ORDINANCE NO. 072, 2014
OF THE COUNCIL OF THE CITY OF FORT COLLINS
VACATING RIGHT-OF-WAY AS DEDICATED
ON THE FINAL PLATS OF WATERFIELD P.U.D. FIRST FILING AND
WATERFIELD P.U.D. SECOND FILING

WHEREAS, the plats of Waterfield P.U.D. First Filing and Waterfield P.U.D. Second Filing included dedication to the public of right-of-way for Timberline Road, Vine Drive, Merganser Drive, Garganey Drive, Bufflehead Court, Black Scoter Court, Goslyn Court, Aleutian Drive, Muscovy Drive, Shearwater Drive, Rosybill Drive, Cape Teal Drive, Mandarin Drive, Mandarin Court, and Turnberry Road; and

WHEREAS, Parker Land Investments, LLC, has requested that the City vacate portions of these rights-of-way; and

WHEREAS, said portions of rights-of-way are no longer necessary or desirable to retain for street purposes; and

WHEREAS, pertinent City agencies and private utility companies have been contacted and have reported no objection to the proposed vacation, provided that a utility easement is reserved unto the City; and

WHEREAS, the rights of the residents of the City will not be prejudiced or injured by the vacation of said street right-of-way.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that certain portions of the rights-of-way for Timberline Road, Turnberry Road, Vine Drive, and Merganser Drive as more particularly described on Exhibits “A”, “B”, “C”, “D”, and “E” attached hereto and incorporated herein by this reference; and that the rights-of-way for Garganey Drive, Bufflehead Court, Black Scoter Court, Goslyn Court, Aleutian Drive, Muscovy Drive, Shearwater Drive, Rosybill Drive, Cape Teal Drive, Mandarin Drive and Mandarin Court as more particularly described on Exhibit "C", are hereby vacated, abated and abolished, reserving utility easements unto the City as more particularly described on Exhibits “F”, “G”, “H”, and “I” provided however, that:

1) this vacation shall not take effect until this Ordinance is recorded with the Larimer County Clerk and Recorder; and

2) this Ordinance shall be recorded concurrently with the subdivision plat for the development known as “Waterfield Third Filing”.

Introduced and considered favorably on first reading and ordered published this 6th day of May, A.D. 2014, and to be presented for final passage on the 20th day of May, A.D. 2014.

_____
Mayor

ATTEST:

_____
City Clerk

Passed and adopted on final reading on this 20th day of May, A.D. 2014.

_____
Mayor

ATTEST:

_____
City Clerk

NORTHERN ENGINEERING

Exhibit A

DESCRIPTION: VACATING A PORTION OF COUNTY ROAD 11 (TURNBERRY ROAD) AS DEDICATED ON THE PLAT OF WATERFIELD P.U.D., SECOND FILING

A Right-of-Way vacation being a portion of County Road 11 (Turnberry Road) located in Section 5, Township 7 North, Range 68 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows;

Considering the West line of the Northwest Quarter of said Section 5 as bearing North 00°25’55” East, and with all bearing contained herein relative thereto:

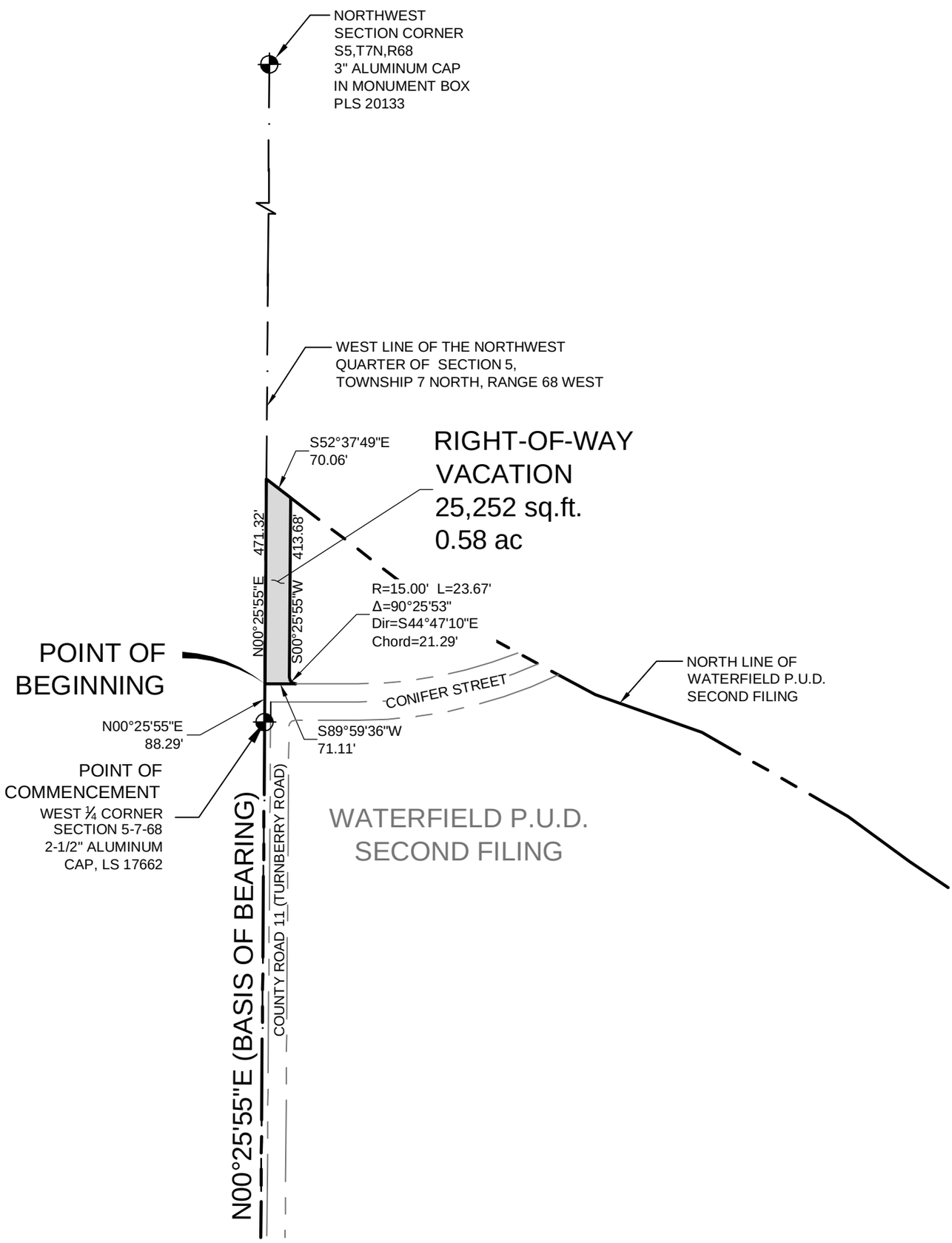
Commencing at the West Quarter Corner of said Section 5; thence along the West line of said Northwest Quarter, North 00°25’55” East, 88.29 feet to the POINT OF BEGINNING; thence continuing along said West line, North 00° 25' 55" East,471.32 feet to a point on the North line of Waterfield P.U.D., Second Filing; thence departing said West line and along said North line, South 52° 37' 49" East,70.06 feet; thence departing said North line, South 00° 25' 55" West, 413.68 feet; thence along a curve concave to the northeast having a central angle of 90° 25' 53" with a radius of 15.00 feet, an arc length of 23.67 feet and the chord of which bears South 44° 47' 10" East, 21.29 feet; thence along a non-tangent line, South 89° 59' 36" West, 71.11 feet to the POINT OF BEGINNING.

