

DATE	RECORD OF ISSUE	BY	CK, APR	DESIGNED:
10-16-01	added all easements		MDJ	DRAWN: MDJ
				CHECKED:
				APPROVED:
				DATE: SEP 13, 2001
				FIELD BOOK
				SCALE: 1" = 100'

165 SW 2ND ST  
LOVELAND, COLORADO, 80537  
(970) 667-8010

CLIENT:  
**COLORADO COMMERCIAL PROPERTIES**

Consulting Engineers and Professional Construction Managers  
CIVIL / STRUCTURAL ENGINEERING, GEOTECHNICAL AND FOUNDATION ENGINEERS,  
DAMS AND RESERVOIRS / CONCRETE / ASPHALT / TESTING AND FIELD INSPECTION

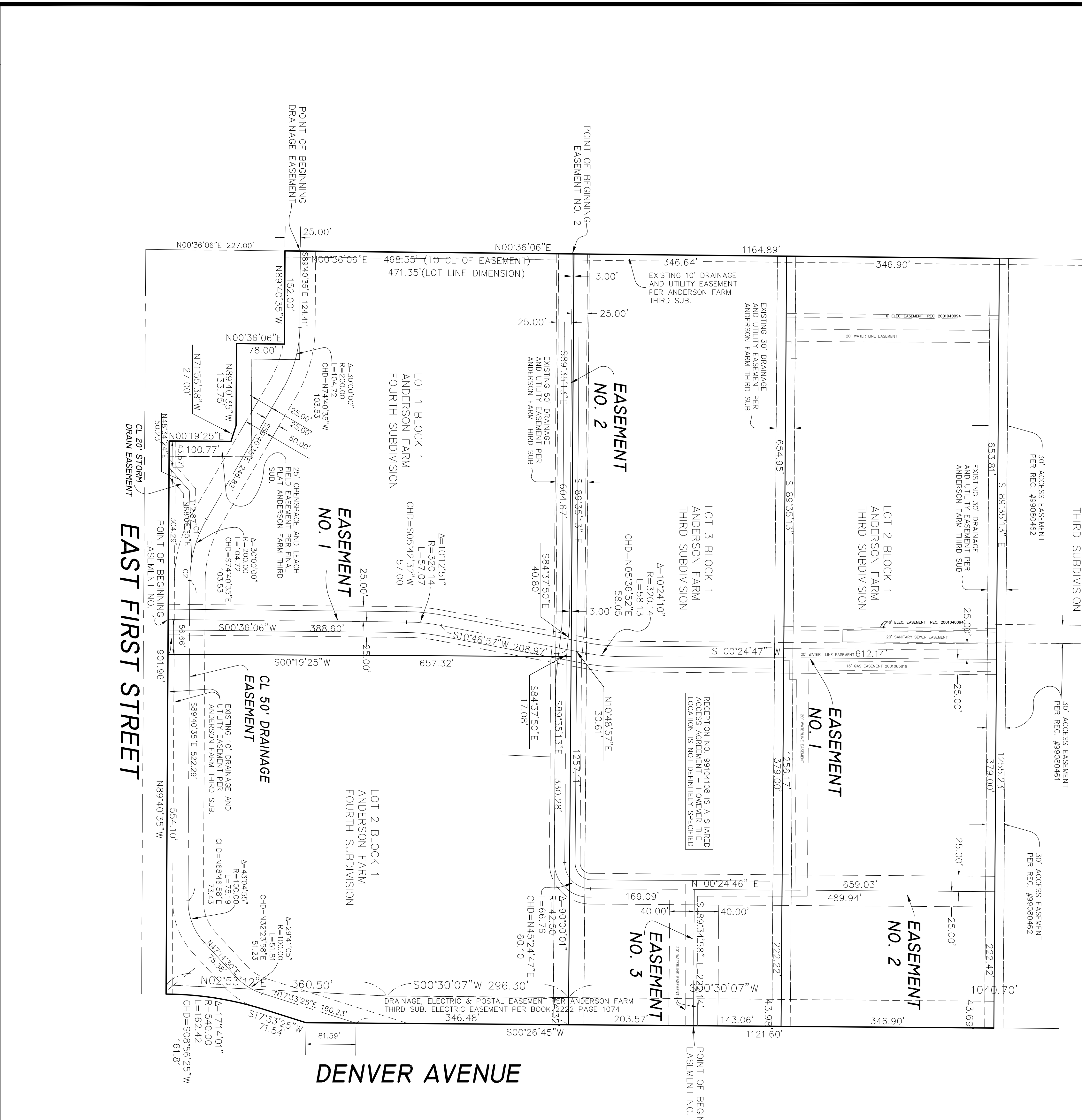
PROJECT TITLE:  
**DENVER AVENUE COMMERCIAL PARK**

SHEET TITLE:  
**JOINT ACCESS AND DRAINAGE EASEMENTS**

PROJECT NO.  
P01-1327

DRAWING NO.  
ACCESS-EAS

REVISION NO.  
SHEET  
1 of 1



50' DRAINAGE EASEMENT  
A 50.00 foot wide strip of land being a portion of Lots 1 and 2 Block 1 of Anderson Farm Fourth Subdivision, a subdivision of a portion of the Southeast Quarter of Section 18, Township 5 North, Range 68 West of Township 5 North, Range 68 West of the Sixth Principal Meridian, City of Loveland, Larimer County, Colorado, lying 25.00 feet on each side of the following described centerline, the West line of said Lot 1 Block 1 on bearing North 00°36'06" East per the final plat of Anderson Farm Fourth Subdivision, commencing at the Southwest corner of said Lot 1 Block 1, thence North 00°36'06" East per the final plat of Anderson Farm Fourth Subdivision, to the POINT OF BEGINNING, said point bears North 00°36'06" East a distance of 252.00 feet from the Southeast corner of said Southeast Quarter of Section 18. East a distance of 174.41 feet to a point of curvature; thence southeasterly along the arc of said curve to the right, having a central angle of 30°00'00" and a radius of 200.00 feet, on an arc length of 104.72 feet, the chord of said curve bears South 74°40'35" East a distance of 62.62 feet; thence South 99°40'35" East a distance of 300.00 feet to a point of curvature; thence southeasterly along the arc of said curve to the left, having a central angle of 30°00'00" and a radius of 200.00 feet, on an arc length of 104.72 feet, the chord of said curve bears South 74°40'35" East a distance of 62.62 feet; thence southeasterly along the arc of said curve to the left, having a central angle of 43°04'55" and a radius of 100.00 feet, on an arc length of 75.19 feet, the chord of said curve bears North 68°46'58" East a distance of 46.67 feet; thence North 17°33'25" East a distance of 160.23 feet to a point of curvature; thence North 17°33'25" East a distance of 160.23 feet to the POINT OF TERMINUS of the above described easement, extend to or terminate at the West line of said Lot 1 on the West end of the easement, and at the East line of said Lot 2 Block 1.

