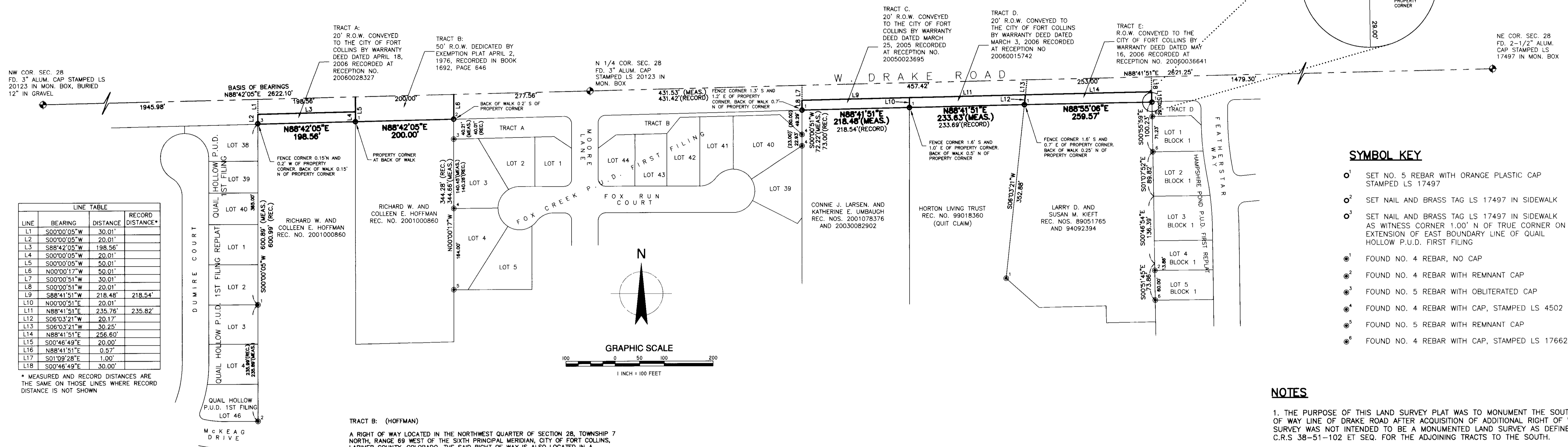
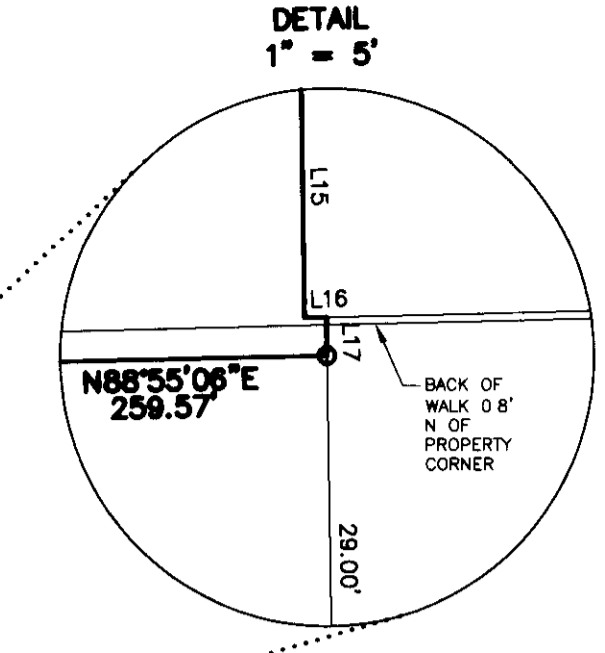


Filed At Larimer County
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WCM

LAND SURVEY PLAT

TRACTS OF LAND LOCATED IN THE NORTH HALF OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



LINE	BEARING	DISTANCE	RECORD DISTANCE*
L1	S00°00'05\"	30.01'	
L2	S00°00'05\"	20.01'	
L3	S88°42'05\"	198.56'	
L4	S00°00'05\"	20.01'	
L5	S00°00'05\"	50.01'	
L6	N00°00'17\"	50.01'	
L7	S00°00'51\"	30.01'	
L8	S00°00'51\"	20.01'	
L9	S88°41'51\"	218.48'	218.54'
L10	N00°00'51\"	20.01'	
L11	N88°41'51\"	235.76'	235.82'
L12	S06°03'21\"	20.17'	
L13	S06°03'21\"	30.25'	
L14	N88°41'51\"	256.60'	
L15	S00°46'49\"	20.00'	
L16	N88°41'51\"	0.57'	
L17	S01°09'28\"	1.00'	
L18	S00°46'49\"	30.00'	

