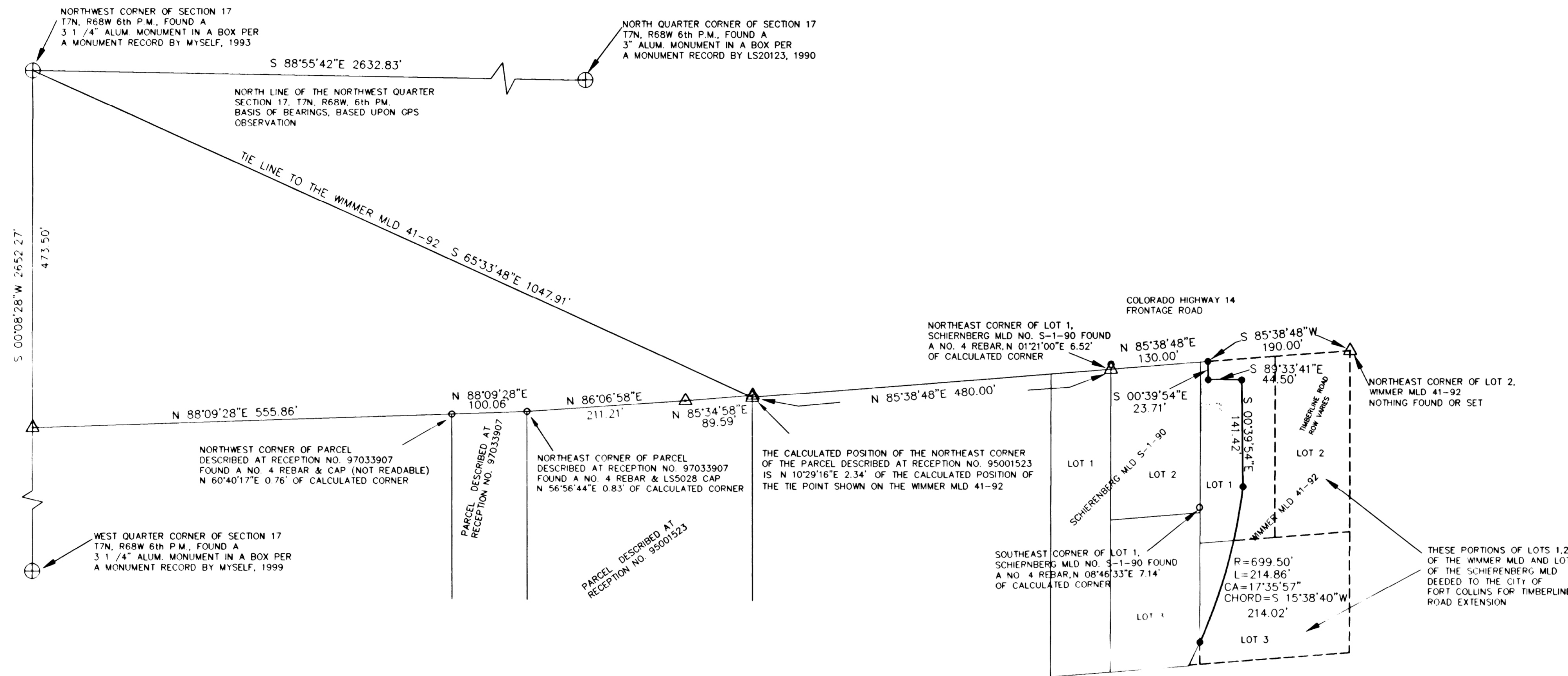


PLAT OF A MONUMENTED LAND SURVEY LOCATED IN THE NORTHWEST QUARTER OF SECTION 17 TOWNSHIP 7 NORTH RANGE 68 WEST OF THE SIXTH P.M. CITY OF FORT COLLINS LARIMER COUNTY COLORADO



DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, THE SAID TRACT IS ALSO LOCATED IN THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED JANUARY 4, 1993 AT RECEPTION NO. 93000087, AND IN A WARRANTY DEED RECORDED OCTOBER 10, 1994 AT RECEPTION NO. 94083166, AND IN A WARRANTY DEED RECORDED OCTOBER 10, 1994 AT RECEPTION NO. 94083168, ALL OF THE RECORDS OF THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY, AND IS ALSO LOCATED IN LOTS 1, 2 & 3 OF THE WIMMER M.L.D. 41-92, RECORDS OF THE SAID CLERK AND RECORDER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID LOT 2, WIMMER M.L.D. 41-92, THE SAID NORTHEAST CORNER IS ALSO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE ALONG THE NORTH LINE OF THE SAID LOT 2 AND ALONG THE NORTH LINE OF THE SAID LOT 1, SOUTH 85 DEGREES 38 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 190.00 FEET;

THENCE LEAVING THE SAID NORTH LINE, SOUTH 00 DEGREES 39 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 44.58 FEET;

THENCE NORTH 85 DEGREES 38 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 44.58 FEET;

THENCE SOUTH 00 DEGREES 39 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 128.78 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 699.50 FEET A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES 57 SECONDS AND AN ARC LENGTH OF 214.86 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 15 DEGREES 38 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 214.02 FEET TO THE WEST LINE OF THE SAID LOT 3;

THENCE ALONG THE SAID WEST LINE OF LOT 3, NON-TANGENT FROM THE PREVIOUS CURVE, SOUTH 00 DEGREES 12 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 29.20 FEET TO THE SOUTHWEST CORNER OF THE SAID LOT 3;

THENCE ALONG THE SOUTH LINE OF THE SAID LOT 3, NORTH 85 DEGREES 38 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF THE SAID LOT 3;

THENCE ALONG THE EAST LINE OF THE SAID LOTS 3 AND 2, NORTH 00 DEGREES 12 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.497 ACRES MORE OR LESS.

EXCEPTING THEREFROM:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, OF THE SAID WIMMER M.L.D. 41-92;

THENCE ALONG THE NORTH LINE OF THE SAID LOT 2 AND ALONG THE NORTH LINE OF THE SAID LOT 1, SOUTH 85 DEGREES 38 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 190.00 FEET TO THE WEST LINE OF THE SAID TRACT DESCRIBED IN THE RULE AND ORDER RECORDED AT RECEPTION NO. 98073359;

THENCE ALONG THE SAID WEST LINE, SOUTH 00 DEGREES 39 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 23.71 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG THE SAID WEST LINE, SOUTH 00 DEGREES 39 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 16.37 FEET TO THE NORTH LINE OF THE SAID TRACT DESCRIBED IN THE SAID RULE AND ORDER;

THENCE ALONG THE SAID SOUTH LINE, NORTH 85 DEGREES 38 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 44.58 FEET TO THE WEST LINE OF THE SAID TRACT DESCRIBED IN THE SAID RULE AND ORDER;

THENCE ALONG THE NORTHERLY PROLONGATION OF THE SAID WEST LINE, NORTH 00 DEGREES 39 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 12.64 FEET;

THENCE LEAVING THE SAID NORTHERLY PROLONGATION, NORTH 89 DEGREES 33 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 44.50 FEET TO THE POINT OF BEGINNING. CONTAINING 645 SQUARE FEET MORE LESS.

NOTES:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE WESTERN BOUNDARY OF THE PROPERTY DEEDED FROM DUIN TO THE CITY OF FORT COLLINS AT RECEPTION NO. 98073359 EXCEPTING THE WESTERN BOUNDARY OF THE PROPERTY DEEDED BACK TO DUIN AT RECEPTION NO. 99014421. ALL OF THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY COLORADO, NO EASEMENTS ARE SHOWN AS A RESULT OF THIS SURVEY.

