

PLAT OF A MONUMENTED LAND SURVEY LOCATED IN SECTION 20 TOWNSHIP 7 NORTH RANGE 68 WEST SIXTH P.M. LARIMER COUNTY COLORADO

DESCRIPTION OF A TRACT OF LAND TO BE DEEDED TO THE CITY OF FORT COLLINS KNOWN AS THE WREN SITE

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

CONSIDERING THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 20 AS BEARING NORTH 89 DEGREES 32 MINUTES 59 SECONDS WEST FROM A FOUND LARIMER COUNTY BRASS CAP MONUMENT AT THE NORTH EAST CORNER OF THE SAID SECTION 20 TO A FOUND ALUMINUM CAP MONUMENT STAMPED WITH LS 20123 AT THE NORTH QUARTER CORNER OF THE SAID SECTION 20 AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SAID NORTHEAST CORNER OF THE SAID SECTION 20;
THENCE ALONG THE EAST LINE OF LOT 1 OF THE SAID NORTHEAST QUARTER, SOUTH 00 DEGREES 09 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT OF WAY OF EAST PROSPECT ROAD AND TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING ALONG THE SAID EAST LINE OF LOT 1, SOUTH 00 DEGREES 09 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 1295.06 FEET TO THE SOUTHEAST CORNER OF THE SAID LOT 1;
THENCE ALONG THE SOUTH LINE OF THE SAID LOT 1, NORTH 89 DEGREES 36 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 1212.08 FEET;
THENCE LEAVING THE SAID SOUTH LINE OF LOT 1, NORTH 25 DEGREES 30 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 93.44 FEET;
THENCE NORTH 26 DEGREES 24 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 207.31 FEET;
THENCE NORTH 42 DEGREES 35 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 99.26 FEET;
THENCE NORTH 31 DEGREES 52 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 110.96 FEET;
THENCE NORTH 32 DEGREES 55 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 89.46 FEET;
THENCE NORTH 28 DEGREES 28 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 129.60 FEET;
THENCE NORTH 38 DEGREES 14 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 176.47 FEET;
THENCE NORTH 43 DEGREES 47 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 142.86 FEET;
THENCE NORTH 51 DEGREES 49 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 113.59 FEET;
THENCE NORTH 40 DEGREES 39 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 120.09 FEET;
THENCE NORTH 07 DEGREES 22 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 260.19 FEET TO THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED DATED OCTOBER 9, 1985 AND RECORDED AT RECEPTION NO. 85052036 RECORDS OF THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY;
THENCE ALONG THE SAID SOUTH LINE OF THE TRACT DESCRIBED AT RECEPTION NO. 85052036, SOUTH 89 DEGREES 32 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 791.78 FEET;
THENCE CONTINUING ALONG THE SAID SOUTH LINE, NORTH 00 DEGREES 27 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 15.00 FEET TO THE SAID SOUTH RIGHT OF WAY OF EAST PROSPECT ROAD;
THENCE ALONG THE SAID SOUTH RIGHT OF WAY, SOUTH 89 DEGREES 32 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 1194.17 FEET TO THE POINT OF BEGINNING. CONTAINING 48.066 ACRES MORE OR LESS.

THE ABOVE DESCRIBED TRACT IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAYS NOW EXISTING OR OF RECORD.

SURVEYOR'S STATEMENT

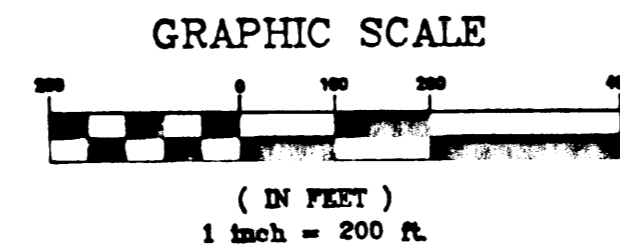
WALLACE C. MUSCOTT, BEING FIRST DULY SWORN ON HIS OATH, DEPOSES AND SAYS: THAT HE IS A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS SURVEY LOCATED IN SECTION 20 TOWNSHIP 7 NORTH RANGE 68 WEST OF THE SIXTH P.M. WAS MADE BY HIM OR UNDER HIS SUPERVISION; THAT 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
Jan 24, 1996

○ SET = SET NO. 5 REBAR WITH PLS 17497 PLASTIC CAP

"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."



