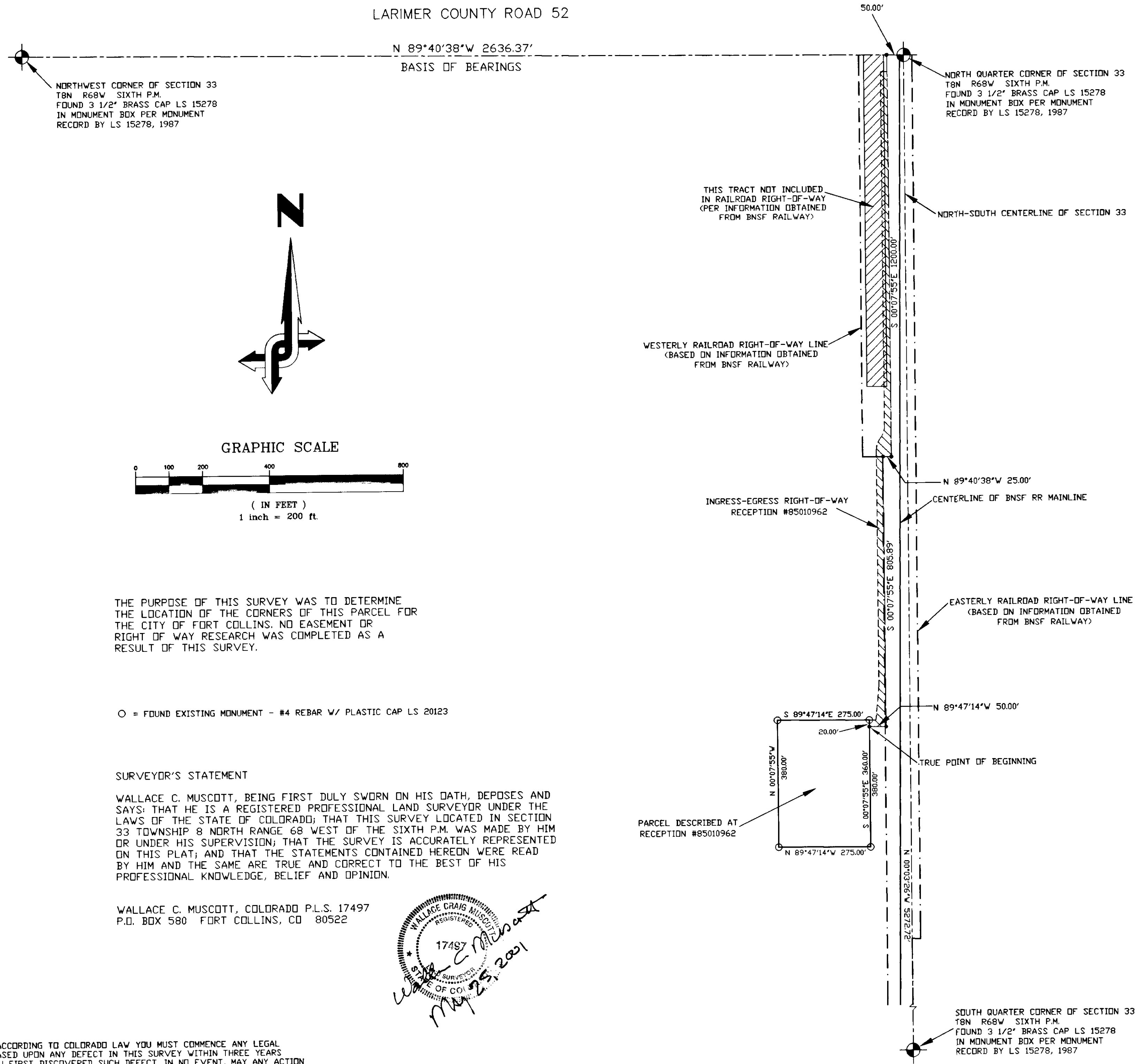


PLAT OF A MONUMENTED LAND SURVEY LOCATED IN THE NORTHWEST QUARTER OF SECTION 33 TOWNSHIP 8 NORTH RANGE 68 WEST OF THE SIXTH P.M. CITY OF FORT COLLINS LARIMER COUNTY COLORADO



DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, THE SAID TRACT IS THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED MARCH 8, 1985 AT RECEPTION NO. 85010962, RECORDS OF THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF SECTION 33 AS BEARING NORTH 89 DEGREES 40 MINUTES 38 SECONDS WEST AS SHOWN ON THE ATTACHED MAP AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTH QUARTER CORNER OF THE SAID SECTION 33; THENCE ALONG THE SAID NORTH LINE OF THE NORTHWEST QUARTER, NORTH 89 DEGREES 40 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 50.00 FEET; THENCE LEAVING THE SAID NORTH LINE, SOUTH 00 DEGREES 07 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 1200.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 25.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 805.89 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 360.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 275.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 380.00 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 275.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.399 ACRES MORE LESS.

