

F-145 2475

FINAL PLAT FIRST COMMUNITY BANK PLAZA

BEING A REPLAT OF A PORTION OF LOT 2, OBSERVATORY HEIGHTS, LOCATED IN SECTION 36,
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING OWNERS OF THE FOLLOWING DESCRIBED LAND;
A PART OF LOT 2, OBSERVATORY HEIGHTS, FORT COLLINS, COLORADO WHICH CONSIDERING THE NORTH LINE OF THE NW 1/4 OF SECTION 36,
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., AS BEARING N 89°56' E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE
THERE TO IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT WHICH BEARS N89°56' E 925.00 FEET AND AGAIN S 00°07'02"
E 399.97 FEET AND AGAIN N 89°56' E 80.00 FEET AND AGAIN S 00°07'02" E 130.94 FEET AND AGAIN S 89°52'58" W 100.00 FEET FROM THE
NW CORNER OF SAID SECTION 36 AND RUN THENCE S 00°07'02" E 417.30 FEET; THENCE N 85°57'30" W 250.42 FEET; THENCE N 24°43'30"
W 115.50 FEET; THENCE N 10°35'30" W 224.20 FEET; THENCE N 03°42'30" W 73.81 FEET; THENCE N 89°52'58" E 343.23 FEET TO THE
POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO.

WHICH ABOVE DESCRIBED TRACT CONTAINS AN OVERALL CALCULATED AREA OF 2.90 ACRES, MORE OR LESS, 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 "FIRST COMMUNITY BANK PLAZA", SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON
THIS PLAT.

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 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
APPLICABLE TO 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 APPURTENANCE 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 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-RELATED 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.

CERTIFICATE OF DEDICATION:

THE UNDERSIGNED DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, COLORADO, 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 STREETS SO DEDICATED UNTIL SUCH TIME AS THE
PROVISIONS OF THE MAINTENANCE GUARANTEE HAVE BEEN FULLY SATISFIED.

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
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 UNDERSIGNED WARRANTS THAT HE/SHE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREIN 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, DRAINS, 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. I FURTHER WARRANT THAT I HAVE THE RIGHT TO CONVEY
SAID LAND ACCORDING TO THIS PLAT.

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.

TITLE COMMITMENT NOTE:

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LTD. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE
DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.
FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LTD. RELIED UPON TITLE COMMITMENT
NO. 31-CO-05-001111 FTI, PREPARED BY NORTH AMERICAN TITLE INSURANCE COMPANY, DATED AUGUST 25, 2005 AT 7:30 A.M.

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, 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.

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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

BASIS OF BEARING:

