

VACATION OF OBSOLETE SUBDIVISION

PORTIONS OF BOYD LAKE NORTH 7TH SUBDIVISION

SITUATE IN SECTION 5, TOWNSHIP 5 NORTH & SECTION 32, TOWNSHIP 6 NORTH, ALL IN RANGE 68 WEST OF THE 6TH P.M.
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY DESCRIPTION (PARCEL 1):

A PARCEL OF LAND, KNOWN AS OUTLOTS A,B,C,D,E,F,G,H,K,N AND O; LOTS 1-38, BLOCK 1; LOTS 1-4, BLOCK 2; LOTS 1-4, BLOCK 3; LOTS 1-4, BLOCK 4; LOTS 1-7, BLOCK 5; LOTS 1-6, BLOCK 6; LOTS 1-23, BLOCK 7; LOTS 1-24, BLOCK 8; LOTS 1-5, BLOCK 9; LOTS 1-10, BLOCK 12; LOTS 1-7, BLOCK 13; LOTS 1-6, BLOCK 14; LOTS 1-5, BLOCK 15; LOTS 1-17, BLOCK 16; LOTS 1-5, BLOCK 17; LOTS 1-10, BLOCK 18; LOTS 1-4, BLOCK 19; LOTS 1-4, BLOCK 20; LOTS 1-8, BLOCK 21; LOTS 1-14, BLOCK 22; ALONG WITH PORTIONS OF DEDICATED RIGHT OF WAY, ALL OF WHICH IS A PART OF BOYD LAKE NORTH 7TH SUBDIVISION, LARIMER COUNTY RECEPTION NUMBER 20100024413, SITUATE WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, AND IN SECTION 32, TOWNSHIP 6 NORTH, ALL IN RANGE 68 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, AS BEARING NORTH 00°32'42" WEST, AN ASSUMED BEARING, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32, THENCE SOUTH 89°56'02" WEST 69.97 FEET TO THE TRUE POINT OF BEGINNING;

