

Colorado Iron and Metal

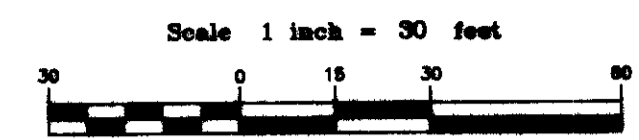
Being a replat of Lots 2 and 3 and a Portion of Lot 1, Vanworks Subdivision Second Filing, and a replat of a portion of Lot 23, North Lemay Subdivision Second Filing, and a portion of Buckingham Place, all situate in the South 1/2 of the NE1/4 of Section 12, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado

New Belgium Brewery Subdivision 3rd Fig Rec. No. 20010076186

8' right of way reservation for future use

Buckingham Street

34.0' dedicated with Vanworks Subdivision 2nd Fig Rec. No. 98036775



- Legend:
- denotes aliquot corner as described
 - denotes found plastic capped 1/2" rebar PLS 32444
 - denotes set plastic capped 1/2" rebar PLS 34176
 - denotes easement to be vacated
 - denotes drainage easement to be dedicated by this plat
 - denotes access easement

STATEMENT OF OWNERSHIP AND SUBDIVISION

Know all men by these presents, that the undersigned, being owners of the following described land:

LEGAL DESCRIPTION - A portion of the South 1/2 of the Northeast 1/4 of Section 12, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, described as follows:

Part of Lot 1, Vanworks Subdivision Second Filing, described as follows: BEGINNING at the Northeast corner of Lot 1, Vanworks Subdivision Second Filing; thence South 00°00'00" West along the east line of said Lot 1 a distance of 228.37 feet; thence North 89°58'44" West a distance of 290.31 feet to the west line of said Lot 1; thence North 00°43'34" East along said west line a distance of 96.21 feet; thence North 90°00'00" East along said west line a distance of 243.53 feet; thence North 00°00'00" East along said west line a distance of 432.07 feet to the Northwest corner of said Lot 1; thence South 90°00'00" East along the north line of said Lot 1 a distance of 45.56 feet to the POINT OF BEGINNING, containing 3.48 acres more or less.

AND ALSO all of Lot 2, Vanworks Subdivision Second Filing; AND ALSO all of Lot 3, Vanworks Subdivision Second Filing; AND ALSO part of Lot 23, North Lemay Subdivision, Second Filing, described as follows: BEGINNING at the Northeast corner of Lot 23 Replat of North Lemay Subdivision, Second Filing; thence South 00°00'00" East along the east line to the southeast corner of said Lot 23 a distance of 283.01 feet; thence North 47°03'00" West a distance of 24.47 feet along the south line of said Lot 23; thence North 00°00'00" East a distance of 298.33 feet to the north line of said Lot 23; thence South 90°00'00" East a distance of 17.81 feet to the POINT OF BEGINNING, containing 0.87 acres more or less.

AND ALSO part of a parcel described as Reception Number 200700982 described as COMING at the Northwest corner of Lot 23, Replat of North Lemay Subdivision, Second Filing, which is also the north line of said tract at Reception Number 200700982; thence South 47°03'00" East along the south line of said Lot 23 and the north line of said tract a distance of 380.88 feet to the POINT OF BEGINNING; thence South 00°00'00" East a distance of 288.85 feet; thence South 89°58'32" East a distance of 185.26 feet to the east line of said tract; thence along said east line North 00°43'34" East a distance of 150.41 feet to the Northwest corner of said tract; thence along said north line North 60°36'41" West a distance of 173.23 feet; thence along said north line North 47°03'00" West a distance of 46.39 feet to the POINT OF BEGINNING, containing 0.87 acres more or less.

All now more particularly described as: A portion of the South 1/2 of the Northeast 1/4 of Section 12, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, COMING at the 1/4 corner common to Section 12, T7N, R69W and Section 7, T7N, R69W, thence North 31°36'38" West a distance of 1507.24 feet to the East line of Lot 1, Vanworks Subdivision, Second Filing and the POINT OF BEGINNING; thence South 00°00'00" West a distance of 527.07 feet along the East line of said Lot 1; thence North 89°58'44" West a distance of 290.31 feet; thence North 00°43'34" West a distance of 185.26 feet; thence North 90°00'00" East a distance of 524.19 feet; thence North 90°00'00" East a distance of 475.57 feet to the POINT OF BEGINNING;

which above described tract contains 249,334 square feet (5.72 acres) more or less, and is subject to all easements and rights of way of record 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 Colorado Iron and Metal subject to all easements and rights-of-way now of record or existing or indicated on this plat.

