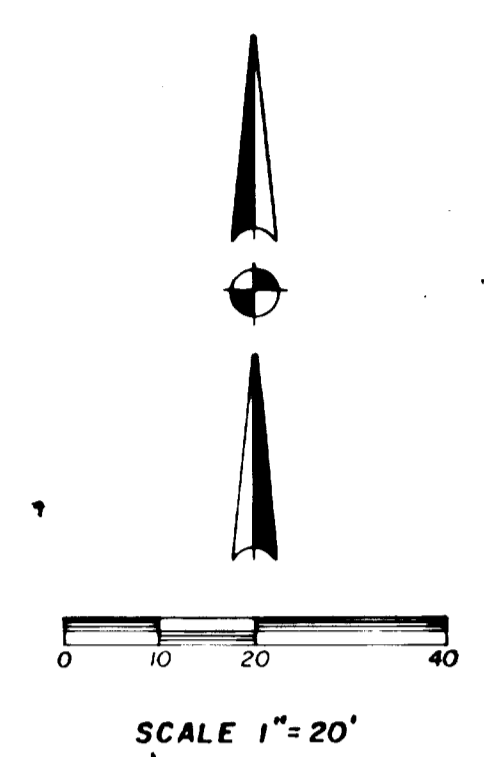
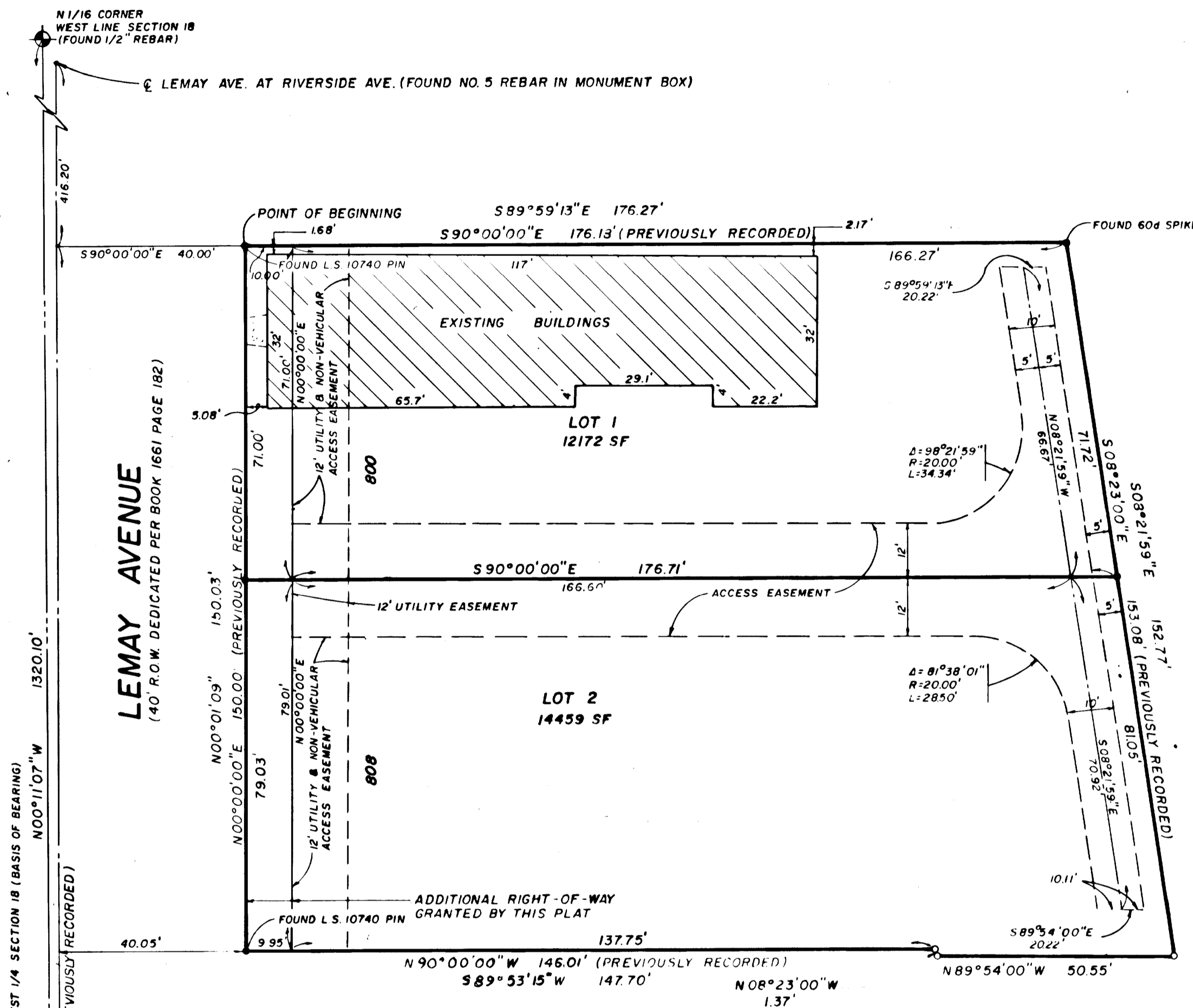


PLAT OF

800 LEMAY PROPERTIES

BEING A PLAT OF A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th P.M. CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



NOTE: BEARINGS AND DISTANCE SHOWN AS 'PREVIOUSLY RECORDED' REFER TO BOOK 2026 PAGE 0513 OR TO THE PLAT OF RIVERSIDE SHOPPING CENTER SUB.

