

DESCRIPTION

A tract of land being a portion of Block 10 and those portions of the vacated parts of Lincoln Avenue and Riverside Avenue, located in the City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Commencing at the Westerly corner of Block 10; thence, South 48° 52' 00" West, 70.00 feet; thence, South 41° 08' 00" West, 10.00 feet to the POINT OF BEGINNING; thence along a line that 40 Southernly or more of right angles and parallel with the Southerly line of Block 10, 200.00 feet East, 329.81 feet to a point on a line that is 25.00 feet parallel to the centerline of the Southernly railroad track; thence along said parallel line, North 29° 09' 21" West, 251.94 feet to a curve concave to the West having a central angle of 01° 01' 01" and a radius of 1407.69 feet; thence along the arc of said curve, 85.18 feet to a point on a line that is 70.00 feet parallel to the centerline and parallel with the Northerly line of Block 10; thence along said parallel line, South 41° 08' 00" West, 69.64 feet to the Point of Beginning.

The above described tract contains 11,845 square feet, more or less, and is subject to all easements and rights-of-ways now on record or existing or indicated on this plat.

The Surveyor has performed no further easement or rights of way search than that indicated on this plat.

SURVEYOR STATEMENT

I, Terry G. Everett, hereby certify that this improvement location survey was prepared for Upland Industries Corporation, that the survey was performed by me, or under my supervision, and that the attached map correctly represents that survey to the best of my knowledge.

I further certify that the improvements on the attached map on this date, October 23, 1984, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

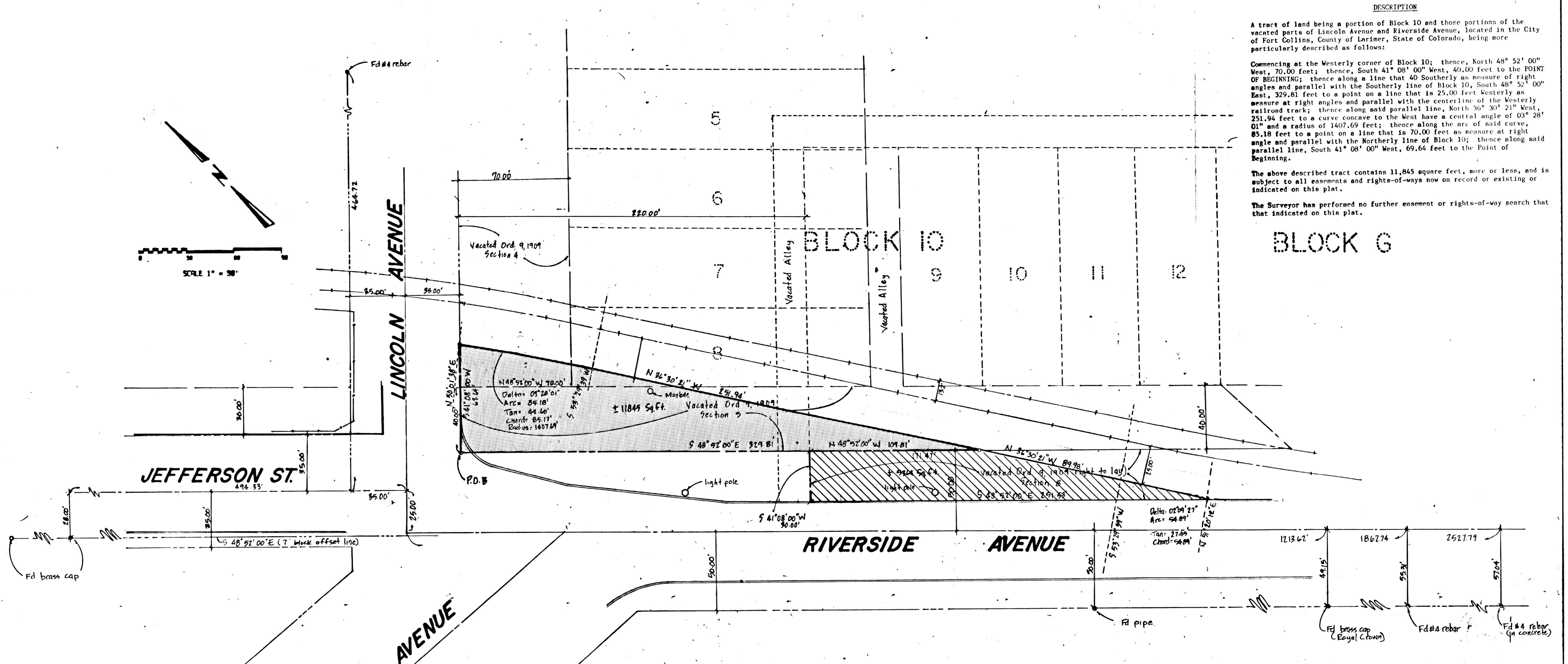
Terry G. Everett 10/24/84
 Terry G. Everett, Professional Land Surveyor
 Colorado Registration Number 17483

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover 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.

UP LAND BOUNDARY SURVEY

BEING A PORTION OF BLOCK 10 AND PORTIONS OF VACATED LINCOLN AVENUE AND RIVERSIDE AVENUE, IN THE CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO





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BLOCK 6

SURVEYOR STATEMENT

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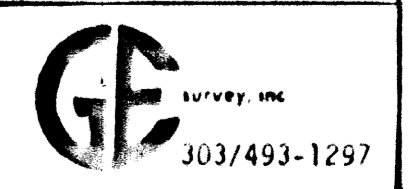
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