

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned Grantor(s), Post Modern Development LLC,

[] an/as individual(s)
[] a corporation, [] nonprofit corporation, [X] limited liability company, [] partnership
Organized under the laws of Colorado (insert state).

for good and valuable consideration, receipt and adequacy of which are hereby acknowledged, do hereby sell, grant, dedicate, and convey unto the CITY OF LOVELAND, COLORADO, a municipal corporation, the following described parcel of land situate in the County of Larimer, State of Colorado, to wit:

See EXHIBIT A, attached hereto and incorporated herein by reference.

With all its appurtenances and warrant the title to the same, free and clear of all liens and encumbrances, except the following: _____
_____.

The above-described property is to be used for street, public ways, and utility purposes, which purposes shall include, but not be limited to, streets, sidewalks, curbs, gutters, recreation and pedestrian trails; and utility lines, structures, equipment, apparatus, poles, and other municipal purposes.

Acceptance of this conveyance by the City of Loveland, Colorado shall not impose upon said City any obligation for the opening, widening, installation, improvement, or maintenance of the above-described property for any purpose, which obligation shall arise, if at all, only by separate action of the Loveland City Council.

Signed this _____ day of _____, 20____.

Grantors:

By: _____
Print Name: _____
Title: _____

ATTEST:

Secretary

Corporate Seal:

State of Colorado)
 ss
County of Larimer)

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by _____ as _____ on behalf of _____.

Witness my hand and official seal. My commission expires _____.

S E A L

Notary Public

ATTORNEY'S CERTIFICATE

I, _____, an attorney licensed to practice law in the State of Colorado, certify that I have examined title commitment number _____ on the property described on Exhibit A attached hereto dated _____, 20___ issued by _____ Title Company, a copy of which has been provided to the City of Loveland, and that in my professional judgment and knowledge based on such title commitment, the parties executing the dedication are the owners thereof in fee simple, and the dedicated land is free and clear of all liens and encumbrances except for any matters set forth in Schedule ___ of such commitment.

So sworn this _____ day of _____, 20___.

Attorney at Law, # _____

ACCEPTANCE

The City of Loveland, Colorado hereby accepts the above Deed of Dedication for municipal purposes.

Dated this _____ day of _____, 20___.

ATTEST:

CITY OF LOVELAND, COLORADO:

By: _____

City Clerk

Title: _____

APPROVED AS TO FORM:

Assistant City Attorney

DESCRIPTION

A parcel of land being a part of Lot 4, Walker 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 (T.6N.), Range Sixty-Nine West (R.69W.) 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 Southerly line of the Northeast Quarter of Section 25, North 89° 53' 11" West a distance of 40.00 feet;

THENCE departing said Southerly line, and along a line parallel and offset a distance of 40' feet from the Easterly line of the Northeast Quarter of Section 25 North 00° 20' 30" West a distance of 20.00 feet to the **POINT OF BEGINNING**;

THENCE North 89° 53' 11" West a distance of 1285.33 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 1284.70 feet on a line parallel and offset a distance of 100' feet from the Southerly line of the Northeast Quarter of Section 25, to a point on a line parallel and offset a distance of 40' feet from the Easterly line of the Northeast Quarter of Section 25;

THENCE along said line South 00° 20' 30" East a distance of 80.00 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 208,861 square feet or 4.795 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.

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

Robert C. Tessely – for and on behalf of Northern Engineering
Colorado Registered Professional Land Surveyor #38470

NORTHERN ENGINEERING

301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

July 19, 2023

LMS

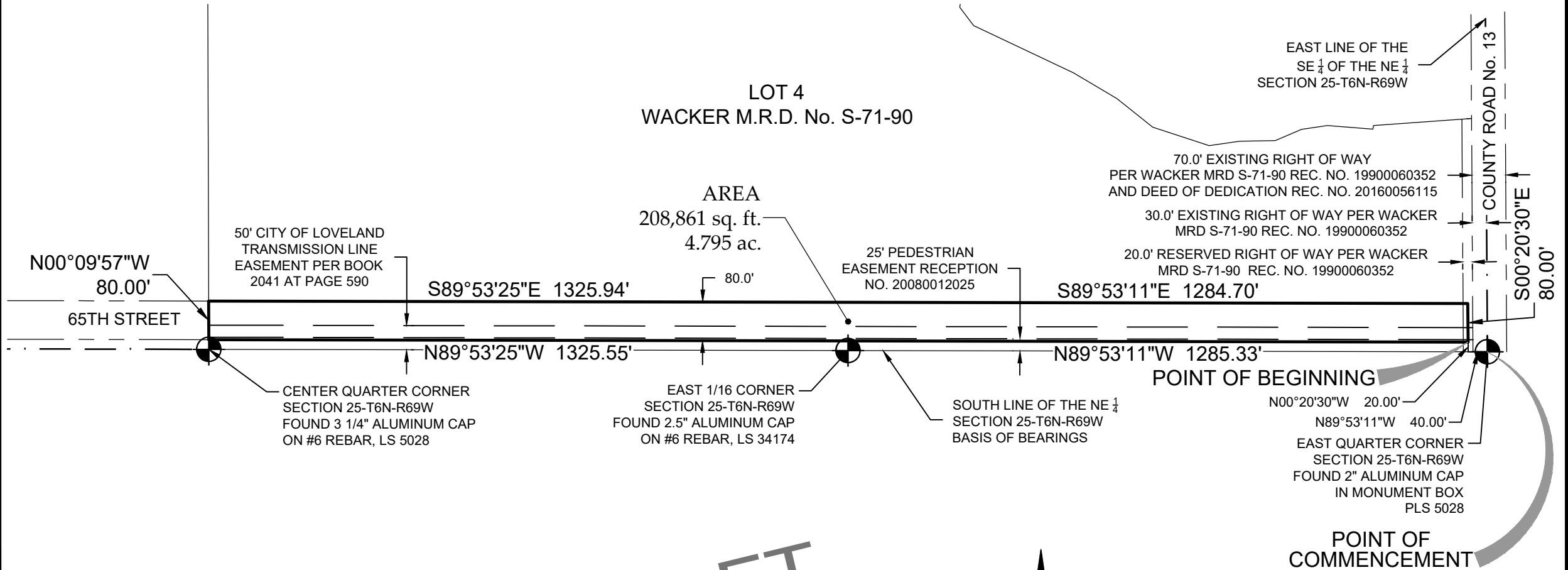
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EXHIBIT

