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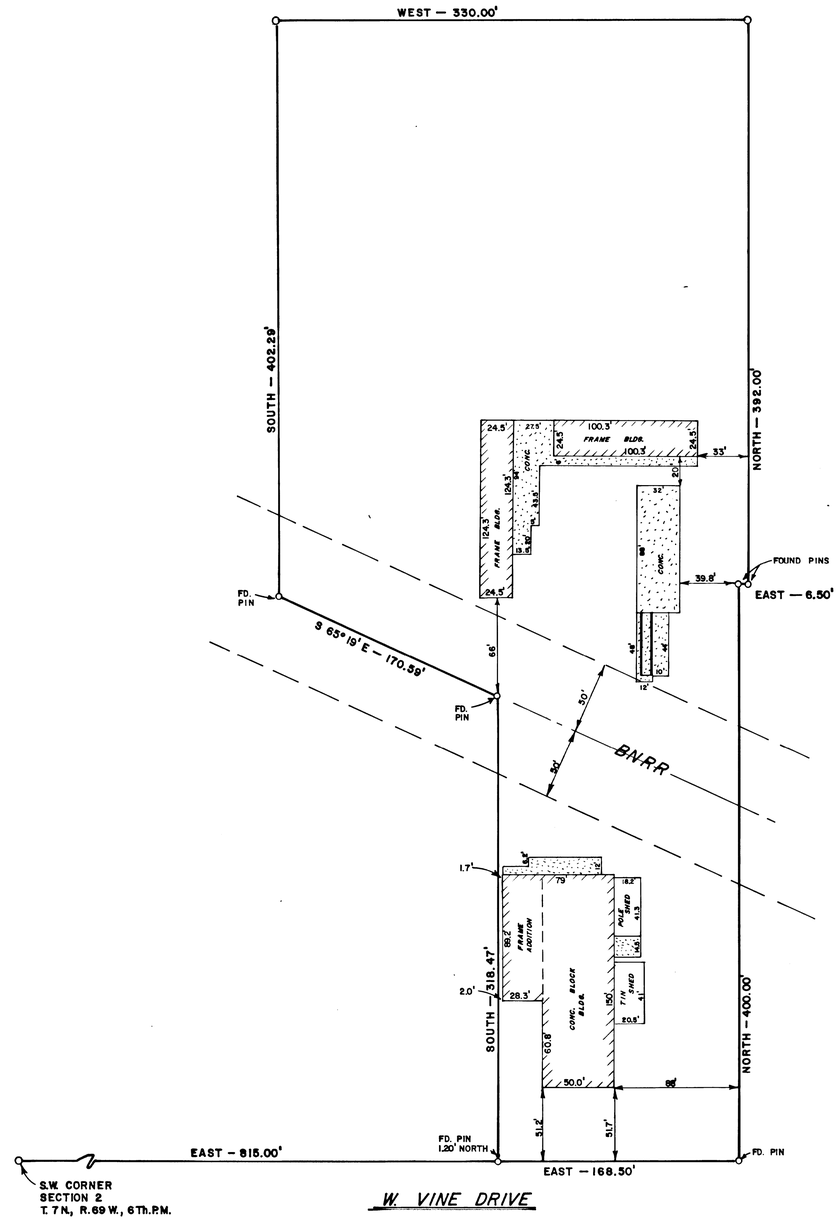

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M., LARIMER COUNTY, COLORADO, WHICH CONSIDERING THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 AS BEARING DUE EAST AND WITH ALL BEARINGS CONTAINED HEREIN REALTIVE THERETO, IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT ON THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 WHICH BEARS EAST 815.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 2, AND RUN THENCE EAST 168.50 FEET ALONG THE SAID SOUTH LINE; THENCE NORTH 400.00 FEET; THENCE EAST 6.50 FEET; THENCE N 392.00 FEET; THENCE WEST 330.00 FEET; THENCE SOUTH 402.29 FEET TO A POINT ON THE CENTERLINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCF S 65° 19' E 170.59 FEET ALONG SAID CENTERLINE: THENCE SOUTH 318.47 FEET TO THE POINT OF BEGINNING, CONTAINING 4.6804 ACRES, MORE OR LESS, AND BEING SUBJECT TO A RIGHT-OF-WAY OF 50.00 FEET ON EITHER SIDE OF THE CENTERLINE OF THE COLORADO AND SOUTHERN RAILROAD.

IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE CITY OF FORT COLLINS, THAT IT IS NOT A LAND SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FUTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JUNE 1986, 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.

ROBERT A. BRADSHAW
PLS #20123
DATE: 6/30/86

REVISIONS:

CITY OF FORT COLLINS, COLORADO
ENGINEERING DIVISION

DESIGNED: | DRAWN: JRH | APPROVED:
SCALE: 1"=50' | BOOK: | CHECKED: | DATE:

IMPROVEMENT LOCATION CERTIFICATE
906 WEST VINE DRIVE

SHEET ___ OF ___

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For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA