

- NOTES:
1. THE SITE BENCHMARK IS ON THE NORTH BONNET BOLT ON THE FIRE HYDRANT AT THE NORTHWEST CORNER OF MASON STREET AND MAPLE STREET ELEVATION = 4984.63 (CITY BLACK BOLT DATUM)
  2. WITH THE EXCEPTION OF THE SANITARY SEWER AND STORM SEWER, THE LOCATION OF THE UTILITIES SHOWN ARE BASED UPON THE CORRESPONDING UTILITIES MAPS AND NOT UPON ACTUAL FIELD LOCATES.
  3. BEARINGS ARE BASED UPON THE ASSUMPTION THAT THE EAST LINE OF BLOCK 32 BEARS NORTH 00 DEGREES 07 MINUTES 58 SECONDS WEST. THE EAST LINE OF BLOCK 32 IS MONUMENTED AS SHOWN ON THE ATTACHED PLAT.
  4. THE LEGAL DESCRIPTION OF THE SITE SURVEYED IS:  
LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 32, CITY OF FORT COLLINS, COUNTY OF LARIMER STATE OF COLORADO, EXCEPT ONE 16' X 48' BRICK WAREHOUSE SITUATE ON THE SUBJECT PROPERTY CONVEYED TO NIGHTWALKER ENTERPRISES, INC., BY BILL OF SALE RECORDED MAY 11, 1988 AS RECEPTION NO. 88021295. TOGETHER WITH THE NORTH 50.0 FEET OF VACATED LAPORTE AVENUE, ACCORDING TO THE RECORDED PLAT THEREOF, LYING SOUTHERLY OF SAID LOT 1. ALSO KNOWN BY STREET AND NUMBER AS LOTS 1-21, BLOCK 32, CITY OF FORT COLLINS, FORT COLLINS, COLORADO.
  5. THE SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE COMMITMENT NO. 6430407 C-2 BY TRANSMATION TITLE INSURANCE COMPANY, DATED JULY 03, 1996.

BENCHMARK - NORTH BONNET BOLT ON FIRE HYDRANT

**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.

FOR AND ON BEHALF OF THE CITY OF FORT COLLINS  
WALLACE C. MUSCOTT P. L. S. 17497

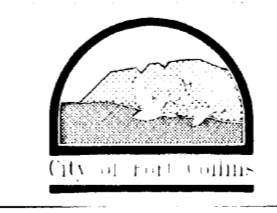
\*NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.\*

**LEGEND**

✱ STREETLITE	⊗ GAS METER	— FENCE	● FOUND #4 REBAR WITH L.S. 2256B PLASTIC CAP
⊕ SIGN	⊗ ELEC. VAULT	△ WATER VALVE	▲ FOUND #4 REBAR WITH ILLEGIBLE PLASTIC CAP
○ PIPE	⊗ MANHOLE	○ TREES	× SPOT ELEV. (ADD 4900 FOR TRUE ELEV.)
⊗ MONITOR WELLS	⊗ PP	○ PLATTED DISTANCE	
⊗ TELEPD	⊗ WATER METER		
⊗ ELMETER	⊗ CATCH BASIN		
⊗ HYDRANT	⊗ RR SIGNAL		

REVISIONS:	DATE:

CITY OF FORT COLLINS, COLORADO  
ENGINEERING DIVISION



DESIGNED BY:	DRAWN BY:	APPROVED BY:
	JRH	WCM
SCALE:	DATE:	CHECKED BY:
1" = 30'	2-15-98	WCM
		DATE:
		2-15-98

MONUMENTED LAND AND TOPOGRAPHIC SURVEY OF  
LOTS 1 THRU 21, BLOCK 32, CITY OF FORT COLLINS,  
SITUATE IN THE NE 1/4, SEC. 11, T.7N., R.69W., 6TH. P.M.