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

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

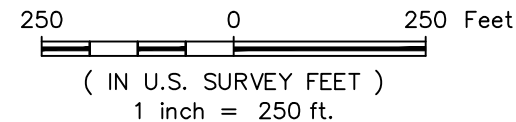
AREA
208,861 sq. ft.
4.795 ac.



DRAFT
7-21-23

PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

PAGE 2 OF 2



NE | **NORTHERN ENGINEERING**
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4188 NORTHERNENGINEERING.COM

NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

DESCRIPTION

A parcel of land being a part of Lot 4, Walker 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 (T.6N.), Range Sixty-Nine West (R.69W.) 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 10.00 feet;

THENCE departing said South line, North 00° 20' 30" West along a line parallel and offset a distance of 40' feet from the Easterly line of the Northeast Quarter of Section 25, a distance of 482.73 feet to the Northerly line of Lot 4, Walker M.R.D. No. S-71-90;

THENCE along said Northerly line, North 85° 51' 09" East a distance of 10.02 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 4,831 square feet or 0.111 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.

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

Robert C. Tessely – for and on behalf of Northern Engineering
Colorado Registered Professional Land Surveyor #38470

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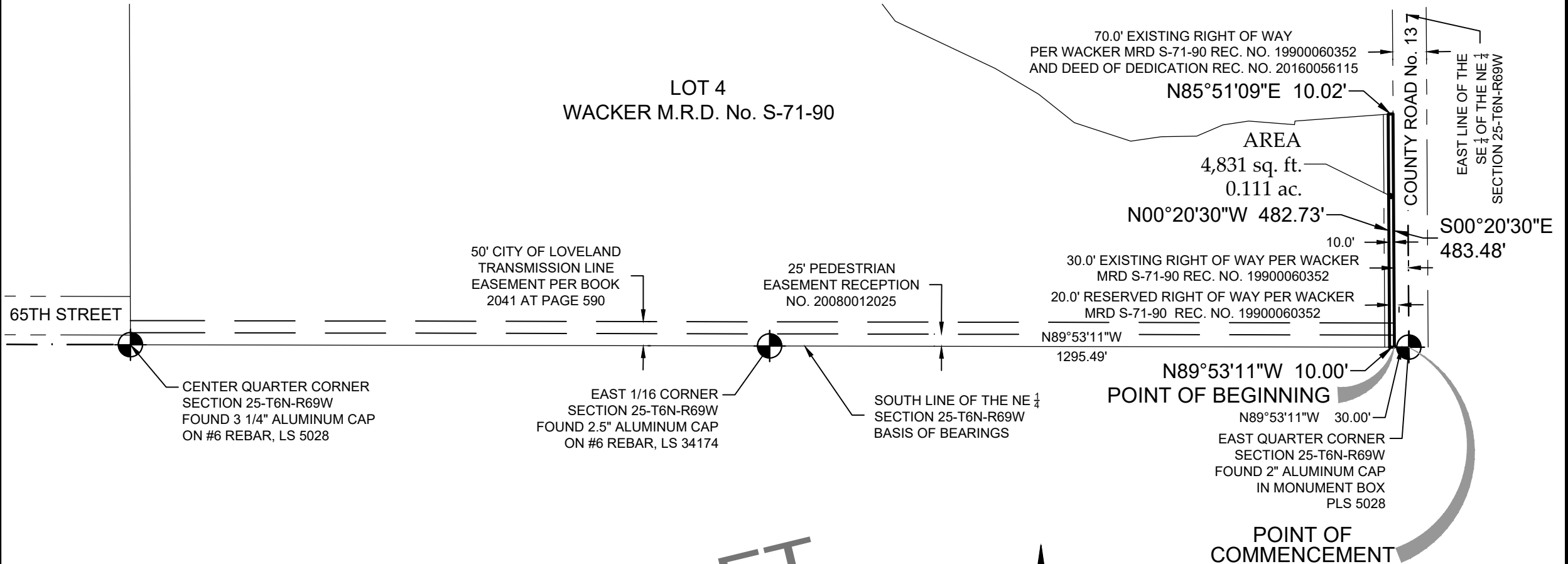
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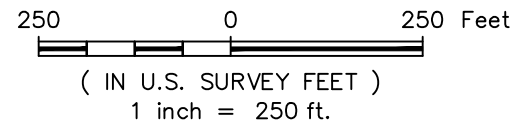
LOT 4
WACKER M.R.D. No. S-71-90



DRAFT
7-21-23

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