

# C.O.L. COLLEGE AND TRILBY SUBDIVISION

Part Of The Southeast Quarter Of Section 11, Township 6 North, Range 69 West Of The 6th P.M.,  
City Of Fort Collins, County Of Larimer, State Of Colorado

### STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all men by these presents, that the undersigned, being owners of the following described land:

A parcel of land being part of the Southeast Quarter (SE1/4) of Section Eleven (11), Township Six North (T.6N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado, and being more particularly described as follows:

BEGINNING at the Southeast (SE) corner of said Section 11 assuming the East Line of the SE1/4 of said Section as bearing North 00°40'19" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2646.18 feet with all other bearings contained herein relative thereto:

THENCE South 88°27'35" West along the South line of the SE1/4 of said Section 11 a distance of 420.00 feet;  
THENCE North 00°40'19" West along a line parallel with the East line of said SE1/4, a distance of 501.00 feet;  
THENCE North 88°27'35" East along a line parallel with the South line of said SE1/4 a distance of 420.00 feet to the East line of said SE1/4;

THENCE South 00°40'19" East along said East line of the SE1/4 a distance of 501.00 feet to the POINT OF BEGINNING;

EXCEPT a strip of land conveyed in Deed To The Department of Highways, State of Colorado, recorded December 10, 1958, in Book 1082 at Page 539, of the Larimer County, Colorado Records, County of Larimer, State of Colorado.

EXCEPT a parcel of land conveyed in a Warranty Deed to the Colorado Department of Transportation recorded January 15, 2004 as Reception No. 2004-0004682 of the Records of Larimer County.

The above described tract contains 3.881 acres, more or less.

The undersigned have caused the above described land to be surveyed and subdivided into lots, tracts, and streets as shown on this plat to be known as C.O.L. COLLEGE AND TRILBY SUBDIVISION, subject to all easements and rights-of-way now of record or existing or indicated on this plat.

### CERTIFICATE OF DEDICATION

The Undersigned Do Hereby Dedicate And Convey To The City Of Fort Collins, Colorado, For Public Use, Forever, The Streets And Easements As Laid Out And Designated On This Plat; Provided, However, That (1) Acceptance By The City Of This Dedication Of Easements Does Not Impose Upon The City A Duty To Maintain The Easements So Dedicated, And (2) Acceptance By The City Of This Dedication Of Streets Does Not Impose Upon The City A Duty To Maintain Streets So Dedicated Until Such Time As The Provisions Of The Repair Guarantee (Which Shall Be Sole Responsibility Of C.O.L. College And Trilby, LLC) Have Been Fully Satisfied.

### REPAIR GUARANTEE

C.O.L. College and Trilby, LLC shall be responsible for any repairs necessary as a result of construction. The maintenance responsibility of work repairs shall be an obligation of C.O.L. College and Trilby, LLC for two (2) years after final acceptance of the work has been made by the City. Final acceptance occurred July 29, 2004. C.O.L. College and Trilby, LLC shall hold the City harmless from any and all claims, which may arise from the construction and maintenance of the development. If subsequent inspection determines that additional corrective measures are necessary, such corrective measures shall be completed within thirty (30) days of notification. All repairs and maintenance shall be performed in accordance with the applicable provisions contained in the "Larimer County Urban Area Street Standards", latest edition.

### NOTICE OF OTHER DOCUMENTS

All Persons Take Notice That The Developer And/Or Owner Has Executed Certain Documents Pertaining To This Development Which Create Certain Rights And Obligations Of The Development. The Developer And/Or Subsequent Owners Of All Or Portions Of The Development Site, Many Of Which Obligations Constitute Promises And Covenants Which Run With The Land. The Said Documents May Also Be Amended From Time To Time And May Include, Without Limitation, The Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, And Architectural Elevations, Which Documents Are On File In The Office Of The Clerk Of The City Of Fort Collins And Should Be Closely Examined By All Persons Interested In Purchasing Any Portion Of The Development Site.

C.O.L. College and Trilby, LLC, a Colorado Limited Liability Company  
By: Hunt Douglas Real Estate Services, Inc.,  
a Florida Corporation, its Manager

*[Signature]* Date: **3.14.05**  
Hamilton E. Hunt Jr., its President

### NOTARIAL CERTIFICATE

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 14th day of March, 2005.  
My commission expires 6/19/07

Witness my hand and official seal. *[Signature]* (SEAL)  
Notary Public

Lienholder: Colonial Bank N.A.