* MEASURED AND RECORD DISTANCES ARE THE SAME ON THOSE LINES WHERE RECORD DISTANCE IS NOT SHOWN

LEGAL DESCRIPTION

TRACT A: (HOFFMAN)

A RIGHT OF WAY LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, THE SAID RIGHT OF WAY IS ALSO LOCATED IN A PORTION OF A CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED JANUARY 4, 2001 AT RECEPTION NO. 2001000860, RECORDS OF THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF SECTION 28 AS BEARING NORTH 88 DEGREES 42 MINUTES 05 SECONDS EAST BETWEEN A 3\"

COMMENCING AT THE SAID NORTHWEST CORNER OF SECTION 28;

THENCE ALONG THE SAID NORTH LINE OF THE NORTHWEST QUARTER, NORTH 88 DEGREES 42 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 1945.98 FEET TO THE WEST LINE OF THE SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. 2001000860;

THENCE ALONG THE WEST LINE OF THE SAID TRACT, SOUTH 00 DEGREES 00 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 30.01 FEET TO A LINE WHICH IS 30.00 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER AND TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG THE SAID WEST LINE, SOUTH 00 DEGREES 00 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 20.01 FEET TO A LINE WHICH IS 50.00 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER;

THENCE LEAVING THE SAID WEST LINE, AND ALONG THE SAID PARALLEL LINE, NORTH 88 DEGREES 42 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 198.56 FEET TO THE WEST LINE OF THE EXISTING DRAKE ROAD RIGHT OF WAY;

THENCE ALONG THE SAID EXISTING DRAKE ROAD RIGHT OF WAY, NORTH 00 DEGREES 00 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 20.01 FEET TO THE SAID PARALLEL LINE BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER;

THENCE ALONG THE SAID PARALLEL LINE, SOUTH 88 DEGREES 42 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 198.56 FEET TO THE POINT OF BEGINNING, CONTAINING 3971 SQUARE FEET MORE LESS.

THE ABOVE DESCRIBED TRACT IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAYS NOW EXISTING OR OF RECORD.

TRACT B: (HOFFMAN)

A RIGHT OF WAY LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, THE SAID RIGHT OF WAY IS ALSO LOCATED IN A PORTION OF A CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED JANUARY 4, 2001 AT RECEPTION NO. 2001000860, RECORDS OF THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH FIFTY (50) FEET OF TRACT 1 OF THE FRED PETERSON EXEMPTION PLAT RECORDED APRIL 2, 1976 IN BOOK 1692, AT PAGE 646 CONTAINING 10,000 SQUARE FEET MORE LESS.

THE ABOVE DESCRIBED TRACT IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAYS NOW EXISTING OR OF RECORD.

TRACT C: (LARSEN AND UMBAUGH)

A RIGHT OF WAY LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, THE SAID RIGHT OF WAY IS ALSO LOCATED IN THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVES RECORDED SEPTEMBER 4, 2001 AT RECEPTION NO. 2001078376, RECORDS OF THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 28 AS BEARING NORTH 88 DEGREES 41 MINUTES 51 SECONDS EAST BETWEEN A 2.5\"

COMMENCING AT THE SAID NORTH QUARTER CORNER OF SECTION 28;

THENCE ALONG THE SAID NORTH LINE OF THE NORTHEAST QUARTER, NORTH 88 DEGREES 41 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 431.42 FEET (PREVIOUSLY RECORDED AS 434.95 FEET) TO THE WEST LINE OF THE SAID TRACT DESCRIBED AT RECEPTION NO. 2001078376 AND TO THE EAST LINE OF THE PLAT OF FOX CREEK P.U.D. FIRST FILING A PLAT OF RECORD WITH THE SAID CLERK AND RECORDER;

THENCE ALONG THE SAID WEST LINE OF THE SAID TRACT DESCRIBED AT RECEPTION NO. 2001078376, SOUTH 00 DEGREES 00 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 30.01 FEET TO A LINE WHICH IS 30.00 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF THE NORTHEAST QUARTER AND TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG THE SAID WEST LINE, SOUTH 00 DEGREES 00 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 20.01 FEET TO A LINE WHICH IS 50.00 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF THE NORTHEAST QUARTER;