20' STORM DRAIN EASEMENT  
A 20.00 foot wide strip of land being a portion of Lot 1 Block 1 of Anderson Farm Fourth Subdivision, a subdivision of a portion of the Southeast Quarter of Section 18, Township 5 North, Range 68 West of Township 5 North, Range 68 West of the Sixth Principal Meridian, in the City of Loveland, Larimer County, Colorado, lying 10.00 feet on each side of the following described centerline, lying 10.00 feet on each side of the following described centerline, the West line of said Lot 1 Block 1 on bearing North 00°36'06" East per the final plat of Anderson Farm Fourth Subdivision, commencing at the Southwest corner of said Lot 1 Block 1, thence North 00°36'06" East per the final plat of Anderson Farm Fourth Subdivision, to the POINT OF BEGINNING, said point bears North 00°36'06" East a distance of 252.00 feet from the Southeast corner of said Southeast Quarter of Section 18. East a distance of 174.41 feet to a point of curvature; thence southeasterly along the arc of said curve to the right, having a central angle of 30°00'00" and a radius of 200.00 feet, on an arc length of 104.72 feet, the chord of said curve bears South 74°40'35" East a distance of 62.62 feet; thence South 99°40'35" East a distance of 300.00 feet to a point of curvature; thence southeasterly along the arc of said curve to the left, having a central angle of 30°00'00" and a radius of 200.00 feet, on an arc length of 104.72 feet, the chord of said curve bears South 74°40'35" East a distance of 62.62 feet; thence southeasterly along the arc of said curve to the left, having a central angle of 43°04'55" and a radius of 100.00 feet, on an arc length of 75.19 feet, the chord of said curve bears North 68°46'58" East a distance of 46.67 feet; thence North 17°33'25" East a distance of 160.23 feet to a point of curvature; thence North 17°33'25" East a distance of 160.23 feet to the POINT OF TERMINUS of the above described easement, extend to or terminate at the West line of said Lot 1 on the West end of the easement, and at the East line of said Lot 2 Block 1.

