

PLAT OF A MONUMENTED LAND SURVEY LOCATED IN THE SE 1/4 OF SECTION 15 T7N, R69W OF THE 6TH P.M. CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO

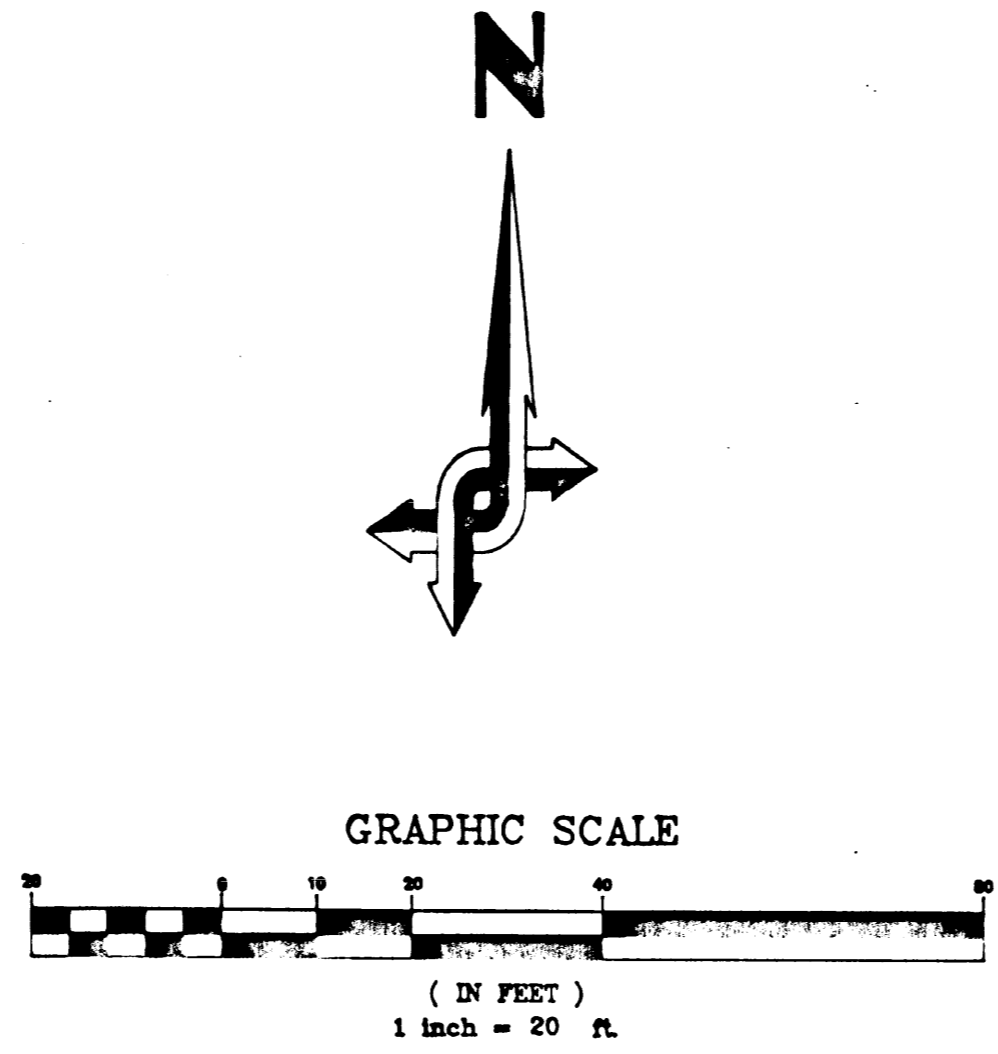
EAST 1/4 CORNER SECTION 15-7-69, FOUND A LS20123 ALUMINUM CAP IN A MONUMENT BOX, PER MONUMENT RECORD

