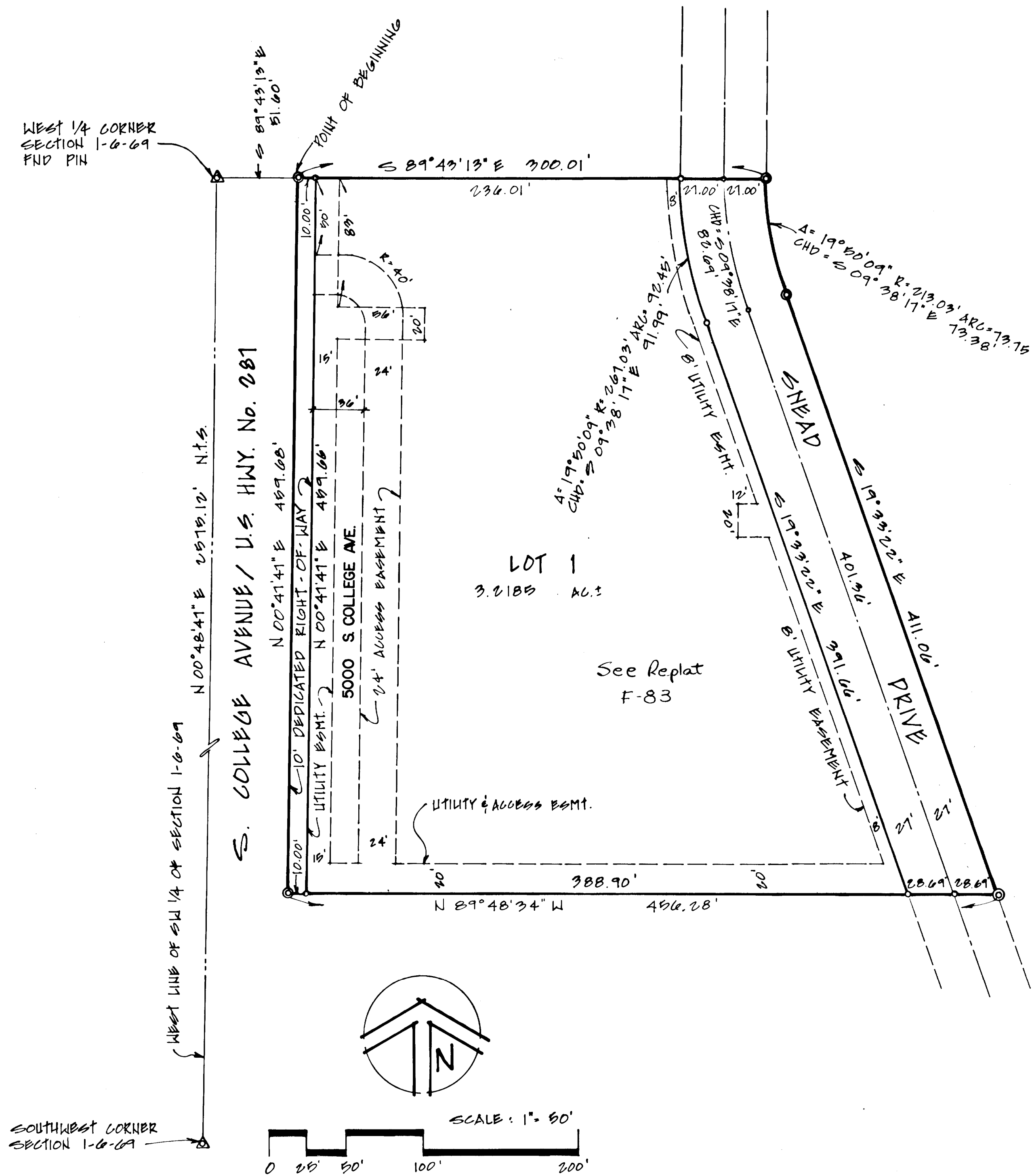


A PLAT OF FOSSIL CREEK DESIGN CENTER, P.U.D.

SITUATE IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., FORT COLLINS, COLORADO



STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND TO-WIT: A TRACT OF LAND SITUATE IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH CONSIDERING THE WEST LINE OF THE SAID SOUTHWEST 1/4 AS BEARING N 00° 41' 41" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT THE INTERSECTION OF THE NORTH LINE OF THE SAID SOUTHWEST 1/4 AND THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 287 WHICH BEARS S 89° 43' 13" E 51.60 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 1 AND RUN THENCE S 89° 43' 13" E 300.01 FEET ALONG THE SAID NORTH LINE; THENCE ALONG THE ARC OF A 212.03 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 13.15 FEET, THE LONG CHORD OF WHICH BEARS S 09° 38' 11" E 13.38 FEET; THENCE S 19° 33' 22" E 411.00 FEET; THENCE N 89° 48' 34" W 489.66 FEET TO A POINT ON THE SAID EAST LINE; THENCE ALONG SAID EAST LINE N 00° 41' 41" E 489.66 FEET TO THE POINT OF BEGINNING, CONTAINING 3.2185 ACRES, MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO A LOT AND STREET AS SHOWN ON THIS PLAT TO BE KNOWN AS FOSSIL CREEK DESIGN CENTER, P.U.D. 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, PROVIDED HOWEVER THAT ACCEPTANCE BY THE CITY OF THIS DEDICATION OF EASEMENTS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE EASEMENTS SO DEDICATED.

WITNESS OUR HANDS AND SEALS THIS 14 DAY OF April A.D., 1989.

M. June Petersen
M. JUNE PETERSEN

CLARISSA FRANCES ALLISON
BY: *Timothy W. Hasler*
TIMOTHY W. HASLER
HER ATTORNEY-IN-FACT

Floyd W. Deines
FLOYD W. DEINES

STATE OF COLORADO }
COUNTY OF LARIMER } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF April A.D., 1989, BY M. JUNE PETERSEN AND BY TIMOTHY W. HASLER AND BY FLOYD W. DEINES.

Lori K. Hanson
NOTARY PUBLIC

MY NOTARIAL COMMISSION EXPIRES 11/10/90.

ATTORNEY'S CERTIFICATE:

THIS IS TO CERTIFY THAT ON THE 14th DAY OF April A.D., 1989, 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, 21-23-111, ARE AS SHOWN HEREON AS OF SAID DATE.

Richard A. Rutherford
ATTORNEY
REGISTRATION No. 6586

SURVEYOR'S CERTIFICATE:

I, RICHARD A. RUTHERFORD, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF FOSSIL CREEK DESIGN CENTER TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Richard A. Rutherford
RICHARD A. RUTHERFORD
COLORADO REGISTERED PE & L.S. No. 8038

APPROVED AS TO FORM:

BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO ON THE 17th DAY OF April A.D., 1989.

Jack K. Smith
CITY ENGINEER

APPROVED:

BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, ON THIS 27th DAY OF March A.D., 1989.

[Signature]
SECRETARY OF PLANNING AND ZONING BOARD

