

EXHIBIT "A"

A PARCEL OF LAND BEING A PART OF LOT 4, WACKER M.R.D. NO. S-71-90, LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

DESCRIPTION

A PARCEL OF LAND BEING A PART OF LOT 4, WACKER M.R.D. NO. S-71-90, RECORDED 12/26/90, AS RECEPTION NO. 90060352 OF THE RECORDS OF LARIMER COUNTY AND SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP SIX NORTH (T6N), RANGE SIXTY-NINE WEST (R69W) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 25 AS BEARING NORTH 89° 53' 11" WEST WITH THE EAST 1/16 CORNER OF SECTION 25 BEING A 2.5" ALUMINUM CAP ON #6 REBAR, STAMPED LS 34174 AND THE EAST QUARTER CORNER OF SECTION 25 BEING A 2" ALUMINUM CAP IN MONUMENT BOX, STAMPED PLS 5028 AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 25;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, NORTH 89° 53' 11" WEST A DISTANCE OF 30.00 FEET TO THE EXISTING WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89° 53' 11" WEST A DISTANCE OF 20.00 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00° 20' 30" WEST ALONG A LINE PARALLEL AND OFFSET A DISTANCE OF 50' FEET FROM THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25, A DISTANCE OF 20.00 FEET;

THENCE NORTH 89° 53' 11" WEST A DISTANCE OF 1275.33 FEET ON A LINE PARALLEL AND OFFSET A DISTANCE OF 20' FEET FROM THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25;

THENCE NORTH 89° 53' 25" WEST A DISTANCE OF 1325.55 FEET ON A LINE PARALLEL AND OFFSET A DISTANCE OF 20' FEET FROM THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25 TO THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25;

THENCE ALONG SAID WESTERLY LINE NORTH 00° 09' 57" WEST A DISTANCE OF 80.00 FEET;

THENCE SOUTH 89° 53' 25" EAST A DISTANCE OF 1325.94 FEET ON A LINE PARALLEL AND OFFSET A DISTANCE OF 100' FEET FROM THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25;

THENCE SOUTH 89° 53' 11" EAST A DISTANCE OF 1274.70 FEET ON A LINE PARALLEL AND OFFSET A DISTANCE OF 100' FEET FROM THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25;

THENCE NORTH 00° 20' 30" WEST ALONG A LINE PARALLEL AND OFFSET A DISTANCE OF 50' FEET FROM THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25, A DISTANCE OF 381.98 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4 WACKER M.R.D. S-71-90;

THENCE ALONG SAID NORTH LINE NORTH 85° 51' 09" EAST A DISTANCE OF 20.04 FEET TO SAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13;

THENCE ALONG SAID WEST LINE, BEING PARALLEL AND OFFSET A DISTANCE OF 30' FEET FROM THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25, SOUTH 00° 20' 30" EAST A DISTANCE OF 483.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 217,716 SQUARE FEET OR 5.00 ACRES, MORE OR LESS (±), AND MAY BE SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OR EXISTING.

EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF.

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Of 3
Sheets



PROJECT: 1204-007	CLIENT: POST MODERN DEVELOPMENT
DATE: 06/02/25	SECTION-TWP-RGE: S25 T6N R69W
DRAWN BY: JLB	REVIEW BY: RCT

THIS EXHIBIT IS NOT A MONUMENTED LAND SURVEY. IT IS MEANT TO AID IN THE VISUALIZATION OF THE ACCOMPANYING WRITTEN DESCRIPTION. THE WRITTEN DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

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SURVEYOR'S CERTIFICATE

I, ROBERT C. TESSELY, A COLORADO PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROPERTY DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. {4 CCR 730-1}.



ROBERT C. TESSELY
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38470
FOR AND ON BEHALF OF EPS GROUP, INC.

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50' CITY OF LOVELAND
TRANSMISSION LINE
EASEMENT PER BOOK
2041 AT PAGE 590

S89°53'25"E 1325.94'

AREA
217,716 Sq. Ft.
5.00 Acres

25' PEDESTRIAN
EASEMENT RECEPTION
NO. 20080012025

EAST 1/16 CORNER
SECTION 25-T6N-R69W
FOUND 2.5" ALUMINUM CAP
ON #6 REBAR, LS 34174

BASIS OF BEARINGS
SOUTH LINE OF THE NE $\frac{1}{4}$
SECTION 25-T6N-R69W

L3

LINE TABLE		
Line #	Direction	Length
L1	N89°53'11"W	20.00'
L2	N0°20'30"W	20.00'
L3	N0°09'57"W	80.00'
L4	S0°20'30"E	483.48'



0'
(IN U.S. SURVEY FEET)
1 inch = 250 feet

LEGEND	
	EXHIBIT BOUNDARY LINE
	PROPERTY LINE
	SECTION LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT

LOT 4
WACKER M.R.D. No. S-71-90

70.0' EXISTING RIGHT OF WAY
PER WACKER MRD S-71-90 REC. NO. 19900060352
AND DEED OF DEDICATION REC. NO. 20160056115

N85°51'09"E 20.04'
COUNTY ROAD No. 13

N00°20'30"W 381.98'
L4

30' EXISTING RIGHT OF WAY PER WACKER
MRD S-71-90 REC. NO. 19900060352

20' RESERVED RIGHT OF WAY PER WACKER
MRD S-71-90 REC. NO. 19900060352

S89°53'11"E 1274.70'

N89°53'11"W 1275.33'

L2

L1

POINT OF BEGINNING
N89°53'11"W
30.00

POINT OF COMMENCEMENT
EAST QUARTER CORNER
SECTION 25-T6N-R69W
FOUND 2" ALUMINUM CAP
IN MONUMENT BOX
PLS 5028

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