SURVEYOR'S STATEMENT

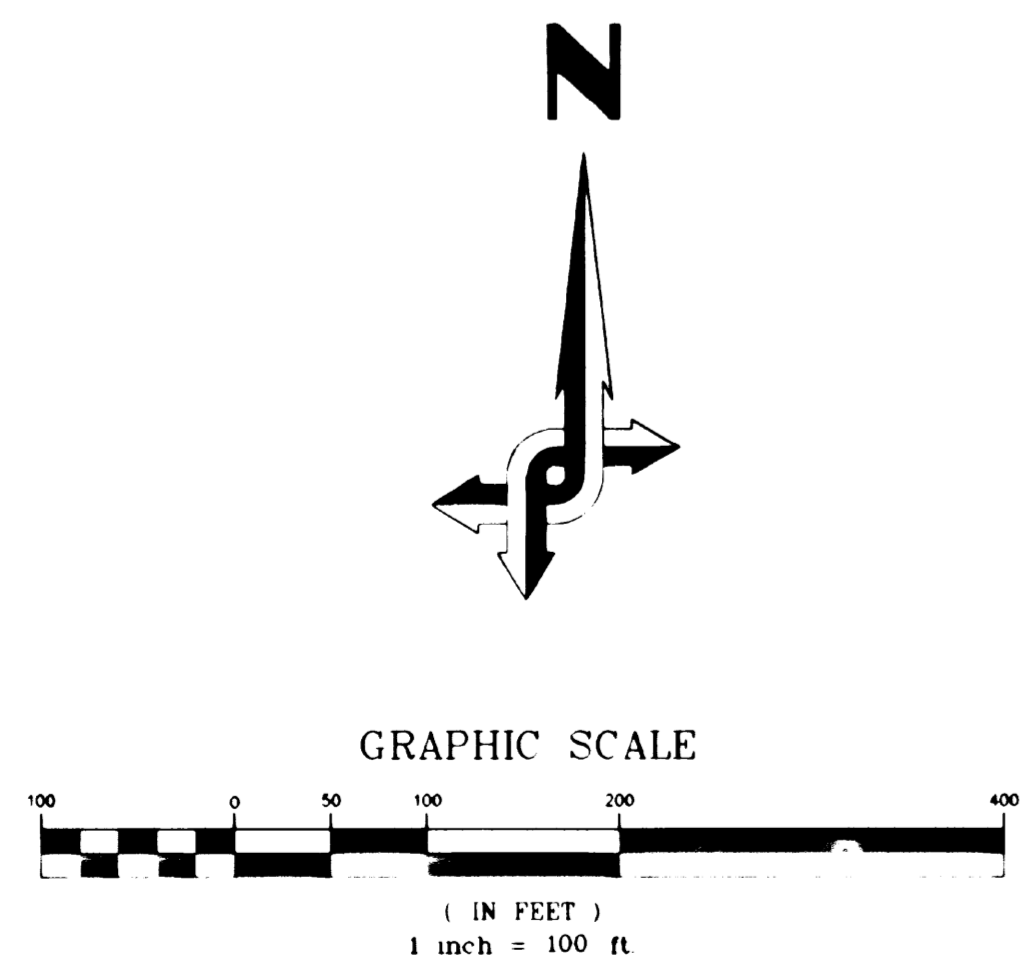
WALLACE C. MUSCOTT, BEING FIRST DULY SWORN ON HIS OATH, DEPOSES AND SAYS: THAT HE IS A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS SURVEY LOCATED IN SECTION 17 TOWNSHIP 7 NORTH RANGE 68 WEST OF THE SIXTH P.M. WAS MADE BY HIM OR UNDER HIS SUPERVISION; THAT 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 80522

*Wallace C. Muscott
2/15-00*

- △ = CALCULATED POINT
- = SET NO. 5 REBAR WITH PLS 17497 PLASTIC CAP
- = FOUND EXISTING MONUMENT AS DESCRIBED

*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: _____ _____ _____	DATE: _____ _____ _____	CITY OF FORT COLLINS, COLORADO ENGINEERING DIVISION	DESIGNED BY: WCM SCALE: 1"=100'	DRAWN BY: WCM DATE: 1-14-2000	APPROVED BY: WCM CHECKED BY: _____ DATE: _____	PLAT OF A MONUMENTED LAND SURVEY LOCATED IN SEC. 17, T7N, R68W OF 6TH. P.M. DUINPLAT.DWG	SHEET 1 OF 1
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