

# LAND SURVEY PLAT

A TRACT OF LAND LOCATED IN SECTION 24,  
TOWNSHIP 11 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN;  
COUNTY OF LARIMER, STATE OF COLORADO

CITY OF FORT COLLINS  
(REC. NO. 20060015768)

### LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE SOUTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, T11N, R69W OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF LARIMER, STATE OF COLORADO.  
CONTAINING 197.496 ACRES MORE OR LESS

### BASIS OF BEARINGS STATEMENT

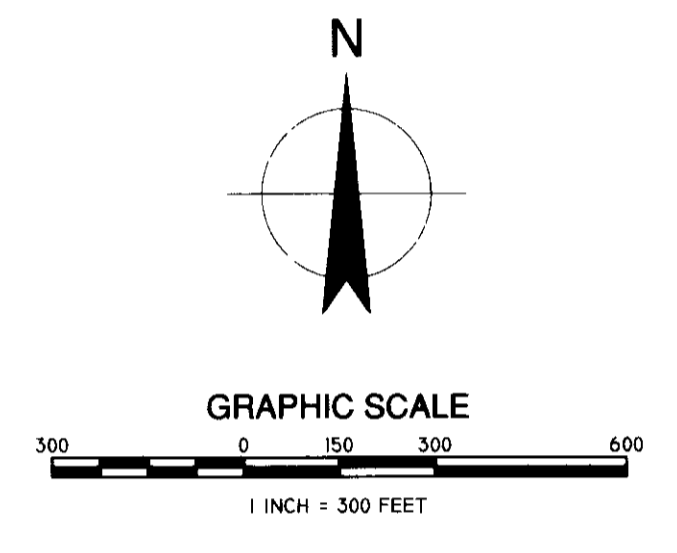
CONSIDERING THE NORTH LINE OF SECTION 24 TO HAVE AN ASSUMED BEARING OF N89°59'53"E, WITH THE ENDS OF SAID LINE BEING MONUMENTED AS SHOWN HEREON, AND WITH ALL OTHER BEARINGS SHOWN HEREON RELATIVE THERETO.