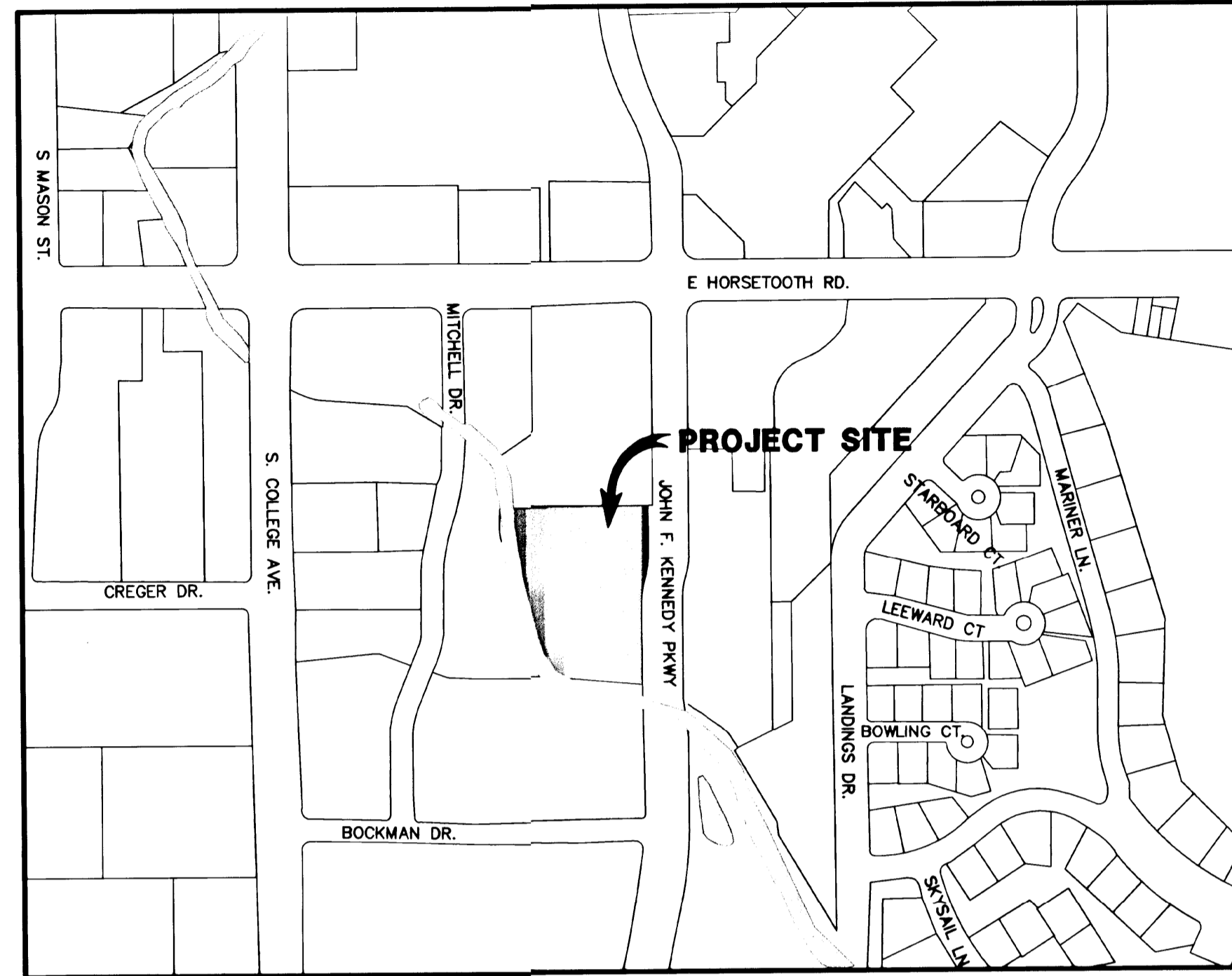
THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., BEING
MONUMENTED ON THE WEST END BY A 2.5" ALUM. CAP STAMPED "LS 14823" AND AT THE EAST END BY A 3-1/4" ALUM. CAP STAMPED "PLS
20123", IS ASSUMED TO BEAR S89°52'28"E, WITH A DISTANCE OF 2665.36 FEET BETWEEN SAID MONUMENTS.

NOTES:

1. THE BASIS OF BEARING DESCRIBED IN THE RECORD DESCRIPTION VARIES FROM THAT WHICH IS DESCRIBED ON THIS SUBDIVISION PLAT. THE
BEARINGS, RELATIVE TO THE BASIS OF BEARING DESCRIBED IN THE RECORD DESCRIPTION, ARE SHOWN WITH A (R) FOLLOWING THE COURSE. THE
BEARINGS, RELATIVE TO THE BASIS OF BEARING DESCRIBED ON THIS SUBDIVISION PLAT, ARE SHOWN WITH A (M) FOLLOWING THE COURSE.

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 OWNERS' 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.



VICINITY MAP
N.T.S.

PROPERTY OWNER

FOX POINTE PLAZA, LLC
Pro Palmer

STATE OF COLORADO)
COUNTY OF LARIMER) s.s.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF May, 2006, BY
Pro Palmer AS Managing Member FOR THE PURPOSE HEREIN ABOVE SET FORTH.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: March 3, 2007

DITCH COMPANY

DITCH COMPANY NAME
Henry's Ditch

SIGNATURE Secretary DATE 5-30-06

LINE	BEARING	LENGTH
L1	S00°10'25"E	10.37
L2	S00°10'25"E	10.45
L3	S89°52'05"W	20.03
L4	N89°52'05"E	24.92
L5	S03°06'30"E	33.02
L6	S07°11'43"W	26.10
L7	S76°45'14"W	17.10
L8	S41°18'52"E	12.34
L9	S46°36'00"W	15.56
L10	N16°46'36"W	15.00

