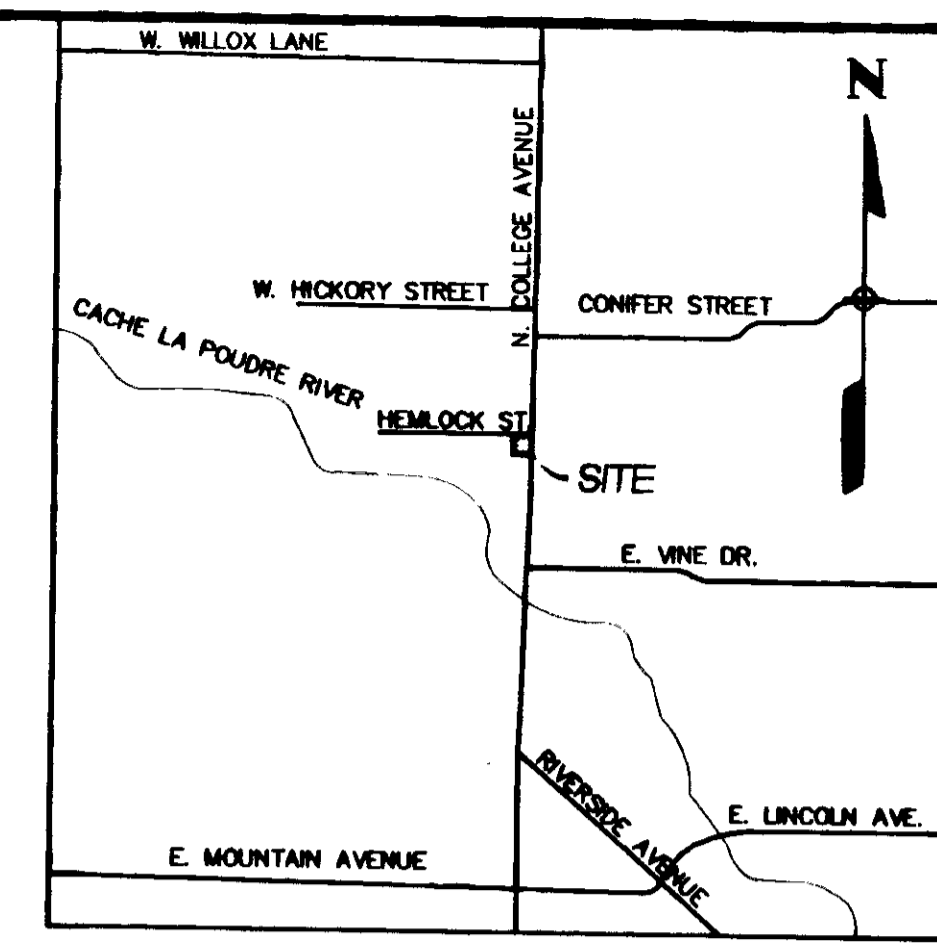
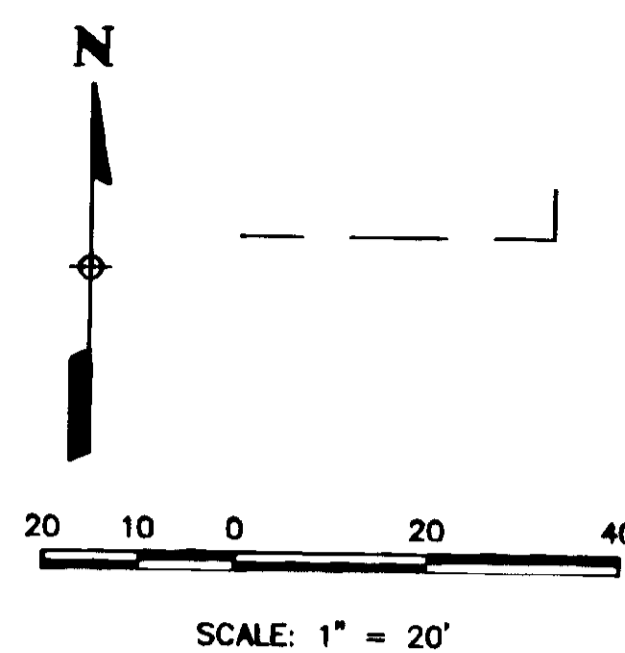


