

# FOSSIL LAKE PDP FOURTH FILING

BEING A REPLAT OF TRACT A, FOSSIL LAKE P.U.D. SECOND FILING  
LOCATED IN THE NW 1/4 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF LARIMER, STATE OF COLORADO

DATE: 7/2002  
FILE NAME: 2002259SUB  
SCALE: 1"=50'  
DRAWN BY: DJB  
CHECKED BY: LSP

### STATEMENT OF OWNERSHIP AND SUBDIVISION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND TO-WIT:

A PARCEL OF LAND BEING TRACT "A", FOSSIL LAKE P.U.D. SECOND FILING, AFFIDAVIT OF CORRECTION, AS RECORDED ON FEBRUARY 5, 2002 UNDER RECEPTION NO. 2002013817 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION NINE (9), TOWNSHIP SIX NORTH (T.6N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, CONTAINING 7.500 ACRES MORE OR LESS(±).

THE UNDERSIGNED HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT TO BE KNOWN AS THE FOSSIL LAKE PDP FOURTH FILING.

### CERTIFICATE OF DEDICATION:

THE UNDERSIGNED DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FT. COLLINS COLORADO, FOR PUBLIC USE, FOREVER, THE STREETS AND EASEMENTS AS LAID OUT AND DESIGNED 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 STREETS SO DEDICATED UNTIL SUCH TIME AS THE STREETS ARE INSPECTED AND ACCEPTED BY CITY ENGINEER. 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.

### MAINTENANCE GUARANTEE:

THE UNDERSIGNED, HEREBY WARRANTS AND GUARANTEES TO THE CITY OF FORT COLLINS, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS WARRANTED HERUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS CONSTRUCTED UNDER THE AUTHORITY OF THIS PLAT. THE WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY OF FORT COLLINS LAND USE CODE AND/OR THE TRANSITIONAL LAND USE REGULATIONS, AS APPLICABLE. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATIONS, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT.

THE UNDERSIGNED SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY REQUIREMENTS AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE CITY. THE UNDERSIGNED SHALL ALSO CORRECT AND REPAIR, OR CAUSE TO BE CORRECTED AND REPAIRED, ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM DEVELOPMENT-RELATED OR BUILDING ACTIVITIES. IN THE EVENT THE UNDERSIGNED FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE CITY AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE UNDERSIGNED. THE CITY SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW. ANY DAMAGES WHICH OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND WHICH ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE UNDERSIGNED.

### REPAIR GUARANTEE:

IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATION, THE UNDERSIGNED DOES HEREBY AGREE TO HOLD THE CITY OF FORT COLLINS, COLORADO, HARMLESS FOR A FIVE (5) YEAR PERIOD, COMMENCING UPON THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS CONSTRUCTED UNDER THE AUTHORITY OF THIS PLAT, FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE PROPERTY SHOWN HEREIN; AND THE OWNER FURTHERMORE COMMITS TO MAKE NECESSARY REPAIRS TO SAID PUBLIC IMPROVEMENTS, TO INCLUDE, WITHOUT LIMITATIONS, THE ROADS, STREETS, FILLS, EMBANKMENTS, DITCHES, CROSS PANS, SUB-DRAINS, CULVERTS, WALLS AND BRIDGES WITHIN THE RIGHT-OF-WAY EASEMENTS AND OTHER PUBLIC PROPERTIES, RESULTING FROM FAILURES CAUSED BY DESIGN AND/OR CONSTRUCTION DEFECTS. THIS AGREEMENT TO HOLD THE CITY HARMLESS INCLUDES DEFECTS IN MATERIALS AND WORKMANSHIP, AS WELL AS DEFECTS CAUSED BY OR CONSISTING OF SETTLING TRENCHES, FILLS, OR EXCAVATIONS.

FURTHER THE UNDERSIGNED WARRANTS THAT HE/SHE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF FORT COLLINS SHALL NOT BE LIABLE TO THE UNDERSIGNED OR HIS/HER SUCCESSORS IN INTEREST DURING THE WARRANTY PERIOD, FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE CAUTION IN THE CONSTRUCTION OF CROSS DRAINS, DRIVES, STRUCTURES OR BUILDINGS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, AND ANY OTHER MATTER WHATSOEVER ON PRIVATE PROPERTY. ANY AND ALL MONETARY LIABILITY OCCURRING UNDER THIS PARAGRAPH SHALL BE THE LIABILITY OF THE OWNER. THE UNDERSIGNED FURTHER WARRANTS THAT HE/SHE HAS THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT AND HEREBY BIND HIM/HERSELF AND THE OWNERS SUBSEQUENT IN TITLE TO DEFEND THE COVENANTS AND AGREEMENTS SET OUT HEREIN.