*[Signature]* Date: **3-16-05**  
S. Kristina

### NOTARIAL CERTIFICATE

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 16th day of March, 2005.  
My commission expires 1-28-06

Witness my hand and official seal. *[Signature]* (SEAL)  
Notary Public

Front Range Limited Partnership, an Arizona Limited Partnership  
By: *[Signature]* General Partner

*[Signature]* Date: **3-17-05**  
Jeff Timan, its Vice President

### NOTARIAL CERTIFICATE

STATE OF Arizona  
COUNTY OF Yuma

The foregoing instrument was acknowledged before me this March day of 2005.  
My commission expires May 5, 2006

Witness my hand and official seal. *[Signature]* (SEAL)  
Notary Public

### ATTORNEY'S CERTIFICATION:

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the plat and other information discovered by me through reasonable inquiry and is limited to authorization by Section 2.2.3(C)(3)(f) of the Land Use Code.

Attorney: *[Signature]*  
Address: **250 S. Arroyo Street, Suite 710**  
**Denver, CO 80246**  
Registration No.: **4139**

### APPROVED AS TO FORM, CITY ENGINEER:

By the City Engineer of the City of Fort Collins, Colorado this 30th day of March, A.D., 2005.

*[Signature]*  
City Engineer

### PLANNING APPROVAL

By the Director of Planning of the City of Fort Collins, Colorado this 31st day of March, A.D., 2005.

*[Signature]*  
Director of Planning

### NOTES:

- 1. Lot 1 and Lot 2 are covered by "Cross Easements for Ingress and Egress" and shared parking as called out and defined in the "Declaration of Shopping Center Restrictions and Grant of Easements" recorded January 13, 2004 as Reception No. 2004-0003382. The location of these easement areas are depicted within Reception No. 2004-0003382 as Exhibits B, C, and D.
- 2. The Detention pond located within Lot 2 is for the joint use of Lot 1 and Lot 2 and is located within the "Stormwater Management Area" as referred to in the "Declaration of Shopping Center Restrictions and Grant of Easements" recorded January 13, 2004 as Reception No. 2004-0003382. The location of the "Area" is depicted on Exhibit B within Reception No. 2004-0003382. Rights and usages are called out within said document.
- 3. Ingress and Egress is provided for Lots 1 and 2 across the adjoining parcels to the North per the "Declaration of Restrictions and Grant of Easements" recorded January 13, 2004 as Reception No. 2004-0003382. The location of the Ingress and Egress rights is depicted on Exhibit C of said document.

### TITLE COMMITMENT NOTE

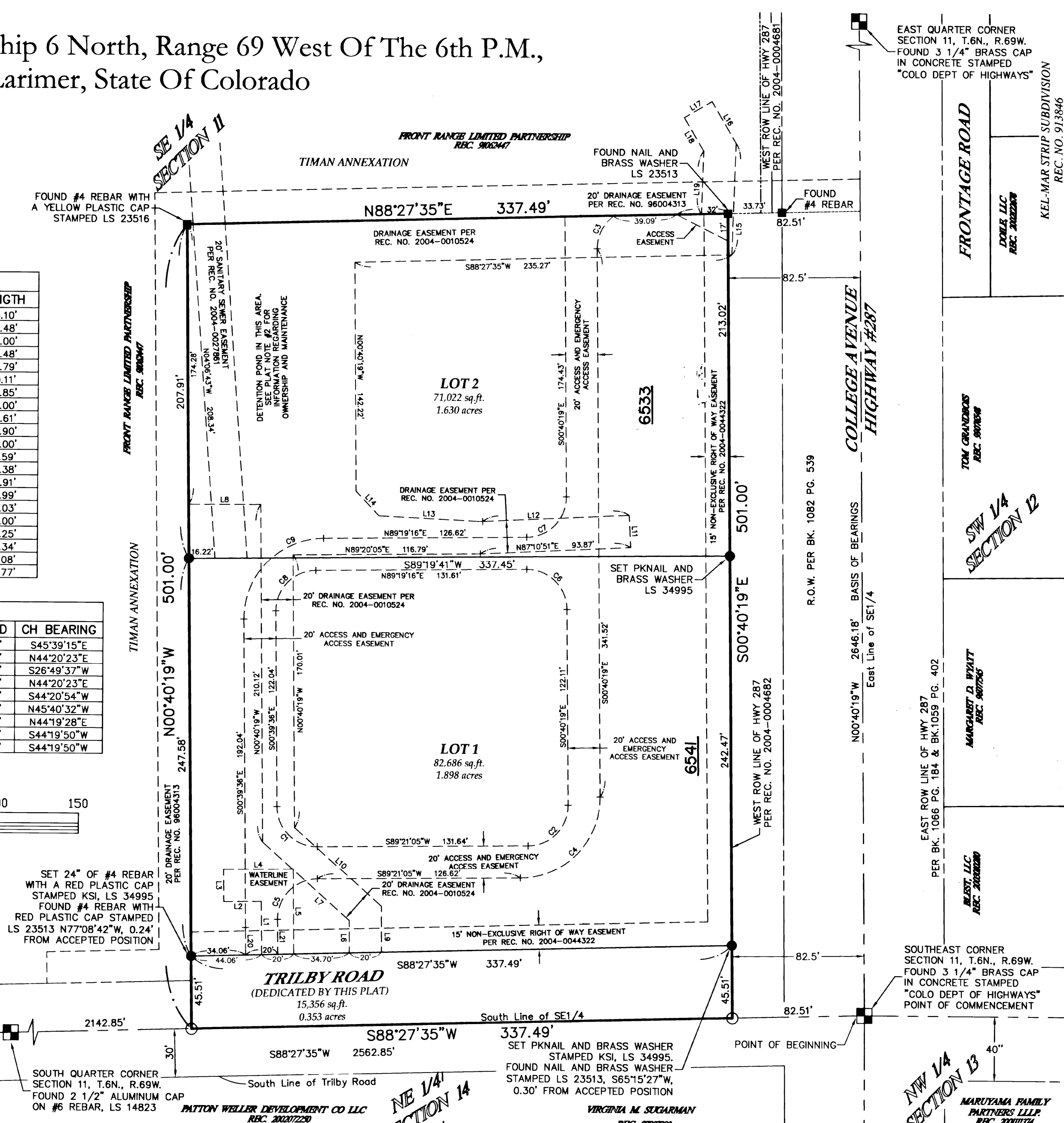
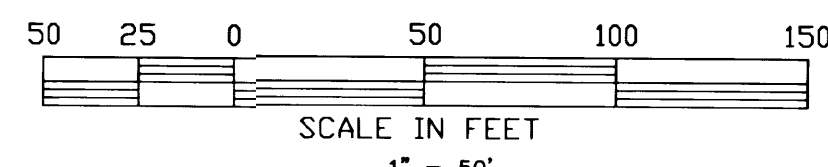
This survey does not constitute a title search by King Surveyors Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors Inc. relies upon Title Policy Number F096559A02 C-9, dated DECEMBER 17, 2003 at 7:30 a.m. as prepared by Security Title Guaranty Co. to delineate the aforesaid information.

