

FORT COLLINS DISCOVERY MUSEUM

BEING A REPLAT OF A PORTION OF BLOCK 24, 25 AND 26 OF THE ORIGINAL PLAT OF FORT COLLINS, AND A PORTION OF VACATED MASON STREET LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all men by these presents, that the undersigned, being owners of the following described land: A tract of land located in the Northeast Quarter of Section 11, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, and being more particularly described as follows:

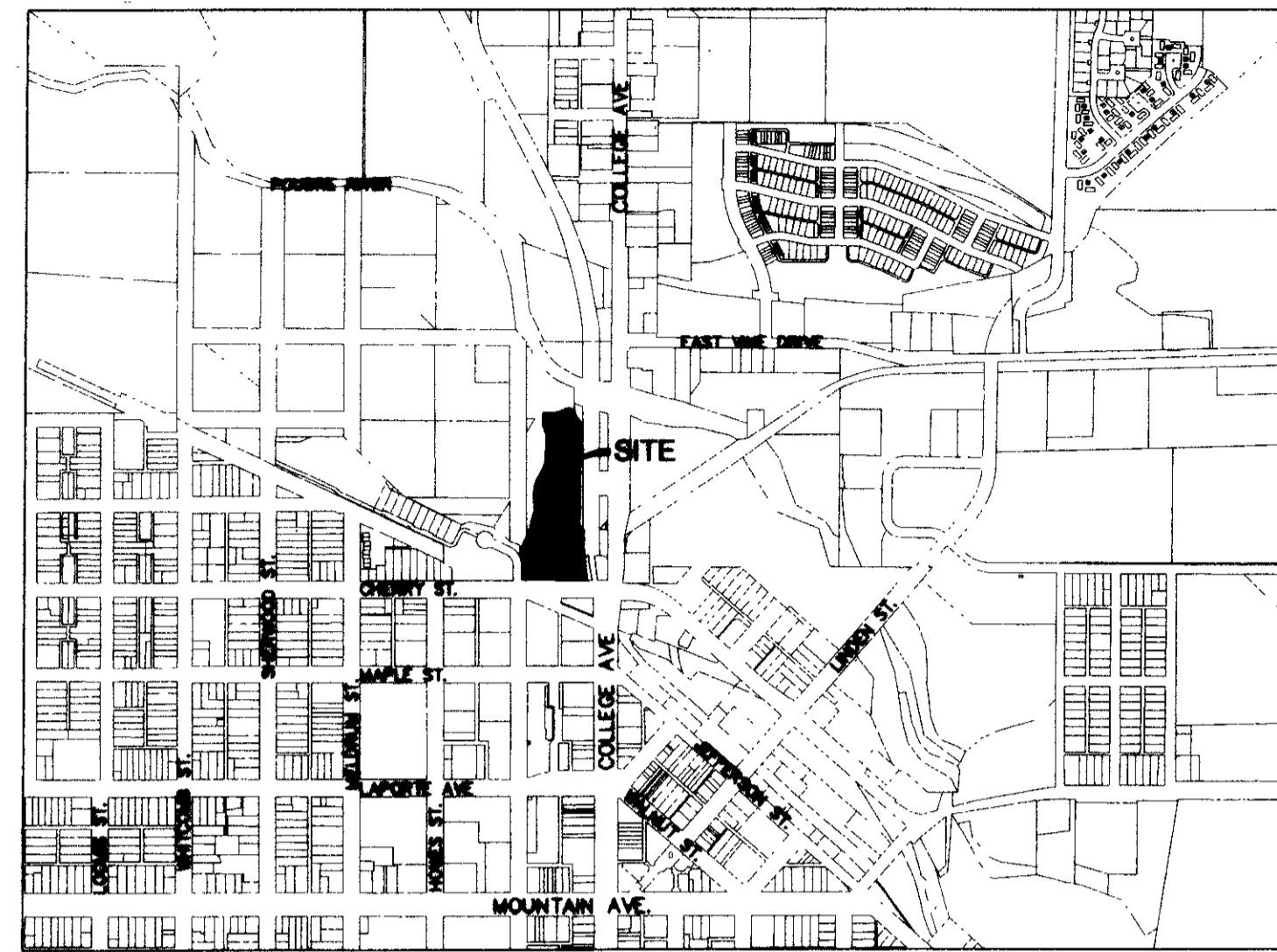
Considering the East line of the Northeast Quarter of said Section 11 as bearing South 00°23'31" West, and with all bearings contained herein relative thereto:

Commencing at the Northeast corner of said Section 11; thence along the East line of said Northeast Quarter, South 00°23'31" West, 1406.79 feet; thence, North 89°42'43" West, 162.02 feet to the POINT OF BEGINNING; said point being on the North right-of-way line of Cherry Street; thence continuing along said North line, North 89°42'43" West, 391.51 feet; thence, North 00°17'17" East, 176.60 feet; thence along a curve concave to the East having a central angle of 30°02'22", a radius of 100.00 feet, an arc length of 52.43 feet and the chord of which bears North 15°18'28" East, 51.83 feet; thence along a curve concave to the West having a central angle of 18°35'17", a radius of 260.00 feet, an arc length of 84.35 feet and the chord of which bears North 21°02'01" East, 83.98 feet; thence along a curve concave to the East having a central angle of 6°14'54", a radius of 700.00 feet, an arc length of 76.34 feet and the chord of which bears North 14°51'49" East, 76.30 feet; thence, North 17°59'16" East, 32.85 feet; thence, North 03°26'38" West, 87.90 feet; thence along a curve concave to the East having a central angle of 36°18'38", a radius of 200.00 feet, an arc length of 126.75 feet and the chord of which bears North 14°42'41" East, 124.64 feet; thence, North 28°04'35" East, 55.91 feet; thence along a curve concave to the West having a central angle of 26°11'23", a radius of 100.00 feet, an arc length of 45.71 feet and the chord of which bears North 14°58'53" East, 45.31 feet; thence, North 02°34'51" East, 120.72 feet; thence along a curve concave to the West having a central angle of 29°45'14", a radius of 100.00 feet, an arc length of 51.93 feet and the chord of which bears North 12°17'46" West, 51.35 feet; thence along a reverse curve concave to the East having a central angle of 33°55'08", a radius of 100.00 feet, an arc length of 59.20 feet and the chord of which bears North 10°12'49" West, 58.34 feet; thence, North 01°37'34" East, 39.57 feet; thence along a curve concave to the Southeast having a central angle of 96°21'28", a radius of 10.00 feet, an arc length of 16.82 feet and the chord of which bears North 49°48'18" East, 14.90 feet; thence, South 82°01'04" East, 30.68 feet; thence along a curve concave to the North having a central angle of 34°45'39", a radius of 100.00 feet, an arc length of 60.67 feet and the chord of which bears North 80°36'06" East, 59.74 feet; thence, North 64°41'13" East, 39.73 feet; thence along a curve concave to the South having a central angle of 82°46'18", a radius of 40.00 feet, an arc length of 57.79 feet and the chord of which bears South 73°55'38" East, 52.89 feet; thence, South 23°54'13" East, 43.52 feet; thence along a curve concave to the Northeast having a central angle of 43°10'03", a radius of 40.00 feet, an arc length of 30.14 feet and the chord of which bears South 45°29'14" East, 29.43 feet to the East line of that tract of land recorded at Reception No. 20090023506, Larimer County Records; thence along said East line, South 00°30'50" West, 637.60 feet to the North line of that tract of land recorded at Reception No. 97041141, Larimer County Records; thence along the North line of said tract, South 89°36'29" East, 26.94 feet; thence, South 00°05'21" West, 109.80 feet; thence along the extension of the East line of that tract of land recorded at Reception No. 20080015033, Larimer County Records and a non-tangent curve concave to the East having a central angle of 11°12'59", a radius of 980.37 feet, an arc length of 191.92 feet and the chord of which bears South 06°04'30" East, 191.61 feet to the Point of Beginning.

Which above described tract contains 6.404 acres, more or less

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 DISCOVERY MUSEUM, subject to all easements and rights-of-way now of record or existing or indicated on this plat.

August, 2010



NOTES:

- 1) Current zoning is Community Commercial and Public Open Lands.
- 2) Basis of bearings is the East line of the NE 1/4 of Section 11, T.7N., R.69 W being monumented at the Northeast corner by a 3 1/2" brass cap stamped "Colo. Dept of Highways" in a monument box and at the East 1/4 corner by a 2" aluminum cap stamped "S11, S12, 1/4, T7N, R69W, 2004, LS 17497" being assumed to bear S 00°23'31" W.
- 3) All information regarding easements, rights-of-way or title of record, Northern Engineering relied upon title commitment Policy No. LTAQ25093642*2, prepared by Land Title Guarantee Company for the City of Fort Collins, dated June 01, 2010 at 5:00 p.m.
- 4) Flood Zone Designation: The FEMA Floodplains and Floodway as shown on this topographic survey have been established using information provided by the City of Fort Collins and have been verified with the FEMA Flood Insurance Rate Maps (Nos. 08069C0977G and 08069C0979G, dated 6/17/2008).
- 5) VACATION OF EASEMENTS
By its approval of this Plat, the City of Fort Collins, Colorado, hereby vacates, terminates, and releases any and all existing easements (other than noted) that the City may have acquired in, to and against the Property from any of the undersigned's predecessors in title to the Property.
- 6) Elevations established from the City of Fort Collins Vertical Control Network. Bench Mark = V401, Elevation = 4974.64'.
- 7) Refer to Section 3.4.1(E) of the City of Fort Collins Land Use Code for allowable uses in a Natural Feature Buffer Zone.
- 8) No official document found in Larimer County records shows the vacation of the Mason Street right-of-way. It appears to be vacated in land transfers that occurred throughout the years.



CERTIFICATE OF DEDICATION:

The undersigned does hereby give notice in accordance with applicable City policies and standards, of the public utility and emergency access alignments as laid out and designated on this plat.

OWNER: City of Fort Collins

BY: *[Signature]*
City Manager, City of Fort Collins



STATE OF COLORADO)
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 14th day of September, 2010, by

[Signature]
City Manager, City of Fort Collins
DANA HILBERG

Witness my hand and official seal

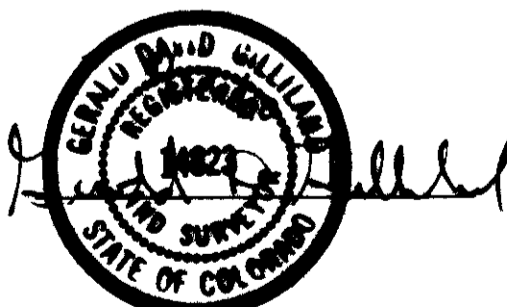
My commission expires: 7-16-13

[Signature]
Notary Public



SURVEYOR'S STATEMENT

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



Gerald D. Gilliland
Colorado Registered Professional
Land Surveyor No. 14823

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 also be amended from time to time and may include, without limitation, Site and Landscape Covenants, Final Site Plan, Final Landscape Plan, Utility Plans, and Architectural Elevations, which documents ("Final Development Plan 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.

ATTORNEY'S CERTIFICATION

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(b) 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 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 and by Ordinance No. 088, 2010 of the Council of the City of Fort Collins.

Attorney: *[Signature]*

Address: 300 La Porte Ave
Fort Collins Co 90524

Registration No.: 28594

APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer of the City of Fort Collins, Colorado this 31st day of August A.D., 2010.

[Signature]
City Engineer



PLANNING APPROVAL

By the Director of Planning the City of Fort Collins, Colorado this 31st day of August A.D., 2010.

[Signature]
Director of Planning

NOTICE:

This plat generally shows certain alignments to document the existence of the alignments for public access, drainage, emergency access, trail, and utility improvements, for the benefit of the City of Fort Collins. The depiction of these alignments on this plat is further intended to give general notice to the public of the existence of the alignments and the associated improvements. The City of Fort Collins, prior to conveying its interest in the City property to any person, shall take note, and, to the extent it determines at that time to be appropriate, reserve from such conveyance an easement or right-of-way or other interest in land sufficient to reserve a right for the continued existence, operation, maintenance, repair and, if necessary, enlargement of said alignments and improvements. More particularly, this plat shows certain designated drainage alignments, within which certain storm drainage improvements are intended to be constructed (drainage alignment).

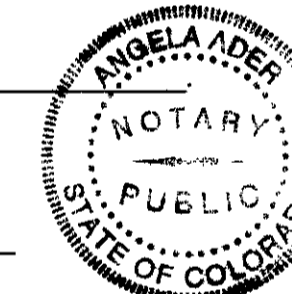
NORTH WELD COUNTY WATER DISTRICT

NAME: [Signature] TITLE: DISTRICT ENGINEER

STATE OF COLORADO)
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 02 day of AUGUST, 2010, by

BY: *[Signature]*
Notary Public



my commission expires: 7/28/12

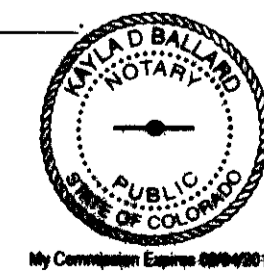
DISCOVERY CENTER, a Colorado Non-profit Corporation

NAME: [Signature] TITLE: Board President

STATE OF COLORADO)
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 27 day of August, 2010, by

BY: *[Signature]*
Notary Public



my commission expires: 2/04/2014

NOTICE: 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 certification shown hereon.

SECTION:	11
TOWNSHIP:	7N
RANGE:	69 W. of the 6th PM

NORTHERN ENGINEERING
PHONE 970.221.4138 FAX 970.221.4139
200 South College Avenue, Suite 100
Fort Collins, Colorado 80524

DATE:	8/3/2010
SCALE:	1"=50'
DESIGNED BY:	L. Meyer
REVIEWED BY:	C.D.G.
PROJECT:	532-002
DRAWN BY:	L. Meyer

FORT COLLINS DISCOVERY MUSEUM
CITY OF FORT COLLINS, COLORADO
COUNTY OF LARIMER, COLORADO

FORT COLLINS DISCOVERY MUSEUM

BEING A REPLAT OF A PORTION OF BLOCK 24, 25 AND 26 OF THE ORIGINAL PLAT OF FORT COLLINS, AND A PORTION OF VACATED MASON STREET
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

The Owner, for itself and its successors in interest, whether in fee, hereditament corporeal or incorporeal, profit a prendre or usufructuary right, hereby agrees to be bound to the following requirements and provisions subject to the annual appropriation of funds sufficient and intended therefore by Owner's City Council in its sole discretion.

Storm Drainage Lines and Appurtenances

1. The Owner shall be responsible for maintaining the structural integrity and operational functions of all drainage facilities throughout the build-out of this Development. If at any time following certification (as required pursuant to paragraph one (1) above) of said drainage facilities and during the construction of structures and/or lots within this Development the City reasonably decides that said drainage facilities no longer comply with the Final Development Plan Documents, the City shall give written notice to the Owner of all items which do not comply with the Final Development Plan Documents. Unless the Owner successfully appeals the decision of non-compliance, it shall bring such facilities back up to the standards and specifications as shown on the Final Development Plan Documents. Failure to maintain the structural integrity and operational function of said drainage facilities following certification shall result in the withholding of the issuance of additional building permits and/or certificates of occupancy until such drainage facilities are repaired to the operational function and structural integrity which was approved by the City.