THE OBLIGATIONS OF THE UNDERSIGNED PURSUANT TO THE "MAINTENANCE GUARANTEE" AND "REPAIR GUARANTEE" PROVISIONS SET FORTH ABOVE MAY NOT BE ASSIGNED OR TRANSFERRED TO ANY OTHER PERSON OR ENTITY UNLESS THE WARRANTED IMPROVEMENTS ARE COMPLETED BY, AND A LETTER OF ACCEPTANCE OF THE WARRANTED IMPROVEMENTS IS RECEIVED FROM THE CITY BY, SUCH OTHER PERSON OR ENTITY.

### NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT THE DEVELOPER AND/OR OWNER HAS EXECUTED CERTAIN DOCUMENTS PERTAINING TO THIS DEVELOPMENT WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS WHICH RUN WITH THE LAND. THE SAID DOCUMENTS MAY INCLUDE, WITHOUT LIMITATIONS, THE DEVELOPMENT AGREEMENT, SITE AND LANDSCAPE COVENANTS, FINAL SITE PLAN, FINAL LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS, WHICH DOCUMENTS ARE ON FILE IN THE OFFICE OF THE CLERK OF THE CITY OF FORT COLLINS AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

OWNERSHIP OF TRACT A SHALL BE DEEDED TO THE FOSSIL LAKE PLACE CONDOMINIUM HOMEOWNERS ASSOCIATION ( ) CONCURRENTLY WITH THE RECORDATION OF THIS PLAT OR, (i) AT THE TIME OF ESTABLISHMENT OF THE HOMEOWNERS ASSOCIATION, WHICHEVER EVENT OCCURS LATER IN TIME. ALL DRAINAGE FACILITIES WITHIN TRACT A SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

### NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNER'S ASSOCIATION IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

Everline, LLC, a Colorado Limited Liability Company  
By: Double E&G, Inc., a Colorado Corporation, a Managing Member  
Manager

By: David Everitt Date: 1-19-04  
By: David Everitt, President Double E&G, Inc., Manager

### NOTARY PUBLIC

STATE OF COLORADO )  
COUNTY OF Larimer ) SS  
The foregoing instrument was acknowledged before me by: Everline, LLC, a Colorado Limited Liability Company  
by: David Everitt, President of Double E&G, Inc., Manager

this 19th day of January, A.D. 2004  
Witness my hand and seal

My Commission expires 1-31-05  
**DIANA M. HOLLOWAY**  
NOTARY PUBLIC  
STATE OF COLORADO  
Notary Public

DIRECTOR OF ENGINEERING  
Approved by the Director of Engineering of the City of Fort Collins, Colorado  
this 4th day of March, A.D., 2004

COMENBIR  
Director of Engineering

DIRECTOR OF PLANNING  
Approved by the Director of Planning of the City of Ft. Collins, Colorado.  
this 24th day of March, A.D. 2004

John G. ...  
Director of Planning

### SURVEYOR'S STATEMENT

I, Lawrence S. Pepek, a Colorado Registered Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, and that the monumentation as indicated hereon was found or set as shown, and that the foregoing plat is an accurate representation thereof, all to the best of my knowledge, information and belief.

L S Pepek  
Lawrence S. Pepek  
Colorado Registered Professional  
Land Surveyor #33642

### ATTORNEY'S CERTIFICATION

I hereby certify that the foregoing Subdivision Plat has been duly executed as required pursuant to Section 2.2.3 (C)(3)(i) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This certification is based upon the examination of the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

Yogi N. ...  
Attorney  
125 S. Hovues, 6th Floor  
Address  
Ft. Collins, CO 80521  
1536  
Registration No.

### TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors, Inc., to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors, Inc., relied upon title commitment no. 6450479 C-2, prepared by Transnation Title Insurance Company, dated June 13, 2002, at 7:00 am.

### Notes:

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 herein.