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 the dedication of easements so dedicated, and (2) acceptance by the city of the dedication of streets does not impose upon the city a duty to maintain the easements so dedicated, and (3) acceptance by the city of the dedication of streets does not impose upon the city a duty to maintain the streets so dedicated until such time as the provisions of the Maintenance Guarantees 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 hereon; and the Owner further commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fire, sewerage, drainage, cross pipes, 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, 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. 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 Guarantees and Repair Guarantees 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.

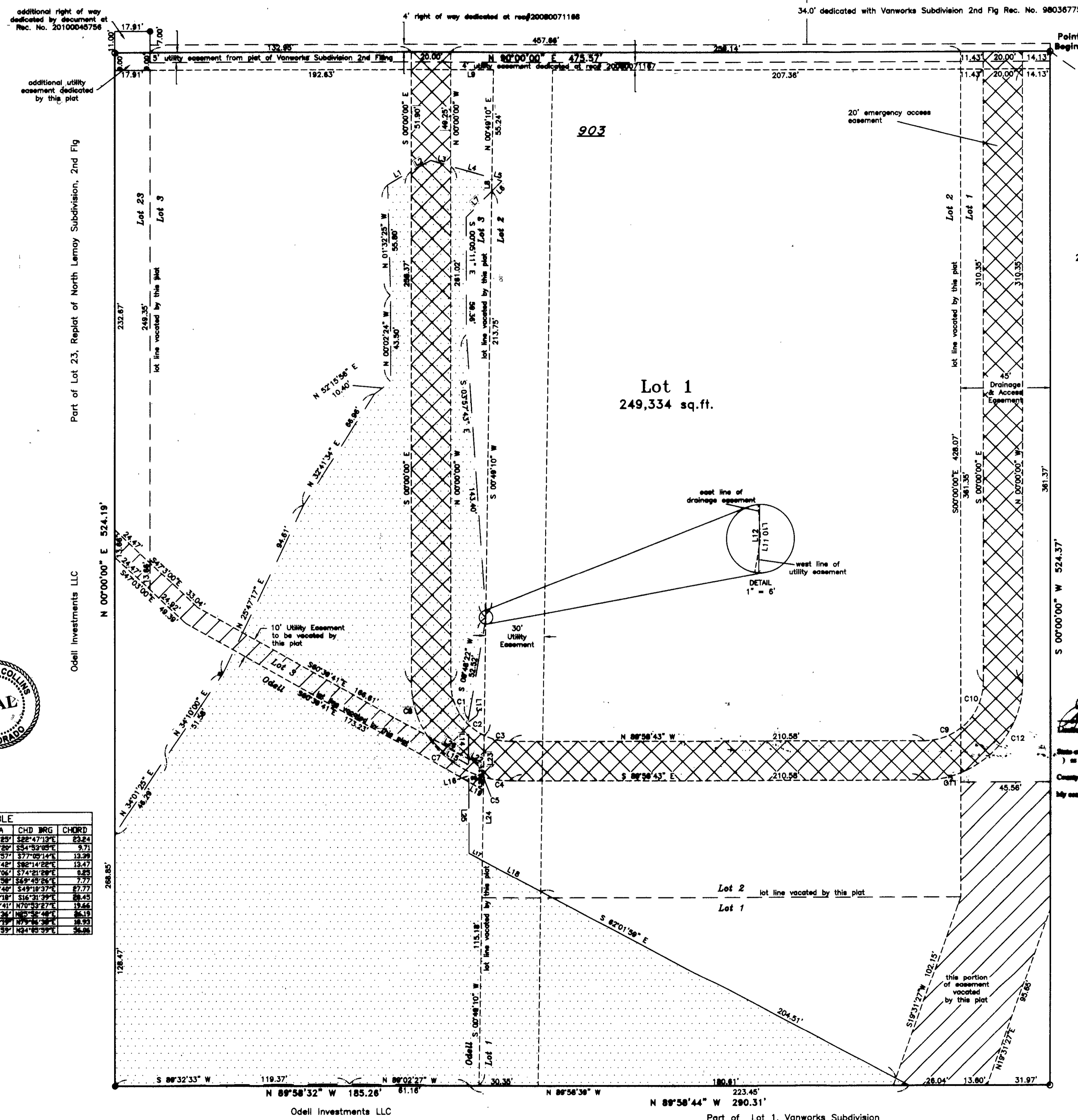
NOTICE OF OTHER DOCUMENTS
All persons take notice that the Developer and/or Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Developer, the Developer and/or subsequent Owners of all or portions of the Development site, many of which 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.

