

9-27-95

Fax 493-9623

Mr. Latif,

This is the correct legal description for your property. Please have your CADD person delete the old legal on the Site Plan and replace it with the following:

Tract of land situate in the N.E. 1/4 of Section 13, Township 7 North, Range 69 West, of the 6th P.M., City of Fort Collins, Colorado, beginning at the S.E. corner of Lot 5 Block 1 of Sitzmans Addition to the City of Fort Collins, which point is located North 842.3 feet and East 141.8 feet from the S.W. corner of the N.E. 1/4 of the N.E. 1/4 of Said Section 13, as shown on the plat of Sitzmans Addition filed in Larimer County April 26, 1943 and run thence North 128.0 feet along the East line of Lot 5, thence N 89°44' E 37.34 feet; thence S 49°34' E 155.84 feet; thence along a 15' radius curve to the right a distance of 36.97 feet, the long chord of which bears S20°05' W 28.13 feet; thence S89°44' W 146.30 feet to the point of beginning, containing .3216 acres more or less, known as Sitzmans 2nd Subdivision.

In addition, please add the Attorney's Certification as circled on page two of this fax to the Site Plan. Have your attorney sign the mylar of the Site Plan before you come to the hearing on October 9, 1995 at 2:30 P.M.

Call me if you have any questions at 221-6206.

Sincerely,

Michael Ludwig  
City Planner

xc: file