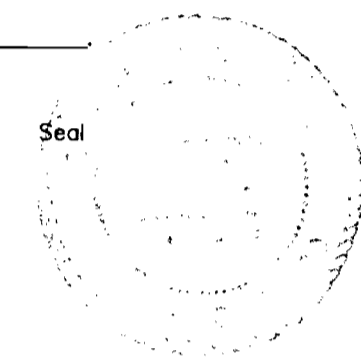
### BASES OF BEARINGS

Assuming the West line of Section 9 to bear North 00°00'10" West with all other bearings herein relative thereto.

LIENHOLDER(S):  
First National Bank  
By: Donna L. Taub As: Vice President

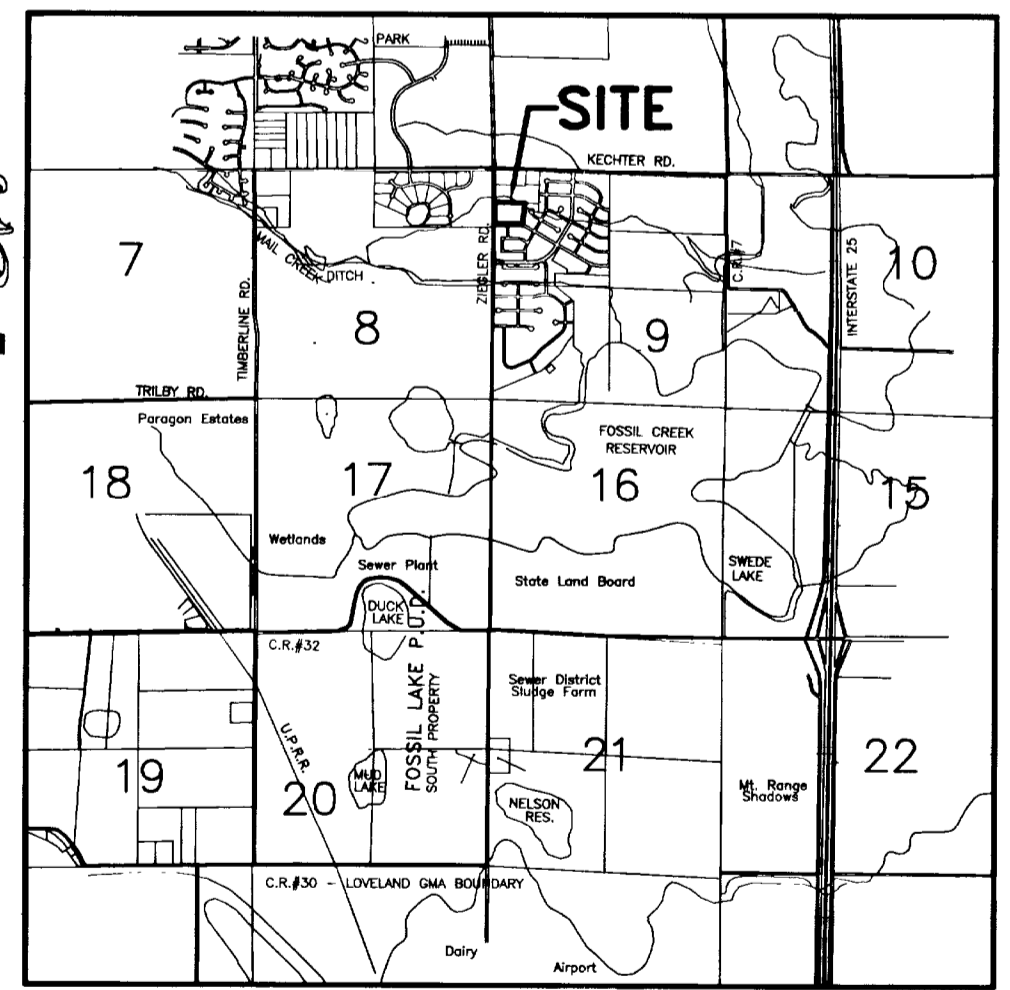
STATE OF COLORADO )  
COUNTY OF Larimer ) SS  
The foregoing instrument was acknowledged before me this 20th day of January, 2004, by Donna L. Taub, Vice President of First National Bank  
Witness my hand and official seal.

