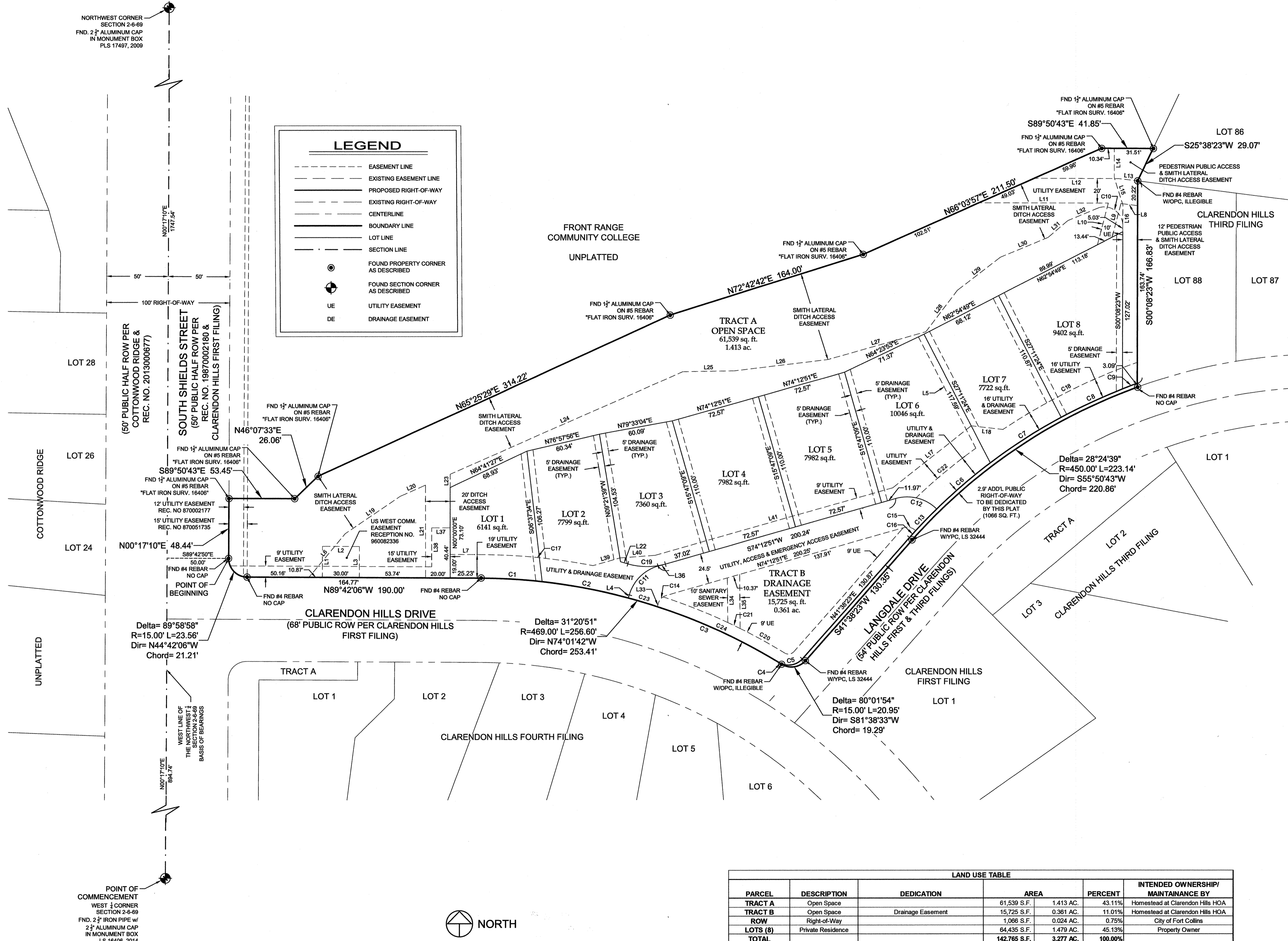


# HOMESTEAD AT CLARENDON HILLS

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	6°02'30"	469.00'	49.45'	N86°40'53"W	49.43'
C2	8°41'58"	469.00'	71.21'	N79°18'39"W	71.14'
C3	16°15'28"	469.00'	133.08'	N66°49'55"W	132.63'
C4	0°20'54"	469.00'	2.85'	N88°31'44"W	2.85'
C5	79°39'26"	15.00'	20.85'	N81°28'06"E	19.21'
C6	7°15'35"	452.90'	57.38'	N49°18'56"E	57.35'
C7	8°39'57"	452.90'	68.50'	N57°16'42"E	68.43'
C8	6°57'00"	452.90'	54.94'	N65°05'10"E	54.90'
C9	1°37'25"	452.90'	12.83'	S69°22'23"W	12.83'
C10	112°39'09"	15.00'	29.49'	N56°11'12"W	24.97'
C11	57°48'32"	34.00'	34.30'	S45°18'35"W	32.87'
C12	60°28'23"	34.00'	35.89'	N75°32'57"W	34.24'
C13	4°02'46"	452.90'	31.98'	S43°39'48"W	31.98'
C14	57°48'32"	9.50'	9.59'	N45°18'35"E	9.18'
C15	61°53'48"	9.50'	10.26'	S74°50'15"E	9.77'
C16	0°56'46"	452.90'	7.48'	S42°06'48"W	7.48'
C17	10°41'22"	468.01'	91.05'	N84°21'25"W	90.82'
C18	14°57'01"	468.90'	122.35'	S63°25'05"W	122.00'
C19	32°07'40"	55.00'	30.84'	S88°43'19"E	30.44'
C20	4°55'45"	478.00'	41.12'	N61°10'03"W	41.11'
C21	1°20'10"	478.00'	11.15'	N84°18'00"W	11.15'
C22	7°26'50"	485.28'	63.08'	S50°21'16"W	63.03'
C23	2°59'36"	469.00'	24.50'	N73°27'51"W	24.50'
C24	13°15'52"	469.00'	108.58'	N65°20'07"W	108.34'

**LINE TABLE**

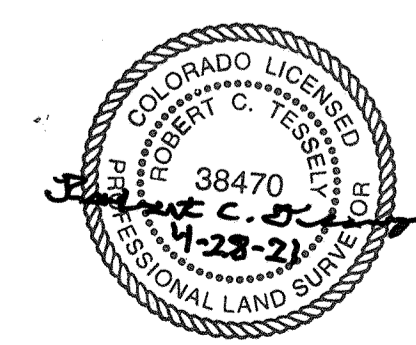
LINE	LENGTH	BEARING
L1	25.07'	S00°17'54"W
L2	30.00'	S89°42'06"E
L3	25.07'	S00°17'54"W
L4	2.67'	S16°24'19"W
L5	101.78'	N27°11'24"W
L6	45.75'	N39°55'20"E
L7	25.33'	N89°42'06"W
L8	13.85'	S82°57'42"E
L9	28.07'	S14°49'34"W
L10	34.80'	S14°49'34"W
L11	105.06'	S89°51'36"E
L12	68.69'	S89°51'36"E
L13	15.51'	S82°57'42"E
L14	23.66'	S00°08'23"W
L15	23.35'	S17°18'05"E
L16	21.58'	S00°08'16"W