2. The drainage design for this Development provides for the evacuation of storm drainage runoff in a reasonable amount of time out of the water quality and detention facilities and into the drainage outfall system. The water quality and detention facilities have been designed to discharge stormwater runoff from frequent storms over a 40 hour period through a small diameter outlet. Under the intended operation of the water quality and detention pond, there will not be standing water in the pond more than 48 hours after the end of a rainfall event. If after construction and acceptance of the detention facilities associated with this Development, surfacing or standing water conditions persist in these facilities; and if such conditions are beyond what can be expected in accordance with the approved stormwater design, the Owner shall promptly, upon such discovery, install an adequate de-watering system in the detention facilities. Such a system shall be reviewed and approved by the City prior to installation.

3. The Owner shall be responsible for maintenance of all storm drainage facilities that are constructed outside of the public right-of-way.

4. The City of Fort Collins Stormwater Utility reserves the right to utilize the area on the property north of the Poudre River .5 foot floodway boundary for future water quality mitigation of the Howes Street Outfall.

5. The City of Fort Collins Stormwater Utility reserves the right for a perpetual 10 foot wide maintenance and access route along the southern property line which will run partially on the existing bike trail.

6. No construction activities shall be undertaken within the Poudre River Floodway unless a no-rise certification is submitted and approved for both pre-construction and post-construction. The boundaries of the floodway area shall be staked and posted as a no disturbance area except as where documented on the approved project development plans. The area encompassed within the floodway limits cannot be used during construction for equipment storage, material storage, or temporary storage of fill dirt. Failure to comply with such a condition shall result in the stoppage of work on the site, withholding of building permits and/or certificates of occupancy in this Development and all other applicable City of Fort Collins floodplain and floodway regulations.

7. The Owner shall obtain a Floodplain Use Permit from the City of Fort Collins prior to commencing any construction activities (fences, patios, retaining walls, paths, exhibits, grading, landscaping, utilities, etc.) within the Poudre River Floodplain Limits as delineated on the Final Development Plan Documents for this Development.

8. Any future improvements, including museum exhibits, located in the 100-year Poudre River floodplain must comply with chapter 10 of City Code. A floodplain use permit will be required.

Streets

1. No street oversized reimbursement from the City is due the Owner for this Development.

2. Following completion of all public infrastructure improvements, the Owner shall continue to have responsibility for maintenance and repair of said improvements in accordance with Sections 2.2.3, 3.3.1 and 3.3.2 of the Land Use Code of the City.

Natural Resources

1. The Final Development Plan Documents identify areas within the Property which are not to be disturbed in order to prevent environmental damage to the natural habitats and features ("Natural Feature Buffer"). Neither the Owner nor its contractor shall intrude upon, remove, fill, dredge, build upon, degrade or otherwise alter natural habitats and features delineated on the Final Development Plan Documents.

2. The Owner shall ensure that all uplands are properly maintained for a three (3) year period following construction thereof to ensure that the vegetation is fully established. Monitoring of the vegetation shall occur at least in June and September of the first growing season and in late summer of the remaining growing seasons. The status and effectiveness of the vegetation shall be evaluated and the results reported to the City of Fort Collins Community Development & Neighborhood Services Department's Environmental Planner semi-annually for review.

3. The areas of the Development that are planned to be seeded shall be inspected jointly by the Owner and the City at specified intervals for three (3) seasons or until determined by the City to be well established in accordance with the coverage specifications of this paragraph, whichever occurs first. Areas seeded in the Spring shall be inspected for required coverage each immediately subsequent Autumn not later than October 1st. Areas seeded at any other time shall be inspected each immediately subsequent Summer not later than August 1st. The required coverage for the first inspection shall be ten (10) viable live seedlings of the specified species per 1000 square centimeters (approximately one square foot), or fifty percent (50%) coverage of the specified foliage as measured from five feet (5') directly overhead, with no bare spots larger than 1000 square centimeters. At the time of the second growing season inspection, there shall be seventy-five percent (75%) foliage cover of the specified species planted as measured from five feet (5') directly overhead. No more than ten percent (10%) of the species noted on the site may be weedy species as defined by Article III, Section 20-41 of the Code of the City. The Owner shall be responsible for weed control at all times. Determination of required coverage will be based on fixed transects each ten meters in length, randomly placed in representative portions of the seeded areas, with plant species or bare ground/rock/litter being noted every ten (10) centimeters along each transect. The Owner shall warrant all seeded areas for three (3) growing seasons from the date of completion. The Owner shall rework and reseed per original specifications any areas that are dead, diseased, contain too many weedy species, or fail to meet the coverage requirement at no additional cost to the City. Owner shall provide to the City prior to issuance of any building permits an acceptable form of security (cash, letter of credit, etc.) to guarantee completion of the upland buffer zone landscape improvements. An estimate for said landscape improvements shall be prepared by the Owner and approved by the City. Said estimate of landscape improvements shall constitute plant material and irrigation system improvements at 67% of the construction value to be held until said landscape improvements are constructed and accepted by the City. The City shall return the security to the Owner upon the Owner's installation of the landscape improvements and the City's acceptance thereof. If the uplands have not been established in accordance with the approved plans, then the Owner shall promptly take such steps as are necessary with a written proposal of steps and timing to bring the uplands into conformance with the approved plans. If the Owner does not take action to bring the uplands into conformance with the approved plans, the City shall use the security provided by the Owner to install said landscape improvements and the Owner forfeit any right to the security.