My Commission expires 7-5-05  
Cynthia S. ...  
Notary Public



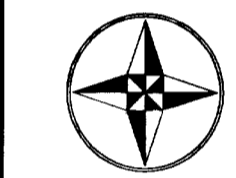
### LAND USE TABLE

TRACT A & B	.771 ACRES	10%
15 LOTS	5.820 ACRES	78%
STREET ROW	.909 ACRES	12%
TOTAL	7.500 ACRES	100%



VICINITY MAP  
SCALE: 1"=4000'

**KING SURVEYORS INC.**  
9299 EASTMAN PARK DRIVE • WINDSOR, CO 80550  
PHONE: (970) 686-5011 • FAX: (970) 686-5821 • WWW.KINGSURVEYORS.COM



REVISIONS:	DATE:
CITY OF FT. COLLINS COMMENTS	9-30-02
NEW LOT CONFIGURATION	2-18-03
PLAT WILLARS	12-8-03

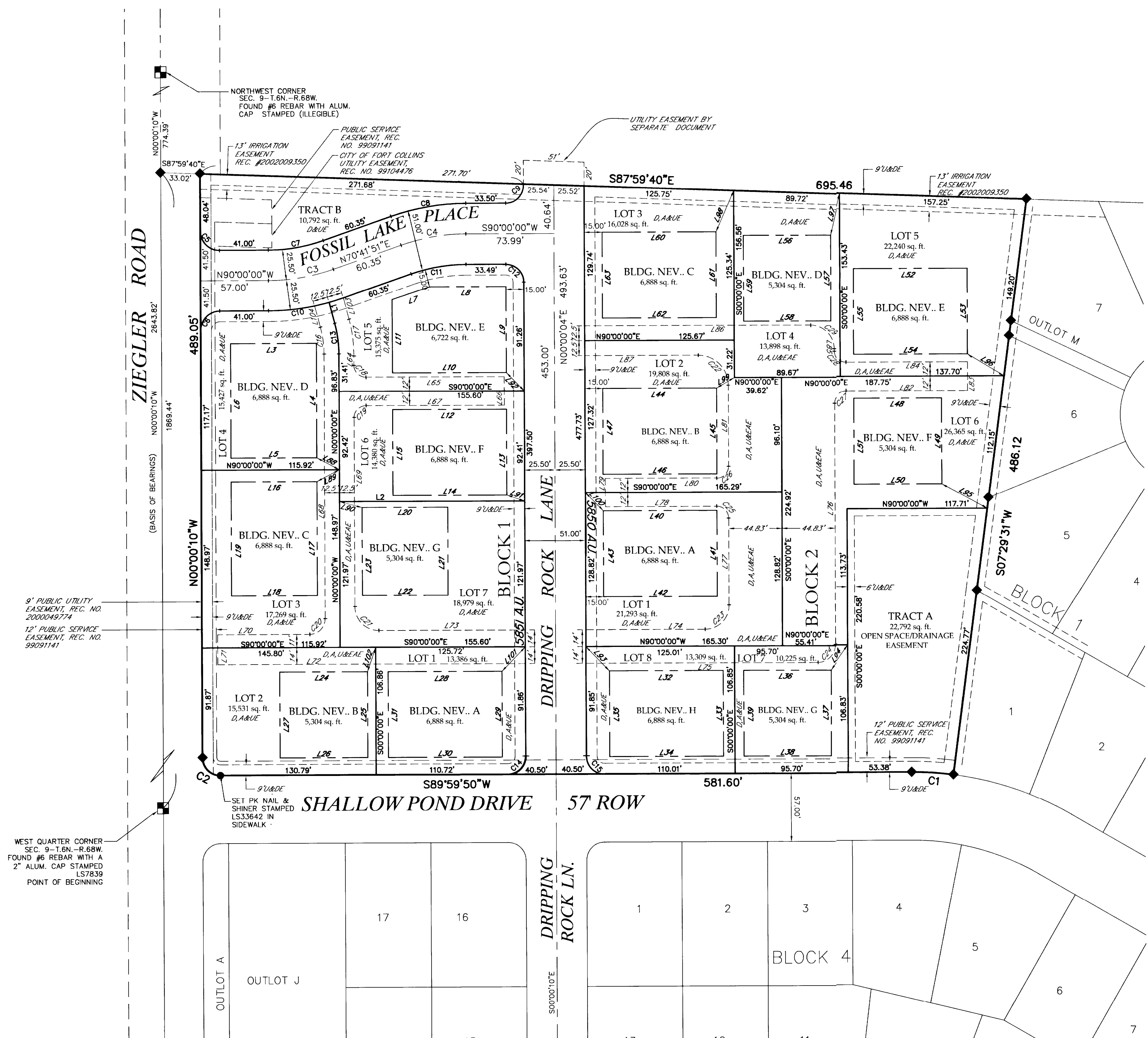
FOSSIL LAKE PDP FOURTH FILING  
BEING A REPLAT OF TRACT A, FOSSIL LAKE 2ND FILING  
KEM COMPANY  
3000 S. COLLEGE AVENUE, FT. COLLINS, CO 80525  
PHONE: (970) 223-4800

