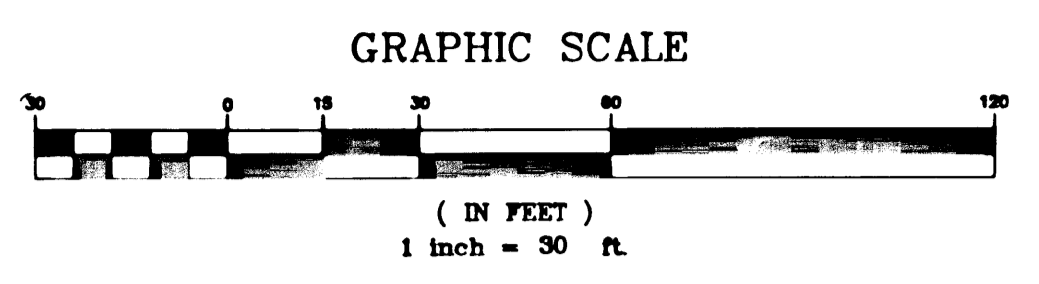


FIRST INTERSTATE BANK DRIVE - THRU FACILITY P.U.D. BEING A REPLAT OF LOT 2, FOUNTAINHEAD P.U.D. PHASE ONE AND A REPLAT OF A PORTION OF LOT 16, OBSERVATORY HEIGHTS LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



OWNERSHIP, SUBDIVISION AND DEDICATION CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, BEING THE OWNER(S) AND PROPRIETOR(S) OF THE FOLLOWING DESCRIBED LAND, TO-WIT:
A TRACT OF LAND WHICH IS A PART OF THE NORTHWEST QUARTER OF SECTION 36, AND A PART OF LOT 16 OBSERVATORY HEIGHTS LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER AS BEARING NORTH 00° 29' 36" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 00° 29' 36" WEST A DISTANCE OF 376.60 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36; THENCE NORTH 89° 30' 24" EAST A DISTANCE OF 50.26 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 287; THENCE CONTINUING NORTH 89° 30' 24" EAST ALONG THE SOUTH LINE OF THE FOUNTAINHEAD P.U.D. PHASE I A DISTANCE OF 334.68 FEET TO THE SOUTHWEST CORNER OF LOT 2 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF LOT 1 NORTH 00° 29' 00" WEST A DISTANCE OF 243.83 FEET TO A POINT ON A CURVE ALONG THE SOUTH RIGHT-OF-WAY LINE OF BOARDWALK DRIVE; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF BOARDWALK DRIVE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 188.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 18° 47' 13"; A RADIUS OF 576.00 FEET AND A LONG CHORD WHICH BEARS SOUTH 74° 57' 49" EAST A DISTANCE OF 188.02 FEET; THENCE SOUTH 65° 34' 12" EAST 153.76 FEET; THENCE SOUTHEASTERLY 20.04 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 76° 33' 09"; A RADIUS OF 15.00 FEET, AND A LONG CHORD WHICH BEARS SOUTH 27° 17' 38" EAST A DISTANCE OF 18.58 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE J.F.K. PARKWAY; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 10° 58' 57" WEST A DISTANCE OF 150.12 FEET; THENCE CONTINUING SOUTHWESTERLY 86.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 07° 32' 19"; A RADIUS OF 660.00 FEET, AND A LONG CHORD WHICH BEARS SOUTH 07° 12' 47" WEST A DISTANCE OF 86.78 FEET; THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF THE J.F.K. PARKWAY SOUTH 89° 30' 24" WEST 217.20 FEET TO A POINT ON THE EAST BOUNDARY OF THE FOUNTAINHEAD P.U.D. PHASE THREE; THENCE CONTINUING ALONG THE EAST LINE OF THE FOUNTAINHEAD P.U.D. PHASE THREE NORTH 00° 29' 36" WEST A DISTANCE OF 121.00 FEET; THENCE SOUTH 89° 30' 24" WEST TO 33 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.067 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW ON RECORD OR EXISTING OR AS INDICATED ON THIS PLAT.

THAT THE UNDERSIGNED HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS THE FIRST INTERSTATE BANK DRIVE THRU FACILITY P.U.D.
THAT THE UNDERSIGNED DOES HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE, FOREVER, THE STREETS AND EASEMENTS AS LAID OUT AND DESIGNATED ON THIS PLAT, PROVIDED, HOWEVER THAT: 1) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF EASEMENT DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE EASEMENTS SO DEDICATED, AND 2) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF STREETS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE STREETS SO DEDICATED UNTIL SUCH TIME AS THE STREETS ARE INSPECTED AND ACCEPTED BY THE DIRECTOR OF ENGINEERING. ALL MAINTENANCE OF THE ABOVE DESCRIBED STREETS SHALL BE PERFORMED BY THE UNDERSIGNED (AND HIS/HER SUCCESSORS IN INTEREST) UNTIL SUCH TIME AS THE CITY EXPRESSLY ASSUMES, IN WRITING, THE DUTY OF SUCH MAINTENANCE.