THENCE ALONG THE SAID PARALLEL LINE, NORTH 88 DEGREES 41 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 218.54 FEET (PREVIOUSLY RECORDED AS 217.86 FEET) TO THE EAST LINE OF THE SAID TRACT DESCRIBED AT RECEPTION NO. 2001078376;

THENCE ALONG THE SAID EAST LINE, NORTH 00 DEGREES 00 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 20.01 FEET TO THE SAID PARALLEL LINE BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER;

THENCE ALONG THE SAID PARALLEL LINE, SOUTH 88 DEGREES 41 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 218.54 FEET TO THE POINT OF BEGINNING, CONTAINING 4371 SQUARE FEET MORE LESS.

THE ABOVE DESCRIBED TRACT IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAYS NOW EXISTING OR OF RECORD.

TRACT D: (HORTON)

A RIGHT OF WAY LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, THE SAID RIGHT OF WAY IS ALSO LOCATED IN THAT CERTAIN TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED MARCH 3, 1999 AT RECEPTION NO. 99018360, RECORDS OF THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 28 AS BEARING SOUTH 88 DEGREES 41 MINUTES 51 SECONDS WEST BETWEEN A 2.5\"

COMMENCING AT THE SAID NORTHEAST CORNER OF SECTION 28;

THENCE ALONG THE SAID NORTH LINE OF THE NORTHEAST QUARTER, SOUTH 88 DEGREES 41 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 1732.30 FEET TO THE EAST LINE OF THE SAID TRACT DESCRIBED AT RECEPTION NO. 99018360;

THENCE ALONG THE SAID EAST LINE, SOUTH 06 DEGREES 03 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 30.25 FEET TO A LINE WHICH IS 30.00 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF THE NORTHEAST QUARTER AND TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG THE SAID EAST LINE, SOUTH 06 DEGREES 03 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 20.17 FEET TO A LINE WHICH IS 50.00 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF THE NORTHEAST QUARTER;

THENCE ALONG THE SAID PARALLEL LINE, SOUTH 88 DEGREES 41 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 233.69 FEET TO THE WEST LINE OF THE SAID TRACT DESCRIBED AT RECEPTION NO. 99018360;

THENCE ALONG THE SAID WEST LINE, NORTH 00 DEGREES 00 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 235.82 FEET TO THE SAID PARALLEL LINE BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER;

THENCE ALONG THE SAID PARALLEL LINE, NORTH 88 DEGREES 41 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 235.82 FEET TO THE POINT OF BEGINNING, CONTAINING 4895 SQUARE FEET MORE LESS.

THE ABOVE DESCRIBED TRACT IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAYS NOW EXISTING OR OF RECORD.

TRACT E: (KIEFT)

A RIGHT OF WAY LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, THE SAID RIGHT OF WAY IS ALSO LOCATED IN THAT CERTAIN TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED NOVEMBER 9, 1989 AT RECEPTION NO. 89051765, AND IN A DEED RECORDED NOVEMBER 17, 1994 AT RECEPTION NO. 94092394, RECORDS OF THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 28 AS BEARING SOUTH 88 DEGREES 41 MINUTES 51 SECONDS WEST BETWEEN A 2.5\"

COMMENCING AT THE SAID NORTHEAST CORNER OF SECTION 28;

THENCE ALONG THE SAID NORTH LINE OF THE NORTHEAST QUARTER, SOUTH 88 DEGREES 41 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 1479.30 FEET TO THE EAST LINE OF THE SAID TRACT DESCRIBED AT RECEPTION NO. 89051765;

THENCE ALONG THE SAID EAST LINE, SOUTH 00 DEGREES 46 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A LINE WHICH IS 30.00 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF THE NORTHEAST QUARTER AND TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG THE SAID EAST LINE, SOUTH 00 DEGREES 46 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 20.00 FEET TO A LINE WHICH IS 50.00 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF THE NORTHEAST QUARTER;

THENCE ALONG THE SAID PARALLEL LINE, NORTH 88 DEGREES 41 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 0.57 FEET TO THE EAST LINE OF THE SAID TRACT DESCRIBED AT RECEPTION NO. 94092394;

THENCE ALONG THE SAID EAST LINE, SOUTH 01 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 1.00 FEET;

THENCE LEAVING THE SAID EAST LINE, SOUTH 88 DEGREES 55 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 256.60 FEET TO THE WEST LINE OF THE SAID TRACT DESCRIBED AT RECEPTION NO. 89051765;

THENCE ALONG THE SAID WEST LINE, NORTH 06 DEGREES 03 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 20.17 FEET TO THE SAID PARALLEL LINE BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER;

THENCE ALONG THE SAID PARALLEL LINE, NORTH 88 DEGREES 41 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 256.60 FEET TO THE POINT OF BEGINNING, CONTAINING 5286 SQUARE FEET MORE LESS.

