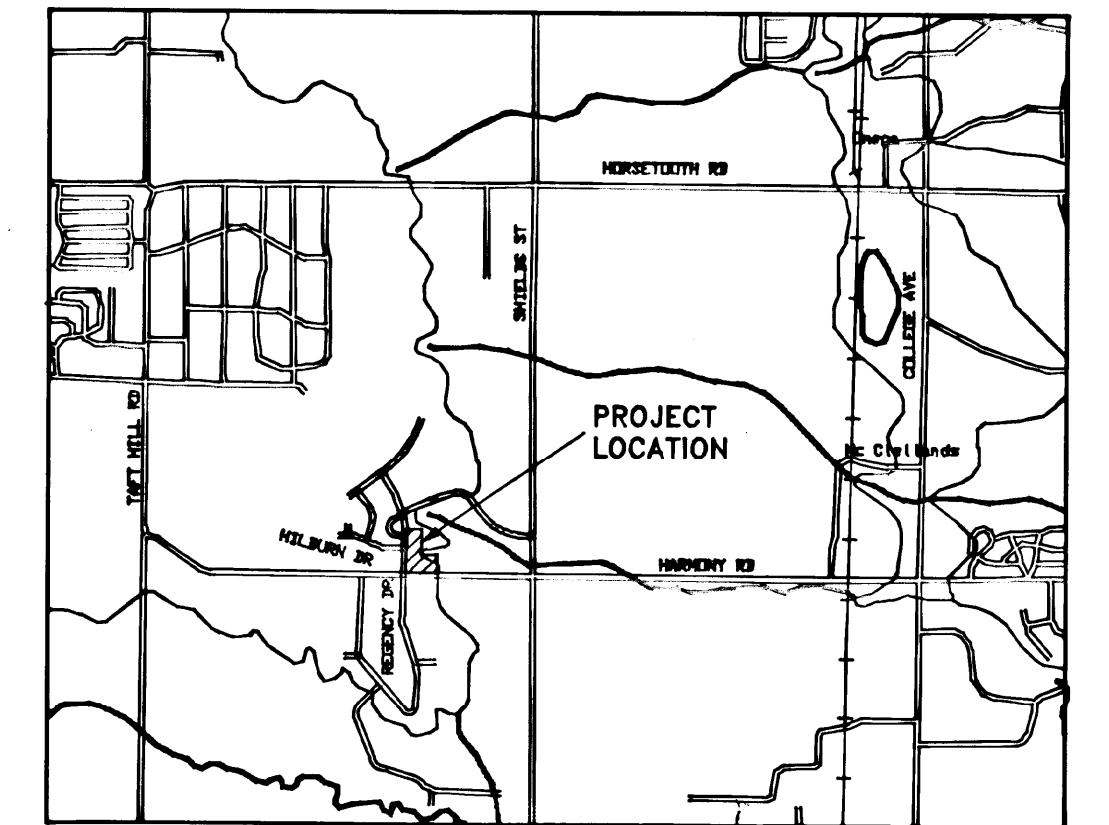


FORT COLLINS SECOND AND HARMONY P.U.D.

PLAT OF

AT THE VILLAGES AT HARMONY WEST
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 NORTH AND RANGE 69 WEST OF THE 6TH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.
SHEET 1 OF 1



Vicinity Map

Approvals

APPROVED AS TO FORM BY THE DIRECTOR OF ENGINEERING OF THE CITY OF FORT COLLINS, COLORADO ON THE 7th DAY OF October, A.D., 19 92.

Michael R. Berjig
DIRECTOR OF ENGINEERING

APPROVED BY THE PLANNING & ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 17th DAY OF October, A.D., 19 92.

Wanda Kell
SECRETARY OF PLANNING AND ZONING BOARD



Surveyor's Statement

I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS SURVEYING, INC. THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING AND THAT THIS PRINT ACCURATELY REPRESENTS SAID SURVEY AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

John B. Guyton
16408
JOHN B. GUYTON
COLORADO P.L.S. #16408 F.S.L.S. NO. 91-18,374
PRESIDENT, FLATIRONS SURVEYING, INC.

Notes

- 1) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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.
- 2) BASIS OF BEARINGS: ASSUMED S 89°56'16" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., AS SHOWN HEREON.

Statement of Ownership, Subdivision, Dedication

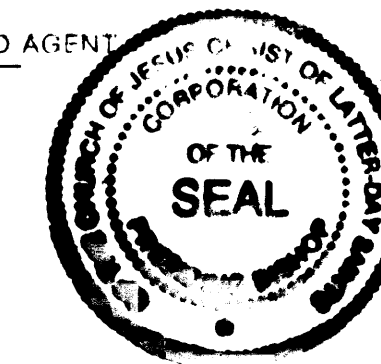
KNOW ALL MEN BY THESE PRESENTS: THAT THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS BEING THE OWNER OF THE FOLLOWING DESCRIBED LAND:

A TRACT OF LAND SITUATE IN THE SE 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH CONSIDERING THE SOUTH LINE OF THE SAID SE 1/4 AS BEARING S 89°56'16" W AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT ON THE SOUTH LINE OF THE SAID SE 1/4 WHICH BEARS S 89°56'16" W 1319.61 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 34 AND RUN THENCE S 89°56'16" W 435.93 FEET ALONG THE SAID SOUTH LINE; THENCE N 00°03'44" W 80.00 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.42 FEET, THE LONG CHORD OF WHICH BEARS N 45°03'44" W 28.28 FEET TO A POINT ON THE EAST LINE OF REGENCY DRIVE; THENCE N 00°03'44" W 610.00 FEET ALONG THE SAID EAST LINE; THENCE N 89°56'16" E 160.00 FEET; THENCE S 45°03'44" E 49.50 FEET; THENCE S 00°03'44" E 250.00 FEET; THENCE N 89°56'16" E 261.05 FEET; THENCE S 00°02'44" E 405.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 5.47 ACRES MORE OR LESS.