LEGAL DESCRIPTION ACCESS EASEMENT NO. 1  
A 50.00 foot wide access easement lying in portions of Lots 1 and 2 in Block 1 of Anderson Farm Fourth Subdivision, subdivisions of portions of the Southeast Quarter of Section 18, Township 5 North, Range 68 West of the Sixth Principal Meridian, City of Loveland, Larimer County, Colorado, lying 40.00 feet on each side of the following described centerline:  
Commencing at the Northeast corner of Lot 1 Block 1 of Anderson Farm Fourth Subdivision, bearing North 89°40'35" East, a distance of 57.67 feet; thence South 89°35'13" East, a distance of 604.67 feet; thence South 89°35'13" East, a distance of 57.67 feet to a point of curve; thence along the arc of said curve to the left, having a radius of 42.30 feet and a central angle of 90°00'01", on an arc distance of 66.76 feet; thence North 12°41'40" East, a distance of 639.03 feet to the POINT OF BEGINNING. The south line of said Lot 1 of Anderson Farm Fourth Subdivision and Lot 3 Block 1 of Anderson Farm Third Subdivision and Lot 3 Block 1 of Anderson Farm Fourth Subdivision as bearing North 89°40'35" East, a distance of 57.67 feet to the POINT OF BEGINNING, with all bearings contained herein relative thereto;  
Commencing at the Northeast corner of Lot 1 Block 1, thence South 00°26'45" West along the East line of said Lot 1, a distance of 143.06 feet to the POINT OF BEGINNING; thence North 89°34'58" West, a distance of 222.14 feet to the POINT OF TERMINUS. The sidelines of this easement extend to or terminate at the east line of Lot 3 Block 1 of Anderson Farm Third Subdivision at the Point of Beginning, and at the east line of the above described Easement No. 2 at the Point of Terminus.

LEGAL DESCRIPTION ACCESS EASEMENT NO. 2  
A 50.00 foot wide access easement lying in portions of Lots 1 and 2 in Block 1 of Anderson Farm Fourth Subdivision, subdivisions of portions of the Southeast Quarter of Section 18, Township 5 North, Range 68 West of the Sixth Principal Meridian, City of Loveland, Larimer County, Colorado, lying 40.00 feet on each side of the following described centerline:  
Commencing at the Northeast corner of Lot 1 Block 1 of Anderson Farm Fourth Subdivision, bearing North 89°40'35" East, a distance of 57.67 feet; thence South 89°35'13" East, a distance of 604.67 feet; thence South 89°35'13" East, a distance of 57.67 feet to a point of curve; thence along the arc of said curve to the left, having a radius of 42.30 feet and a central angle of 90°00'01", on an arc distance of 66.76 feet; thence North 12°41'40" East, a distance of 639.03 feet to the POINT OF BEGINNING. The south line of said Lot 1 of Anderson Farm Fourth Subdivision and Lot 3 Block 1 of Anderson Farm Third Subdivision and Lot 3 Block 1 of Anderson Farm Fourth Subdivision as bearing North 89°40'35" East, a distance of 57.67 feet to the POINT OF BEGINNING, with all bearings contained herein relative thereto;  
Commencing at the Northeast corner of Lot 1 Block 1, thence South 00°26'45" West along the East line of said Lot 1, a distance of 143.06 feet to the POINT OF BEGINNING; thence North 89°34'58" West, a distance of 222.14 feet to the POINT OF TERMINUS. The sidelines of this easement extend to or terminate at the east line of Lot 3 Block 1 of Anderson Farm Third Subdivision at the Point of Beginning, and at the east line of the above described Easement No. 2 at the Point of Terminus.

**GRAPHIC SCALE**  
1 inch = 100 ft

LEGAL DESCRIPTION ACCESS EASEMENT NO. 3  
An 80.00 foot wide access easement lying in a portion of Lot 3 in Block 1 of Anderson Farm Third Subdivision, subdivisions of portions of the Southeast Quarter of Section 18, Township 5 North, Range 68 West of the Sixth Principal Meridian, City of Loveland, Larimer County, Colorado, lying 40.00 feet on each side of the following described centerline:  
Commencing at the Northeast corner of said Lot 3 Block 1, thence South 00°26'45" West along the East line of said Lot 3, a distance of 143.06 feet to the POINT OF BEGINNING; thence North 89°34'58" West, a distance of 222.14 feet to the POINT OF TERMINUS. The sidelines of this easement extend to or terminate at the east line of Lot 3 Block 1 of Anderson Farm Third Subdivision at the Point of Beginning, and at the east line of the above described Easement No. 2 at the Point of Terminus.