

LAND SURVEY PLAT LOCATED IN THE EAST HALF OF SECTION 32 T8N R69W 6TH P.M.

DESCRIPTION OF THE PROPOSED PORTION OF THE HYDE PROPERTY TO BE DEEDED TO THE CITY OF FORT COLLINS

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 32 OF TOWNSHIP 8 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED DATED JULY 31, 1986 AND RECORDED AT RECEPTION NO. 86041642 RECORDS OF THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED DATED APRIL 21, 1938 AND RECORDED IN BOOK 680 AT PAGE 484 RECORDS OF THE SAID CLERK AND RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF THE SAID SECTION 32, THE SAID EAST QUARTER CORNER IS ALSO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SAID SECTION 32, SOUTH 00 DEGREES 49 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 679.15 FEET TO CENTERLINE OF THE FORMER 100 FEET WIDE COLORADO AND SOUTHERN RAILROAD THROUGH THE SAID SECTION 32, AS DETERMINED BY THE LOCATION OF THE FORMER RAILS AND FROM THE SAID RAILROAD RIGHT OF WAY MAPS;

THENCE ALONG THE SAID FORMER RAILROAD CENTERLINE, NORTH 55 DEGREES 33 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 986.89 FEET TO THE EASTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED MAY 31, 1989 AND RECORDED AT RECEPTION NO. 89024419 RECORDS OF THE SAID CLERK AND RECORDER;

THENCE ALONG THE SAID EASTERLY LINE, NORTH 34 DEGREES 26 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 50.00 FEET;

THENCE CONTINUING ALONG THE SAID EASTERLY LINE, NORTH 01 DEGREES 19 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 87.19 FEET TO THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE ALONG THE SAID NORTH LINE, NORTH 89 DEGREES 27 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 130.92 FEET TO THE WESTERLY LINE OF THE SAID TRACT DESCRIBED AT RECEPTION NO. 89024419;

THENCE ALONG THE SAID WESTERLY LINE, SOUTH 34 DEGREES 26 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 50.00 FEET TO THE SAID FORMER RAILROAD CENTERLINE;

THENCE ALONG THE SAID CENTERLINE AND CONTINUING ALONG THE SAID WESTERLY LINE AND ITS NORTHWESTERLY PROLONGATION, NORTH 55 DEGREES 33 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 63.40 FEET TO THE WEST LINE OF THE SAID TRACT DESCRIBED AT RECEPTION NO. 86041642;

THENCE ALONG THE SAID WEST LINE, NORTH 00 DEGREES 32 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 60.24 FEET TO THE NORTHERLY RIGHT OF WAY OF THE SAID FORMER RAILROAD, AND TO THE SOUTHERLY LINE OF THE SAID TRACT OF LAND DESCRIBED BOOK 680 AT PAGE 484;

THENCE ALONG THE SAID SOUTHERLY LINE OF THE TRACT DESCRIBED IN BOOK 680 AT PAGE 484, NORTH 55 DEGREES 33 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 390.50 FEET TO THE WEST LINE OF THE SAID TRACT DESCRIBED IN BOOK 680 AT PAGE 484;

THENCE ALONG THE SAID WEST LINE OF THE TRACT DESCRIBED IN BOOK 680 AT PAGE 484, NORTH 00 DEGREES 32 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 18.06 FEET TO THE NORTHERLY LINE OF THE SAID TRACT DESCRIBED IN BOOK 680 AT PAGE 484;

THENCE ALONG THE SAID NORTHERLY LINE OF THE TRACT DESCRIBED IN BOOK 680 AT PAGE 484, SOUTH 55 DEGREES 33 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 390.48 FEET TO THE SAID WEST LINE OF THE TRACT DESCRIBED AT RECEPTION NO. 86041642;

THENCE ALONG THE SAID WEST LINE OF THE TRACT DESCRIBED AT RECEPTION NO. 86041642, NORTH 00 DEGREES 32 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 676.93 FEET MORE OR LESS TO THE CENTERLINE OF THE POUDE RIVER;

THENCE LEAVING THE SAID WEST LINE, AND ALONG THE SAID RIVER CENTERLINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES (1) SOUTH 80 DEGREES 48 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 354.41 FEET;

(2) NORTH 81 DEGREES 48 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 202.11 FEET;

(3) SOUTH 88 DEGREES 05 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 216.38 FEET;

(4) SOUTH 64 DEGREES 20 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 263.22 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SAID SECTION 32;

THENCE ALONG THE SAID EAST LINE OF THE NORTHEAST QUARTER, SOUTH 00 DEGREES 32 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 609.63 FEET TO THE POINT OF BEGINNING, CONTAINING 24.036 ACRES MORE OR LESS.

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

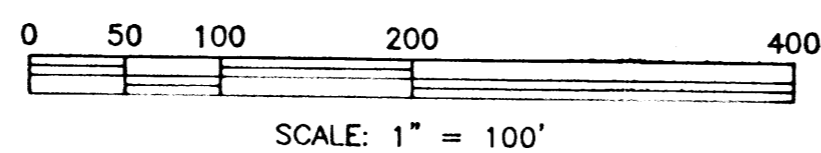
SURVEYOR'S STATEMENT

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 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

Wallace C. Muscott
17497
OCT. 26 1995
STATE OF COLORADO

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.