PROJECT #:  
2002259

**1**

# FOSSIL LAKE PDP FOURTH FILING

BEING A REPLAT OF TRACT A, FOSSIL LAKE P.U.D. SECOND FILING  
LOCATED IN THE NW 1/4 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF LARIMER, STATE OF COLORADO



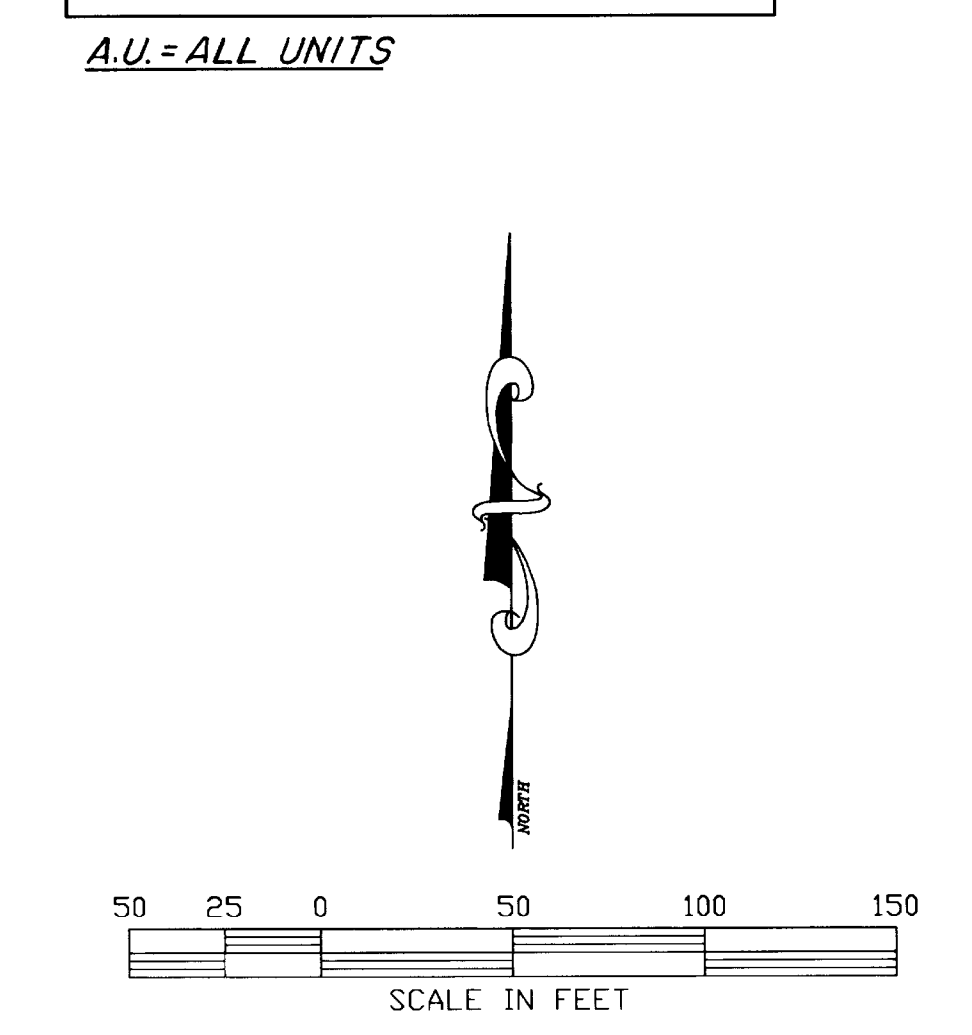
LINE	BEARING	LENGTH
L1	N14°53'00"W	18.19'
L2	S90°00'00"E	155.60'
L3	N90°00'00"E	72.00'
L4	S00°00'00"E	95.67'
L5	N90°00'00"E	72.00'
L6	S00°00'00"E	95.67'
L7	N71°31'44"E	33.24'
L8	N90°00'00"E	64.14'
L9	S00°00'00"E	72.00'
L10	N90°00'00"E	95.67'
L11	S00°00'00"E	61.47'
L12	N90°00'00"E	95.67'
L13	N00°00'00"E	72.00'
L14	N90°00'00"E	95.67'
L15	N00°00'00"E	72.00'
L16	N90°00'00"E	72.00'
L17	N00°00'00"E	95.67'
L18	S00°00'00"E	72.00'
L19	N90°00'00"E	95.67'
L20	N90°00'00"E	72.00'
L21	N00°00'00"E	73.67'
L22	N90°00'00"W	72.00'
L23	S00°00'00"E	73.67'
L24	N90°00'00"W	73.67'
L25	N00°00'00"E	72.00'
L26	N90°00'00"E	73.67'
L27	N00°00'00"E	72.00'
L28	N90°00'00"E	95.67'
L29	N00°00'00"E	72.00'
L30	N90°00'00"W	95.67'
L31	N00°00'00"E	72.00'
L32	N90°00'00"E	95.67'
L33	N00°00'00"E	72.00'
L34	N90°00'00"W	95.67'
L35	N00°00'00"E	72.00'
L36	N90°00'00"E	73.67'
L37	N00°00'00"E	72.00'
L38	N90°00'00"W	73.67'
L39	S00°00'00"E	72.00'
L40	N90°00'00"W	95.67'
L41	N00°00'00"E	72.00'
L42	N90°00'00"W	95.67'
L43	N00°00'00"E	72.00'
L44	N90°00'00"W	95.67'
L45	S00°00'00"E	72.00'
L46	N90°00'00"W	95.67'
L47	S00°00'00"E	72.00'
L48	N90°00'00"W	73.67'
L49	S00°00'00"E	72.00'
L50	N90°00'00"E	73.67'
L51	N00°00'00"E	72.00'
L52	N90°00'00"E	95.67'
L53	S00°00'00"E	72.00'
L54	N90°00'00"E	95.67'
L55	S00°00'00"E	72.00'
L56	N90°00'00"E	73.67'
L57	S00°00'00"E	72.00'
L58	N90°00'00"E	73.67'
L59	N00°00'00"E	72.00'
L60	S90°00'00"E	95.67'
L61	S00°00'00"E	95.67'
L62	N90°00'00"E	95.67'
L63	S00°00'00"E	72.00'
L64	N00°00'00"E	94.47'
L65	S90°00'00"E	116.25'
L66	N00°00'04"E	24.00'
L67	S90°00'00"E	116.25'
L68	N00°00'00"W	221.81'
L69	N00°00'00"W	157.82'
L70	N90°00'00"W	77.30'
L71	N00°00'00"E	25.00'
L72	N90°00'00"W	238.39'
L73	N90°00'00"W	124.95'
L74	N90°00'00"E	100.30'
L75	N90°00'00"E	194.63'
L76	S00°00'00"E	201.25'
