

HUGHES STADIUM ANNEXATION

TO THE CITY OF FORT COLLINS

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 20, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

DESCRIPTION:

A parcel of land situate in the East Half of Section 20, Township 7 North, Range 69 West of the 6th P.M., being more particularly described as follows:

Considering the East line of the Northeast Quarter of said Section 20 as bearing South 00°16'25" West and with all bearings contained herein relative thereto:

BEGINNING at the Southeast corner of Foothills Annexation to the City of Fort Collins, recorded at Book 1439 Page 17 Larimer County Clerk and Recorder, said corner also being the Northwest corner of Becksted Addition to the City of Fort Collins recorded at Reception No. 910170 Larimer County Clerk and Recorder; thence along the West line of said Becksted Addition, said line also being the East line of said Section 20, South 00°16'25" West, 1,390.85 feet to the East Quarter corner of said Section 20, said point also being the Northwest corner of Mountain Shadows Annexation to the City of Fort Collins recorded at Book 1500 Page 6 Larimer County Clerk and Recorder; thence along the West line of said Mountain Shadows Annexation, said line also being the East line of said Section 20, South 00°17'42" West, 690.54 feet to a point on the Northerly line of Pine Ridge 5th Annexation to the City of Fort Collins recorded at Reception No. 2001113963 Larimer County Clerk and Recorder; thence along said Pine Ridge 5th Annexation the following three (3) courses and distances, North 89°42'16" West, 30.00 feet; thence, South 00°17'42" West, 456.97 feet; thence, South 78°29'11" West, 1,114.50 feet to a point on the Northeast corner of Pine Ridge 3rd Annexation to the City of Fort Collins, recorded at Reception No. 99006010 Larimer County Clerk and Recorder; thence along the Northerly line of said Pine Ridge 3rd Annexation, said line also being the Northerly right of way line of Dixon Canyon Road, South 78°29'11" West, 948.91 feet; thence along the Westerly line of said Pine Ridge 3rd Annexation, South 11°30'33" East, 60.00 feet to the Southerly right of way line of Dixon Canyon Road; thence along said line South 78°28'57" West, 635.98 feet; thence departing said line, and along the Easterly line of State Board of Agriculture Lands as recorded at Reception No. 10510582 the following two (2) courses and distances, North 00°04'23" East, 61.42 feet; thence, North 00°30'58" East, 878.03 feet to the Southeast corner of Maxwell Open Space Annexation to the City of Fort Collins recorded at Reception No. 90017479 Larimer County Clerk and Recorder; thence along the East line of said Maxwell Open Space Annexation, North 00°31'43" East, 1,573.16 feet; thence departing said line, and along the line of said State Board of Agriculture Lands the following six (6) courses and distances, North 57°47'42" East, 65.46 feet; thence along a curve concave to the Northwest having a central angle of 25°26'23", an arc length of 149.40 feet with a radius of 336.48 feet, and the chord of which bears North 45°04'30" East, 148.18 feet; thence along a curve concave to the Northwest having a central angle of 31°42'57", an arc length of 133.40 feet with a radius of 240.99 feet, and the chord of which bears North 16°32'04" East, 131.70 feet; thence, North 00°30'42" East, 111.20 feet; thence along a curve concave to the East having a central angle of 23°27'51", an arc length of 96.85 feet with a radius of 236.49 feet, and the chord of which bears North 11°47'37" East, 96.17 feet; thence, North 86°25'25" East, 1,487.45 feet to the Southwest corner of Foothills 3rd Annexation to the City of Fort Collins recorded at Book 1497 Page 190 Larimer County Clerk and Recorder; thence along the South line of said Foothills 3rd Annexation, North 86°25'25" East, 25.79 feet to the Southwest Corner of Foothills 2nd Annexation to the City of Fort Collins recorded at Book 1456 Page 668 Larimer County Clerk and Recorder; thence along the South line of said Foothills 2nd Annexation, North 86°25'25" East, 446.63 feet to the Southwest Corner of Foothills Annexation to the City of Fort Collins recorded at Book 1439 Page 17 Larimer County Clerk and Recorder; thence along the South line of said Foothills Annexation, North 86°25'25" East, 479.58 feet to the Point of Beginning.