The above described vacated Right-of-Way contains 25,252 square feet more or less and is subject to all easements and rights-of-way now on record or existing.

March, 2014
CNS
D:\Projects\889-001\Dwg\Exhibits\ROW Vacation Turnberry.docx

EXHIBIT A

VACATED RIGHT-OF-WAY BEING A PORTION OF COUNTY ROAD 11 (TURNBERRY ROAD),
SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER,
STATE OF COLORADO.



300 0 300 Feet

(IN FEET)
1 inch = 300 ft.

NORTH

NORTHERN ENGINEERING

301 North Howes, Suite 100
Fort Collins, Colorado 80521

PHONE: 970.221.4158
www.northernengineering.com

NORTHERN ENGINEERING

Exhibit B

DESCRIPTION: VACATING A PORTION OF COUNTY ROAD 11 (TURNBERRY ROAD) AND A PORTION OF VINE DRIVE AS DEDICATED ON THE PLAT OF WATERFIELD P.U.D. SECOND FILING

A Right-of-Way vacation being a portion of County Road 11 (Turnberry Road) and a portion of Vine Drive located in Section 5, Township 7 North, Range 68 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows;

Considering the South line of the Southwest Quarter of said Section 5 as bearing South 89° 11’ 26” East, and with all bearing contained herein relative thereto:

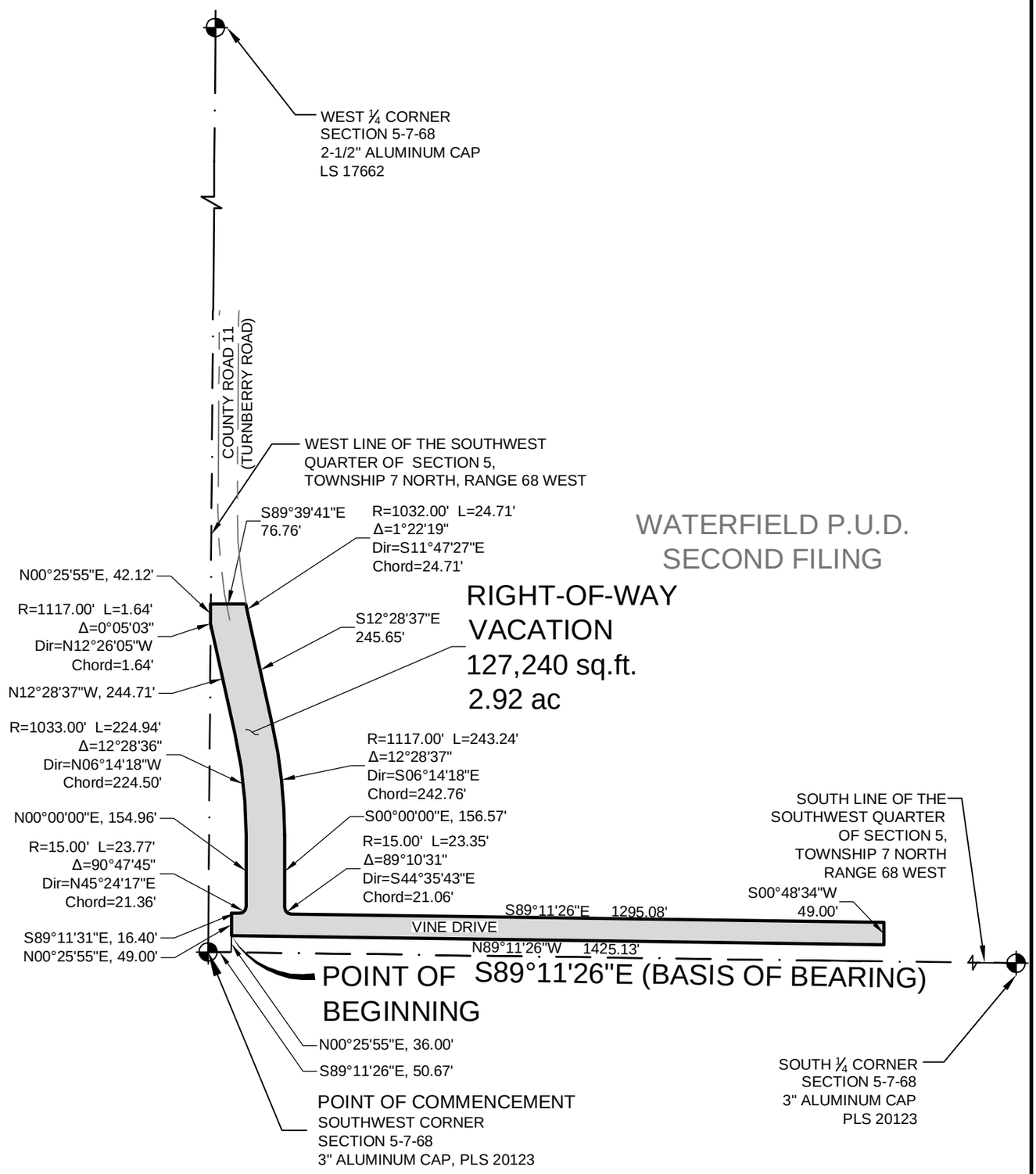
Commencing at the Southwest Corner of said Section 5; thence along the South line of said Southwest Quarter, South 89° 11’ 26” East, 50.67 feet; thence departing said South line, North 00° 25’ 55” East, 36.00 feet to the POINT OF BEGINNING; thence, North 00° 25' 55" East,49.00 feet; thence, South 89° 11' 31" East, 16.40 feet; thence along a curve concave to the northwest having a central angle of 90° 47' 45" with a radius of 15.00 feet, an arc length of 23.77 feet and the chord of which bears North 45° 24' 17" East, 21.36 feet; thence, North 00° 00' 00" East, 154.96 feet; thence along a curve concave to the west having a central angle of 12° 28' 36" with a radius of 1033.00 feet, an arc length of 224.94 feet and the chord of which bears North 06° 14' 18" West, 224.50 feet; thence, North 12° 28' 37" West, 244.71 feet; thence along a curve concave to the northeast having a central angle of 00° 05' 03" with a radius of 1117.00 feet, an arc length of 1.64 feet and the chord of which bears North 12° 26' 05" West, 1.64 feet to a point on the West line of said Southwest Quarter of Section 5; thence along said West line, North 00° 25' 55" East,42.12 feet; thence departing said West line, South 89° 39' 41" East, 76.76 feet; thence along a non-tangent curve concave to the east having a central angle of 01° 22' 19" with a radius of 1032.00 feet, an arc length of 24.71 feet and the chord of which bears South 11° 47' 27" East, 24.71 feet; thence, South 12° 28' 37" East, 245.65 feet; thence along a curve concave to the west having a central angle of 12° 28' 37" with a radius of 1117.00 feet, an arc length of 243.24 feet and the chord of which bears South 06° 14' 18" East, 242.76 feet; thence, South 00° 00' 00" East, 156.57 feet; thence along a curve concave to the northeast having a central angle of 89° 10' 31" with a radius of 15.00 feet, an arc length of 23.35 feet and the chord of which bears South 44° 35' 43" East, 21.06 feet; thence, South 89° 11' 26" East,1295.08 feet; thence, South 00° 48' 34" West,49.00 feet; thence, North 89° 11' 26" West, 1425.13 feet to the POINT OF BEGINNING.