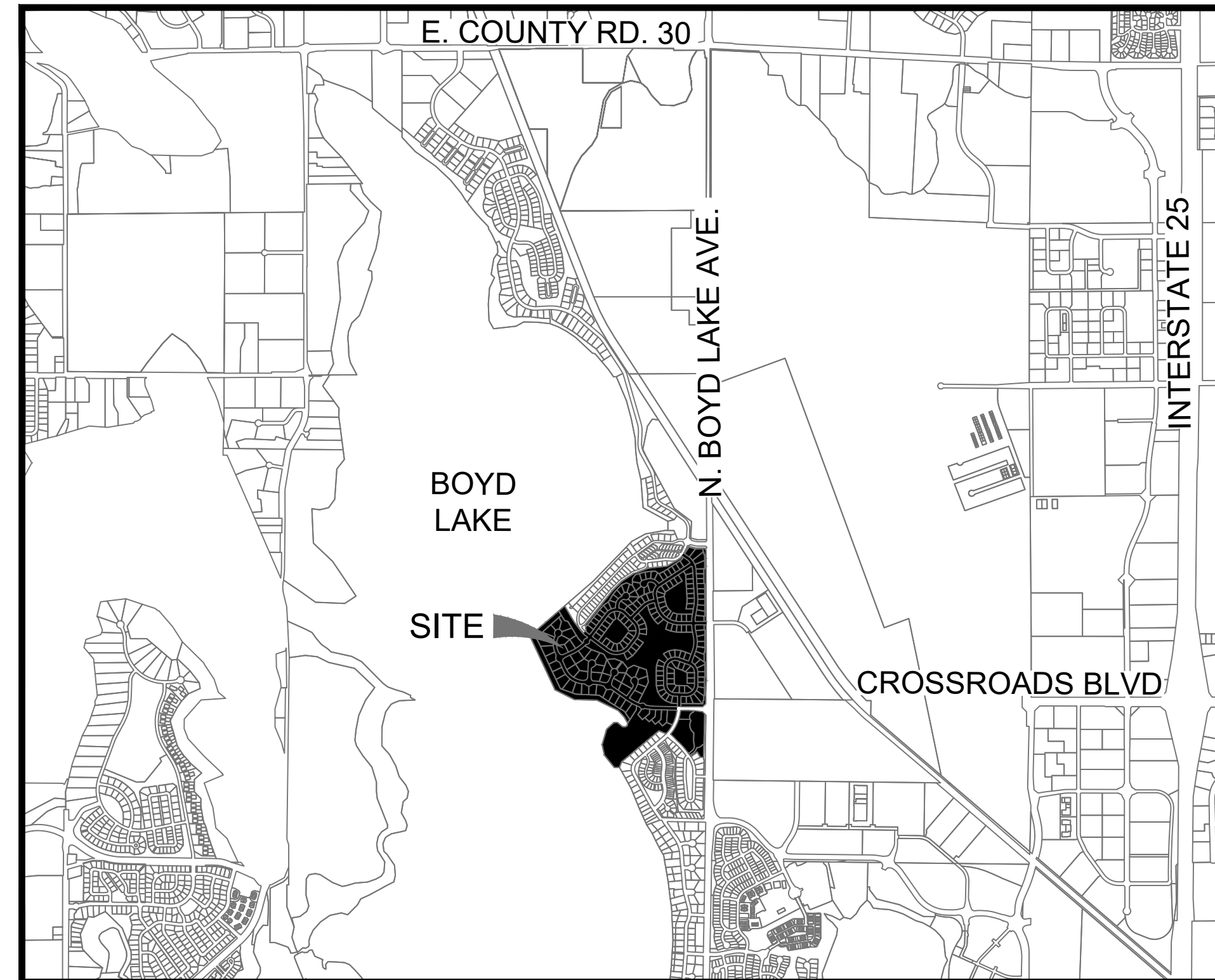
THENCE, SOUTH 01° 03' 20" WEST FOR A DISTANCE OF 76.48 FEET;
 THENCE, SOUTH 46° 03' 20" WEST FOR A DISTANCE OF 70.71 FEET;
 THENCE, NORTH 88° 56' 40" WEST FOR A DISTANCE OF 34.81 FEET;
 THENCE, SOUTH 89° 17' 09" WEST FOR A DISTANCE OF 314.53 FEET TO THE BEGINNING OF A CURVE;
 SAID CURVE BEING CONCAVE TO THE NORTHEAST, WITH A DELTA ANGLE OF 91° 48' 02", AN ARC DISTANCE OF C1ARCXX.XX FEET, HAVING A RADIUS OF 9.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 44° 48' 50" WEST FOR A DISTANCE OF 12.93 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;
 THENCE, SOUTH 88° 40' 41" WEST FOR A DISTANCE OF 56.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;
 SAID CURVE BEING CONCAVE TO THE NORTHWEST, WITH A DELTA ANGLE OF 90° 00' 00", AN ARC LENGTH OF C2ARCXX.XX FEET, HAVING A RADIUS OF 9.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 46° 03' 20" WEST FOR A DISTANCE OF 12.73 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;
 THENCE, SOUTH 06° 35' 46" WEST FOR A DISTANCE OF 56.25 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;
 SAID CURVE BEING CONCAVE TO THE SOUTHWEST, WITH A DELTA ANGLE OF 95° 50' 32", AN ARC LENGTH OF C3ARCXX.XX, HAVING A RADIUS OF 9.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 41° 01' 27" EAST FOR A DISTANCE OF 13.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
 SAID CURVE BEING CONCAVE TO THE WEST, WITH A DELTA ANGLE OF 36° 17' 06", HAVING A RADIUS OF 670.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 25° 02' 18" WEST FOR A DISTANCE OF 417.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
 THENCE, NORTH 67° 35' 30" WEST FOR A DISTANCE OF 126.04 FEET;
 THENCE, SOUTH 49° 48' 07" WEST FOR A DISTANCE OF 795.09 FEET;
 THENCE, SOUTH 21° 25' 37" WEST FOR A DISTANCE OF 99.99 FEET;
 THENCE, SOUTH 89° 36' 20" WEST FOR A DISTANCE OF 85.00 FEET;
 THENCE, NORTH 39° 23' 16" WEST FOR A DISTANCE OF 257.49 FEET;
 THENCE, NORTH 12° 35' 57" WEST FOR A DISTANCE OF 177.97 FEET;
 THENCE, NORTH 16° 04' 35" EAST FOR A DISTANCE OF 265.00 FEET;
 THENCE, NORTH 47° 07' 25" EAST FOR A DISTANCE OF 157.14 FEET;