### SURVEYOR'S STATEMENT

I, JOHN STEVEN VON NIEDA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

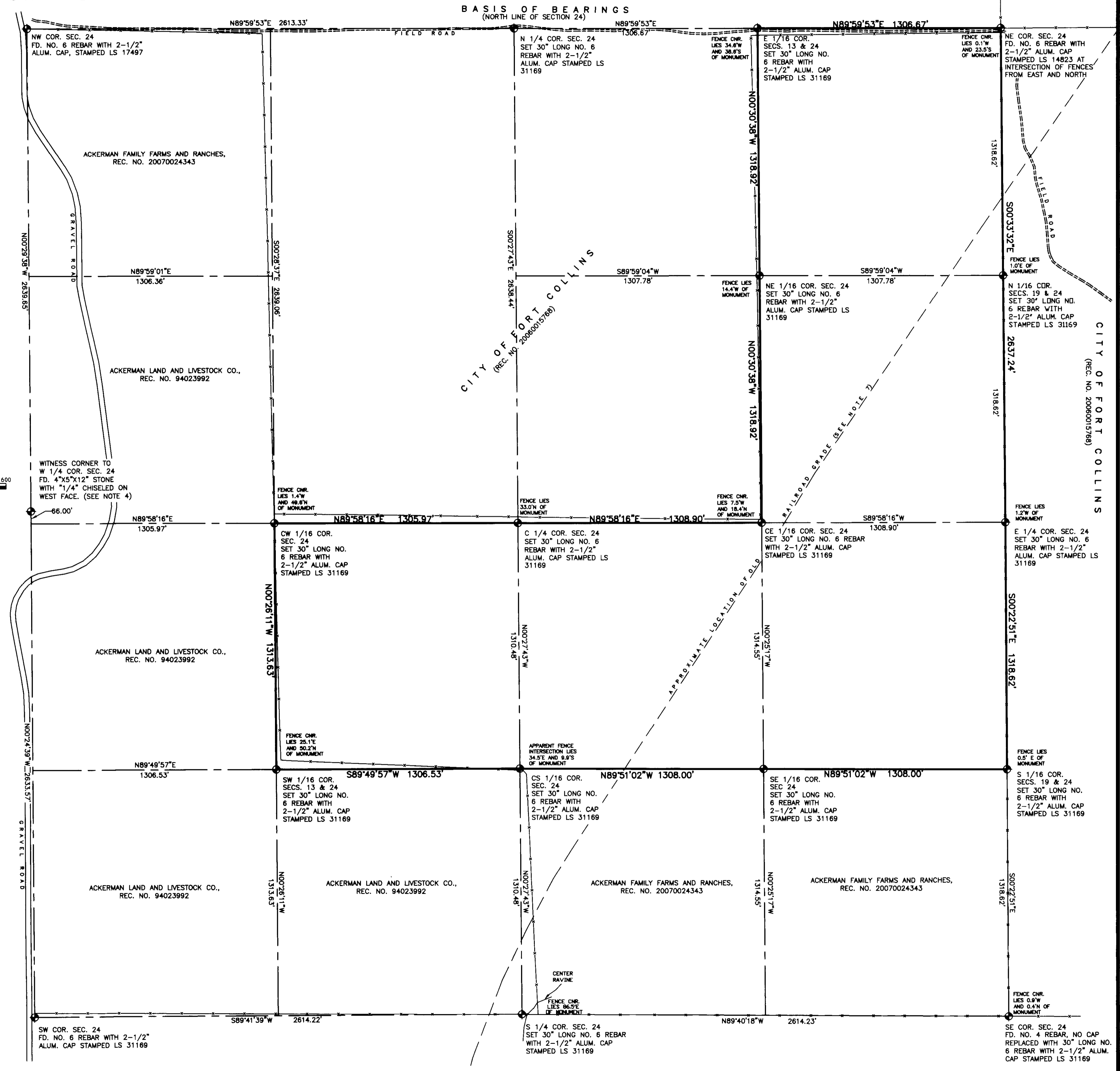


JOHN STEVEN VON NIEDA  
COLORADO PROFESSIONAL LAND SURVEYOR  
NO. 31169



### NOTES

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS OF THE DATE ON WHICH YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED ON ANY DEFECT OF THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. FOR ALL INFORMATION REGARDING OWNERSHIP AND EASEMENTS OR RIGHTS OF WAY OF RECORD, THE SURVEYOR RELIED UPON TITLE POLICY NO. LTG125103838 ISSUED BY LAND TITLE GUARANTEE COMPANY DATED NOVEMBER 22, 2011 AT 5:00 P.M. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR OR THE CITY OF FORT COLLINS.
3. THE LINEAR UNIT USED IN THIS SURVEY IS THE U.S. SURVEY FOOT.
4. G.L.O RECORDS INDICATE THAT THIS STONE IS A WITNESS CORNER TO THE 1/4 CORNER, SET ONE CHAIN (66 FEET) NORTH OF THE QUARTER CORNER. TOPO CALLS IN THE G.L.O. RECORD AND DISTANCES TO THE NW AND SW CORNERS OF SECTION 24 AFFIRM THIS LOCATION.
5. THE POSITION OF THE EAST QUARTER CORNER OF SECTION 24 WAS RE-ESTABLISHED AT EQUAL DISTANCES FROM THE NORTHEAST AND SOUTHWEST CORNERS OF THE SECTION ON THE LINE OF THE FENCE THAT RUNS NORTH-SOUTH.
6. THE POSITION OF THE SOUTH QUARTER CORNER OF SECTION 24 WAS RE-ESTABLISHED AT EQUAL DISTANCES FROM THE SOUTHWEST AND SOUTHWEST CORNERS OF THE SECTION ON THE LINE OF THE FENCE THAT RUNS EAST-WEST. THE ORIGINAL G.L.O NOTES CALL OUT 40.00 CHAINS TO THE CENTER OF A DEEP RAVINE, WHICH THE RE-ESTABLISHED POSITION FOR THE QUARTER CORNER AGREES WITH THIS CALL.
7. THE LOCATION OF THE RAILROAD GRADE WAS BASED IN PART ON FIELD OBSERVATIONS AND IN PART ON RECENT (2010) AERIAL PHOTOGRAPHY. THE COLORADO CENTRAL RAILROAD WAS CONSTRUCTED IN 1877 AND ABANDONED IN 1890. DUE TO ITS EARLY ABANDONMENT, THERE APPEAR TO BE NO SURVIVING RAILROAD RECORDS OR MAPS THAT TIE THE LOCATION OF THE RAILROAD TO SECTION/QUARTER SECTION MONUMENTS.



REVISIONS: _____ _____ _____	DATE: _____ _____ _____	<b>CITY OF FORT COLLINS, COLORADO</b> ENGINEERING DIVISION		DESIGNED BY: _____ DRAWN BY: JSV SCALE: 1"=300' DATE: 10-30-12	APPROVED BY: JSV CHECKED BY: JAC	<b>Land Survey Plat - Section 24, Twp 11 N., Rg. 69 W.</b>	SHEET <b>1</b> OF <b>1</b>
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