NOTES:

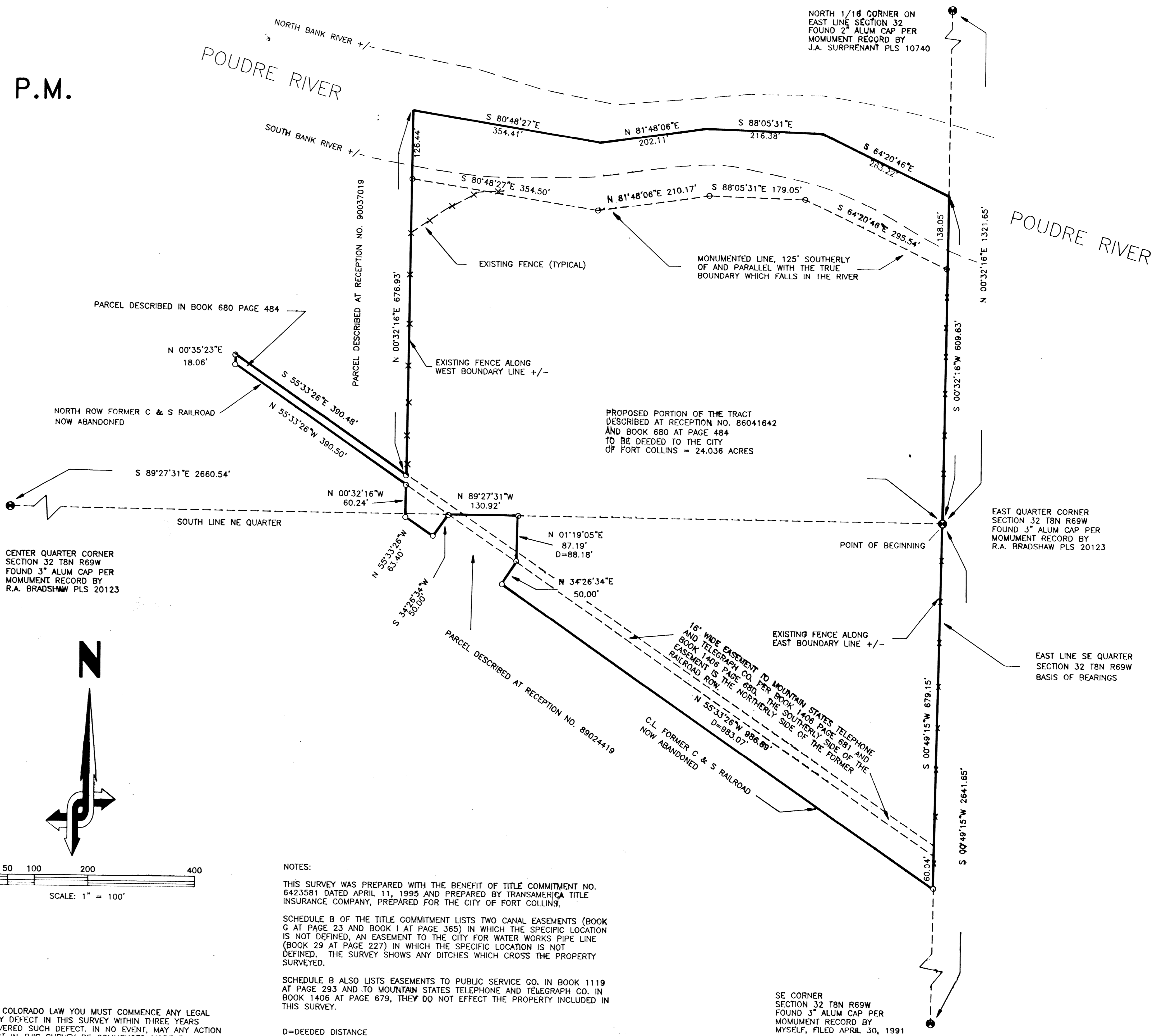
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT NO. 6423581 DATED APRIL 11, 1995 AND PREPARED BY TRANSAMERICA TITLE INSURANCE COMPANY, PREPARED FOR THE CITY OF FORT COLLINS.

SCHEDULE B OF THE TITLE COMMITMENT LISTS TWO CANAL EASEMENTS (BOOK G AT PAGE 23 AND BOOK I AT PAGE 365) IN WHICH THE SPECIFIC LOCATION IS NOT DEFINED, AN EASEMENT TO THE CITY FOR WATER WORKS PIPE LINE (BOOK 29 AT PAGE 227) IN WHICH THE SPECIFIC LOCATION IS NOT DEFINED. THE SURVEY SHOWS ANY DITCHES WHICH CROSS THE PROPERTY SURVEYED.

SCHEDULE B ALSO LISTS EASEMENTS TO PUBLIC SERVICE CO. IN BOOK 1119 AT PAGE 293 AND TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. IN BOOK 1406 AT PAGE 679. THEY DO NOT EFFECT THE PROPERTY INCLUDED IN THIS SURVEY.

D=DEEDED DISTANCE

O = SET NO.5 REBAR WITH CITY OF FORT COLLINS, LS17497 PLASTIC CAP



REVISIONS:

CITY OF FORT COLLINS, COLORADO
ENGINEERING DIVISION



DESIGNED: WCM

DRAWN:

APPROVED:

SCALE: 1" = 100'

BOOK:

CHECKED: WCM

DATE: OCT., 1995

PLAT OF A MONUMENTED LAND SURVEY LOCATED IN SECTION 32, T8N, R69W OF THE 6th P.M., COUNTY OF LARIMER, STATE OF COLORADO.

SHEET 1
OF 1