L77	S00°00'00"E	72.82'
L78	S00°00'00"E	95.44'
L79	S00°00'00"W	24.00'
L80	S90°00'00"E	95.44'
L81	S00°00'00"E	67.99'
L82	S90°00'00"E	102.19'
L83	N00°00'00"E	24.00'
L84	N90°00'00"E	102.19'
L85	S00°00'00"E	2.04'
L86	N90°00'00"E	190.12'
L87	N90°00'00"E	95.46'
L88	S62°08'15"E	21.40'
L89	N62°08'13"E	21.40'
L90	N75°11'40"W	19.57'
L91	S71°34'56"E	15.83'
L92	N44°41'12"W	21.52'
L93	N43°55'47"W	28.35'
L94	N35°08'00"E	24.97'
L95	S61°23'59"E	43.39'
L96	S59°03'11"E	35.81'
L97	N13°08'01"E	35.21'
L98	N63°32'37"E	37.55'
L99	N59°56'33"E	17.34'
L100	S44°12'55"E	21.51'
L101	N43°57'03"E	28.36'
L102	N18°49'43"E	21.57'
L103	N14°53'00"W	18.73'
L104	N14°53'00"W	18.46'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	35.12'	268.50'	72°9'41"	35.10'	N86°15'20"W
C2	23.56'	15.00'	90°00'00"	21.21'	S45°00'00"E
C3	55.59'	165.00'	191°8'09"	55.32'	N80°20'56"E
C4	55.59'	165.00'	191°8'09"	55.32'	S80°20'56"W
C5	25.13'	16.00'	89°59'51"	22.63'	S45°00'04"E
C6	25.13'	16.00'	90°00'12"	22.63'	S44°59'54"W
C7	47.00'	139.50'	191°8'09"	46.77'	N80°20'56"E
C8	64.18'	190.50'	191°8'09"	63.87'	S80°20'56"W
C9	24.59'	15.00'	93°55'32"	21.93'	N43°01'44"E
C10	64.18'	190.50'	191°8'09"	63.87'	N80°20'56"E
C11	47.00'	139.50'	191°8'09"	46.77'	S80°20'56"W
C12	23.56'	15.00'	90°00'04"	21.21'	N44°59'58"W
C13	25.98'	100.00'	143°3'00"	25.90'	N07°26'30"W
C14	23.56'	15.00'	89°59'46"	21.21'	N44°59'57"E
C15	23.56'	15.00'	90°00'04"	21.21'	S44°59'58"E
C16	22.73'	87.50'	143°3'00"	22.67'	N07°26'30"W
C17	29.22'	112.50'	143°3'00"	29.14'	N07°26'30"W
C18	15.71'	10.00'	90°00'00"	14.14'	S45°00'00"E
C19	15.71'	10.00'	90°00'00"	14.14'	S45°00'00"E
C20	20.42'	13.00'	90°00'00"	18.38'	N45°00'00"E
C21	31.42'	20.00'	90°00'41"	28.29'	S45°00'21"E
C22	39.27'	25.00'	90°00'00"	35.36'	N45°00'00"W
C23	31.68'	20.17'	90°00'00"	28.52'	N45°00'00"E
C24	24.35'	15.50'	90°00'00"	21.92'	N45°00'00"E
C25	15.71'	10.00'	90°00'00"	14.14'	N45°00'00"W
C26	15.71'	10.00'	90°00'00"	14.14'	N45°00'00"E
C27	15.71'	10.00'	90°00'00"	14.14'	S45°00'00"W
C28	15.66'	10.00'	89°42'34"	14.11'	S45°08'44"E
C29	31.31'	20.00'	89°42'33"	28.21'	N45°08'44"W