4. Fueling facilities shall be located at least one hundred (100) feet from natural body of water, wetland, natural drainage way or manmade drainage way. The fuel tanks and fueling area must be set in a containment area that will not allow a fuel spill to directly flow, seep, run off, or be washed into a body of water, wetland or drainage way.

Maintenance and Repair Guarantees

Maintenance Guarantee:

The Owner hereby warrants and guarantees to the City Of Fort Collins, for a period of two (2) years from the date of completion and first acceptance by the city of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements constructed under the authority of this Plat. This 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 limitation, 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 Owner 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 Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner 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 Owner. 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 Owner.

Repair Guarantee:

In consideration of the approval of this final plat and other valuable consideration, the Owner 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 limitation, 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 Owner warrants that it owns fee simple title to the property shown hereon and agrees that the City of Fort Collins shall not be liable to the Owner 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 obligations of the Owner 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.

OWNER: City of Fort Collins

BY: 
City Manager, City of Fort Collins

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SECTION: 11
TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
250 South College Avenue, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4128 FAX: 970.221.4129
www.northerneng.com

DATE: 6/23/2010
PROJECT: 532-002
SCALE: 1"=50'
DESIGNED BY: L. MOYER
DRAWN BY: L. MOYER
REVIEWED BY: C.D.O.

