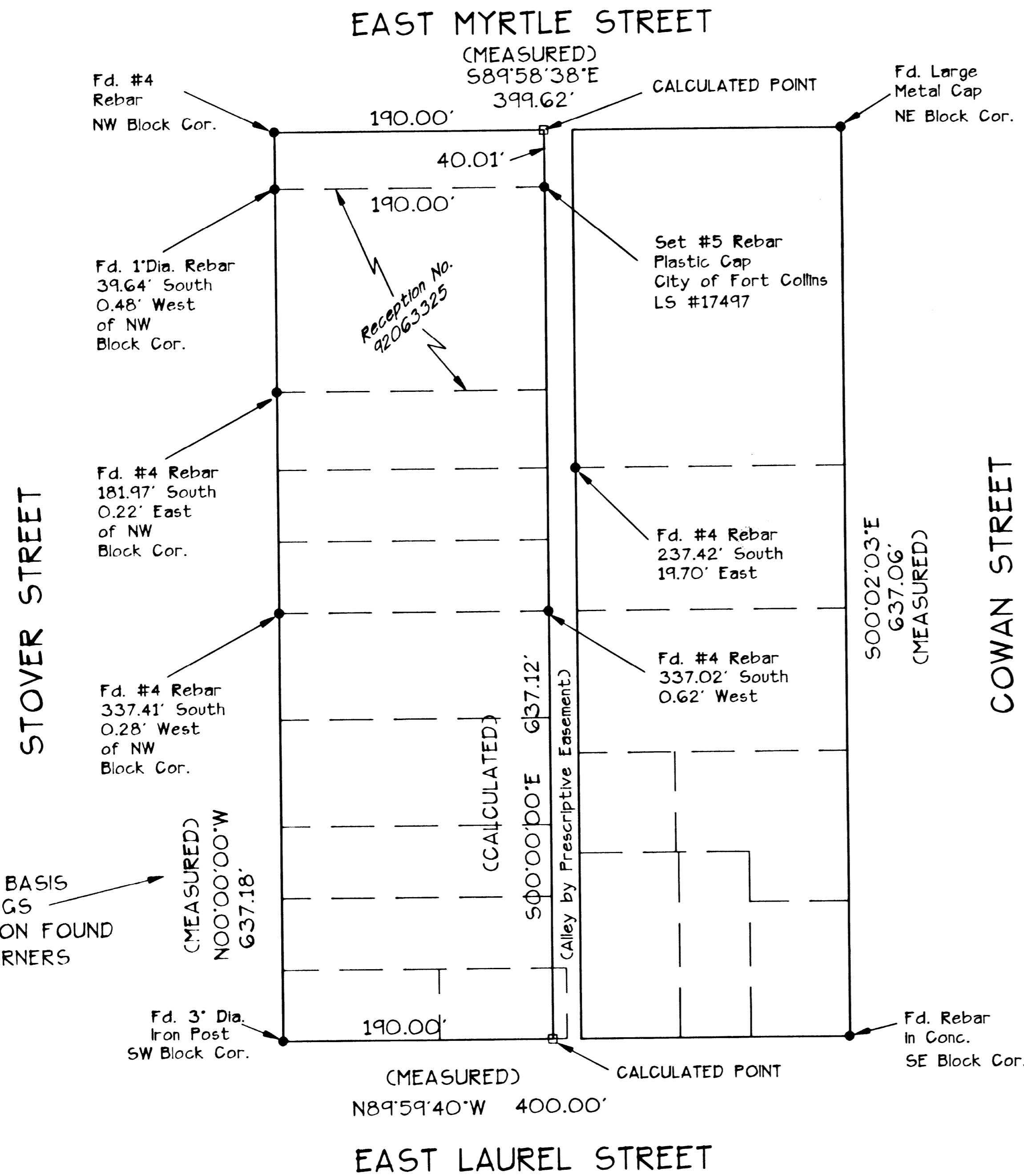
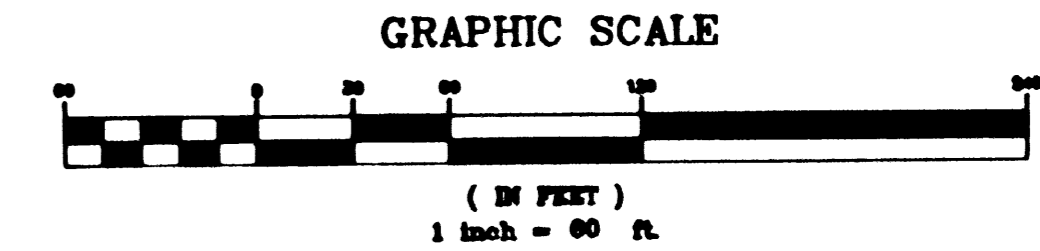
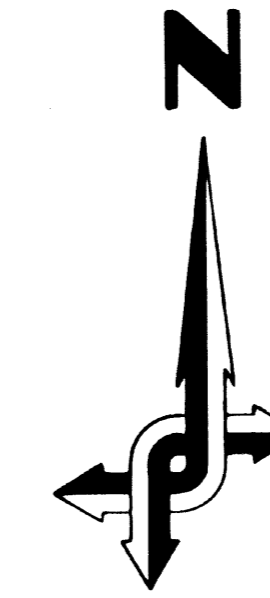