### BASIS OF BEARINGS

Assuming the East line of the Southeast Quarter of Section 11, T.6N., R.69W., as bearing North 00°40'19" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2646.18 feet with all other bearings contained herein relative thereto.

LINE	BEARING	LENGTH
L1	N00°39'17"W	33.10'
L2	S89°20'43"E	23.44'
L3	N00°39'17"W	20.00'
L4	N89°20'43"E	43.48'
L5	S00°39'17"E	52.79'
L6	S00°26'36"E	20.11'
L7	S48°18'52"E	72.85'
L8	N89°50'53"E	45.00'
L9	N00°26'36"W	28.61'
L10	N48°18'52"W	72.90'
L11	N02°49'09"W	20.00'
L12	S87°10'51"W	91.59'
L13	N87°09'00"W	62.38'
L14	N43°11'27"W	20.91'
L15	N0°51'15"E	69.99'
L16	N30°25'39"W	30.03'
L17	S59°34'21"W	20.00'
L18	S30°25'39"E	24.25'
L19	S01°51'15"W	39.34'
L20	S00°39'17"E	17.08'
L21	S00°39'17"E	21.77'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	39.26'	25.00'	89°59'19"	35.35'	S45°39'15"E
C2	39.28'	25.00'	90°01'25"	35.36'	N44°20'23"E
C3	24.00'	25.00'	54°59'52"	23.09'	S26°49'37"W
C4	78.56'	50.00'	90°01'25"	70.73'	N44°20'23"E
C5	39.27'	25.00'	90°00'23"	35.36'	S44°20'54"W
C6	39.27'	25.00'	90°00'25"	35.36'	N44°19'28"E
C7	39.27'	25.00'	89°59'35"	35.35'	N44°19'28"E
C8	39.26'	25.00'	89°58'52"	35.35'	S44°19'50"W
C9	78.52'	50.00'	89°58'52"	70.70'	S44°19'50"W



### LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSI, LS 34995
- CALCULATED POSITION
- EASEMENT
- SECTION LINE
- RIGHT-OF-WAY
- PROPERTY LINE