FORT COLLINS DISCOVERY MUSEUM
CITY OF FORT COLLINS,
COUNTY OF LARIMER, COLORADO

Sheet
2
Of 3 Sheets

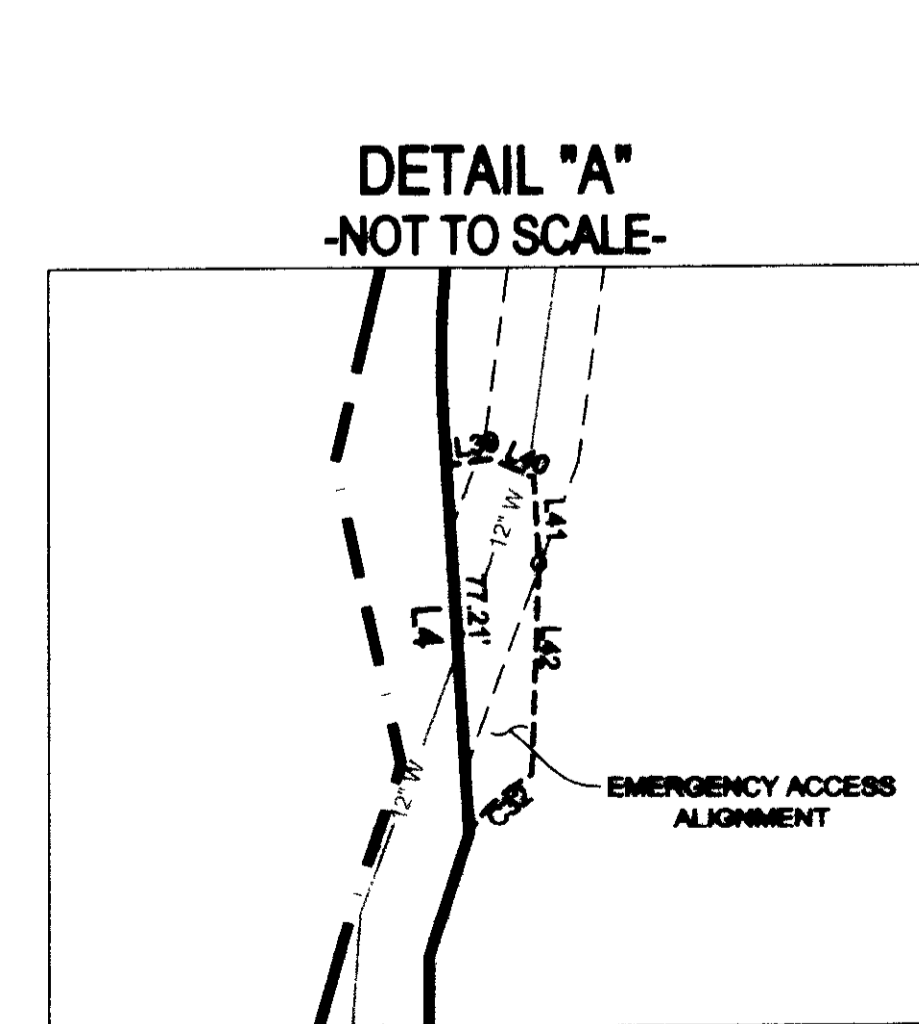
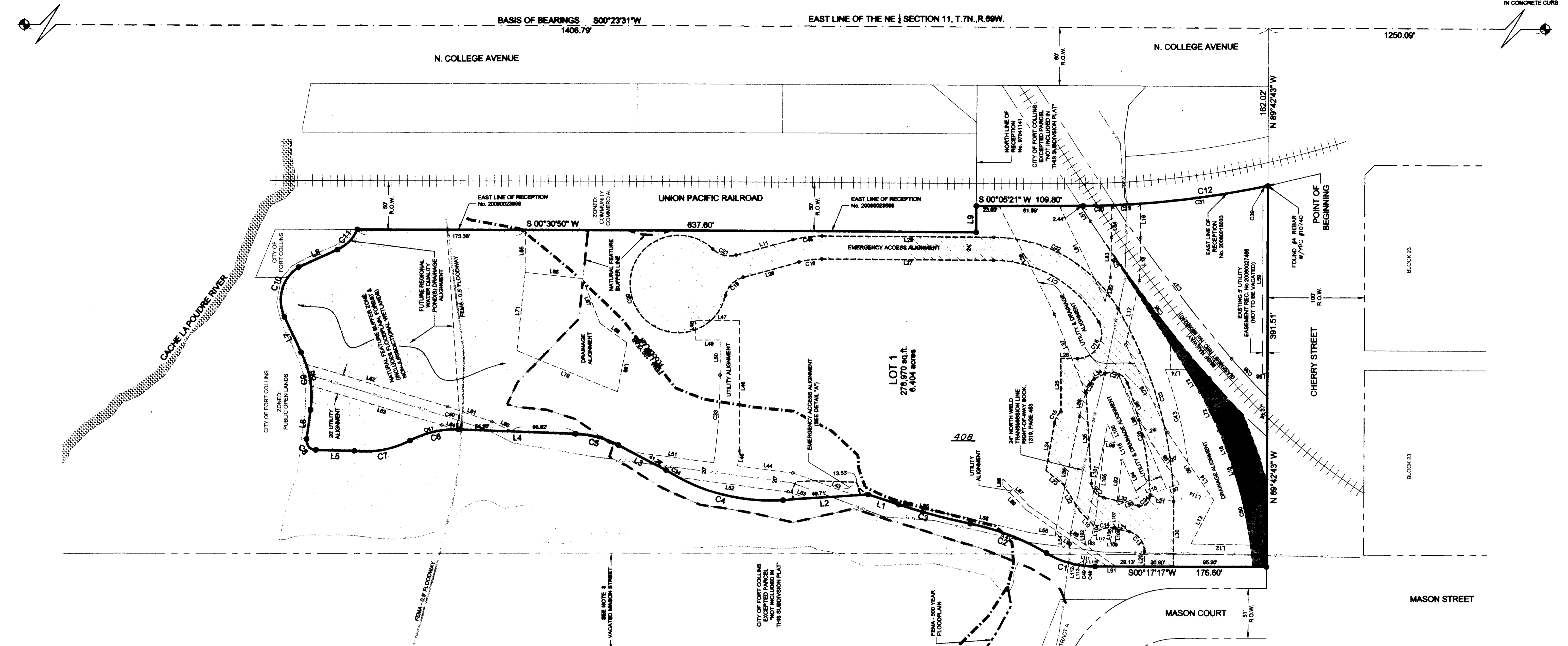
This unofficial copy was downloaded on Oct-20-2019 from the City of Fort Collins Public Records Website: <http://citydocs.fcgov.com>
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

FORT COLLINS DISCOVERY MUSEUM

BEING A REPLAT OF A PORTION OF BLOCK 24, 25 AND 26 OF THE ORIGINAL PLAT OF FORT COLLINS, AND A PORTION OF VACATED MASON STREET
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

NORTHEAST CORNER OF SECTION 11-T7N-R69W FOUND 3" DIA BRASS CAP IN CONCRETE FOUNDATION NOT STAMPED COLO. DEPT. OF HIGHWAYS

EAST 1/4 CORNER OF SECTION 11-T7N-R69W FOUND 3" DIA ALUM. CAP STAMPED T7N, R69W, S11, 1/4, LS 17-697, 2004 IN CONCRETE CURB



LINE LEGEND

	FEMA - 0.5' FLOODWAY
	FEMA - 100 YEAR FLOODPLAIN
	FEMA - 500 YEAR FLOODPLAIN
	NATURAL FEATURE BUFFER LINE
	EASEMENT ALIGNMENT LINE
	EXISTING EASEMENT LINE
	EMERGENCY ACCESS ALIGNMENT LINE
	RIGHT-OF-WAY
	SECTION LINE
	CENTERLINE RAILROAD TRACKS
	EMERGENCY ACCESS ALIGNMENT
	NATURAL FEATURE BUFFER ZONE AREA