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	77°04'48"	94.00	126.46	117.14	S51°35'31"E
C2	77°04'48"	70.00	94.17	87.23	S51°35'31"E
C3	102°55'12"	50.00	89.81	78.22	S38°24'29"W
C4	102°55'12"	25.00	44.91	39.11	S38°24'29"W
C5	185°00'54"	15.91	51.37	31.78	N03°25'26"E
C6	87°57'40"	49.00	75.23	68.05	N45°53'15"E
C7	87°57'40"	15.00	23.03	20.83	S45°53'15"W
C8	61°9'13"	497.50	54.88	54.85	N00°03'07"E
C9	3°59'00"	497.50	34.59	34.58	N05°12'13"E
C10	9°29'25"	930.53	154.13	153.95	S03°11'55"W
C11	47°01'04"	74.50	61.14	59.43	N25°10'36"E
C12	0°43'32"	1063.52	13.47	13.47	S00°06'10"E

APPROVED AS TO FORM, CITY ENGINEER:

BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO THIS 15TH
DAY OF June, A.D., 2006

Dr. Belman
CITY ENGINEER



PLANNING APPROVAL:

BY THE DIRECTOR OF PLANNING THE CITY OF FORT COLLINS, COLORADO THIS
17th DAY OF June, A.D., 2006

John Olson
DIRECTOR OF PLANNING

CITY CLERK

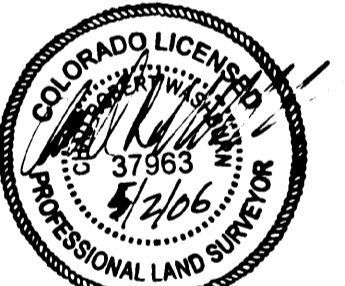
ATTORNEY'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION 2.2.3(C)(3)(c) 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.

Paul J. Gable
ADDRESS: 517 W. Colive
Fort Collins, Colorado
REGISTRATION NO.: 2018

SURVEYOR'S STATEMENT:

I, CHAD R. WASHBURN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, 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.



CHAD R. WASHBURN, PLS
COLORADO P.L.S. NO. 37963
FOR AND ON BEHALF OF JR ENGINEERING, LLC.

LIVELIHOOD:

First Community Bank
Gregory J. Smith Sr. Vice President

STATE OF COLORADO)
COUNTY OF Larimer) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF June, 2006