ATTORNEY'S CERTIFICATION
I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(3)(3)(g) 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(3)(3)(f) of the Land Use Code.

SURVEYOR'S STATEMENT
I, Alex Randall Perkins, 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 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.

LINE TABLE			CURVE TABLE					
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	DELTA	CHD BRG	CHORD
L1	11.88	N89°57'57"E	C1	30.00	23.86	45°24'25"	328°37'19"E	23.84
L2	11.49	N89°58'37"E	C2	30.00	9.75	18°37'28"	354°52'05"E	9.71
L3	18.41	S74°04'17"E	C3	30.00	13.90	83°46'37"	S77°09'14"E	13.89
L4	21.81	S74°04'17"E	C4	30.00	13.51	15°28'42"	S88°14'28"E	13.47
L5	5.23	S74°04'17"E	C5	30.00	0.89	0°17'06"	S74°12'29"E	0.89
L6	7.23	S43°08'07"W	C6	30.00	7.78	8°24'58"	S42°29'26"E	7.77
L7	18.26	S43°08'07"W	C7	30.00	28.14	38°14'40"	S49°18'37"E	27.27
L8	6.54	N89°58'44"W	C8	30.00	6.80	32°00'10"	S16°21'29"E	6.52
L9	21.74	N89°58'44"W	C9	30.00	13.83	32°00'10"	S16°21'29"E	13.64
L10	15.7	S53°57'42"E	C10	30.00	17.10	51°45'24"	N62°32'48"E	16.19
L11	8.84	S89°48'22"W	C11	30.00	18.10	81°49'19"	N9°16'38"E	16.93
L12	2.29	S89°48'22"W	C12	30.00	23.52	68°11'53"	N44°40'09"E	22.96
L13	2.27	S89°48'22"W						
L14	17.44	S89°48'22"W						
L15	6.26	S89°48'22"W						
L16	8.11	S89°48'22"W						
L17	7.23	S43°08'07"W						
L18	23.53	S43°08'07"W						
L19	6.48	N89°58'44"W						
L20	4.89	N89°58'44"W						
L21	8.48	N89°58'44"W						
L22	11.9	N89°58'44"W						
L23	41.63	S89°48'22"W						
L24	35.47	N89°58'44"W						
L25	84.07	N89°58'44"W						

REVISIONS
Date 7-15-2011 By: ARP Description: Desc. no. for ROW dedication; note 2 revised
Date 8-2-2011 By: ARP Description: Update survey note 2, label clarification
Date 4-19-2011 By: ARP Description: 3rd rev. drainage esee., emer. access
Date 3-20-2010 By: ARP Description: revise site notes, legend, old notary
Date 3-20-2010 By: ARP Description: 2nd revision drainage easement, rev. legal
Date 3-19-2010 By: ARP Description: revise drainage easement, right of way
Date 9-28-2009 By: JRM Description: revise easements
Date 8-9-2009 By: BAR Description: stly comments

