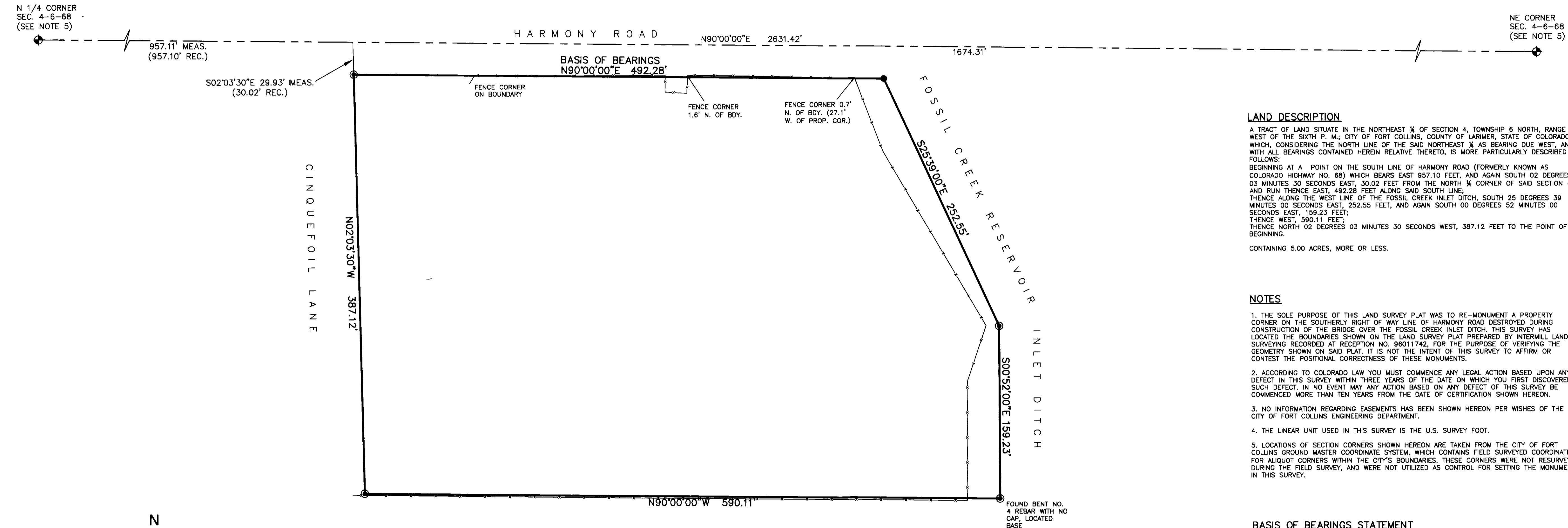


LAND SURVEY PLAT

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

C-9 63



LAND DESCRIPTION

A TRACT OF LAND SITUATE IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P. M.; CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO; WHICH, CONSIDERING THE NORTH LINE OF THE SAID NORTHEAST ¼ AS BEARING DUE WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF HARMONY ROAD (FORMERLY KNOWN AS COLORADO HIGHWAY NO. 68) WHICH BEARS EAST 957.10 FEET, AND AGAIN SOUTH 02 DEGREES 03 MINUTES 30 SECONDS EAST, 30.02 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 4, AND RUN THENCE EAST, 492.28 FEET ALONG SAID SOUTH LINE;

THENCE ALONG THE WEST LINE OF THE FOSSIL CREEK INLET DITCH, SOUTH 25 DEGREES 39 MINUTES 00 SECONDS EAST, 252.55 FEET, AND AGAIN SOUTH 00 DEGREES 52 MINUTES 00 SECONDS EAST, 159.23 FEET;

THENCE WEST, 990.11 FEET;

THENCE NORTH 02 DEGREES 03 MINUTES 30 SECONDS WEST, 387.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES, MORE OR LESS.