THE ABOVE DESCRIBED TRACT IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAYS NOW EXISTING OR OF RECORD.

- ### SYMBOL KEY
- ¹ SET NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED LS 17497
 - ² SET NAIL AND BRASS TAG LS 17497 IN SIDEWALK
 - ³ SET NAIL AND BRASS TAG LS 17497 IN SIDEWALK AS WITNESS CORNER 1.00' N OF TRUE CORNER ON EXTENSION OF EAST BOUNDARY LINE OF QUAIL HOLLOW P.U.D. FIRST FILING
 - ¹ FOUND NO. 4 REBAR, NO CAP
 - ² FOUND NO. 4 REBAR WITH REMNANT CAP
 - ³ FOUND NO. 5 REBAR WITH OBLITERATED CAP
 - ⁴ FOUND NO. 4 REBAR WITH CAP, STAMPED LS 4502
 - ⁵ FOUND NO. 5 REBAR WITH REMNANT CAP
 - ⁶ FOUND NO. 4 REBAR WITH CAP, STAMPED LS 17662

NOTES

1. THE PURPOSE OF THIS LAND SURVEY PLAT WAS TO MONUMENT THE SOUTH RIGHT OF WAY LINE OF DRAKE ROAD AFTER ACQUISITION OF ADDITIONAL RIGHT OF WAY. THIS SURVEY WAS NOT INTENDED TO BE A MONUMENTED LAND SURVEY AS DEFINED BY C.R.S. 38-51-102 ET SEQ. FOR THE ADJOINING TRACTS TO THE SOUTH.
2. OWNERSHIP AND RECORDING INFORMATION FOR ADJOINING PROPERTY OWNERS SHOWN HEREON WAS TAKEN FROM THE LARIMER COUNTY ASSESSOR'S PAGE ON NOVEMBER 8, 2010. THESE ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON WITHOUT FURTHER VERIFICATION.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS OF THE DATE ON WHICH YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED ON ANY DEFECT OF THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
4. THE LINEAR UNIT USED IN THIS SURVEY IS THE U.S. SURVEY FOOT.
5. THE CITY OF FORT COLLINS DID NOT WISH TO SHOW EASEMENTS.

BASIS OF BEARINGS STATEMENT

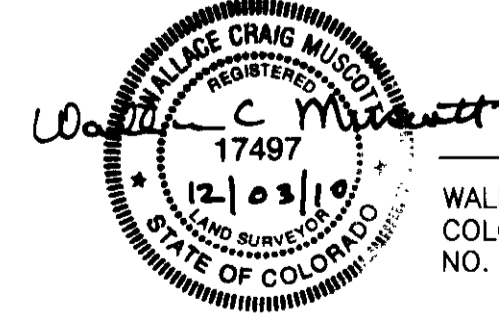
CONSIDERING THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF SECTION 28 AS BEARING NORTH 88 DEGREES 42 MINUTES 05 SECONDS EAST BETWEEN A 3\"

CONSIDERING THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 28 AS BEARING SOUTH 88 DEGREES 41 MINUTES 51 SECONDS WEST BETWEEN A 2.5\"

CONSIDERING THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 28 AS BEARING NORTH 88 DEGREES 41 MINUTES 51 SECONDS EAST BETWEEN A 2.5\"

SURVEYOR'S STATEMENT

I, WALLACE C. MUSCOTT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



WALLACE C. MUSCOTT
COLORADO PROFESSIONAL LAND SURVEYOR
NO. 17497

REVISIONS:	DATE:

CITY OF FORT COLLINS, COLORADO
ENGINEERING DIVISION



DESIGNED BY: _____
DRAWN BY: JSV
SCALE: 1\"

APPROVED BY: WCM
CHECKED BY: WCM / JAC
DATE: 11-16-10

Drake Road Right of Way Land Survey Plat

SHEET 1 OF 1