 THENCE, NORTH 86° 36' 58" EAST FOR A DISTANCE OF 60.61 FEET;
 THENCE, SOUTH 50° 15' 33" EAST FOR A DISTANCE OF 105.74 FEET;
 THENCE, SOUTH 88° 27' 52" EAST FOR A DISTANCE OF 48.41 FEET;
 THENCE, NORTH 62° 41' 20" EAST FOR A DISTANCE OF 32.17 FEET;
 THENCE, NORTH 11° 14' 50" EAST FOR A DISTANCE OF 46.69 FEET;
 THENCE, NORTH 30° 14' 18" WEST FOR A DISTANCE OF 115.34 FEET;
 THENCE, NORTH 43° 02' 04" WEST FOR A DISTANCE OF 145.72 FEET;
 THENCE, NORTH 64° 21' 31" WEST FOR A DISTANCE OF 387.30 FEET;
 THENCE, NORTH 88° 51' 17" WEST FOR A DISTANCE OF 372.13 FEET;
 THENCE, NORTH 63° 32' 24" WEST FOR A DISTANCE OF 354.20 FEET;
 THENCE, NORTH 25° 32' 21" WEST FOR A DISTANCE OF 974.60 FEET;
 THENCE, NORTH 48° 41' 39" EAST FOR A DISTANCE OF 756.67 FEET;
 THENCE, SOUTH 31° 05' 10" EAST FOR A DISTANCE OF 304.27 FEET;
 THENCE, SOUTH 37° 19' 06" EAST FOR A DISTANCE OF 187.90 FEET;
 THENCE, SOUTH 41° 05' 33" EAST FOR A DISTANCE OF 54.73 FEET;
 THENCE, NORTH 49° 12' 08" EAST FOR A DISTANCE OF 63.30 FEET;
 THENCE, NORTH 08° 32' 54" WEST FOR A DISTANCE OF 103.45 FEET;
 THENCE, NORTH 38° 11' 38" EAST FOR A DISTANCE OF 716.96 FEET;
 THENCE, NORTH 44° 53' 28" EAST FOR A DISTANCE OF 221.42 FEET;
 THENCE, NORTH 58° 13' 05" EAST FOR A DISTANCE OF 234.53 FEET;
 THENCE, NORTH 73° 12' 05" EAST FOR A DISTANCE OF 61.09 FEET;
 THENCE, NORTH 68° 55' 15" EAST FOR A DISTANCE OF 192.20 FEET;
 THENCE, NORTH 83° 26' 38" EAST FOR A DISTANCE OF 304.92 FEET;
 THENCE, NORTH 59° 19' 07" EAST FOR A DISTANCE OF 255.62 FEET;
 THENCE, NORTH 33° 55' 25" EAST FOR A DISTANCE OF 239.07 FEET;
 THENCE, SOUTH 76° 15' 03" EAST FOR A DISTANCE OF 130.36 FEET;
 THENCE, NORTH 89° 30' 36" EAST A DISTANCE OF 130.64 FEET;
 THENCE, SOUTH 45° 32' 40" EAST FOR A DISTANCE OF 42.30 FEET;
 THENCE, SOUTH 00° 32' 40" EAST FOR A DISTANCE OF 1173.11 FEET;
 THENCE, SOUTH 00° 32' 40" EAST FOR A DISTANCE OF 56.00 FEET;
 THENCE, SOUTH 00° 32' 40" EAST FOR A DISTANCE OF 914.00 FEET;
 THENCE, SOUTH 02° 19' 05" WEST FOR A DISTANCE OF 200.25 FEET;
 THENCE, SOUTH 00° 32' 40" EAST FOR A DISTANCE OF 105.56 FEET;
 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 5,840,706+/- SQ. FT. OR 134.08+/- ACRES, MORE OR LESS.