STATE OF COLORADO)
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF September, A.D., 1992; WITNESS MY HAND AND OFFICIAL SEAL, MY NOTARIAL COMMISSION EXPIRES: My Commission Expires July 28, 1994

Judith M. Barth
NOTARY PUBLIC
1715 W. Oak, 10th Floor
Fort Collins, CO 80521
ADDRESS

SURVEYOR CERTIFICATION
I, RICKY J. LEWIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF FIRST INTERSTATE BANK DRIVE-THRU FACILITY, P.U.D. TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.
Ricky J. Lewis 9992
RICKY J. LEWIS
P.L.S. COLORADO # 25372

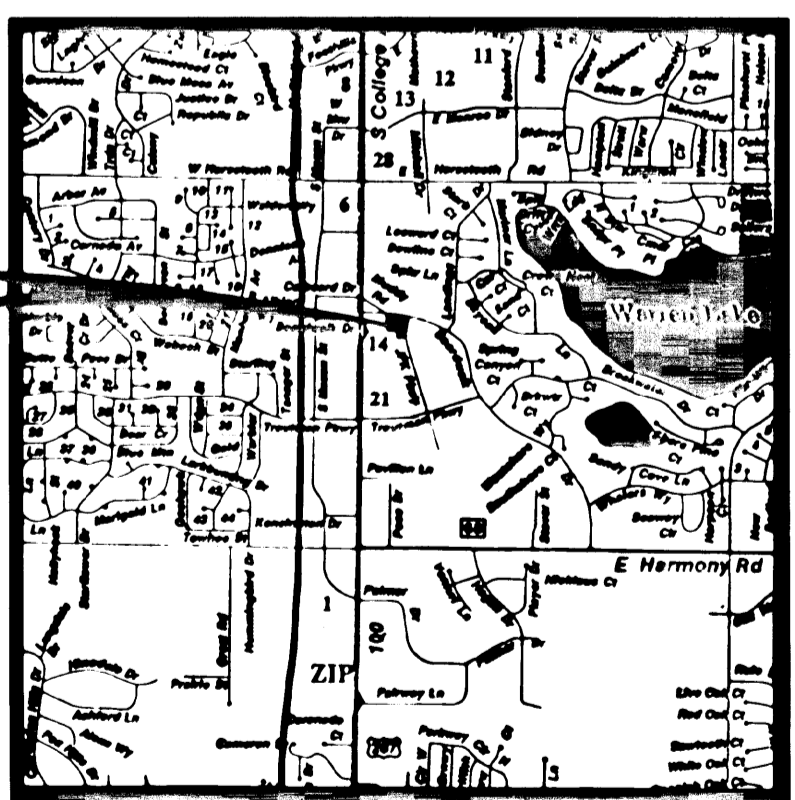
ENGINEER CERTIFICATION
APPROVED AS TO FORM BY THE DIRECTOR OF ENGINEERING OF THE CITY OF FORT COLLINS, COLORADO ON THIS 30th DAY OF September, A.D. 1992.
Michael R. Benig
DIRECTOR OF ENGINEERING

PLANNING AND ZONING CERTIFICATION
APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 21st DAY OF September, A.D. 1992.
William A. Co
SECRETARY OF PLANNING & ZONING BOARD

CITY CLERK CERTIFICATION
ACCEPTED BY THE CITY CLERK OF THE CITY OF FORT COLLINS, COLORADO ON THIS 30th DAY OF September, A.D. 1992.
Molly J. Lewis, Deputy
CITY CLERK