The above described vacated Right-of-Way contains 127,240 square feet more or less and is subject to all easements and rights-of-way now on record or existing.

March, 2014
CNS
D:\Projects\889-001\Dwg\Exhibits\ROW Vacation Turnberry & Vine.docx

EXHIBIT B

VACATED RIGHT-OF-WAY BEING A PORTION OF COUNTY ROAD 11 (TURNBERRY ROAD) AND VINE DRIVE, SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.



300 0 300 Feet

(IN FEET)
1 inch = 300 ft.

NORTH

NORTHERN ENGINEERING
301 North Howes, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4158
www.northernengineering.com

NORTHERN ENGINEERING

Exhibit C

DESCRIPTION: VACATING RIGHTS-OF-WAY AS DEDICATED ON THE PLATS OF WATERFIELD P.U.D. FIRST FILING AND SECOND FILING

Rights-of-way vacations located in Section 5, Township 7 North, Range 68 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows;

Garganey Drive, Goslyn Court, Black Scoter Court, Bufflehead Court , all in Waterfield P.U.D. First Filing.

and;

Garganey Drive, Mandarin Drive, Mandarin Court, Cape Teal Drive, Rosybill Drive, Shearwater Drive, Aleutian Drive and Muscovy Drive, all in Waterfield P.U.D., Second Filing.

and;

All that portion of Merganser Drive in Waterfield P.U.D., First and Second Filing lying north and west of a line described as follows;

Considering the North line of Tract D of Waterfield P.U.D. First Filing as bearing North 88°58'20" West (recorded N 89°16'30"West) and with all bearings contained herein relative thereto:

BEGINNING at the Northwest Corner of said Tract D; thence along the boundary line of the proposed Waterfield Third Filing, North 88°58'20"West, 60.66 feet; thence continuing along said boundary line the following 9 courses and distances : along a non-tangent curve concave to the northwest having a central angle of 03° 38' 47" with a radius of 1157.36 feet, an arc length of 73.65 feet and the chord of which bears South 23° 04' 20" West, 73.64 feet; thence along a curve concave to the southeast having a central angle of 05° 40' 59" with a radius of 1157.36 feet, an arc length of 114.79 feet and the chord of which bears South 22° 03' 14" West, 114.75 feet; thence along a curve concave to the southeast having a central angle of 11° 07' 10" with a radius of 738.94 feet, an arc length of 143.41 feet and the chord of which bears South 14° 45' 13" West, 143.18 feet; thence, South 00° 11' 50" West, 55.06 feet; thence along a curve concave to the west having a central angle of 00° 50' 22" with a radius of 1970.50 feet, an arc length of 28.87 feet and the chord of which bears South 00° 37' 01" West, 28.87 feet; thence, South 01° 02' 11" West, 74.46 feet; thence, South 03° 39' 18" West, 153.27 feet; thence, South 02° 13' 58" West, 71.72 feet; thence, South 01° 02' 11" West, 199.97 feet to the Terminus Point of said line.

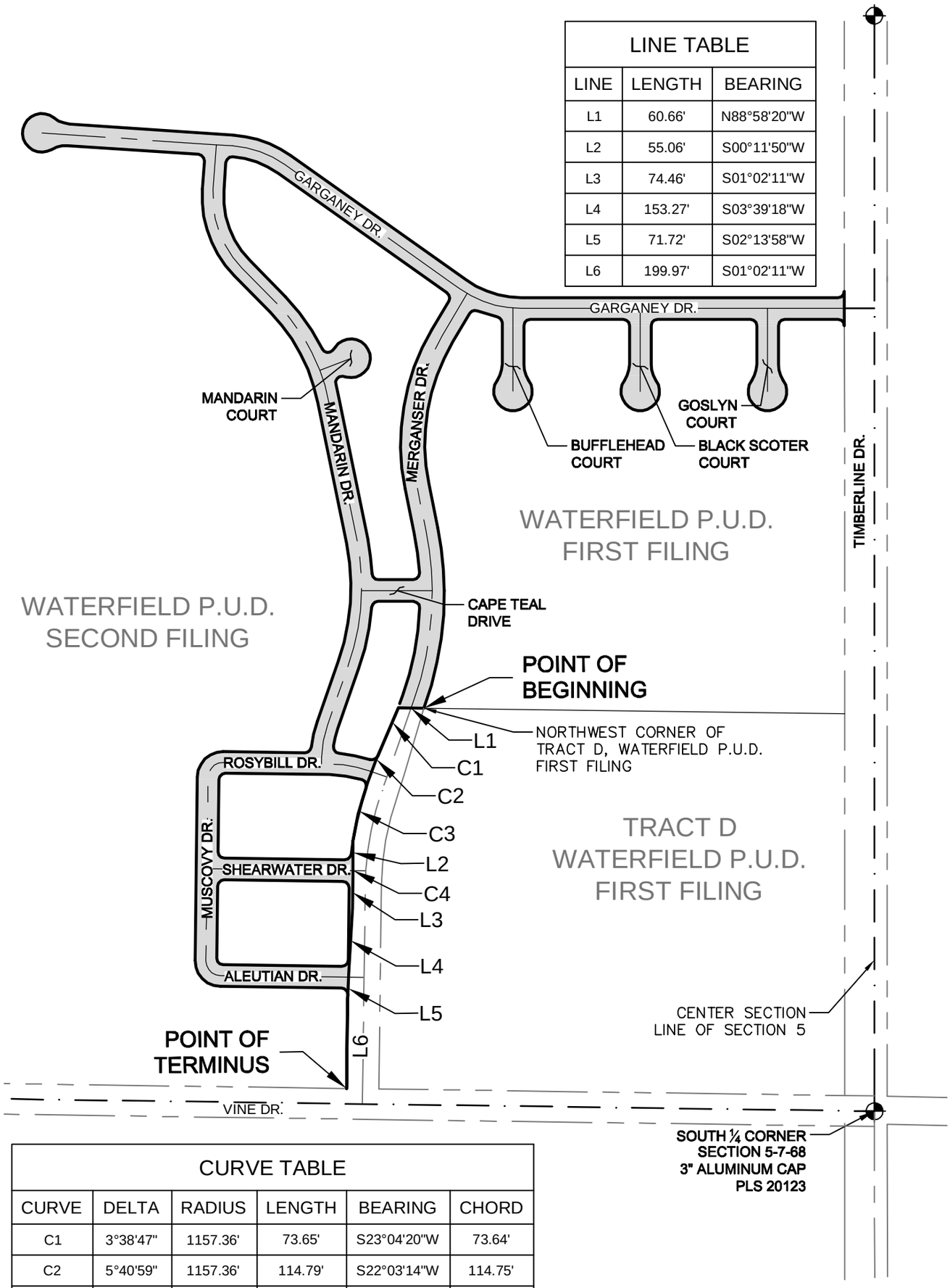
The above described vacated rights-of-ways contain 372,007 square feet more or less.