TOGETHER WITH:

A RIGHT OF WAY FOR THE PURPOSE OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SAID NORTH QUARTER CORNER OF SECTION 33; THENCE ALONG THE SAID NORTH LINE OF THE NORTHWEST QUARTER, NORTH 89 DEGREES 40 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 50.00 FEET; THENCE LEAVING THE SAID NORTH LINE, SOUTH 00 DEGREES 07 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY OF COUNTY ROAD 52 AND TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 1150.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 25.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 805.89 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 50.00 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE ALONG THE SAID EAST LINE, NORTH 00 DEGREES 07 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 20.00 FEET; THENCE LEAVING THE SAID EAST LINE, SOUTH 89 DEGREES 47 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 05 DEGREES 34 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 100.44 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 705.93 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 57.00 FEET AND AN ARC LENGTH OF 38.48 FEET, BEING SUBTENDED BY A CHORD OF NORTH 19 DEGREES 21 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 37.75 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 57.00 FEET AND AN ARC LENGTH OF 38.48 FEET, BEING SUBTENDED BY A CHORD OF NORTH 19 DEGREES 12 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 37.75 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 1058.56 FEET TO THE SAID SOUTH RIGHT OF WAY OF COUNTY ROAD 52; THENCE ALONG THE SAID SOUTH RIGHT OF WAY, SOUTH 89 DEGREES 40 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

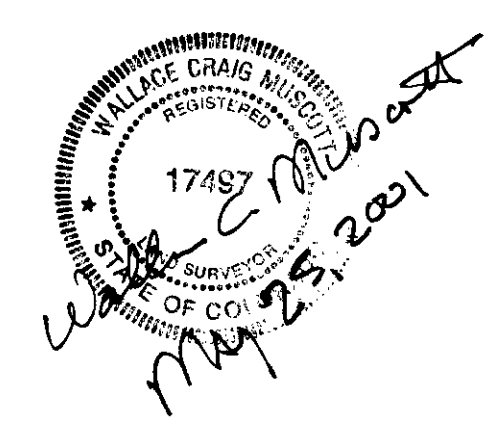
THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE LOCATION OF THE CORNERS OF THIS PARCEL FOR THE CITY OF FORT COLLINS. NO EASEMENT OR RIGHT OF WAY RESEARCH WAS COMPLETED AS A RESULT OF THIS SURVEY.

○ = FOUND EXISTING MONUMENT - #4 REBAR W/ PLASTIC CAP LS 20123

SURVEYOR'S STATEMENT

WALLACE C. MUSCOTT, BEING FIRST DULY SWORN ON HIS OATH, DEPOSES AND SAYS: THAT HE IS A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS SURVEY LOCATED IN SECTION 33 TOWNSHIP 8 NORTH RANGE 68 WEST OF THE SIXTH P.M. WAS MADE BY HIM OR UNDER HIS SUPERVISION; THAT THE SURVEY IS ACCURATELY REPRESENTED ON THIS PLAT; AND THAT THE STATEMENTS CONTAINED HEREON WERE READ BY HIM AND THE SAME ARE TRUE AND CORRECT TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

WALLACE C. MUSCOTT, COLORADO P.L.S. 17497
P.D. BOX 580 FORT COLLINS, CO 80522



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

| REVISIONS: | DATE: |
|------------|-------|
| | |
| | |
| | |

CITY OF FORT COLLINS, COLORADO
ENGINEERING DIVISION



| | | |
|---------------------|--------------------|---------------------|
| DESIGNED BY: WCM | DRAWN BY: JAC | APPROVED BY: WCM |
| SCALE: 1"=200' | DATE: 5-17-2001 | CHECKED BY: WCM |
| | | DATE: 5-24-2001 |

**PLAT OF A MONUMENTED LAND SURVEY
LOCATED IN SECTION 33, T8N, R68W SIXTH P.M.**

SHEET
1
OF
1