine (9), Township Five North (T.5N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6<sup>th</sup> P.M.), City of Loveland, County of Larimer, State of Colorado, being more particularly described as follows:

**COMMENCING** at the Center Quarter Corner of said Section 9 and assuming the East line of the NW1/4 of said Section 9, as monumented by a #6 rebar with a 2.5" Aluminum Cap stamped LS 34174 on the South end and a #6 rebar with a 2.5" Aluminum Cap stamped LS 38479 on the North end, as bearing North 00°10'56" West a distance of 2619.00 feet with all other bearings contained herein being relative thereto;

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

THENCE North 00°10'56" West along said East line of the NW1/4 a distance of 30.00 feet to the Northeast corner of the Vanguard-Famleco Twelfth Subdivision recorded October 17, 2003 as Reception No. 2003-0132285 of the records of Larimer County and to the **POINT OF BEGINNING**;

THENCE along the North line of said Vanguard-Famleco Twelfth Subdivision the following Thirteen (13) courses and distances:  
THENCE South 89°13'46" West a distance of 98.23 feet to a Point of Curvature (PC);  
THENCE along the arc of a curve concave to the Northeast a distance of 18.85 feet, said curve has a Radius of 12.00 feet, a Delta of 90°00'00", and is subtended by a Chord bearing North 45°46'14" West a distance of 16.97 feet;  
THENCE South 89°13'46" West a distance of 66.00 feet to a non-tangent PC;  
THENCE along the arc of a curve concave to the Northwest a distance of 18.85 feet, said curve has a Radius of 12.00 feet, a Delta of 90°00'00", and is subtended by a Chord bearing South 44°13'46" West a distance of 16.97 feet;  
THENCE South 89°13'46" West a distance of 188.00 feet to a PC;  
THENCE along the arc of a curve concave to the Northeast a distance of 18.85 feet, said curve has a Radius of 12.00 feet, a Delta of 90°00'00", and is subtended by a Chord bearing North 45°46'14" West a distance of 16.97 feet;  
THENCE South 89°13'46" West a distance of 50.00 feet to a non-tangent PC;  
THENCE along the arc of a curve concave to the Northwest a distance of 18.85 feet, said curve has a Radius of 12.00 feet, a Delta of 90°00'00", and is subtended by a Chord bearing South 44°13'46" West a distance of 16.97 feet;  
THENCE South 89°13'46" West a distance of 68.13 feet to a PC;  
THENCE along the arc of a curve concave to the Northeast a distance of 299.25 feet, said curve has a Radius of 245.00 feet, a Delta of 69°58'54", and is subtended by a Chord bearing North 55°46'47" West a distance of 280.99 feet;  
THENCE North 20°47'20" West a distance of 601.12 feet;  
THENCE North 69°12'40" East a distance of 10.00 feet to a non-tangent PC;  
THENCE along the arc of a curve concave to the Southwest a distance of 393.03 feet, said curve has a Radius of 315.00 feet, a Delta of 71°29'16", and is subtended by a Chord bearing North 56°31'58" West a distance of 368.02 feet;  
THENCE departing said North line North 22°02'05" West a distance of 83.31 feet;  
THENCE North 57°29'45" West a distance of 44.91 feet to the West line of the East Half of the Northwest Quarter (E1/2NW1/4) of said Section 9;  
THENCE North 00°01'39" West along the West line of the E1/2NW1/4 of said Section 9 a distance of 1541.33 feet to the Northwest corner of said E1/2NW1/4;  
THENCE North 88°50'29" East along the North line of said E1/2NW1/4 of said Section 9 a distance of 238.17 feet to the Northwest corner of Tract B, Vanguard-Famleco Second Addition to the City of Loveland;  
THENCE along the West, South and East lines of said Tract B and Tract D, Vanguard-Famleco Second Addition to the City of Loveland the following Five (5) courses and distances:

THENCE South 01°09'51" East a distance of 620.05 feet;  
THENCE North 88°50'43" East a distance of 309.86 feet;  
THENCE North 01°10'01" West a distance of 290.13 feet;  
THENCE North 88°49'04" East a distance of 299.84 feet;  
THENCE North 01°09'51" West a distance of 329.82 feet to the North line of said Section 9;  
THENCE North 88°50'29" East along said North line a distance of 111.43 feet to the Northwest corner of the Amended Plat of Parcels 1 and 2, Mehaffey Park First Addition; Tract B, Vanguard-Famleco First Addition and a Portion of Tract C, Vanguard-Famleco Second Addition recorded August 22, 2013 as Reception No. 2013-0064633 of the records of Larimer County;  
THENCE along the West line of said Amended Plat the following Seven (7) courses and distances:  
THENCE South 27°00'31" West a distance of 35.50 feet to a PC;  
THENCE along the arc of a curve concave to the Southeast a distance of 118.99 feet, said curve has a Radius of 242.00 feet, a Delta of 28°10'23", and is subtended by a Chord bearing South 12°55'20" West a distance of 117.80 feet;  
THENCE South 01°09'51" East a distance of 572.61 feet to a PC;  
THENCE along the arc of a curve concave to the Northeast a distance of 179.66 feet, said curve has a Radius of 242.00 feet, a Delta of 42°32'06", and is subtended by a Chord bearing South 22°25'54" East a distance of 175.56 feet;  
THENCE South 43°41'58" East a distance of 449.08 feet to a PC;  
THENCE along the arc of a curve concave to the Southwest a distance of 33.41 feet, said curve has a Radius of 308.00 feet, a Delta of 06°12'55", and is subtended by a Chord bearing South 40°35'30" East a distance of 33.39 feet to the East line of said NW1/4;  
THENCE South 00°10'56" East along said East line a distance of 1350.37 feet to the **POINT OF BEGINNING**;

Said parcel contains 52.60 acres (2,291,230 sq. ft.) more or less (+/-), and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.

### SURVEYORS CERTIFICATE

I, Jason S. Allee, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared by me or under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Jason S. Allee ~~on behalf of~~ Lat40°, Inc.  
Colorado Licensed Professional  
Land Surveyor #38479

**Lat40°, Inc.**  
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