THE UNDERSIGNED HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS FORT COLLINS SECOND AND HARMONY P.U.D. AT THE VILLAGES AT HARMONY WEST SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. 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 EASEMENTS 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.

BY *Richard D. Johnson* AUTHORIZED AGENT
CORPORATION OF THE PRESIDING BISHOP
OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
A UTAH CORPORATION SOLE



Acknowledgment

STATE OF UTAH) SS.

SALT LAKE COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF October, A.D., 19 92 BY *Richard D. Johnson*

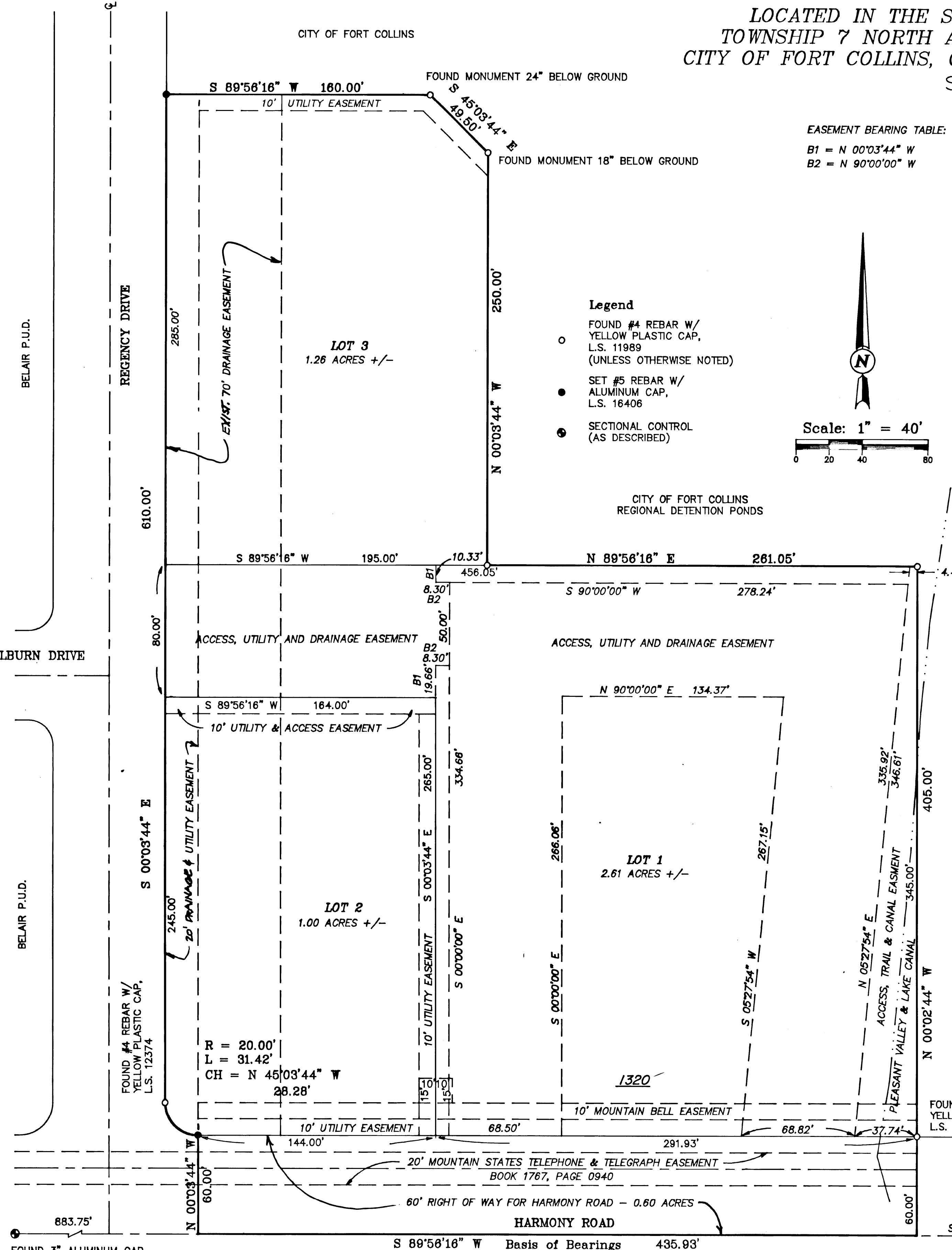
SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF October, A.D., 19 92.

MY COMMISSION EXPIRES: 5-8-96 DATE *Richard D. Johnson* NOTARY PUBLIC

Attorney's Certificate

THIS IS TO CERTIFY THAT ON THE 17th DAY OF October, 19 92, I EXAMINED THE TITLE TO THE PROPERTY AS DESCRIBED HEREON AND ESTABLISHED THAT THE OWNERS AND PROPRIETORS OF RECORD OF THE SAID PROPERTY AS CONSTRUED IN C.R.S. 1973, 31-23-111, ARE AS SHOWN HEREIN AS OF SAID DATE.

Gordon F. Explin
ADDRESS: 412 South Holmes
Fort Collins, CO
REGISTRATION NO. 73944



FOUND 3" ALUMINUM CAP IN RANGE BOX, P.L.S. 20123 SW COR SE 1/4 SEC 34

FOUND 3" ALUMINUM CAP IN RANGE BOX, NO L.S. # SE COR SEC 34