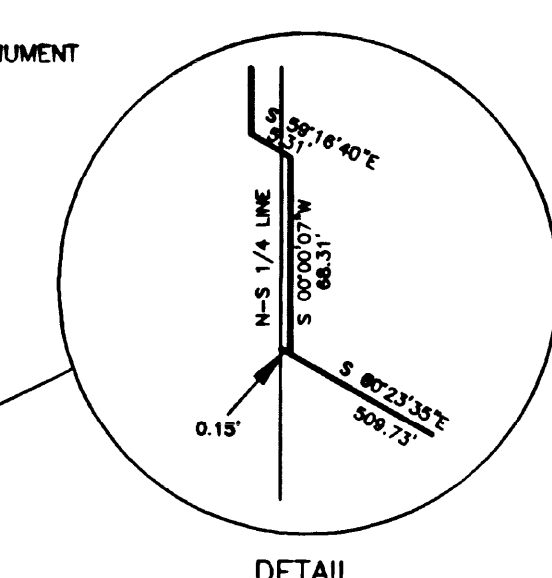
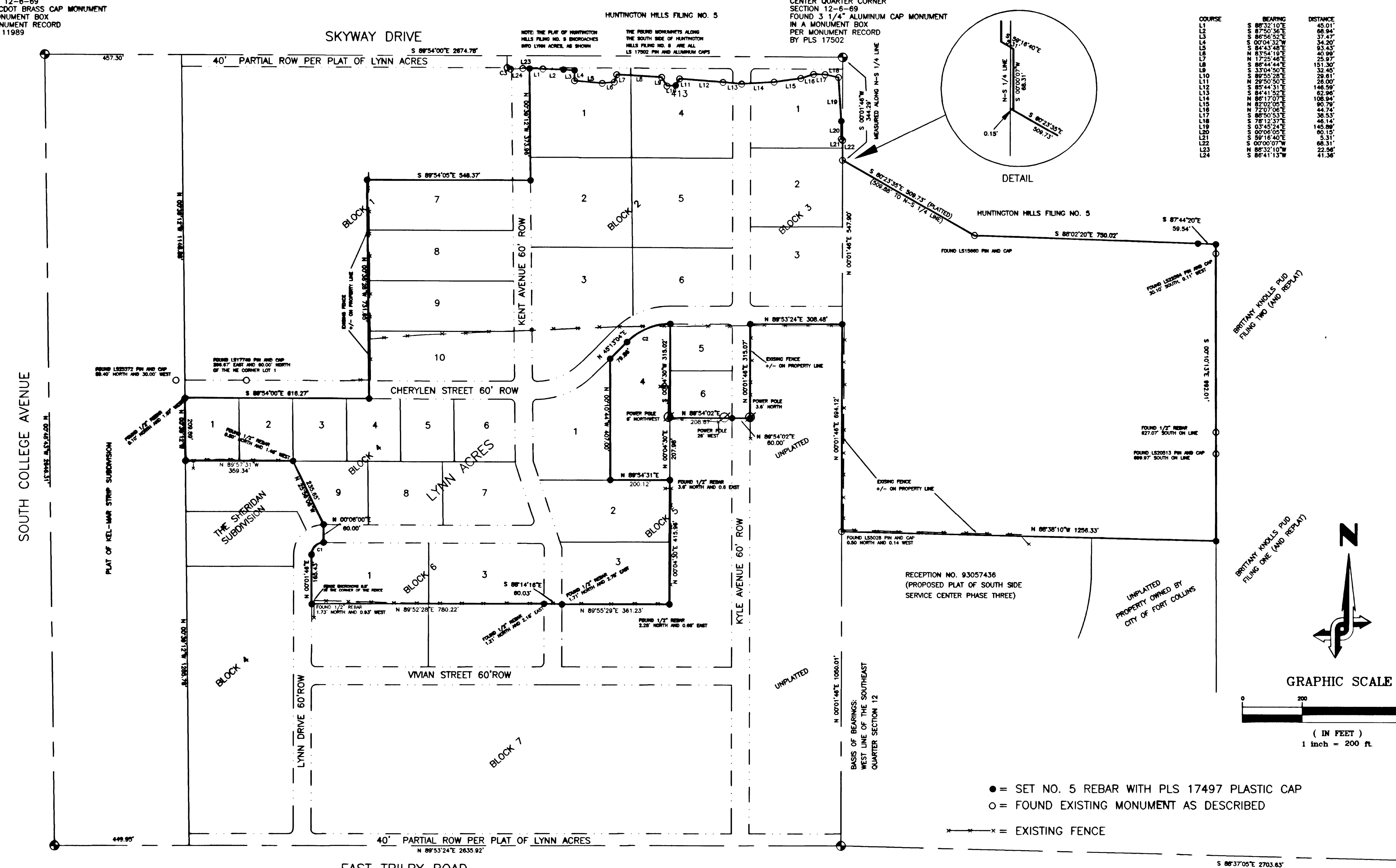