THE PURPOSE OF THIS SURVEY WAS TO SET THE NORTHWEST AND THE SOUTHWEST CORNER MONUMENTS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, THE SAID TRACT IS A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED RECORDED JULY 2, 1990 AT RECEPTION NO. 90028203 RECORDS OF THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF THE SAID SECTION 15; THENCE ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 15, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 181.50 FEET TO THE NORTH LINE OF THE SAID TRACT DESCRIBED AT RECEPTION NO. 90028203; THENCE ALONG THE SAID NORTH LINE, NORTH 89 DEGREES 34 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 30.00 FEET TO THE EXISTING WEST RIGHT OF WAY OF SOUTH SHIELDS STREET AND TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE SAID NORTH LINE, NORTH 89 DEGREES 34 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 10.00 FEET TO A LINE WHICH IS 10.00 FEET (MEASURED AT RIGHT ANGLES) WEST OF AND PARALLEL WITH THE SAID WEST RIGHT OF WAY; THENCE ALONG THE SAID PARALLEL LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 132.00 FEET TO THE SOUTH LINE OF THE SAID TRACT DESCRIBED AT RECEPTION NO. 90028203; THENCE ALONG THE SAID SOUTH LINE, SOUTH 89 DEGREES 34 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO THE SAID WEST RIGHT OF WAY; THENCE ALONG THE SAID RIGHT OF WAY, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1320 SQUARE FEET MORE OR LESS.

THE ABOVE DESCRIBED TRACT WAS DEEDED TO THE CITY OF FORT COLLINS FOR THE SHIELDS STREET WIDENING PROJECT. THE NORTHEAST AND THE SOUTHEAST CORNER MONUMENTS OF THE ORIGINAL TRACT DESCRIBED AT RECEPTION NO. 90028203 HAD BEEN REMOVED DURING CONSTRUCTION. THE CURRENT OWNER OF THE ORIGINAL TRACT REQUESTED THAT THE MONUMENTS BE RESET. NO RESEARCH WAS DONE FOR EASEMENTS NO WAS THERE A TITLE SEARCH COMPLETED OTHER THAN THOSE COMPLETED AT THE TIME WHEN THE ABOVE DESCRIBED TRACT WAS DEEDED TO THE CITY.