MY COMMISSION EXPIRES: 11-9-06

WITNESS MY HAND AND SEAL

Patricia L. Peterson
NOTARY PUBLIC



FINAL PLAT
FIRST COMMUNITY BANK PLAZA
JOB NO. 39468.00
4/20/06
SHEET 1 OF 2

JR ENGINEERING
A Westrian Company

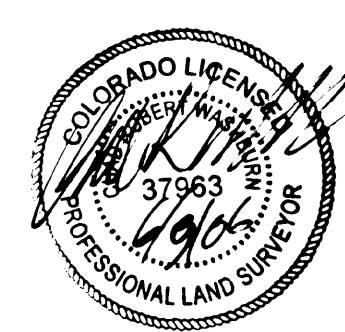
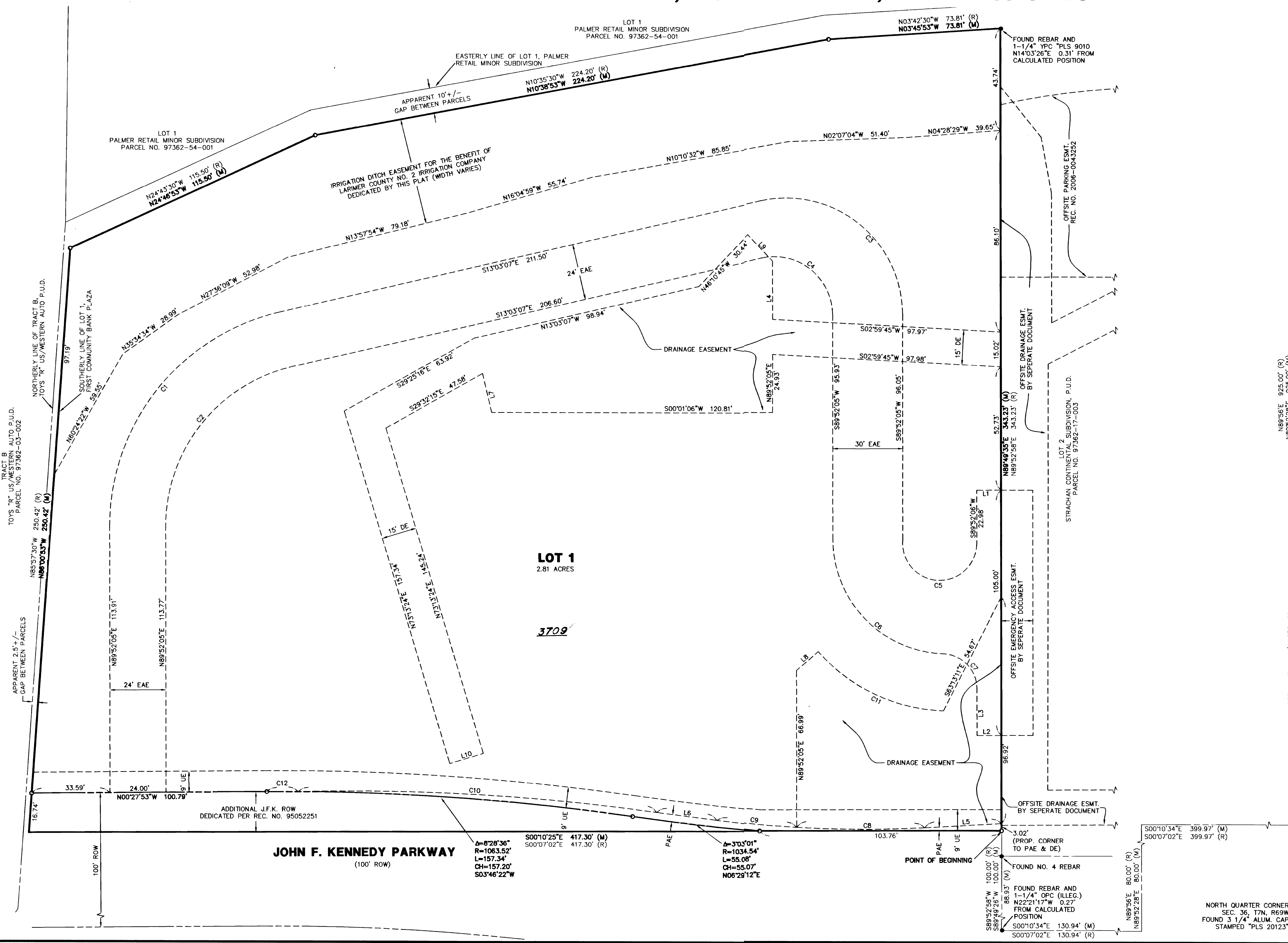
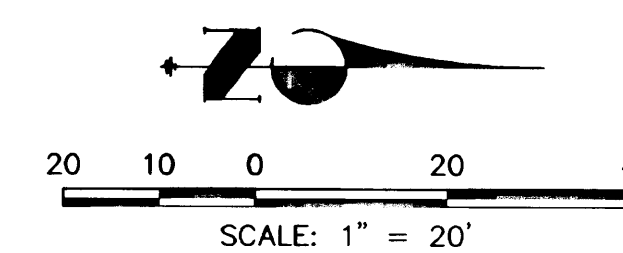
2620 East Prospect Road, Suite 130 • Fort Collins, CO 80525
970-491-9888 • Fax 970-491-9984 • www.jrengineering.com

F-145 2475

FINAL PLAT FIRST COMMUNITY BANK PLAZA

BEING A REPLAT OF A PORTION OF LOT 2, OBSERVATORY HEIGHTS, LOCATED IN SECTION 36,
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

NORTHWEST CORNER
SEC. 36, T7N, R69W
FOUND 2 1/2" ALUM.
CAP STAMPED "LS 14823"
POINT OF COMMENCEMENT



- LEGEND**
- SET #5 REBAR AND 1-1/4" YPC STAMPED "PLS 37963 JR ENG"
 - FOUND MONUMENT AS NOTED
 - ⊕ RECOVERED SECTION CORNER AS DESCRIBED
 - ⊞ RECOVERED ALIQUOT CORNER AS DESCRIBED
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - EAE EMERGENCY ACCESS EASEMENT
 - PAE PUBLIC ACCESS EASEMENT
 - (M) MEASURED BEARING AND/OR DISTANCE
 - (R) BEARING AND DISTANCE OF RECORD (ON DIFFERENT BASIS OF BEARING)

FINAL PLAT
FIRST COMMUNITY BANK PLAZA
JOB NO. 39468.00
4/20/06
SHEET 2 OF 2



2620 East Prospekt Road, Suite 190 • Fort Collins, CO 80525
970-491-9888 • Fax 970-491-9984 • www.jrengineering.com