SUBDIVISION PLAT ADVANCE AUTO PARTS

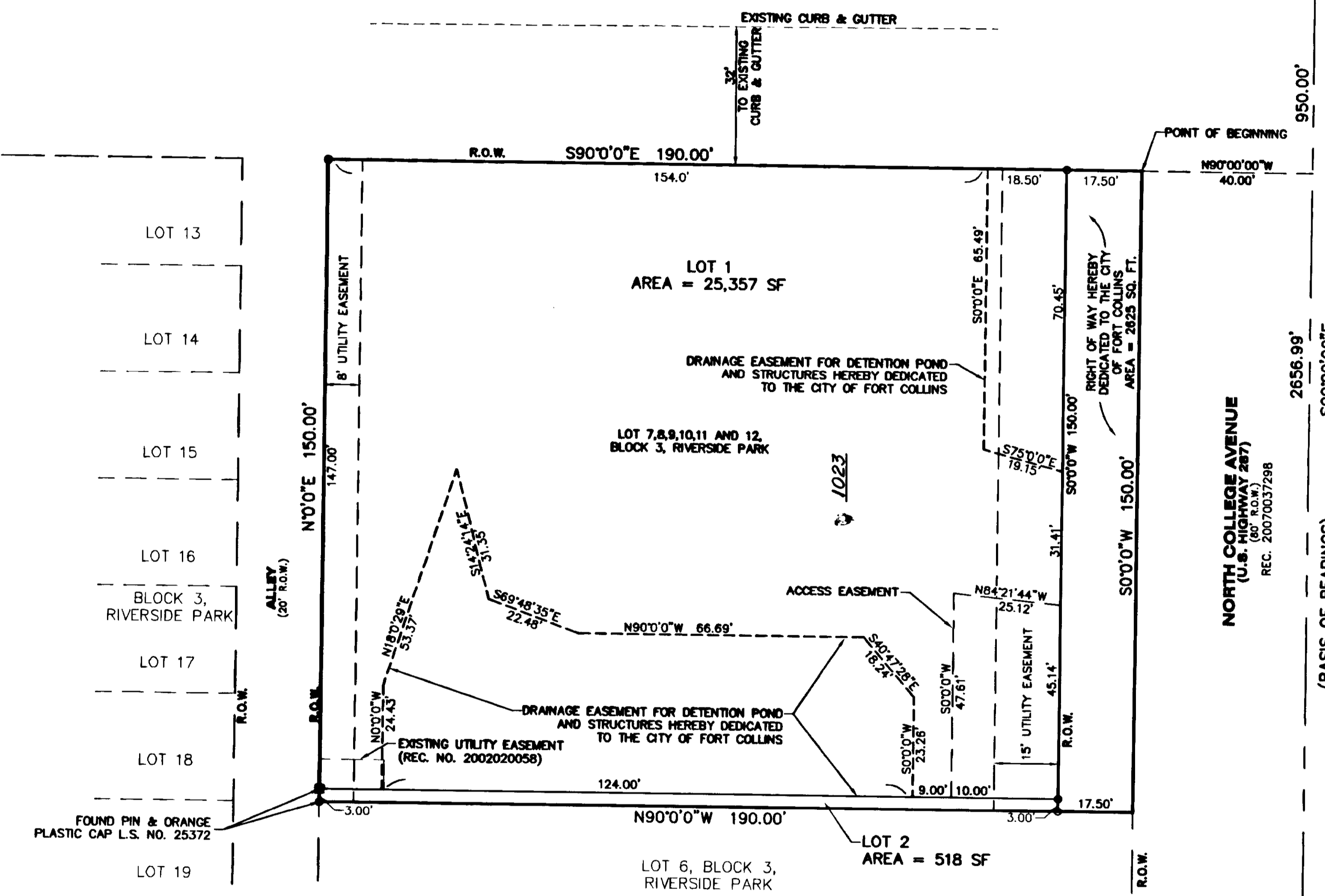
BEING A REPLAT OF LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 3, RIVERSIDE PARK
LOCATED IN THE SE 1/4, SECTION 2, T7N., R69W OF THE 6TH P.M.
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO



LEGEND	
	SITE BOUNDARY
	PROPOSED DRAINAGE EASEMENT
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
	SECTION LINE
	SET PIN AND CAP L.S. # 19606
	FOUND MONUMENT AS NOTED



SCALE: 1" = 20'



East 1/4 CORNER, SECTION 2, T.7N., R.69W., OF THE 6TH P.M. (FOUND 3 1/2" ALUMINUM CAP "COFC" L.S. NO. 20132)

(BASIS OF BEARINGS) 2656.99' S00°00'00"E

SE CORNER, SECTION 2, T.7N., R.69W., OF THE 6TH P.M. (FOUND 3" BRASS CAP COLO. DEPT. OF HIGHWAYS IN MONUMENT BOX)

STATEMENT OF OWNERSHIP AND SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING OWNERS OF THE FOLLOWING DESCRIBED LAND:
A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWO (2), TOWNSHIP SEVEN NORTH (T.7N.), RANGE SIXTY-NINE WEST (R.69W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE EAST LINE OF THE SE 1/4 OF SAID SECTION 2 AS BEARING SOUTH 00°00'00" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/92, A DISTANCE OF 2656.99 FEET AND ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 2, THENCE SOUTH 00°00'00" EAST, 950.00 FEET, THENCE NORTH 90°00'00" WEST, 40.00 FEET TO THE POINT OF BEGINNING LOCATED ON THE RIGHT OF WAY OF U.S. HIGHWAY 287; THENCE CONTINUING SOUTH 00°00'00" WEST, 150.0 FEET; THENCE NORTH 80°00'00" WEST, 190.0 FEET; THENCE NORTH 00°00'00" EAST, 150.0 FEET; THENCE SOUTH 90°00'00" EAST, 190.0 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 0.64 ACRES OR 28,500 SQUARE FEET;

HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS ADVANCE AUTO PARTS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT.

OWNER - LOT 1
BTS HEMLOCK AA LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: *Gregory B. Ham*
NAME: GREGORY B. HAM
TITLE: CHIEF OPERATING OFFICER
STATE OF COLORADO }
COUNTY OF *Weld* }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *19th* DAY OF *March* 2008 BY *Gregory B. Ham*
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES *January 8, 2012*
NOTARY PUBLIC
Susan O. Cunningham
Notary Public
State of Colorado
My Commission Expires January 08, 2012

OWNER - LOT 1
VETRA BANK COLORADO, NA
BY: *David Lederer*
NAME: David Lederer
TITLE: VP
STATE OF COLORADO }
COUNTY OF *Denver* }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *19th* DAY OF *March* 2008 BY *David Lederer*
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES *January 8, 2012*
NOTARY PUBLIC

OWNER - LOT 2
TRINITY INVESTMENTS LIMITED, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: *Brian Nugent*
NAME: BRIAN NUGENT
TITLE: MANAGER
STATE OF COLORADO }
COUNTY OF *Sumner* }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *27* DAY OF *February* 2008 BY *Brian Nugent*
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES *6-30-10*
NOTARY PUBLIC

OWNER - LOT 2
NORTH COLLEGE LOFTS, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: *René Wyndham*
NAME: RENÉ WYNDHAM
TITLE: MANAGER
STATE OF COLORADO }
COUNTY OF *Weld* }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *24th* DAY OF *February* 2008 BY *René Wyndham*
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES *3/1/08*
NOTARY PUBLIC