### 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. (13-80-105 C.R.S.)

### SURVEYOR'S STATEMENT:

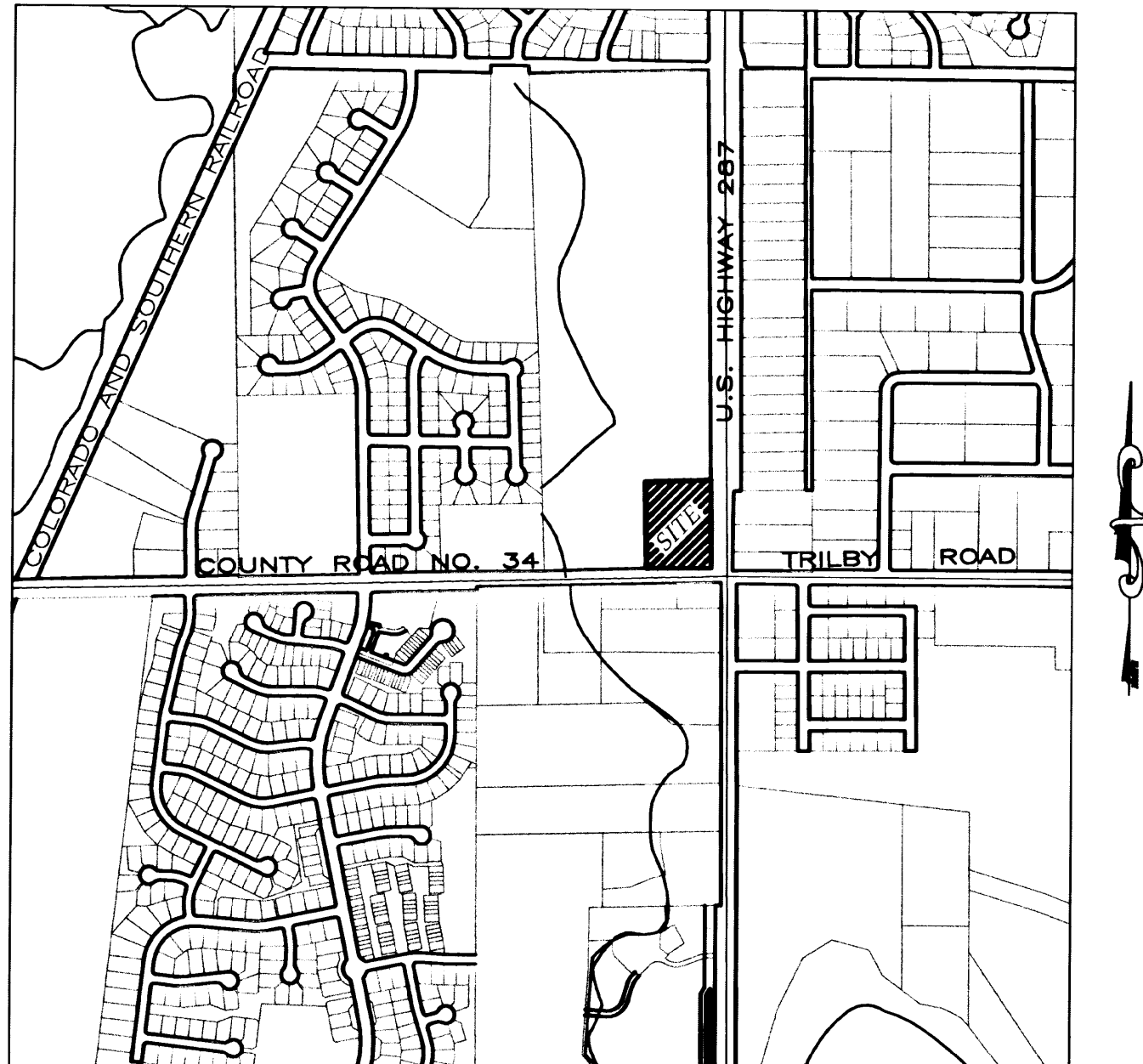
I, Steven A. Lund, a Colorado Registered Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof to the best of my knowledge, information and belief.

*[Signature]*  
Steven A. Lund  
March 14, 2005

Steven A. Lund - On Behalf of King Surveyors, Inc.  
Colorado Registered Professional Land Surveyor # 34995

### NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.



DATE: 10-24-04  
FILE NAME: 2003358A-SUB  
SCALE: 1"=50'  
DRAWN BY: CSK  
CHECKED BY: SAL  
KING SURVEYORS INC.  
9299 EASTMAN PARK DRIVE • WINDSOR, CO 80550  
PHONE: (970) 686-5011 • FAX: (970) 686-5821 • WWW.KINGSURVEYORS.COM  
REVISIONS: DATE: 12-15-04 CSK 12-15-04 REVISED PER 12-30-04 COMMENTS CSK 01-18-05 REVISED PER CITY COMMENTS CSK 03-01-05 CDDG CHECKED CSK 03-01-05 ADDED LIENHOLDER CSK 03-14-05  
C.O.L. COLLEGE AND TRILBY SUBDIVISION  
FOR HUNT DOUGLAS  
1112 OAKRIDGE DRIVE, #104-219  
FORT COLLINS, CO 80525  
PROJECT # 2003358A  
1  
SHEET 1 OF 1