# PLAT OF A MONUMENTED LAND SURVEY LOCATED IN THE SOUTH HALF OF SECTION 12 TOWNSHIP 6 NORTH RANGE 69 WEST OF THE SIXTH P.M. LARIMER COUNTY COLORADO

WEST QUARTER CORNER  
SECTION 12-6-69  
FOUND CDOT BRASS CAP MONUMENT  
IN A MONUMENT BOX  
PER MONUMENT RECORD  
BY PLS 11989



COURSE	BEARING	DISTANCE
L1	S 89°32'10"E	48.01
L2	S 87°50'36"E	69.84
L3	S 86°43'48"E	83.47
L4	S 85°14'32"E	101.25
L5	S 83°44'44"E	124.22
L6	S 81°54'50"E	152.50
L7	S 80°00'00"E	186.25
L8	S 77°50'00"E	225.00
L9	S 75°30'00"E	268.75
L10	S 73°00'00"E	317.50
L11	S 70°00'00"E	371.25
L12	S 67°00'00"E	430.00
L13	S 64°00'00"E	493.75
L14	S 61°00'00"E	562.50
L15	S 58°00'00"E	636.25
L16	S 55°00'00"E	715.00
L17	S 52°00'00"E	798.75
L18	S 49°00'00"E	887.50
L19	S 46°00'00"E	981.25
L20	S 43°00'00"E	1080.00
L21	S 40°00'00"E	1183.75
L22	S 37°00'00"E	1292.50
L23	S 34°00'00"E	1406.25
L24	S 31°00'00"E	1525.00
L25	S 28°00'00"E	1648.75
L26	S 25°00'00"E	1777.50
L27	S 22°00'00"E	1911.25
L28	S 19°00'00"E	2050.00
L29	S 16°00'00"E	2193.75
L30	S 13°00'00"E	2342.50
L31	S 10°00'00"E	2496.25
L32	S 07°00'00"E	2655.00
L33	S 04°00'00"E	2818.75
L34	S 01°00'00"E	2987.50
L35	S 00°00'00"E	3161.25

DESCRIPTION  
A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, THE SAID TRACT IS A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED JANUARY 4 1982 IN BOOK 2148 AT PAGE 1098 RECORDS OF THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY, AND IS ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED OCTOBER 25, 1994 AT RECEPTION NO. 94086765 RECORDS OF THE SAID CLERK AND RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SAID SECTION 12 AS BEARING NORTH 00 DEGREES 01 MINUTES 46 SECONDS EAST FROM A FOUND LS20123 ALUMINUM CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 12 TO A FOUND ALUMINUM CAP MONUMENT STAMPED WITH LS 17502 AT THE CENTER QUARTER CORNER OF THE SAID SECTION 12 AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;  
COMMENCING AT THE SAID SOUTH QUARTER CORNER OF THE SAID SECTION 12;  
THENCE ALONG THE SAID WEST LINE OF THE SOUTHEAST QUARTER, NORTH 00 DEGREES 01 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 1050.01 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED RECORDED AUGUST 12, 1993 AT RECEPTION NO. 93057436 RECORDS OF THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY AND TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUING ALONG THE SAID WEST LINE, NORTH 00 DEGREES 01 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 1242.02 FEET TO THE NORTH LINE OF THE SAID TRACT RECORDED IN BOOK 2148 AT PAGE 1098 ;  
THENCE ALONG THE SAID NORTH LINE, SOUTH 60 DEGREES 23 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 509.88 FEET (PREVIOUSLY RECORDED AS 509.69 FEET);  
THENCE CONTINUING ALONG THE SAID NORTH LINE, SOUTH 88 DEGREES 02 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 750.02 FEET;  
THENCE CONTINUING ALONG THE SAID NORTH LINE, SOUTH 87 DEGREES 44 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 59.54 FEET TO THE WEST LINE OF THE PLAT OF BRITANNY KNOLLS P.U.D. FILING NO. 2, A PLAT OF RECORD WITH THE SAID LARIMER COUNTY CLERK AND RECORDER;  
THENCE ALONG THE SAID WEST LINE OF BRITANNY KNOLLS P.U.D. FILING NO. 2, AND ALONG THE WEST LINE OF BRITANNY KNOLLS P.U.D., A PLAT OF RECORD WITH THE SAID CLERK AND RECORDER, SOUTH 00 DEGREES 10 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 992.01 FEET TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF THE SAID TRACT DESCRIBED AT RECEPTION NO. 93057436;  
THENCE ALONG THE SAID EASTERLY PROLONGATION AND ALONG THE NORTH LINE OF THE SAID TRACT DESCRIBED RECEPTION NO. 93057436, NORTH 88 DEGREES 38 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 1256.33 FEET TO THE POINT OF BEGINNING. CONTAINING 29.963 ACRES MORE OR LESS.