PLAT OF A MONUMENTED LAND SURVEY LOCATED IN  
BLOCK 186  
CITY OF FORT COLLINS  
COLORADO

(SITUATE IN THE NE 1/4 OF SECTION 13, T.7N., R.69 W. OF THE 6TH. P.M.)



THE PURPOSE OF THIS SURVEY WAS TO REPLACE THE NORTHEAST CORNER MONUMENT OF THAT CERTAIN TRACT OF LAND DESCRIBED AT RECEPTION NO. 92063325 RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER. THE CURRENT OWNER OF THE PROPERTY HAD REQUESTED THE CITY OF FORT COLLINS LIGHT AND POWER UTILITY TO REPLACE THE MONUMENT THAT THEY HAD REMOVED DURING CONSTRUCTION. NO RESEARCH WAS DONE FOR EASEMENTS. NOR WAS THERE A TITLE SEARCH COMPLETED.

DESCRIPTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AT RECEPTION NO. 92063325:

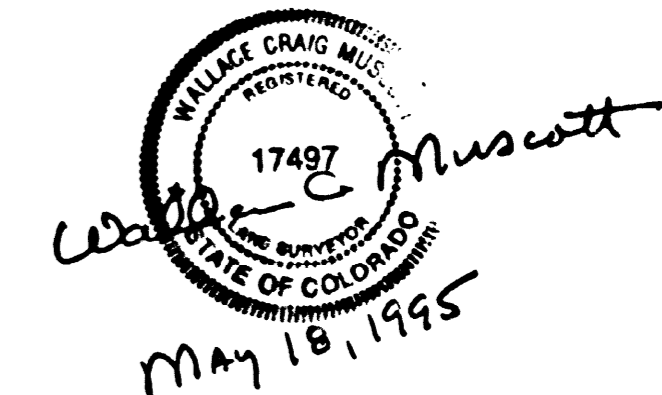
COMMENCING A POINT 40.00 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 186;  
THENCE SOUTH 142.00 FEET;  
THENCE EAST 190.00 FEET;  
THENCE NORTH 142.00 FEET;  
THENCE WEST 190.00 FEET TO THE POINT OF BEGINNING. IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

NOTE:  
THE 20.00 FEET WIDE STRIP OF LAND RUNNING NORTH SOUTH THROUGH THE CENTER OF BLOCK 186 IS NOT A PLATTED ALLEY. PER THE LARIMER COUNTY ASSESSOR MAPS, THIS 20.00 FOOT (+/-) WIDE STRIP IS CONSIDERED TO BE AN ALLEY BY PRESCRIPTIVE EASEMENT. BECAUSE THE ALLEY IS NOT PLATTED, AND THE DIVISION OF THE BLOCK WAS DONE BY METES AND BOUNDS WITHIN THE BLOCK, THE ALLEY DOES NOT FALL WITHIN THE STANDARD PRORATION METHOD FOR THE DISTRIBUTION OF THE PROPERTY.

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.

BLOCK186.DWG

REVISIONS:

CITY OF FORT COLLINS, COLORADO  
ENGINEERING DIVISION



DESIGNED:  
WCM  
SCALE:

DRAWN:  
J.H./CADD  
BOOK:

APPROVED:  
WCM  
CHECKED:

DATE:  
5.18.95

PLAT OF A MONUMENTED LAND SURVEY LOCATED  
IN BLOCK 186, CITY OF FORT COLLINS, COLORADO

SHEET 1  
OF 1