April 29, 2014
CNS
D:\Projects\889-001\Dwg\Exhibits\Exhibit C - ROW Vacation All Interior Roads 4-29-14.docx

EXHIBIT C

VACATED RIGHT-OF-WAY BEING A PORTION OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.66'	N88°58'20"W
L2	55.06'	S00°11'50"W
L3	74.46'	S01°02'11"W
L4	153.27'	S03°39'18"W
L5	71.72'	S02°13'58"W
L6	199.97'	S01°02'11"W



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°38'47"	1157.36'	73.65'	S23°04'20"W	73.64'
C2	5°40'59"	1157.36'	114.79'	S22°03'14"W	114.75'
C3	11°07'10"	738.94'	143.41'	S14°45'13"W	143.18'
C4	0°50'22"	1970.50'	28.87'	S00°37'01"W	28.87'

300 0 300 Feet

(IN FEET)
1 inch = 300 ft.

NORTH

NORTHERN ENGINEERING
301 North Howes, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4158
www.northernengineering.com

NORTHERN ENGINEERING

Exhibit D

DESCRIPTION: VACATING A PORTION OF RIGHT-OF-WAY AS DEDICATED ON THE PLAT OF WATERFIELD P.U.D. FIRST FILING

A Right-of-Way vacation being a portion of Timberline Road located in Section 5, Township 7 North, Range 68 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows;

Considering the Center section line of said Section 5 as bearing North 00°00’54” West, and with all bearing contained herein relative thereto:

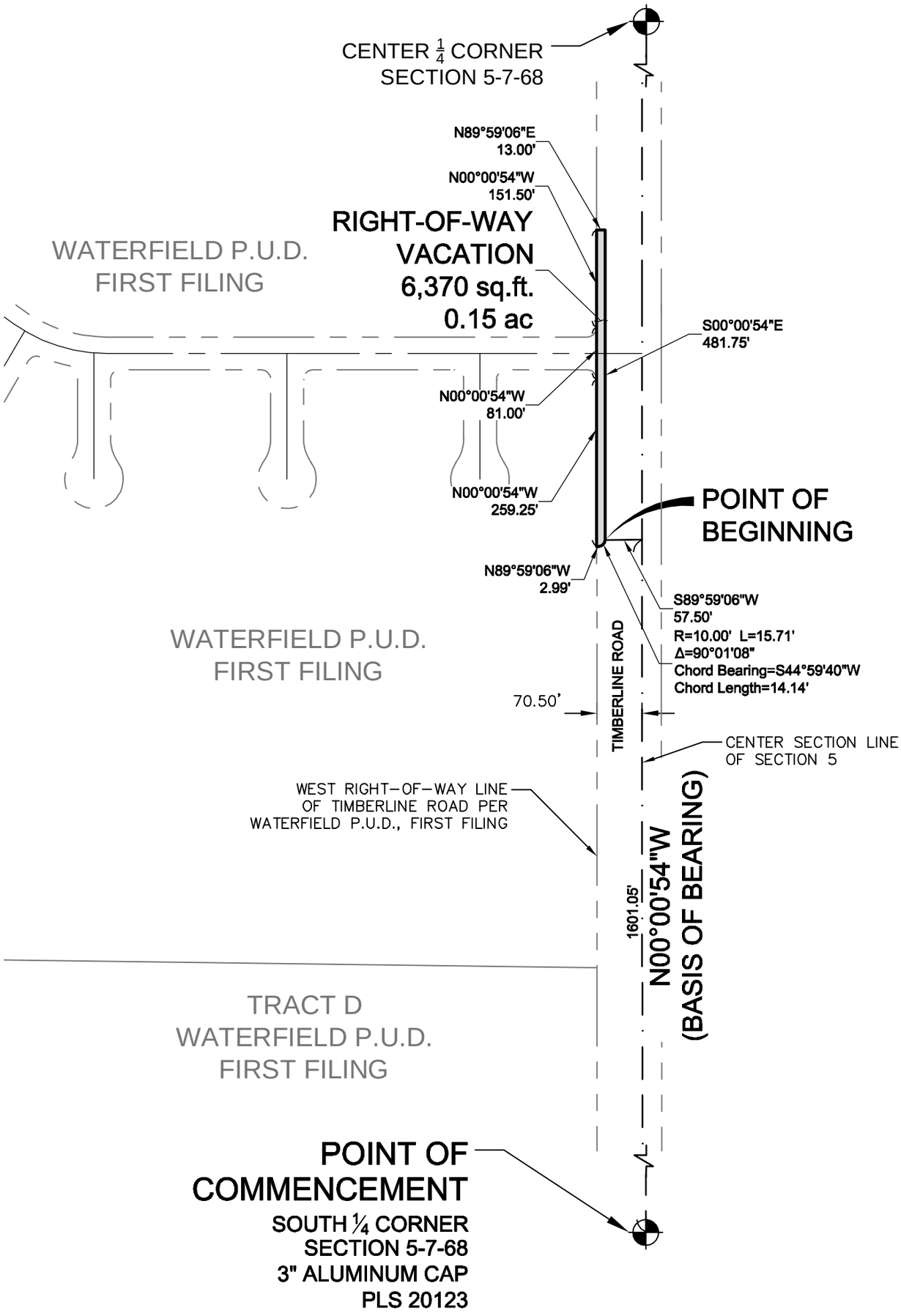
Commencing at the South Quarter Corner of said Section 5; thence along said Center section line, North 00°00’54” West, 1601.05 feet; thence departing said Center section line, South 89°59’06” West, 57.50 feet to the POINT OF BEGINNING; thence along a non-tangent curve concave to the northwest having a central angle of 90° 01' 08" with a radius of 10.00 feet, an arc length of 15.71 feet and the chord of which bears South 44° 59' 40" West, 14.14 feet; thence, North 89° 59' 06" West, 2.99 feet to a point on the West Right-of-Way line of Timberline Road per Waterfield P.U.D., First Filing; thence along said West Right-of-Way line, North 00° 00' 54" West, 259.25 feet; thence departing said West Right-of-Way line, North 00° 00' 54" West, 81.00 feet to a point on said West Right-of-Way line; thence along said West Right-of-Way line, North 00° 00' 54" West, 151.50 feet; thence departing said West Right-of-Way line, North 89° 59' 06" East, 13.00 feet; thence, South 00° 00' 54" East, 481.75 feet to the POINT OF BEGINNING.

The above described vacated Right-of-Way contains 6,370 square feet more or less and is subject to all easements and Right-of-Way now on record or existing.

March, 2014
CNS
D:\Projects\889-001\Dwg\Exhibits\ROW Vacation Timberline North.docx

EXHIBIT D

VACATED RIGHT-OF-WAY BEING A PORTION OF
SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER,
STATE OF COLORADO.



200 0 200 Feet
(IN FEET)
1 inch = 200 ft.