TOGETHER WITH PROPERTY DESCRIPTION (PARCEL 2):

A PARCEL OF LAND, KNOWN AS OUTLOT L AND LOTS 1-3, BLOCK 11, ALL OF WHICH IS A PART OF BOYD LAKE NORTH 7TH SUBDIVISION, LARIMER COUNTY RECEPTION NUMBER 20100024413, SITUATE WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

THE ABOVE DESCRIBED PARCEL CONTAINS 303,201+/- SQ. FT. OR 6.96+/- ACRES, MORE OR LESS.



VICINITY MAP
1" = 2000'

NOTES:

- This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. Only the plat of Boyd Lake North 7th, as recorded with the Larimer County Clerk and Recorded under Reception No. 20100024413 was utilized in preparation of this survey.
- Basis of Bearings is the East line of the Southeast Quarter of Section 32 as bearing NORTH 00°09'00" WEST an assumed bearing.
- Subject property contains 6,791,701 square feet, or 155.916 acres, more or less.
- The lineal unit of measure for this survey is U.S. Survey Feet.
- Easements indicated by hatching on the map (sheet 2 of this document) are not intended to be vacated, and are shown for reference only.
- According to note #10 of the recorded Plat of Boyd Lake North 7th, there is a 5' side yard drainage easement adjacent to and parallel with all side lot lines within the subdivision, which are intended to be vacated.
- This is not a statutory boundary survey, lines ran or shown have not been evaluated for title rights either written or unwritten. Occupation, structural encroachments, easements, utilities or use lines are shown by location only without assessing ownership.

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:
5 & 32
TOWNSHIP:
5 & 6 N
RANGE:
68 W OF THE 6th PM

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY | 970.221-4188
NORTHERNENGINEERING.COM

DATE: 01/09/23
SCALE: AS SHOWN
REVIEWED BY: B. TESSELY
PROJECT: 1972-001
CLIENT: BOYD LAKE HOLDINGS LLC
DRAWN BY: T. KISH

VACATION OF OBSOLETE SUBDIVISION
PORTIONS OF BOYD LAKE NORTH 7TH
CITY OF LOVELAND, COUNTY OF LARIMER,
STATE OF COLORADO

SURVEYING CERTIFICATE

I, Robert C. Tessely, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this drawing was made under my supervision and created on 01/31/2023.

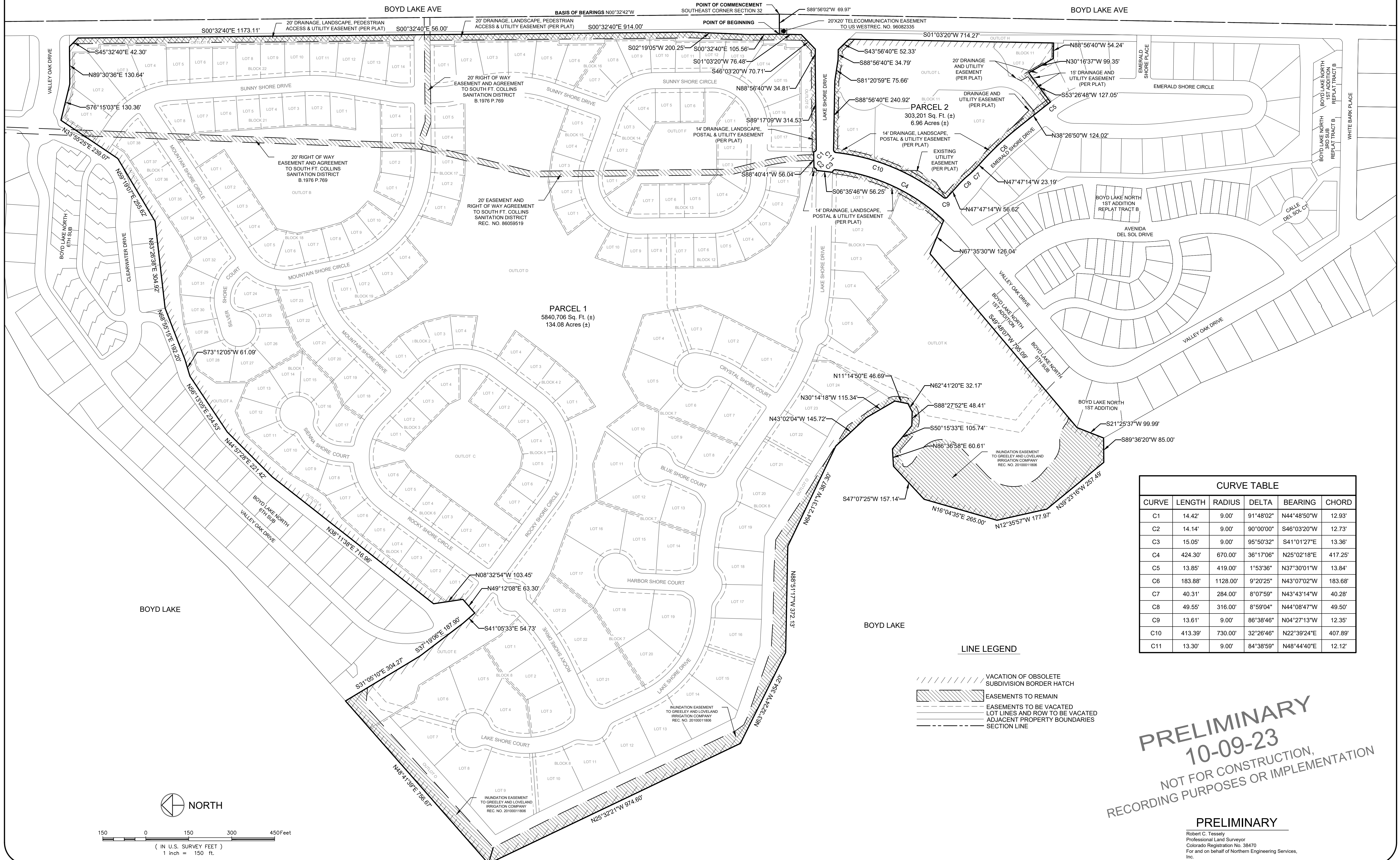
PRELIMINARY
10-09-23
NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