OWNER - LOT 2
E. LEROY BLACK
BY: *E. Leroy Black*
NAME: E. LEROY BLACK
TITLE:
STATE OF COLORADO }
COUNTY OF *Delta* }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *28* DAY OF *Feb* 2008 BY *E. Leroy Black*
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES *12-2-08*
NOTARY PUBLIC

OWNER - LOT 2
E. LINDA BLACK
BY: *E. Linda Black*
NAME: E. LINDA BLACK
TITLE:
STATE OF COLORADO }
COUNTY OF *Delta* }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *25* DAY OF *February* 2008 BY *E. Linda Black*
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES *12-2-08*
NOTARY PUBLIC

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, FANS, 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, DITCHES, STRUCTURES OR BUILDINGS, THE 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.

BASIS OF BEARINGS

ASSUMING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, T.7N., R.69W., AS BEARING SOUTH 00°00'00" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/92, A DISTANCE OF 2656.99 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BENCHMARK

CITY OF FORT COLLINS VERTICAL CONTROL IDENTIFIER 42-01, LOCATED AT THE NORTHWEST CORNER OF WILCOX LANE AND COLLEGE AVENUE ON A CONCRETE TRAFFIC SIGNAL BASE.
ELEV=4984.08 (NGVD 1929 UNADJUSTED)

SURVEYOR'S CERTIFICATE

I, JAMES T. JONES, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF ADVANCE AUTO PARTS WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SURVEY IS ACCURATELY REPRESENTED ON THIS MAP AND THAT THE STATEMENTS CONTAINED HEREON WERE READ BY ME AND THE SAME ARE TRUE TO THE BEST OF MY KNOWLEDGE.

DATED THIS *4th* DAY OF *April* 2008
James T. Jones
JAMES T. JONES, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 19606
FOR AND ON BEHALF OF JONES ENGINEERING ASSOCIATES, INC.

APPROVED AS TO FORM, CITY ENGINEER

BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO THIS *8th* DAY OF *April* A.D. 2008
Ade R.
CITY ENGINEER

PLANNING APPROVAL

BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO THIS *8th* DAY OF *April* A.D. 2008
James T. Jones
DIRECTOR OF PLANNING

SUBDIVISION PLAT
ADVANCE AUTO PARTS
JOB NO. 7023
FEBRUARY 19, 2008
SHEET C2 OF 9

JONES ENGINEERING
ASSOC., INC.
2120 W. Littleton Blvd., Suite 205
Littleton, Colorado 80120
Phone: 303-738-0283 Fax: 303-738-0285

NOTES
1. NOTHING SHOWN ON THIS PLAT IS INTENDED TO CONTRADICT OR ALTER THE TERMS AND CONDITIONS OF THE US-287/SH-14 ACCESS CONTROL PLAN OR THE US-287/SH-14 ACCESS MANAGEMENT REPORT.
2. LOT 2 SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 6, BLOCK 3, RIVERSIDE PARK FOR SO LONG AS THE CURB CUTS SPECIFIED IN CDOT PERMIT NO. 407118 ARE IN PLACE ON LOT 1. THE OWNER OF LOT 1 DEDICATES TO THE CITY OF FORT COLLINS AN ACCESS EASEMENT FOR THE PURPOSES OF PROVIDING ACCESS TO LOT 6 IN THE EVENT THAT NO OTHER DIRECT ACCESS TO NORTH COLLEGE AVENUE IS AVAILABLE TO LOT 6

FLOODPLAIN NOTE
THE SITE HAS BEEN REMOVED FROM THE FEMA 100-YEAR FLOODPLAIN FOR DRY CREEK.

ATTORNEY'S CERTIFICATION
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION 2.2.3(C)(3)(a) THROUGH (d) 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.

Susan O. Cunningham
Attorney: Susan O. Cunningham
ADDRESS: 8480 E. Orchard Rd., #6900
Greenwood Village, CO 80111
REGISTRATION NO. 19920

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 MADE IN ACCORDANCE WITH 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 APPURTENANT 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.