NORTH

NORTHERN ENGINEERING
301 North Howes, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4158
www.northernengineering.com

NORTHERN ENGINEERING

Exhibit E

DESCRIPTION: VACATING A PORTION OF RIGHT-OF-WAY AS DEDICATED ON THE PLAT OF WATERFIELD P.U.D. FIRST FILING

A Right-of-Way vacation being a portion of Timberline Road located in Section 5, Township 7 North, Range 68 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows;

Considering the Center section line of said Section 5 as bearing North 00°00’54” West, and with all bearing contained herein relative thereto:

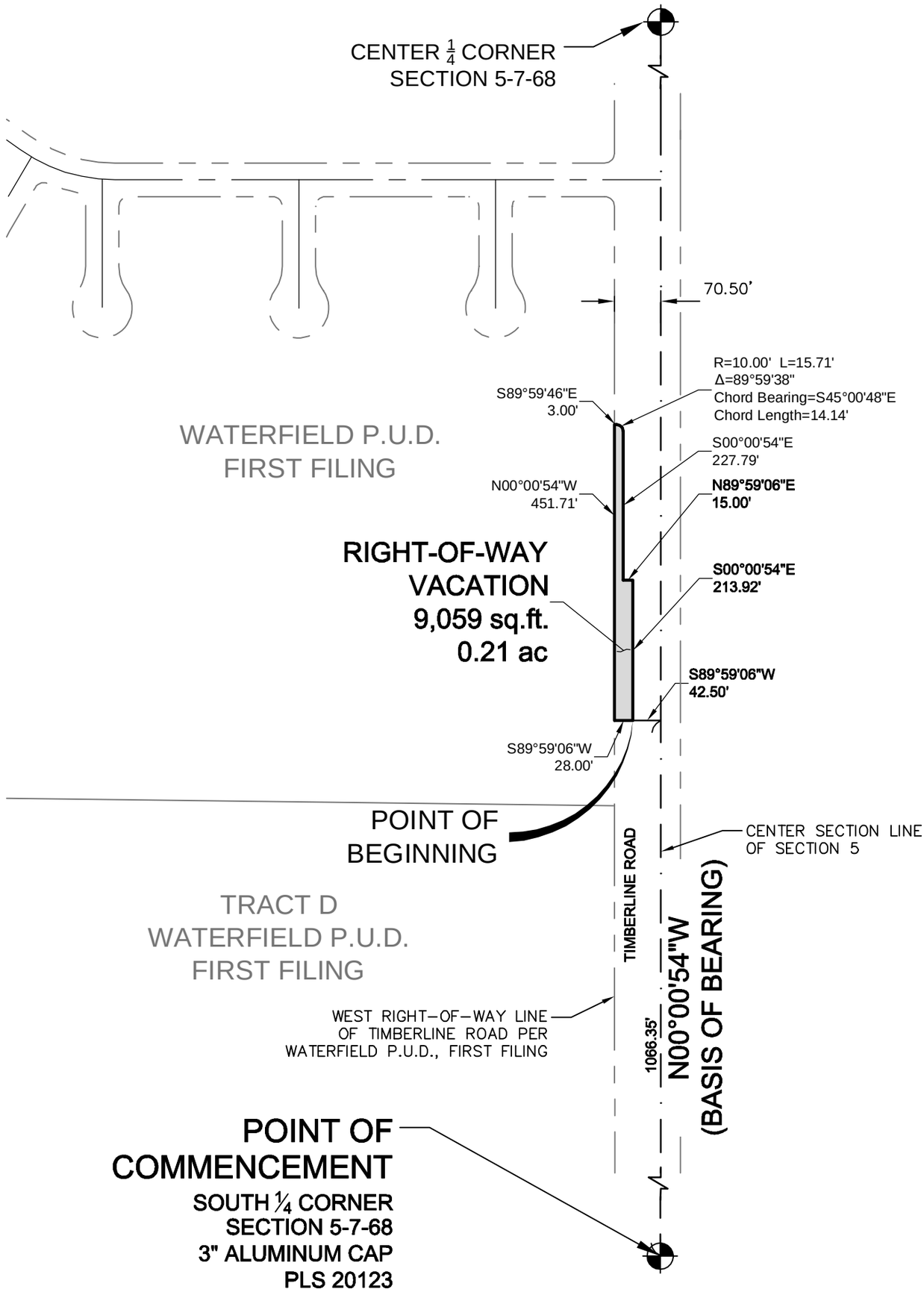
Commencing at the South Quarter Corner of said Section 5; thence along said Center section line, North 00°00’54” West, 1066.35 feet; thence departing said Center section line, South 89°59’06” West, 42.50 feet to the POINT OF BEGINNING; thence, South 89° 59’ 06" West, 28.00 feet to a point on the West Right-of-Way line of Timberline Road per Waterfield P.U.D., First Filing; thence along said West Right-of-Way line, North 00° 00' 54" West, 451.71 feet; thence departing said West Right-of-Way line, South 89° 59' 46" East, 3.00 feet; thence along a curve concave to the southwest having a central angle of 89° 59' 38" with a radius of 10.00 feet, an arc length of 15.71 feet and the chord of which bears South 45° 00' 48" East, 14.14 feet; thence, South 00° 00' 54" East, 227.79 feet; thence, North 89° 59' 06" East, 15.00 feet; thence, South 00° 00' 54" East, 213.92 feet POINT OF BEGINNING.

The above described vacated Right-of-Way contains 9,059 square feet more or less and is subject to all easements and Right-of-Way now on record or existing.

March, 2014
CNS
D:\Projects\889-001\Dwg\Exhibits\ROW Vacation Timberline South.docx

EXHIBIT E

VACATED RIGHT-OF-WAY BEING A PORTION OF
SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER,
STATE OF COLORADO.



200 0 200 Feet
(IN FEET)
1 inch = 200 ft.

NORTH

NORTHERN ENGINEERING
301 North Howes, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4158
www.northernengineering.com

NORTHERN ENGINEERING

Exhibit F

DESCRIPTION: VACATED RIGHT-OF-WAY TO BE RETAINED AS EASEMENT BEING A PORTION OF VINE DRIVE AS DEDICATED ON THE PLAT OF WATERFIELD P.U.D. SECOND FILING

Vacated Right-of-Way to be retained as Easement being a portion of Vine Drive located in Section 5, Township 7 North, Range 68 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows;

Considering the South line of the Southwest Quarter of said Section 5 as bearing South 89° 11’ 26” East, and with all bearing contained herein relative thereto:

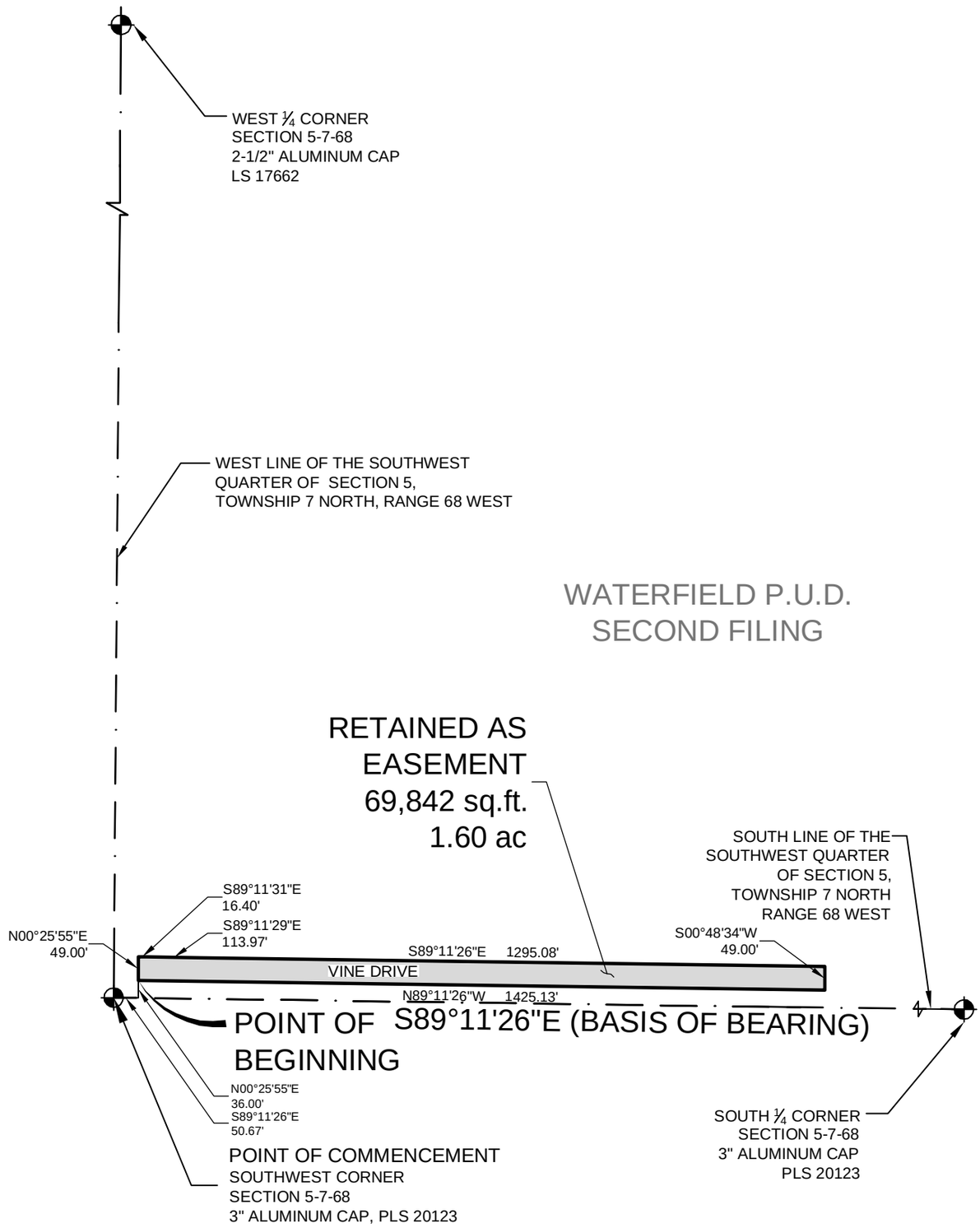
Commencing at the Southwest Corner of said Section 5; thence along the South line of said Southwest Quarter, South 89° 11’ 26” East, 50.67 feet; thence departing said South line, North 00° 25’ 55” East, 36.00 feet to the POINT OF BEGINNING; thence, North 00° 25' 55" East,49.00 feet; thence, South 89° 11' 31" East, 16.40 feet; thence, South 89° 11' 29" East, 113.97 feet; South 89° 11' 26" East,1295.08 feet; thence, South 00° 48' 34" West,49.00 feet; thence, North 89° 11' 26" West, 1425.13 feet to the POINT OF BEGINNING.

The above described vacated Right-of-Way contains 69,842 square feet more or less and is subject to all easements and rights-of-way now on record or existing.

March, 2014
CNS
D:\Projects\889-001\Dwg\Exhibits\ROW Vacation Turnberry & Vine.docx

EXHIBIT F

VACATED RIGHT-OF-WAY TO BE RETAINED AS EASEMENT BEING A PORTION OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.



300 0 300 Feet

(IN FEET)
1 inch = 300 ft.

NORTH

NORTHERN ENGINEERING

301 North Howes, Suite 100
Fort Collins, Colorado 80521

PHONE: 970.221.4158
www.northernengineering.com

NORTHERN ENGINEERING

Exhibit G

DESCRIPTION: VACATED RIGHT-OF-WAY TO BE RETAINED AS EASEMENT BEING A PORTION OF COUNTY ROAD 11 (TURNBERRY ROAD) AS DEDICATED ON THE PLAT OF WATERFIELD P.U.D., SECOND FILING

Vacated Right-of-Way to be retained as easement being a portion of County Road 11(Turnberry Road) located in Section 5, Township 7 North, Range 68 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows;

Considering the West line of the Northwest Quarter of said Section 5 as bearing North 00°25’55” East, and with all bearing contained herein relative thereto:

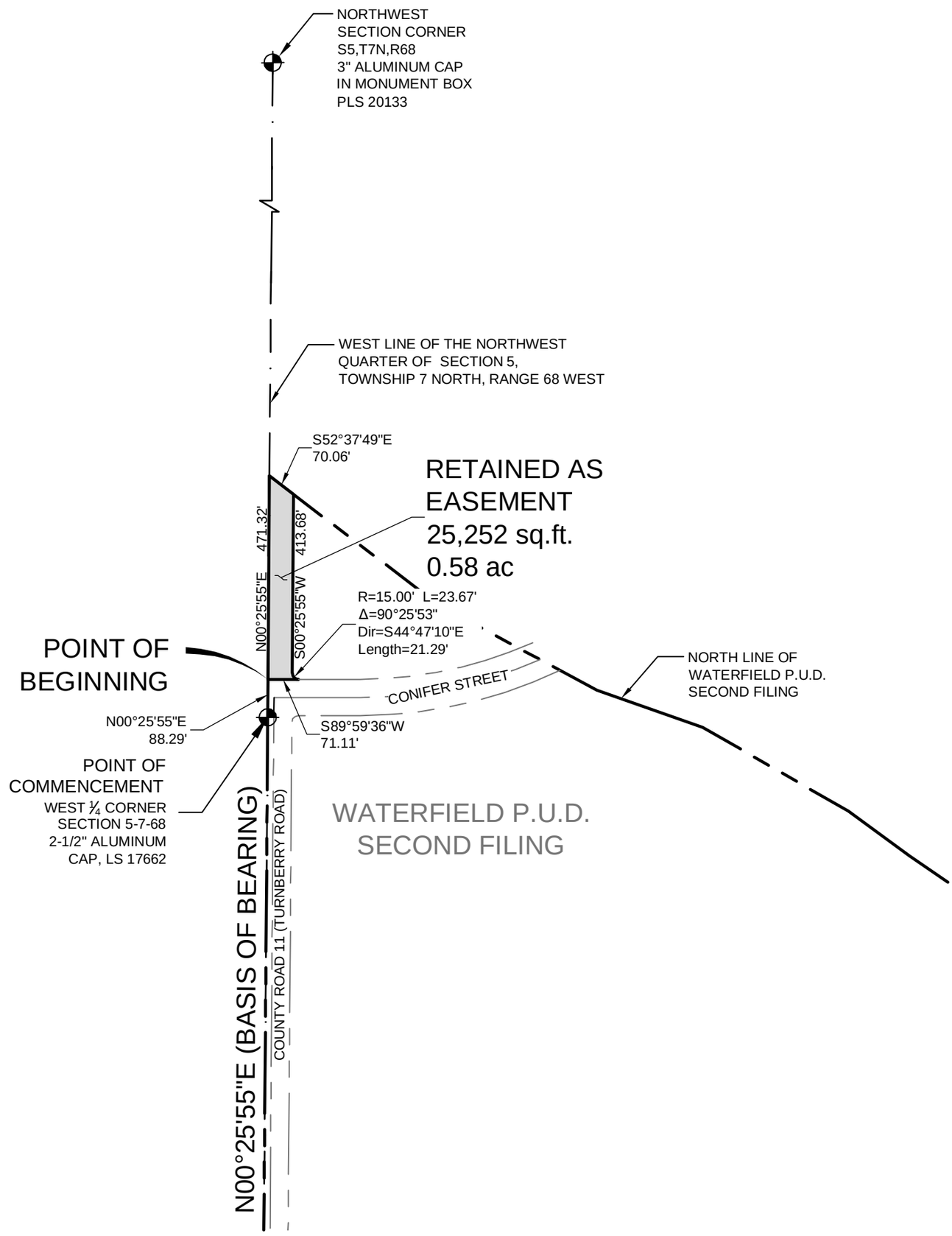
Commencing at the West Quarter Corner of said Section 5; thence along the West line of said Northwest Quarter, North 00°25’55” East, 88.29 feet to the POINT OF BEGINNING; thence continuing along said West line, North 00° 25' 55" East,471.31 feet to a point on the North line of Waterfield P.U.D., Second Filing; thence departing said West line and along said North line, South 52° 37' 49" East,70.06 feet; thence departing said North line, South 00° 25' 55" West, 413.68 feet; thence along a curve concave to the northeast having a central angle of 90° 25' 53" with a radius of 15.00 feet, an arc length of 23.67 feet and the chord of which bears South 44° 47' 10" East, 21.29 feet; thence along a non-tangent line, North 89° 59' 36" West, 71.11 feet to the POINT OF BEGINNING.