● SET #4 REBAR WITH PLASTIC CAP, LS 14823
● FOUND MONUMENT AS NOTED

LINE TABLE

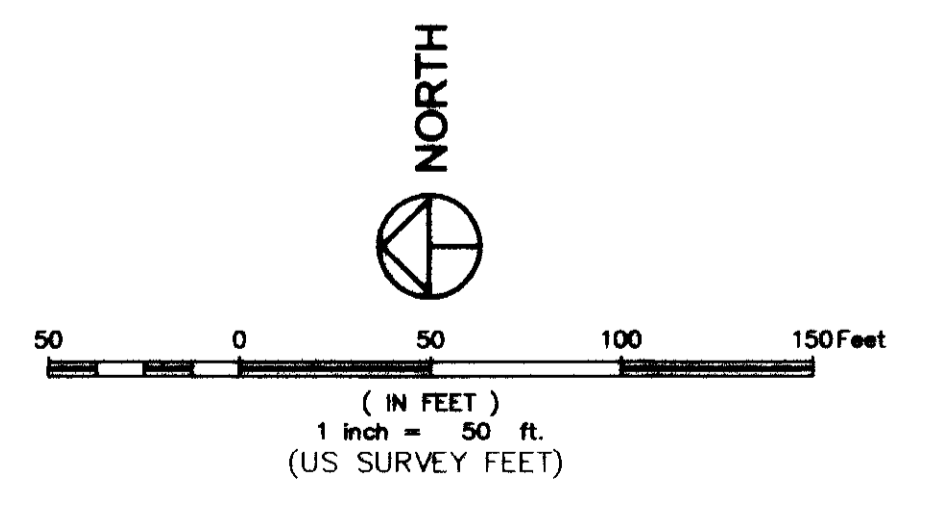
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N17°30'16"E	32.85	L40	S85°18'24"E	9.85	L79	S88°18'18"E	41.09
L2	N82°28'38"W	87.80	L41	S00°11'54"E	17.83	L80	S89°50'52"E	33.17
L3	N82°42'38"W	86.91	L42	S01°58'28"W	43.89	L81	S89°14'59"W	23.44
L4	N82°00'17"E	128.72	L43	N85°18'48"E	88.37	L82	N84°41'47"E	108.27
L5	N81°32'46"E	38.57	L44	N87°48'42"E	57.53	L83	N85°58'58"E	38.25
L6	S82°01'04"E	38.88	L45	S82°11'18"E	15.84	L84	N80°00'00"W	7.19
L7	N84°11'13"E	38.73	L46	N88°00'00"E	134.09	L85	S48°58'50"W	34.57
L8	S23°54'13"E	43.82	L47	N88°00'00"E	45.04	L86	S34°41'38"W	101.48
L9	S89°38'38"E	28.84	L48	N88°00'00"E	20.50	L87	S89°17'17"W	8.85
L10	N48°18'48"E	28.17	L49	S89°00'00"E	25.04	L88	N85°18'48"E	48.80
L11	S18°52'02"E	88.83	L50	N88°00'00"W	25.83	L89	S18°37'38"E	23.80
L12	N81°18'48"E	81.88	L51	N87°48'42"E	88.32	L90	N87°21'14"E	44.82
L13	S82°17'22"E	88.28	L52	S87°48'42"E	114.28	L91	N84°27'27"E	78.73
L14	N85°00'00"E	48.10	L53	S89°18'48"W	20.87	L92	S87°21'14"W	128.03
L15	S74°48'00"W	8.18	L54	S89°38'38"E	5.90	L93	S18°37'38"E	14.22
L16	S89°38'38"E	48.87	L55	S87°17'17"W	25.87	L94	N88°00'00"E	52.40
L17	N77°32'22"W	88.85	L56	S15°07'33"W	100.48	L95	S88°48'00"W	11.00
L18	N81°18'18"W	44.32	L57	S88°00'27"W	18.88	L96	N87°21'14"E	20.42
L19	N89°38'38"W	38.23	L58	S88°23'31"W	5.04	L101	N78°18'01"W	118.10
L20	N80°00'00"E	54.84	L59	S88°42'43"E	180.97	L102	N87°08'32"W	5.51
L21	N13°00'00"E	14.91	L60	N87°20'20"E	23.21	L103	S87°17'00"W	6.32
L22	N85°18'48"E	81.87	L61	N18°00'45"E	48.02	L104	S77°31'21"E	23.88
L23	N40°00'00"E	23.54	L62	N17°03'18"E	182.76	L105	S83°18'08"E	78.89
L24	S78°54'21"E	50.41	L63	S17°03'18"W	140.83	L106	N77°31'21"W	15.85
L25	N80°00'00"E	54.84	L64	S18°37'38"W	14.83	L107	N18°37'38"W	2.42
L26	S00°00'00"E	17.00	L65	S88°20'10"E	44.13	L108	S88°40'42"E	16.48
L27	N89°38'38"E	178.71	L66	N88°11'52"E	88.34	L109	S81°18'18"W	5.38
L28	N18°00'00"E	88.78	L67	N88°28'11"E	48.87	L110	N77°31'21"W	8.38
L29	S89°38'38"W	178.71	L68	N88°28'48"E	34.40	L111	S87°17'00"W	2.85
L30	N89°48'18"W	88.37	L69	S78°58'41"E	50.81	L112	S87°08'32"E	2.77
L31	N13°00'00"E	24.84	L70	S22°38'00"W	111.98	L113	S82°21'03"E	3.81
L32	S13°04'00"W	38.78	L71	N85°48'08"W	78.81	L114	N25°28'41"E	38.28
L33	S88°48'38"W	84.23	L72	S84°02'48"W	44.83	L115	N18°37'38"W	30.67
L34	N85°18'48"E	11.87	L73	S88°28'27"W	27.88	L116	N87°21'14"E	18.34
L35	S78°18'01"E	128.38	L74	S88°28'48"W	21.42	L117	S88°18'18"W	20.18
L36	S78°58'17"E	28.78	L75	S84°27'27"W	100.28			
L37	N88°13'17"E	88.74	L76	S88°07'08"W	84.72			
L38	N83°08'38"E	128.02	L77	S84°27'27"W	108.87			
L39	N81°27'22"E	9.44	L78	S77°38'22"E	28.22			

