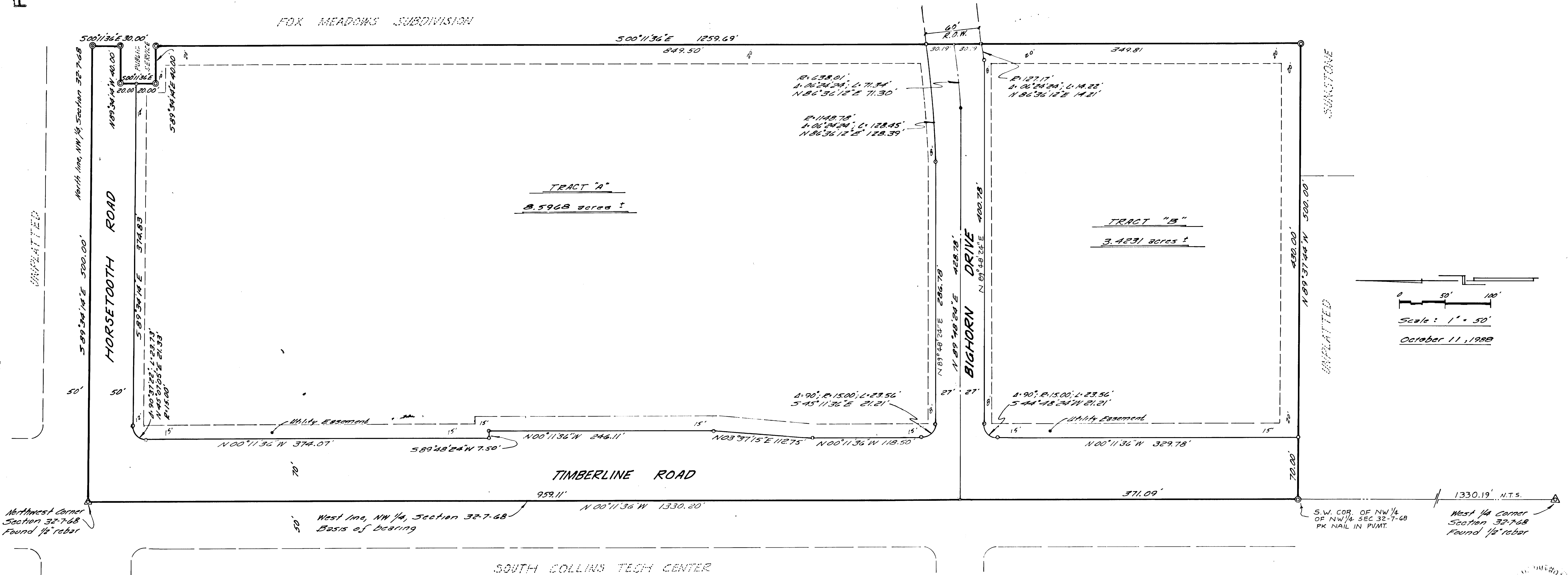


A PLAT OF FOX MEADOWS BUSINESS PARK

SITUATE IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 68 WEST,
OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

FOX MEADOWS SUBDIVISION



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 Northwest 1/4 of Section 32, Township 7 North, Range 68 West of the Sixth P.M., Fort Collins, Larimer County, Colorado, which, considering the West line of the said Northwest 1/4 as bearing N00°11'36"W and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at the Northwest corner of said Section 32 and run thence along the North line of the said Northwest 1/4, 589°34'14"E 500.00 feet; thence 500°11'36"E 30.00 feet; thence N89°34'14"N 40.00 feet; thence 5°00'11'36"E 40.00 feet; thence 589°34'14"E 40.00 feet to the West line of Fox Meadows Subdivision; thence along said West line, 500°11'36"E 1259.69 feet to the South line of the North 1/2 of the said Northwest 1/4; thence along said South line, N89°37'44"W 500.00 feet to the West line of the said Northwest 1/4; thence along said West line, N00°11'36"W 1330.20 feet to the point of beginning containing 15.2280 acres more or less, have caused the same to be surveyed and subdivided into tracts and streets as shown on this plat to be known as FOX MEADOWS BUSINESS PARK 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 27th day of October A.D. 1989.

FOX MEADOWS II,

By: W. Bill Tiley
W. Bill Tiley, partner

By: Gene R. Spencer
Gene R. Spencer, partner

State of Colorado) s.s.
County of Larimer)

The foregoing instrument was acknowledged before me this 27th day of October A.D. 1989 by W. Bill Tiley as a partner and Gene R. Spencer as a partner of Fox Meadows II.

My notarial commission expires: November 8, 1991

Phillip I. Robinson
Notary Public

ATTORNEY'S CERTIFICATE:

This is to certify that on the 27th day of October A.D. 1989, I examined the title to the property as described herein 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 herein as of said date.

Phillip I. Robinson
Attorney
Registration No. 591

SURVEYOR'S CERTIFICATE:

I, Phillip I. Robinson, a duly registered Professional Engineer and Land Surveyor, do hereby certify that this plat of FOX MEADOWS BUSINESS PARK truly and correctly represents the results of a survey made under my direct supervision.

Phillip I. Robinson
Phillip I. Robinson
Colorado Reg. No. 4502

APPROVED AS TO FORM:

By the City Engineer of the City of Fort Collins, Colorado on this 31st day of October A.D. 1989.

Frank Dick
City Engineer

APPROVED:

By the Director of Planning of the City of Fort Collins, Colorado, on this 31st day of November A.D. 1989.

John H. Krasick
Director of Planning

John H. Krasick
City Clerk