ALL NEW BUILDINGS CONSTRUCTED ON THIS SITE MUST BE EQUIPPED WITH FIRE SPRINKLER SYSTEMS.

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION AND DECLARATION OF PROTECTIVE COVENANTS

Know all men by these presents that the undersigned, being the owner(s) and proprietors of the following described land to-wit:

A tract of land located in the Northwest quarter of Section 18, Township 7 North, Range 68 West, of the 6th P.M., City of Fort Collins, of Larimer County, Colorado, being more particularly described as follows:

Considering the West line of the said Northwest quarter of Section 18 as bearing North 00°11'07" West and with all bearings contained herein relative thereto:

Commencing at the West quarter corner of said Section 18; thence along the centerline of Lemay Avenue, North 00°00'00" East 899.94 feet; thence South 90°00'00" East 40.00 feet to the East right-of-way of said Lemay Avenue and the TRUE POINT OF BEGINNING of this description, said point of beginning being on the southerly boundary of that certain tract of land as described at Book 1747 Page 738 records of the Clerk and Recorder of said Larimer County; thence along the said southerly boundary, and its easterly prolongation, South 89°53'15" East 176.27 feet to the boundary of that certain tract of land as described at Reception No. 85023188, records of the said Clerk and Recorder; thence along said boundary, South 08°21'59" East 152.77 feet to the northerly boundary of that certain tract of land as described at Book 2066 Page 503 records of the said Clerk and Recorder; thence along the said northerly boundary, North 89°54'00" West 50.55 feet to the boundary of that certain tract of land as described at Book 1952 Page 704, records of the said Clerk and Recorder; thence along said boundary, North 08°23'00" West 1.37 feet; thence continuing along said boundary, South 89°53'15" East 147.70 feet; thence North 00°01'09" East 150.03 feet to the True Point of Beginning.

Containing 28128 square feet or 0.646 acres, have caused the same to be surveyed and subdivided into lots and streets as shown on this plat to be known as Plat of 800 Lemay Properties and is subject to all easements and rights-of-way now on record or existing or indicated on this plat and does hereby dedicate and convey to and for public use, forever hereafter, the streets and easements as are laid out and designated on this plat.

Protective covenants for the Plat of 800 Lemay Properties are as filed contemporaneously herewith in the office of the Clerk and Recorder of Larimer County, Colorado.

Witness our hands and seals this 24th day of February, A.D., 1986.

OWNERS/LIENHOLDERS:

800 LEMAY PROPERTIES, A COLORADO LIMITED PARTNERSHIP

By: Marvin W. Fries, General Partner

State of Colorado, ss: County of Larimer,

The foregoing instrument was acknowledged before me this 24th day of February, A.D., 1986, by Marvin W. Fries.

My notarial commission expires: 9-15-89

Martha J. Stormally, Notary Public

By: Patricia Potter, General Partner

State of Colorado, ss: County of Larimer,

The foregoing instrument was acknowledged before me this 24th day of February, A.D., 1986, by Patricia Potter.

My notarial commission expires: 9-15-86

Martha J. Stormally, Notary Public

UNITED BANK OF FORT COLLINS, N.A.

By: J.M. Davis

As: V.P. Commercial Loans

State of Colorado, ss: County of Larimer,

The foregoing instrument was acknowledged before me this 24th day of February, A.D., 1986, by J.M. Davis as Vice President of United Bank of Fort Collins, N.A.

My notarial commission expires: 4-4-89

Dorothy A. Shelman, Notary Public, 401 So. College, Ft. Collins, Co.

ATTORNEY'S CERTIFICATE

This is to certify that on the 24th day of February, 1986, I examined the title to the property as described hereon and established that the owners and proprietors of record of the said property as construed in C.R.S. 1973, 31-23-111, are as shown hereon as of this date.

Address: Box 506, Ft. Collins, Co. 80522, Registration No.: 1961

CITY ENGINEERING

Approved by the City Engineer of the City of Fort Collins, Colorado, on the 18th day of March, A.D., 1986.

City Engineer

PLANNING AND ZONING BOARD

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on the 21st day of February, A.D., 1986.

Secretary of Planning and Zoning Board

SURVEYOR'S CERTIFICATE

I, Wallace C. Muscott, a duly registered land surveyor in the State of Colorado, do hereby represent that this plat truly and correctly represents the results of a survey made by me or under my direct supervision.

Wallace C. Muscott, Wallace C. Muscott, Registered Land Surveyor, Colorado Registration No.: 17497