L17	81.09'	S51°42'51"W
L18	26.01'	N83°17'09"W
L19	54.08'	N55°51'44"E
L20	22.39'	N66°13'10"E
L21	74.95'	S00°00'00"E

**LINE TABLE**

LINE	LENGTH	BEARING
L22	6.20'	S73°39'28"E
L23	10.77'	S00°00'00"E
L24	206.18'	S66°13'10"W
L25	41.96'	S89°52'52"W
L26	76.30'	S83°07'43"W
L27	82.55'	S74°06'46"W
L28	41.85'	S37°34'25"W
L29	43.99'	S52°34'25"W
L30	41.85'	S67°34'25"W
L31	21.29'	S49°42'44"W
L32	25.73'	S67°29'14"W
L33	2.73'	N16°24'19"E
L34	35.92'	N00°30'18"W
L35	43.57'	N00°30'18"W
L36	6.11'	S74°12'51"W
L37	15.00'	N80°00'00"W
L38	31.36'	S00°00'00"E
L39	22.65'	S74°12'51"W
L40	28.63'	S85°52'49"W
L41	200.25'	S74°12'51"W

**LAND USE TABLE**

PARCEL	DESCRIPTION	DEDICATION	AREA	PERCENT	INTENDED OWNERSHIP/ MAINTENANCE BY
TRACT A	Open Space		61,539 S.F. 1.413 AC.	43.11%	Homestead at Clarendon Hills HOA
TRACT B	Open Space	Drainage Easement	15,725 S.F. 0.361 AC.	11.01%	Homestead at Clarendon Hills HOA
ROW	Right-of-Way		1,066 S.F. 0.024 AC.	0.75%	City of Fort Collins
LOTS (8)	Private Residence		64,435 S.F. 1.479 AC.	45.13%	Property Owner
<b>TOTAL</b>			<b>142,765 S.F. 3.277 AC.</b>	<b>100.00%</b>	



Robert C. Tensley  
 Registered Professional Land Surveyor  
 Colorado Registration 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 your discovery of such defect. In no event may any action be based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 2  
 TOWNSHIP: 6  
 RANGE: 69 W of the 6th PM

**NORTHERN ENGINEERING**  
 875 S. 145  
 GREENWOOD BLVD STEER 80031  
 FORT COLLINS, CO 80504

DATE: 4/28/21  
 SCALE: 1"=40'  
 CLIENT: Mosaic Real Estate  
 PROJECT: 1015-006  
 DRAWN BY: L. Smith  
 REVIEWED BY: R. Tensley

HOMESTEAD AT CLARENDON HILLS  
 CITY OF FORT COLLINS  
 STATE OF COLORADO