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	52.45	100.00	30°32'22"	51.85	N15°18'28"E
C2	84.36	200.00	18°31'17"	83.88	N21°32'01"E
C3	78.34	700.00	6°14'54"	78.30	N14°51'46"E
C4	128.75	200.00	38°18'38"	124.84	N14°42'41"E
C5	45.71	100.00	28°11'23"	45.31	N14°58'53"E
C6	51.85	100.00	28°48'14"	51.35	N12°17'48"W
C7	88.36	100.00	37°30'48"	88.34	N10°12'48"W
C8	18.53	10.00	88°21'38"	14.80	N48°48'18"E
C9	60.87	100.00	34°48'38"	58.74	N80°38'08"E
C10	97.79	40.00	82°48'18"	52.84	S73°58'38"E
C11	30.14	40.00	43°10'08"	28.45	S45°28'14"E
C12	181.88	888.37	11°12'08"	181.81	S89°34'30"E
C13	188.20	1570.00	7°13'08"	188.07	S82°42'48"W
C14	15.88	20.00	45°41'17"	15.53	N88°48'38"W
C15	13.88	20.00	38°51'02"	13.30	N80°28'50"W
C16	51.74	28.00	118°34'38"	42.88	S88°17'18"E
C17	131.02	128.00	88°58'44"	128.20	N80°18'12"E
C18	23.88	88.00	15°32'51"	23.81	S89°34'30"E
C19	28.88	25.00	51°58'57"	25.41	N45°34'38"W
C20	282.88	50.00	308°32'33"	49.34	S74°18'38"W
C21	28.88	25.00	58°48'08"	24.82	S14°51'28"W
C22	184.30	180.00	58°58'22"	147.88	N28°58'01"E
C23	208.88	412.00	28°58'28"	208.72	N73°58'58"E
C24	18.42	10.00	108°31'48"	15.82	S38°41'01"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C25	20.36	18.00	73°30'30"	19.17	S48°52'18"W
C26	17.81	15.00	67°16'38"	16.82	N88°41'08"W
C27	28.46	17.00	95°53'38"	25.25	N21°53'07"E
C28	118.80	388.00	17°41'28"	118.33	N78°41'28"E
C29	30.05	980.37	1°48'22"	30.04	S83°03'48"E
C30	32.82	980.37	1°50'08"	32.82	S81°23'38"E
C31	132.48	980.37	7°14'52"	132.38	S87°48'42"E
C32	18.53	27.98	37°35'31"	18.18	S48°12'41"W
C33	80.82	815.00	8°27'38"	80.73	S86°48'11"E
C34	14.81	200.00	4°11'08"	14.80	S30°48'27"W
C35	202.13	1800.00	7°14'18"	202.00	S82°42'48"W
C36	88.46	1800.00	3°58'48"	88.46	S84°47'18"W
C37	188.20	1570.00	7°13'08"	188.07	S82°42'48"W
C38	53.88	712.27	4°18'54"	53.83	S47°08'14"W
C39	5.15	980.37	0°18'03"	5.15	S11°31'58"E
C40	3.54	100.00	2°01'30"	3.54	N81°33'57"E
C41	48.38	100.00	27°43'28"	47.82	N13°18'41"W
C42	23.11	100.00	13°14'18"	23.08	N77°13'48"E
C43	88.31	428.50	13°08'32"	88.08	N78°28'28"E
C44	115.88	1800.00	4°08'33"	115.88	S81°10'08"W
C45	30.38	112.00	15°32'51"	30.30	N87°15'38"W
C46	85.15	742.27	6°34'22"	85.10	S45°58'47"W
C47	15.48	700.00	1°19'58"	15.48	S17°21'18"W
C48	10.28	100.00	6°53'21"	10.27	S83°13'58"W
C49	2.18	100.00	1°15'04"	2.18	S88°48'11"W
C50	75.98	480.00	9°27'41"	75.87	N77°28'10"E



NOTICE: 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 certification shown hereon.

SECTION: 11
TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

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PROJECT: 532-002
DATE: 8/3/2010
DESIGNED BY: L. MOYER
SCALE: 1"=50'
REVIEWED BY: C.D.S.

FORT COLLINS DISCOVERY MUSEUM
CITY OF FORT COLLINS,
COUNTY OF LARIMER, COLORADO

Sheet
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Of 3 Sheets

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