The above described tract of land contains 7,167,953 square feet or 164.554 acres, more or less, and is subject to all easements and rights-of-way now on record or existing.

ANNEXATION:

Total Perimeter 10,836.13 feet

Contiguous Boundary 7,216.93 feet

Minimum Contiguous Feet Required 1,806.38 feet

INDICATES CURRENT CITY OF FORT COLLINS BOUNDARY LINE =

NOTES:

1) This plat and description show the boundary of the area to be annexed to the City of Fort Collins. The plat and description were prepared using existing Annexation Maps, Deeds and the City of Fort Collins section corner database. The section corner database is based upon the City of Fort Collins coordinate base. The existing bearings and distances as shown on the previously recorded Annexation Plats and Deeds have been changed to facilitate closure with the current city section corner database.

2) Basis of Bearings is the East line of Section 20, Township 7 North, Range 69 West of the 6th P.M. as bearing South 00°16'25" West (assumed bearing), and monumented as shown on drawing.

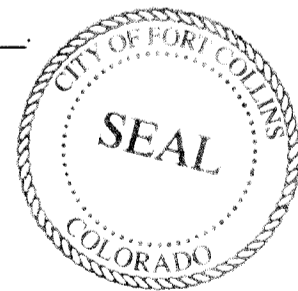
3) The lineal unit of measure for this survey is U.S. Survey Feet.

APPROVED:

This plat to be known as HUGHES STADIUM ANNEXATION to the City of Fort Collins, County of Larimer,

State of Colorado by Ordinance No. 123, 2018, passed and adopted on final reading at a regular meeting of the City Council of Fort Collins, Colorado held on the 16th day of October, 2018.

Angela Calderon
City Clerk



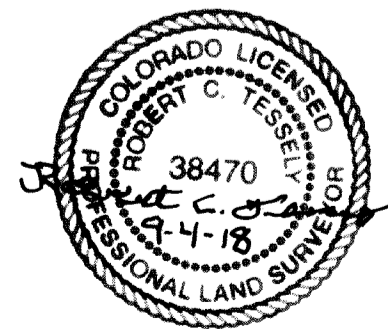
APPROVED AS TO FORM:

Robert C. Tessel
City Engineer

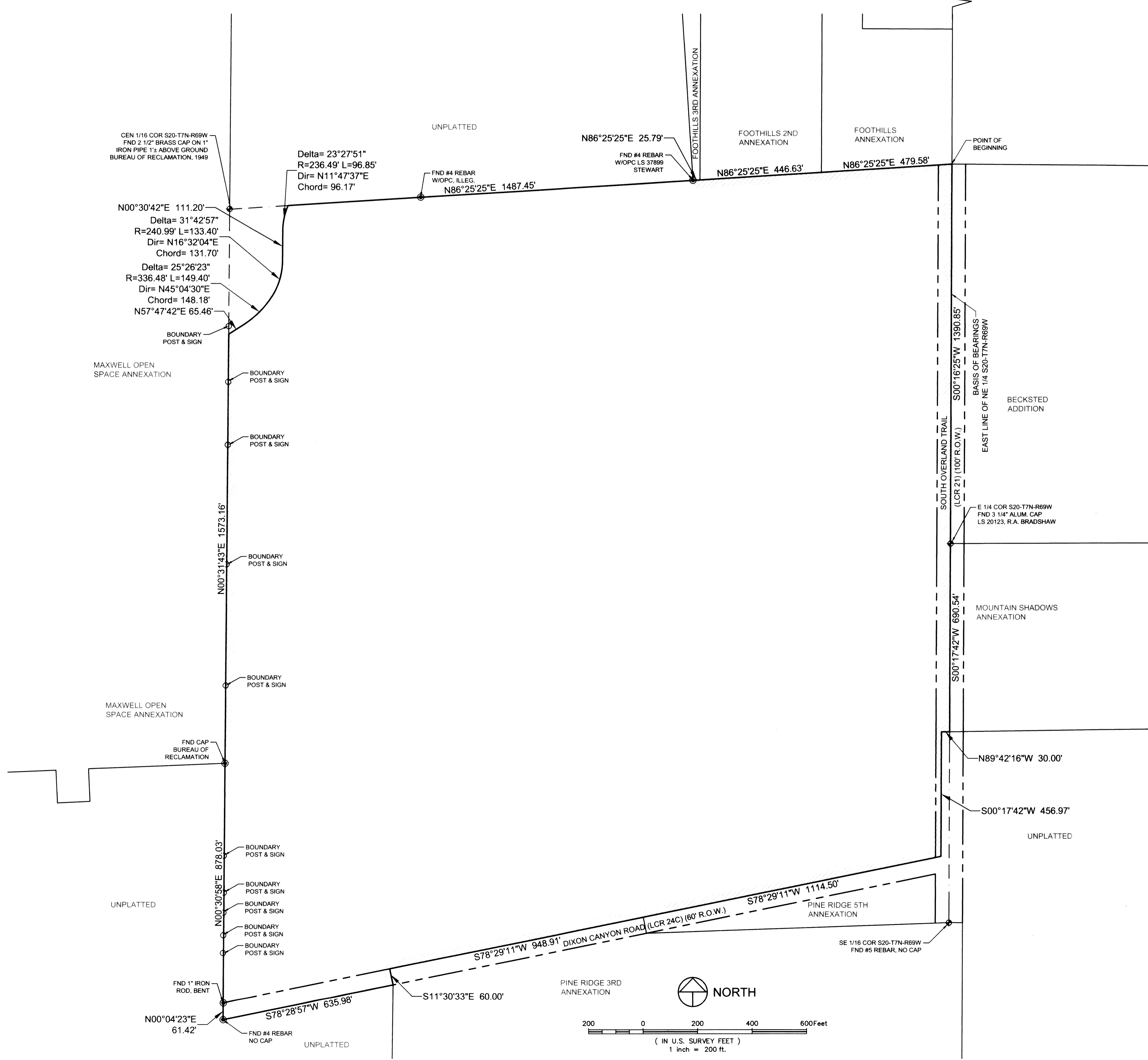
SURVEYOR'S STATEMENT

I, Robert C. Tessel, a Colorado Registered Professional Land Surveyor do hereby state that this map of land proposed to be Annexed to the City of Ft. Collins, County of Larimer, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the City of Fort Collins, County of Larimer, State of Colorado

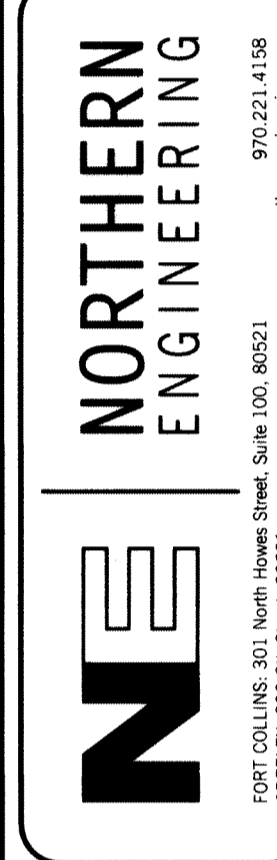


Robert C. Tessel
Colorado Registered Professional
Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 20
TOWNSHIP: 7 N
RANGE: 69 W of the 6th PM



DATE: 09/04/18
PROJECT: 232-046
DESIGNED BY:
DRAWN BY: R. Antkowiak
SCALE: 1" = 200'
REVIEWED BY: R. Tessel

HUGHES STADIUM ANNEXATION
S20-T7N-R69W
LARIMER COUNTY, COLORADO

Sheet
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Of 1 Sheet