NOTES

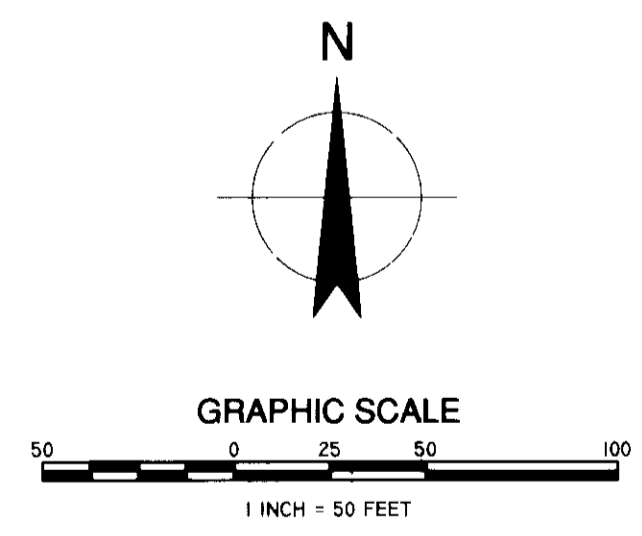
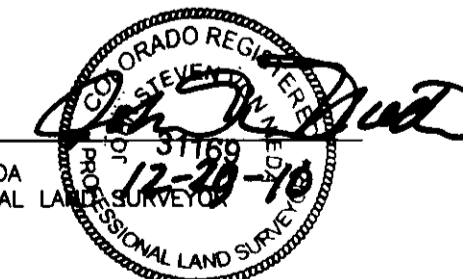
1. THE SOLE PURPOSE OF THIS LAND SURVEY PLAT WAS TO RE-MONUMENT A PROPERTY CORNER ON THE SOUTHERLY RIGHT OF WAY LINE OF HARMONY ROAD DESTROYED DURING CONSTRUCTION OF THE BRIDGE OVER THE FOSSIL CREEK INLET DITCH. THIS SURVEY HAS LOCATED THE BOUNDARIES SHOWN ON THE LAND SURVEY PLAT PREPARED BY INTERMILL LAND SURVEYING RECORDED AT RECEPTION NO. 96011742, FOR THE PURPOSE OF VERIFYING THE GEOMETRY SHOWN ON SAID PLAT. IT IS NOT THE INTENT OF THIS SURVEY TO AFFIRM OR CONTEST THE POSITIONAL CORRECTNESS OF THESE MONUMENTS.
2. 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.
3. NO INFORMATION REGARDING EASEMENTS HAS BEEN SHOWN HEREON PER WISHES OF THE CITY OF FORT COLLINS ENGINEERING DEPARTMENT.
4. THE LINEAR UNIT USED IN THIS SURVEY IS THE U.S. SURVEY FOOT.
5. LOCATIONS OF SECTION CORNERS SHOWN HEREON ARE TAKEN FROM THE CITY OF FORT COLLINS GROUND MASTER COORDINATE SYSTEM, WHICH CONTAINS FIELD SURVEYED COORDINATES FOR ALIQUOT CORNERS WITHIN THE CITY'S BOUNDARIES. THESE CORNERS WERE NOT RESURVEYED DURING THE FIELD SURVEY, AND WERE NOT UTILIZED AS CONTROL FOR SETTING THE MONUMENT IN THIS SURVEY.

BASIS OF BEARINGS STATEMENT

CONSIDERING THE NORTH LINE OF THE TRACT OF LAND SHOWN ON THE LAND SURVEY PLAT RECORDED BY INTERMILL LAND SURVEYING INC. ON FEBRUARY 20, 1996 AT RECEPTION NO. 96011742 AS BEARING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST BETWEEN A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 12374 AT THE WESTERLY TERMINUS OF SAID LINE, AND A SET NO. 4 REBAR, 16" LONG, WITH YELLOW PLASTIC CAP STAMPED LS 31169 AT THE EASTERLY TERMINUS OF SAID LINE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

SURVEYOR'S STATEMENT

I, JOHN STEVEN VON NIEDA, 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.



SYMBOL KEY

- FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, LS 12374 WHICH WAS CONSEQUENTLY DESTROYED DUE TO ROAD AND BRIDGE CONSTRUCTION. RESET NO. 4 REBAR, 16" LONG, WITH YELLOW PLASTIC CAP STAMPED LS 31169 AT SAME POSITION AFTER BRIDGE CONSTRUCTION COMPLETED.
- FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, LS 12374, UNLESS NOTED OTHERWISE.

REVISIONS:	DATE:

CITY OF FORT COLLINS, COLORADO
ENGINEERING DIVISION



DESIGNED BY:	DRAWN BY:	APPROVED BY:
	JSV	WCM
SCALE:	DATE:	CHECKED BY:
1"=50'	12-20-10	WCM/JAC
		DATE:
		12-20-10

Land Survey Plat - North Boundary of Anderson Property

SHEET
1
OF
1

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