For and on behalf of Northern Engineering Services, Inc.
Robert C. Tessely
Colorado Registered Professional Land Surveyor LS 38470

Sheet
1
Of 2 Sheets

VACATION OF OBSOLETE SUBDIVISION

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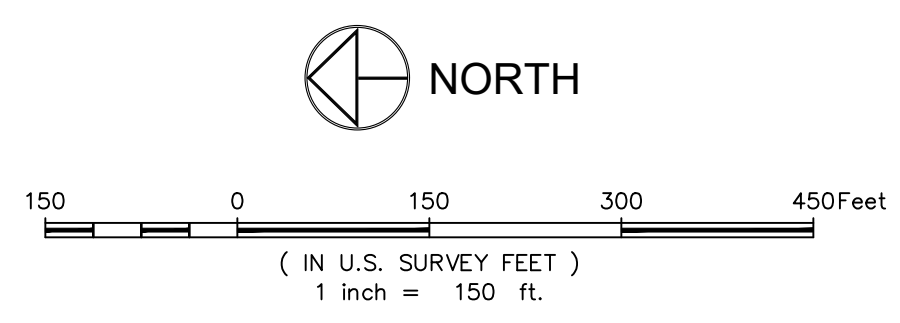
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	14.42'	9.00'	91°48'02"	N44°48'50"W	12.93'
C2	14.14'	9.00'	90°00'00"	S46°03'20"W	12.73'
C3	15.05'	9.00'	95°50'32"	S41°01'27"E	13.36'
C4	424.30'	670.00'	36°17'06"	N25°02'18"E	417.25'
C5	13.85'	419.00'	1°53'36"	N37°30'01"W	13.84'
C6	183.88'	1128.00'	9°20'25"	N43°07'02"W	183.68'
C7	40.31'	284.00'	8°07'59"	N43°43'14"W	40.28'
C8	49.55'	316.00'	8°59'04"	N44°08'47"W	49.50'
C9	13.61'	9.00'	86°38'46"	N04°27'13"W	12.35'
C10	413.39'	730.00'	32°26'46"	N22°39'24"E	407.89'
C11	13.30'	9.00'	84°38'59"	N48°44'40"E	12.12'

- LINE LEGEND**
- VACATION OF OBSOLETE SUBDIVISION BORDER HATCH
 - EASEMENTS TO REMAIN
 - EASEMENTS TO BE VACATED
 - LOT LINES AND ROW TO BE VACATED
 - ADJACENT PROPERTY BOUNDARIES
 - SECTION LINE

PRELIMINARY
 10-09-23
 NOT FOR CONSTRUCTION,
 RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY
 Robert C. Tessey
 Professional Land Surveyor
 Colorado Registration No. 38470
 For and on behalf of Northern Engineering Services, Inc.



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 STATE OF COLORADO

Sheet
2
 Of 2 Sheets