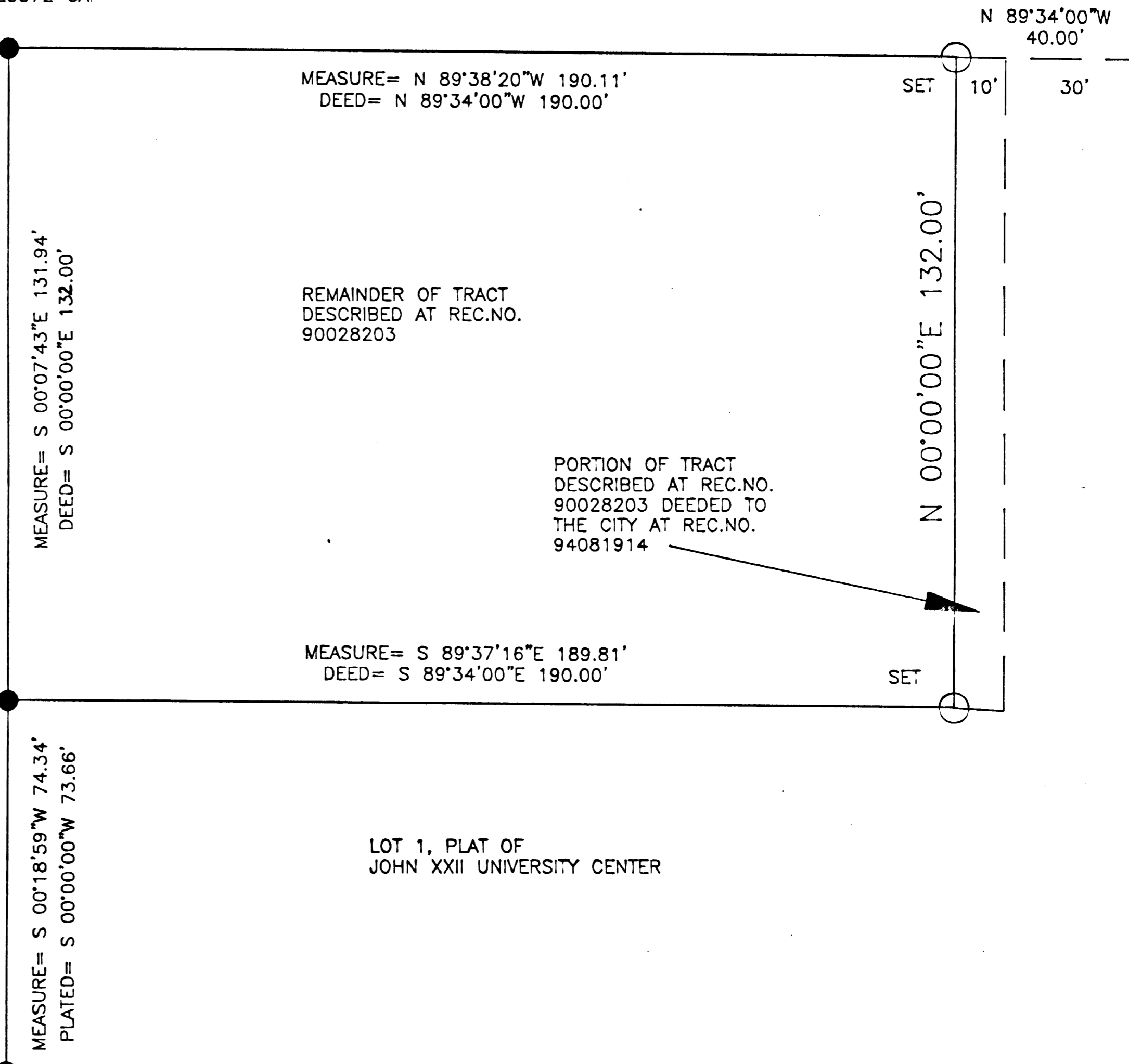


FOUND #4 REBAR WITH PLS 25372 CAP

LOT 2, PLAT OF JOHN XXII UNIVERSITY CENTER

FOUND #4 REBAR, NO CAP

FOUND #4 REBAR, NO CAP



181.50'

S 00°00'00\"/>

SOUTH SHIELDS STREET

181.50'

○ SET= SET #5 REBAR WITH PLS 17497 CAP

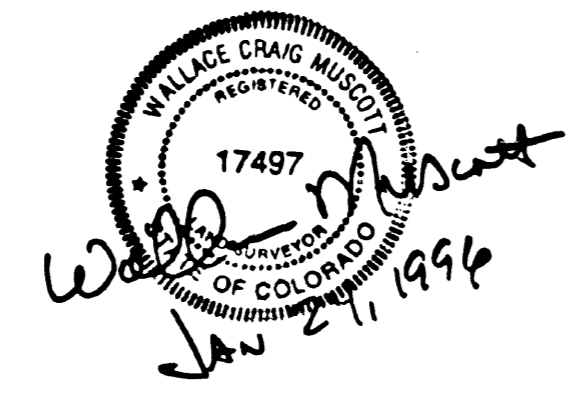
SOUTHEAST CORNER SECTION 15-7-69, FOUND A LS20123 ALUMINUM CAP IN A MONUMENT BOX, THE TIES SHOWN IN THE CURRENT MONUMENT RECORD WILL BE REVISED AND A NEW MONUMENT RECORD FILED BY MYSELF

WERTH2.DWG

SURVEYOR'S STATEMENT

WALLACE C. MUSCOTT, BEING FIRST DULY SWORN ON HIS OATH, DEPOSES AND SAYS: THAT HE IS A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS SURVEY WAS MADE BY HIM OR UNDER HIS SUPERVISION; THAT THE SURVEY IS ACCURATELY REPRESENTED ON THIS PLAT; AND THAT THE STATEMENTS CONTAINED HEREON WERE READ BY HIM AND THE SAME ARE TRUE AND CORRECT TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

WALLACE C. MUSCOTT, COLORADO P.L.S. 17497
P.O. BOX 580 FORT COLLINS, CO



"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

REVISIONS:

CITY OF FORT COLLINS, COLORADO
ENGINEERING DIVISION



DESIGNED: DRAWN: APPROVED: WCM
SCALE: 1"=20' BOOK: CHECKED: DATE: JAN. 1996

PLAT OF A MONUMENTED LAND SURVEY LOCATED IN THE SOUTHEAST 1/4 OF SECTION 15 T7N R69W CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO

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