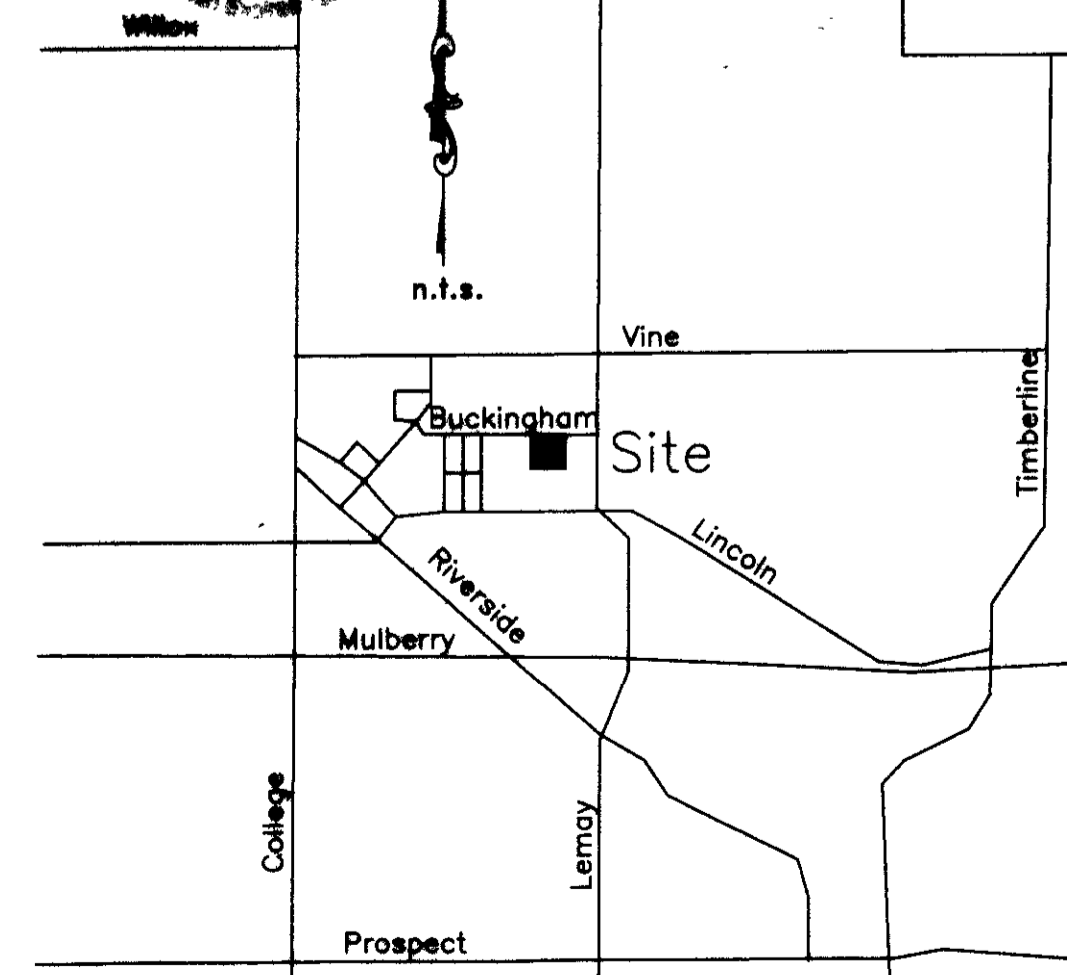


ctr 1/4 corner sec 12-7N-69W
2 1/2" alum. cap L525372
N 89°57'00" E 2650.16'
not shown to scale
Boots of Bearings

- Notes:
- Total Subdivision acreage = 5.72 acres
 - Floodplain data: Property falls in shaded zone X of map panel 08069C0979G.
 - Existing Zoning for subject property and all adjoining properties is Industrial.
 - Applicant: Troy Jones, MTA Planning & Architecture, 171 N College Ave, Fort Collins, CO 80524
 - Engineer: Bob Gowing, Apex Engineering, 238 Walnut Street, Suite 200, Fort Collins, CO 80524
 - Surveyor: Alex Randall Perkins dba Ron Perkins, Land Surveyor, 305 West Magnolia Street, PMB 381, Fort Collins, CO 80521
 - Owner: GTG Investments LLC, 1400 East Mulberry Ave, Fort Collins, CO 80524

SURVEY NOTES:
1-Bearings are based on an assumed bearing of N89°57'00"E along the south line of the NE1/4 of Section 12, T7N, R69W of the 6th PM, monumented as shown. Dimensions are shown in US Survey Feet.
2-This plat does not constitute a title search by Ron Perkins, Land Surveyor to determine ownership or easements of record. No title work was provided and no title opinion is offered with this plat.
3-Easements are shown from recorded subdivision map information and from information provided by the project engineer.
4-There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120 - 12-122 of the City Code.

APPROVED AS TO FORM CITY ENGINEER:
By the City Engineer of the City of Fort Collins, Colorado
this 21st day of March, A.D. 2012



Field Survey 2008-2011 Party Chief: <u>law/arp</u> Scale: 1"=30'	Drawn: <u>bar/arp</u> Checked: <u>bar/arp</u> Approved: <u>bar/arp</u>	CLIENT GTG Investments LLC	Surveyor Ron Perkins, Land Surveyor 305 West Magnolia Street, PMB 381, Fort Collins, CO 80521 Phone: (970) 420-5542 email: rperkins@perkins.net	TITLE Colorado Iron and Metal PDP Sec 12 T7N R69W 6th PM Fort Collins Colorado	PROJECT NO. 04068.003	SHEET NO. 1	NO. OF SHEETS 1
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