**LEGEND**

- X --- X --- FENCE LINE
- - - - - EASEMENT
- - - - - SECTION LINE
- - - - - QUARTER SECTION LINE
- - - - - RIGHT-OF-WAY
- — — — — PROPERTY LINE
- R RECORDED
- P PLATTED
- M MEASURED
- D,A,U&E DRAINAGE, ACCESS AND UTILITY EASEMENT
- D,A,U&E&E DRAINAGE, ACCESS, UTILITY & EMERGENCY ACCESS EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- ⊙ SET ALIQUOT CORNER AS DESCRIBED
- ◆ FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED LS22098
- Set 24" of #4 rebar with yellow plastic cap stamped
- CALCULATED POSITION

A.U. = ALL UNITS



*L. S. Pepel* 12-18-03  
 L. S. Pepel - On Behalf of King Surveyors, Inc.  
 Colorado Registered Professional  
 Land Surveyor #33642

DATE: 7/2002  
 FILE NAME: 2002259SUB  
 SCALE: 1"=50'  
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**KING SURVEYORS INC.**  
 9299 EASTMAN PARK DRIVE • WINDSOR, CO 80550  
 PHONE: (970) 686-5011 • FAX: (970) 686-5821 • WWW.KINGSURVEYORS.COM

DATE: 7-29-02  
 SIDE ENV 3, 4&5 & LOTS 4&5 4' EAST  
 CITY OF FT. COLLINS COMMENTS 9-30-02  
 NEW LOT CONFIGURATION 2-19-03  
 PLOT M.V.I.A.S 12-8-03

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 BEING A REPLAT OF TRACT A, FOSSIL LAKE 2ND FILING  
 KEM COMPANY  
 3000 S. COLLEGE AVENUE, FT. COLLINS, CO 80525  
 PHONE: (970) 223-4800

PROJECT # 2002259

**2**

SHEET 2 OF 2