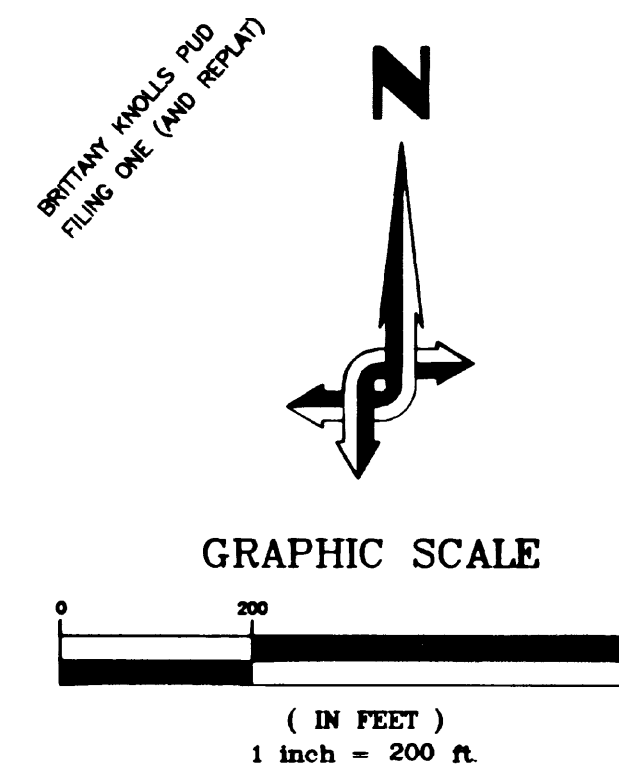
TOGETHER WITH:  
LOTS 7 THROUGH 10 IN BLOCK 1, ALL OF BLOCKS 2 AND 3, LOTS 1 THROUGH 9 IN BLOCK 4, LOTS 1,2,3,5,6 IN BLOCK 5, LOTS 1 AND 3 IN BLOCK 6, ALL OF THE PLAT OF LYNN ACRES A PLAT OF RECORD WITH THE SAID LARIMER COUNTY CLERK AND RECORDER, CONTAINING 52.23 ACRES MORE OR LESS.

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

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE OUTER BOUNDARY OF THE PROPERTY DEEDED TO THE CITY OF FORT COLLINS AT RECEPTION NO. 94086765 AND A PORTION OF THE PROPERTY DEEDED TO THE CITY IN BOOK 2148 AT PAGE 1098 ALL OF THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY COLORADO.

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 12 TOWNSHIP 6 NORTH RANGE 69 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



- = SET NO. 5 REBAR WITH PLS 17497 PLASTIC CAP
- = FOUND EXISTING MONUMENT AS DESCRIBED
- x — = EXISTING FENCE

SOUTHWEST CORNER  
SECTION 12-6-69  
FOUND CDOT BRASS CAP MONUMENT  
IN A MONUMENT BOX  
PER MONUMENT RECORD  
BY PLS 27609

CURVE	ARCUS	LENGTH	DELTA	CHORD	CH BEARING
C1	40.18	63.18	87°04'14"	56.87	N 45°33'33"E
C2	208.96	444.20	44°40'20"	197.31	N 67°33'14"E
C3	15.00	12.88	46°07'21"	12.47	S 89°19'42"E

SOUTH QUARTER CORNER  
SECTION 12-6-69  
FOUND 3 1/4" ALUMINUM CAP MONUMENT  
IN A MONUMENT BOX  
PER MONUMENT RECORD  
BY PLS 20123

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.

SOUTHEAST CORNER  
SECTION 12-6-69  
FOUND 3 1/4" ALUMINUM CAP MONUMENT  
IN A MONUMENT BOX  
PER MONUMENT RECORD  
BY PLS 12374

REVISIONS:	DATE:	<b>CITY OF FORT COLLINS, COLORADO</b> ENGINEERING DIVISION		DESIGNED BY:	DRAWN BY:	APPROVED BY:	<b>MONUMENTED LAND SURVEY</b> <b>SECTION 12, T.6 N., R.69 W., 6TH. P.M.</b> DOCPARK.DWG	SHEET <b>1</b> OF <b>1</b>
				WCM	WCM	WCM		
				SCALE:	DATE:	CHECKED BY:		
				1"=200'	05-07-99	JC	05-07-99	