WEST QUARTER CORNER
SECTION 20-7-68
FOUND PLS 17497 ALUMINUM MONUMENT
IN A MONUMENT BOX
PER MONUMENT RECORD

NORTH QUARTER CORNER
SECTION 20-7-68
FOUND PLS 20123 ALUMINUM MONUMENT
IN A MONUMENT BOX
PER MONUMENT RECORD

CENTER QUARTER CORNER
SECTION 20-7-68
NO CORNER FOUND OR SET, THE CORNER
WOULD FALL IN A LOT IN A PLATTED SUBDIVISION

SOUTH QUARTER CORNER
SECTION 20-7-68
FOUND PLS 20123 ALUMINUM MONUMENT
IN A MONUMENT BOX
PER MONUMENT RECORD

SOUTHEAST CORNER
SECTION 20-7-68
FOUND PLS 20123 ALUMINUM MONUMENT
IN A MONUMENT BOX
PER MONUMENT RECORD

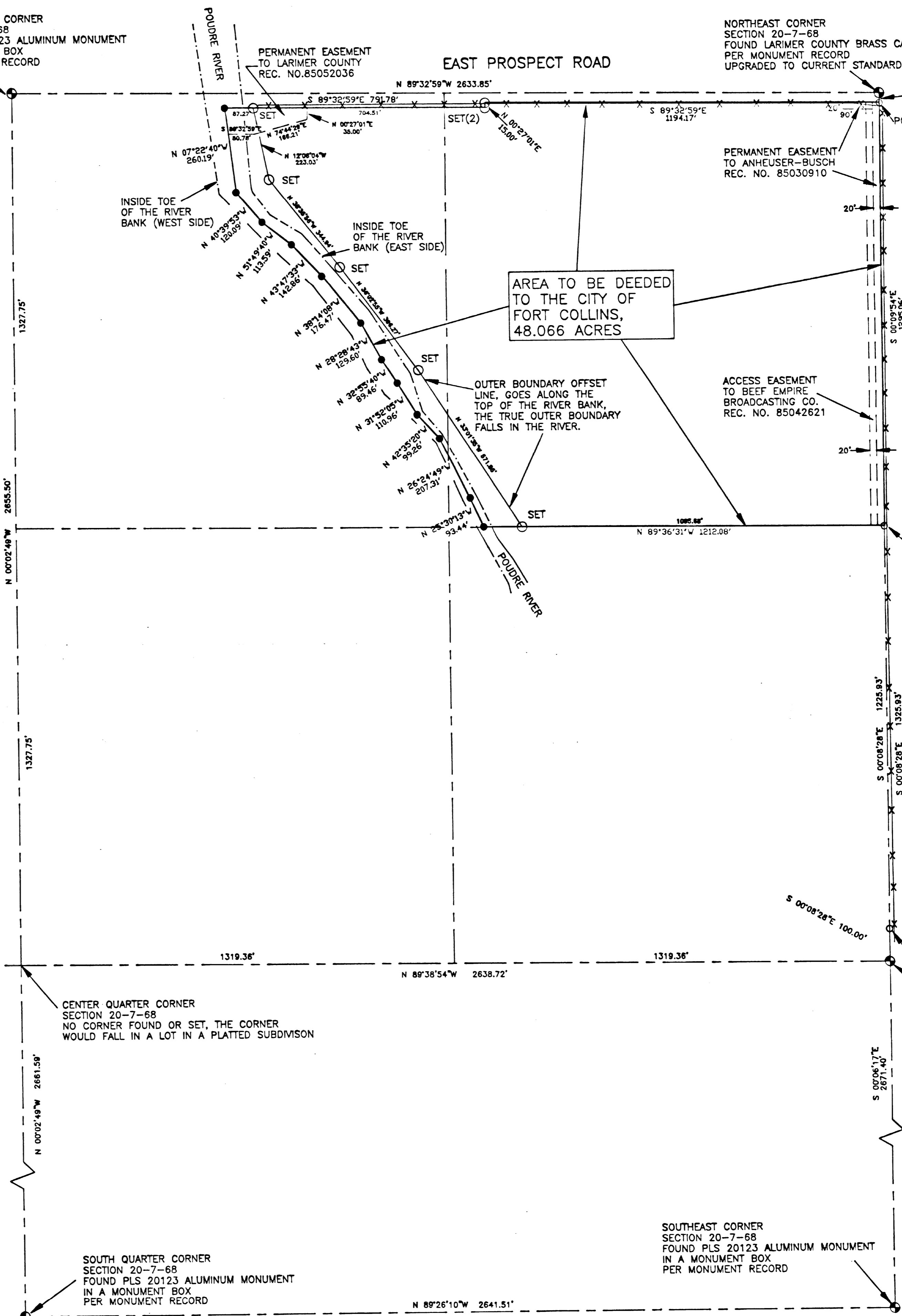
NORTHEAST CORNER
SECTION 20-7-68
FOUND LARIMER COUNTY BRASS CAP
PER MONUMENT RECORD
UPGRADED TO CURRENT STANDARDS

POINT OF BEGINNING
FOUND A 2" ALUMINUM CAP
PLS 13258 AT THE POINT
OF BEGINNING, WHICH WAS REMOVED
DURING CONSTRUCTION.
REPLACED WITH A SET MONUMENT

AT THE SOUTHEAST CORNER OF
LOT 1, I FOUND A NO.4 REBAR
WITH PLS 5028 PLASTIC CAP
PER SURVEY LISTED BELOW.
I UPGRADED THE FOUND
MONUMENT TO A NO. 5 REBAR
WITH 2.5" PLS 17497 ALUMINUM CAP.

THE TRUE LOCATION OF THE
EAST QUARTER CORNER FALLS
IN THE RIVER. I FOUND A NO.4
REBAR WITH PLS 5028 PLASTIC
CAP SET AS A 100' WITNESS
CORNER PER A SURVEY DATED
MAY 27, 1976 SIGNED
BY R.A. RUTHERFORD PLS
5028. I UPGRADED THE
FOUND WITNESS CORNER TO
A 3" ALUMINUM MONUMENT
ON A 30" LONG 2" ALUMINUM
PIPE SET TO GRADE. I FILED
A MONUMENT RECORD ON THE
UPGRADED WITNESS CORNER. THE
85' WITNESS CORNER SHOWN ON
THE SAID SURVEY WAS FOUND BENT
AND DISTURBED FROM ITS ORIGINAL
LOCATION.

AREA TO BE DEEDED
TO THE CITY OF
FORT COLLINS,
48.066 ACRES



REVISIONS:

CITY OF FORT COLLINS, COLORADO
ENGINEERING DIVISION



DESIGNED: SCALE: 1"=200'
DRAWN: WCM BOOK:
APPROVED: DATE: JAN. 1996
CHECKED:

PLAT OF A MONUMENTED LAND SURVEY
LOCATED IN SECTION 20, T.7 N., R.68 W.,
SIXTH P.M. LARIMER COUNTY COLORADO

SHEET 1
OF 1