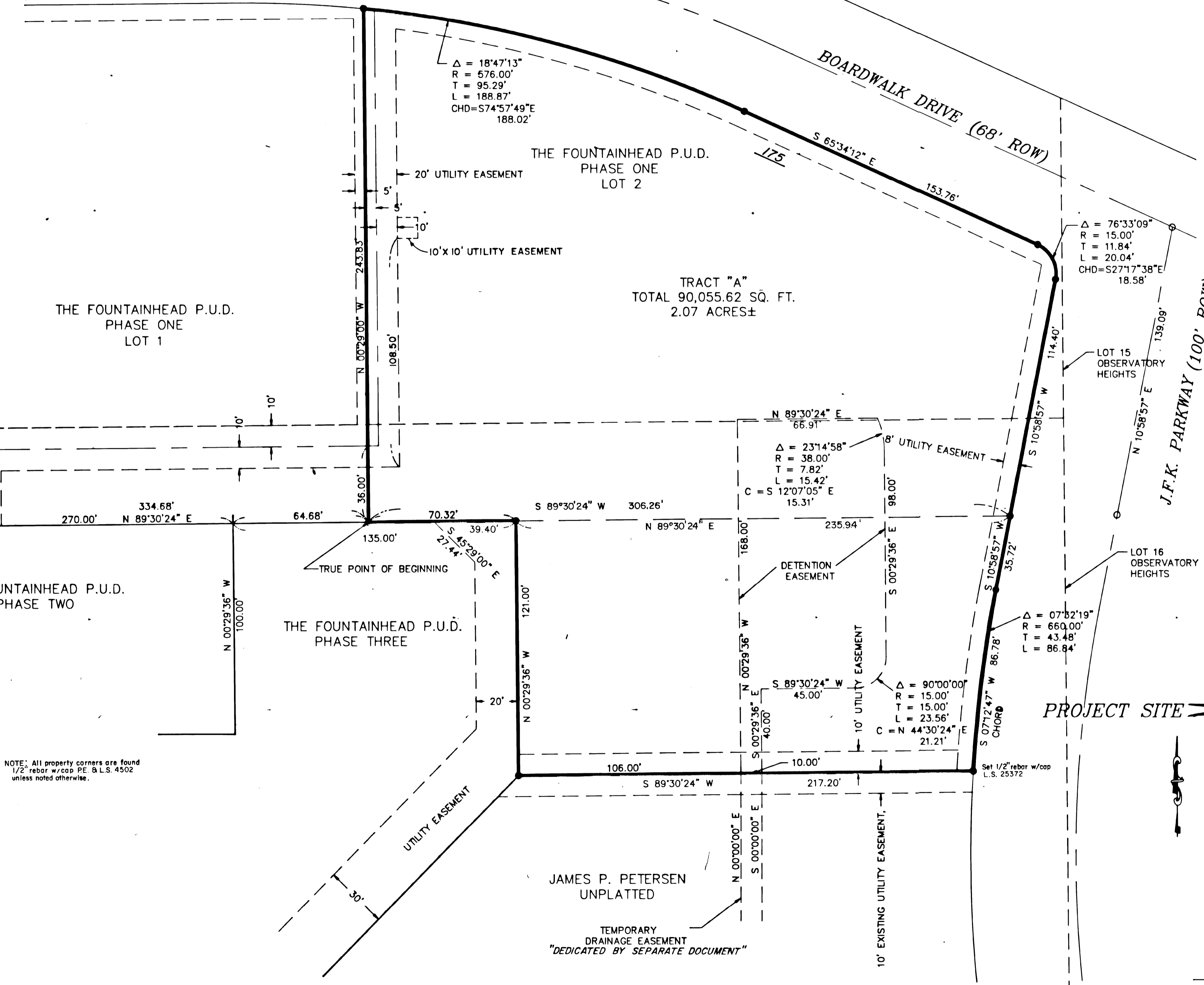
ATTORNEY CERTIFICATION
THIS IS TO CERTIFY THAT ON THE 10th DAY OF September, A.D. 1992, I EXAMINED THE TITLE TO THE PROPERTY HERON AND ESTABLISHED THAT THE OWNER(S) AND PROPRIETOR(S) OF RECORD OF THE SAID PROPERTY AS CONSTRUED IN C.R.S. 1973, 31-23-111, ARE AS SHOWN HEREON AS OF SAID DATE.
John K.H.
ATTORNEY
215 W. Oak, 10th Floor
Fort Collins, Co. 80521
15838
REGISTRATION NO.

NOTICES
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF SURVEY SHOWN HEREON.
BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 69 WEST AS BEARING NORTH 00° 29' 36" WEST AS SHOWN ON THE PLAT OF THE FOUNTAINHEAD P.U.D. PHASE ONE.



VICINITY MAP
N.T.S.

N.W. CORNER SEC. 36, T7N, R69W FOUND 5/8" REBAR
WEST LINE OF THE NORTHWEST QUARTER OF SEC. 36
SOUTH COLLEGE AVENUE
2644.37' ROW
50.26' 270.00' 334.68' N 89°30'24" E 64.68' 70.32' 39.40' 135.00' 27.14' 45.29' 100.00' N 00°29'36" W
WEST 1/4 CORNER SEC. 36, T7N, R69W FOUND BRASS CAP



NOTE: All property corners are found 1/2" rebar w/ cop. PE & L.S. 4502 unless noted otherwise.

| No. | Revision | By | Date |
|-----|----------|----|------|
| | | | |
| | | | |

PARSONS & ASSOCIATES
CONSULTING ENGINEERS
432 Link Lane Plaza
Fort Collins, Colorado 80524
(303) 221-2400

| | |
|-------------|-----------|
| Project: | 92.13-NEE |
| Scale: | 1" = 30' |
| Designer: | JC, MC |
| Draftsman: | MC |
| Checked By: | JC, DP |
| Prepared: | 9-9-92 |

F.I.B. DRIVE-THRU FACILITY P.U.D. PLAT

| | |
|--------|---|
| Sheet | 1 |
| of | 1 |
| Sheets | |