The above described vacated Right-of-Way contains 25,252 square feet more or less and is subject to all easements and rights-of-way now on record or existing.

March, 2014
CNS
D:\Projects\889-001\Dwg\Exhibits\ROW Vacation Turnberry.docx

EXHIBIT G

VACATED RIGHT-OF-WAY TO BE RETAINED AS EASEMENT BEING A PORTION OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.



300 0 300 Feet

(IN FEET)
1 inch = 300 ft.

NORTH

NORTHERN ENGINEERING

301 North Howes, Suite 100
Fort Collins, Colorado 80521

PHONE: 970.221.4158
www.northernengineering.com

NORTHERN ENGINEERING

Exhibit H

DESCRIPTION: VACATED RIGHT-OF-WAY TO BE RETAINED AS EASEMENT BEING A PORTION OF RIGHT-OF-WAY AS DEDICATED ON THE PLAT OF WATERFIELD P.U.D. FIRST FILING

Vacated Right-of-Way to be retained as Easement being a portion of Timberline Road located in Section 5, Township 7 North, Range 68 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows;

Considering the Center section line of said Section 5 as bearing North 00°00’54” West, and with all bearing contained herein relative thereto:

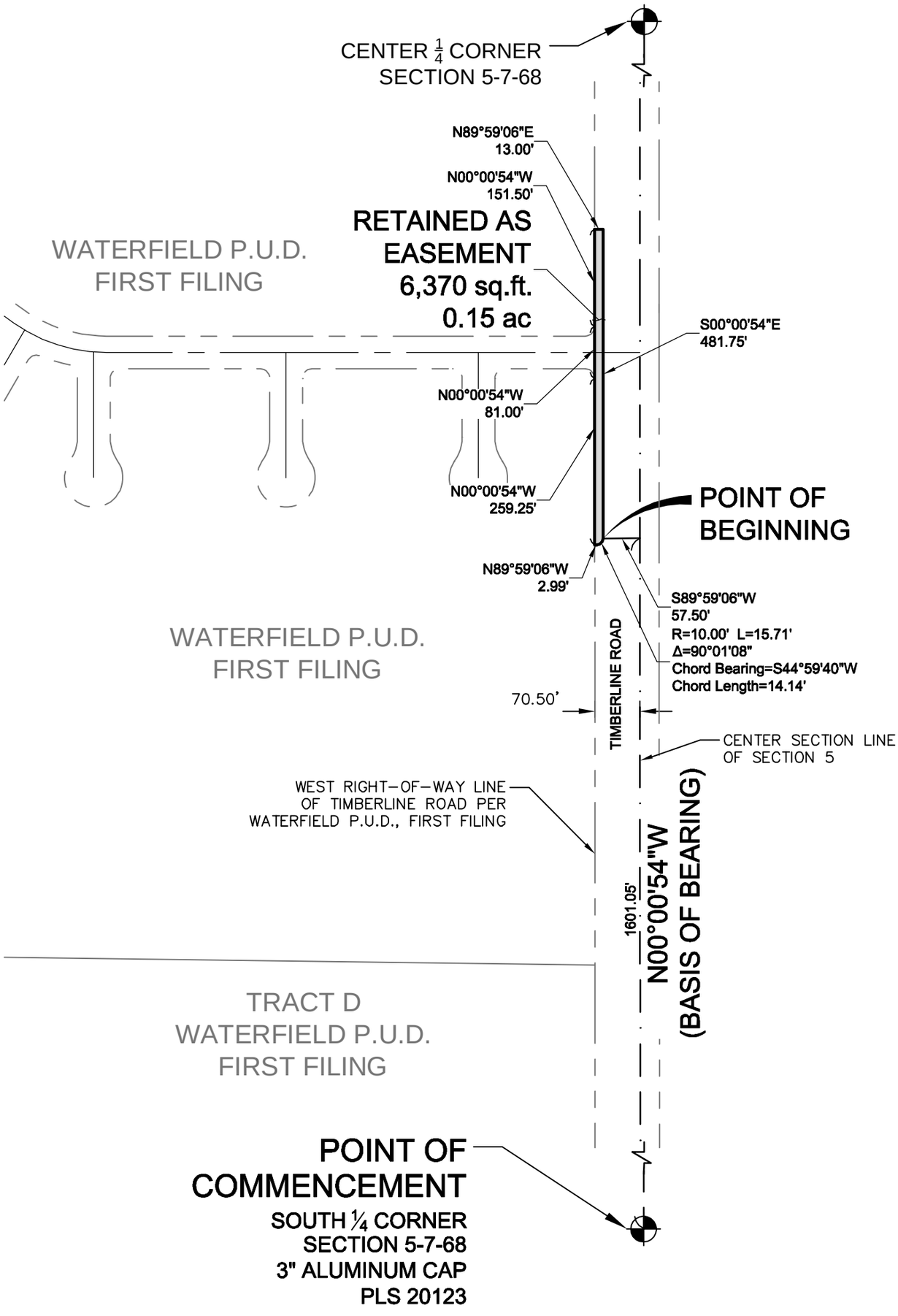
Commencing at the South Quarter Corner of said Section 5; thence along said Center section line, North 00°00’54” West, 1601.05 feet; thence departing said Center section line, South 89°59’06” West, 57.50 feet to the POINT OF BEGINNING; thence along a non-tangent curve concave to the northwest having a central angle of 90° 01' 08" with a radius of 10.00 feet, an arc length of 15.71 feet and the chord of which bears South 44° 59' 40" West, 14.14 feet; thence, North 89° 59' 06" West, 2.99 feet to a point on the West Right-of-Way line of Timberline Road per Waterfield P.U.D., First Filing; thence along said West Right-of-Way line, North 00° 00' 54" West, 259.25 feet; thence departing said West Right-of-Way line, North 00° 00' 54" West, 81.00 feet to a point on said West Right-of-Way line; thence along said West Right-of-Way line, North 00° 00' 54" West, 151.50 feet; thence departing said West Right-of-Way line, North 89° 59' 06" East, 13.00 feet; thence, South 00° 00' 54" East, 481.75 feet to the POINT OF BEGINNING.

The above described vacated Right-of-Way contains 6,370 square feet more or less and is subject to all easements and Right-of-Way now on record or existing.

March, 2014
CNS
D:\Projects\889-001\Dwg\Exhibits\ROW Vacation Timberline North.docx

EXHIBIT H

VACATED RIGHT-OF-WAY TO BE RETAINED AS EASEMENT BEING A PORTION OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.



200 0 200 Feet

(IN FEET)
1 inch = 200 ft.

NORTH

NORTHERN ENGINEERING

301 North Howes, Suite 100
Fort Collins, Colorado 80521

PHONE: 970.221.4158
www.northernengineering.com

NORTHERN ENGINEERING

Exhibit I

DESCRIPTION: VACATED RIGHT-OF-WAY TO BE RETAINED AS EASEMENT BEING A PORTION OF RIGHT-OF-WAY AS DEDICATED ON THE PLAT OF WATERFIELD P.U.D. FIRST FILING

A Right-of-Way vacation being a portion of Timberline Road located in Section 5, Township 7 North, Range 68 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows;

Considering the Center section line of said Section 5 as bearing North 00°00’54” West, and with all bearing contained herein relative thereto:

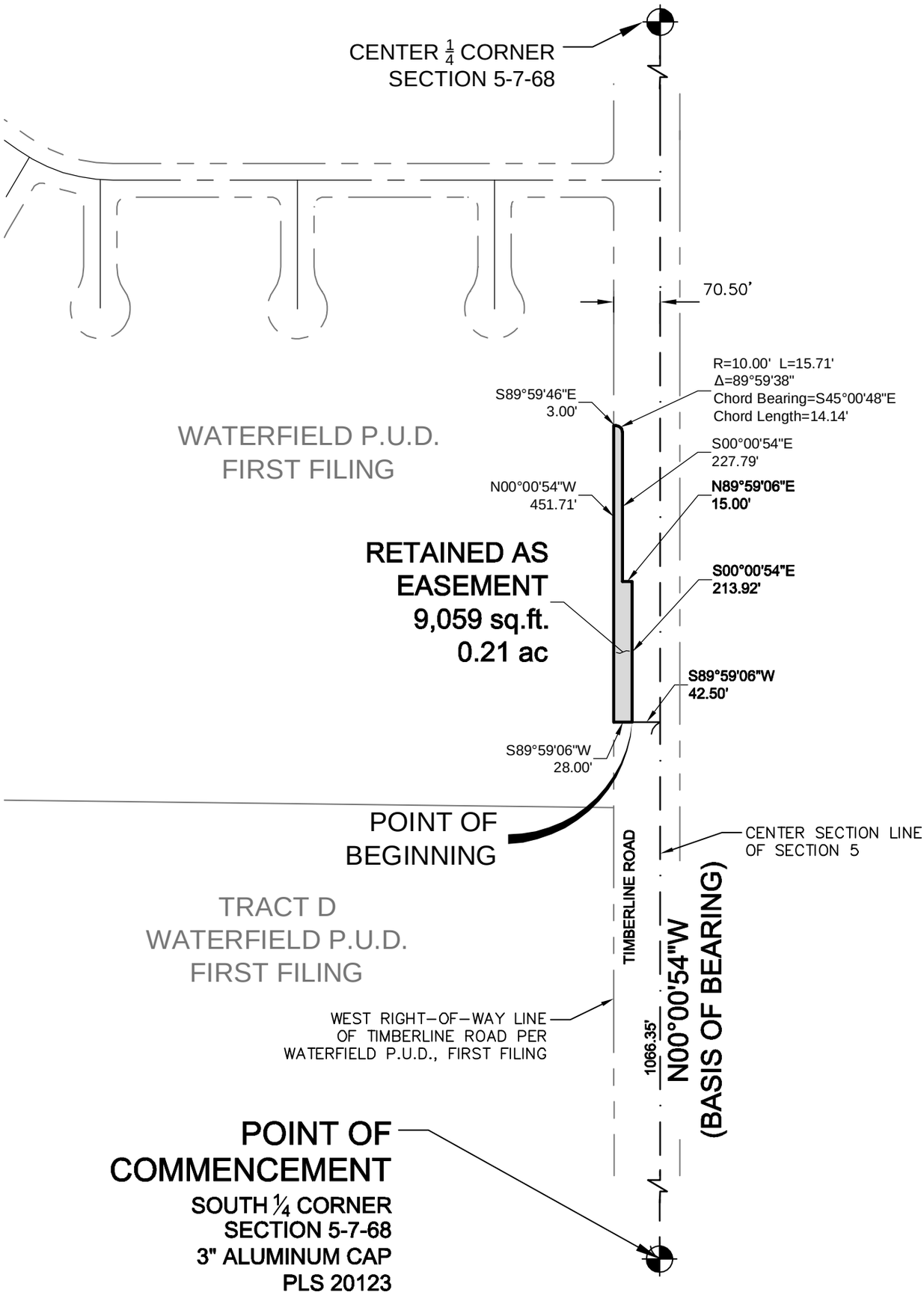
Commencing at the South Quarter Corner of said Section 5; thence along said Center section line, North 00°00’54” West, 1066.35 feet; thence departing said Center section line, South 89°59’06” West, 42.50 feet to the POINT OF BEGINNING; thence, South 89° 59' 06" West, 28.00 feet to a point on the West Right-of-Way line of Timberline Road per Waterfield P.U.D., First Filing; thence along said West Right-of-Way line, North 00° 00' 54" West, 451.71 feet; thence departing said West Right-of-Way line, South 89° 59' 46" East, 3.00 feet; thence along a curve concave to the southwest having a central angle of 89° 59' 38" with a radius of 10.00 feet, an arc length of 15.71 feet and the chord of which bears South 45° 00' 48" East, 14.14 feet; thence, South 00° 00' 54" East, 227.79 feet; thence, North 89° 59' 06" East, 15.00 feet; thence, South 00° 00' 54" East, 213.92 feet POINT OF BEGINNING.

The above described vacated Right-of-Way contains 9,059 square feet more or less and is subject to all easements and Right-of-Way now on record or existing.

March, 2014
CNS
D:\Projects\889-001\Dwg\Exhibits\ROW Vacation Timberline South.docx

EXHIBIT I

VACATED RIGHT-OF-WAY TO BE RETAINED AS EASEMENT BEING A PORTION OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.



200 0 200 Feet

(IN FEET)
1 inch = 200 ft.

NORTH

NORTHERN ENGINEERING

301 North Howes, Suite 100
Fort Collins, Colorado 80521

PHONE: 970.221.4158
www.northernengineering.com