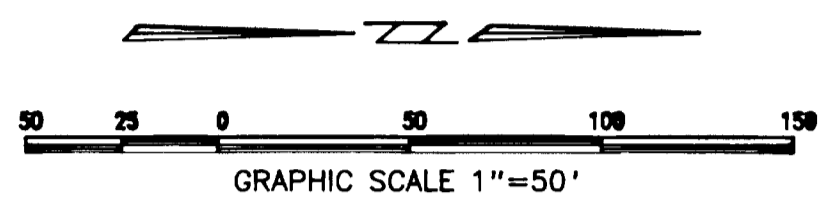


COLUMBIA ESTATES A PLANNED UNIT DEVELOPMENT

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6th P.M., CITY OF FORT COLLINS,
COUNTY OF LARIMER, STATE OF COLORADO AND INCLUDING A REPLAT OF LOT 160 AND TRACT "D" OF THE VANGUARD PARK, FIRST FILING

SURVEYOR'S STATEMENT

I, Terry G. Everett, a Professional Land Surveyor in the State of Colorado, do hereby state that the survey and legal description shown hereon was made under my direct responsibility, supervision and checking and that this plat accurately represents said survey and that all monuments exist as shown hereon.



Terry G. Everett
Registered Land Surveyor
Colorado Reg. No. 17483

NOTICE: According to Colorado Law, you must commence any legal action based upon any defect on this survey within six years after you first discover 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 survey shown hereon.

Approved by the City Engineer of the City of Fort Collins, on the ___ day of ___ A.D., 198__.

City Engineer

Approved by the Planning & Zoning Board of the City of Fort Collins, Colorado, on this ___ day of ___ A.D., 198__.

Secretary

ATTORNEY STATEMENT

This is to certify that on the 20th day of January, A.D., 1984, 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, 31-23-111, are as shown hereon as of said date.

[Signature]
Attorney

COLUMBIA SAVINGS, a Federal Savings and Loan Association hath their name to be herewith subscribed this 20th day of January, A.D., 1984.

By: *[Signature]*
The foregoing instrument was acknowledged before me this 20th day of Jan. A.D., 1984 by *[Signature]* of COLUMBIA SAVINGS, A Federal Savings and Loan Association.

Witness my hand and official seal.
Max J. Kib
My commission expires

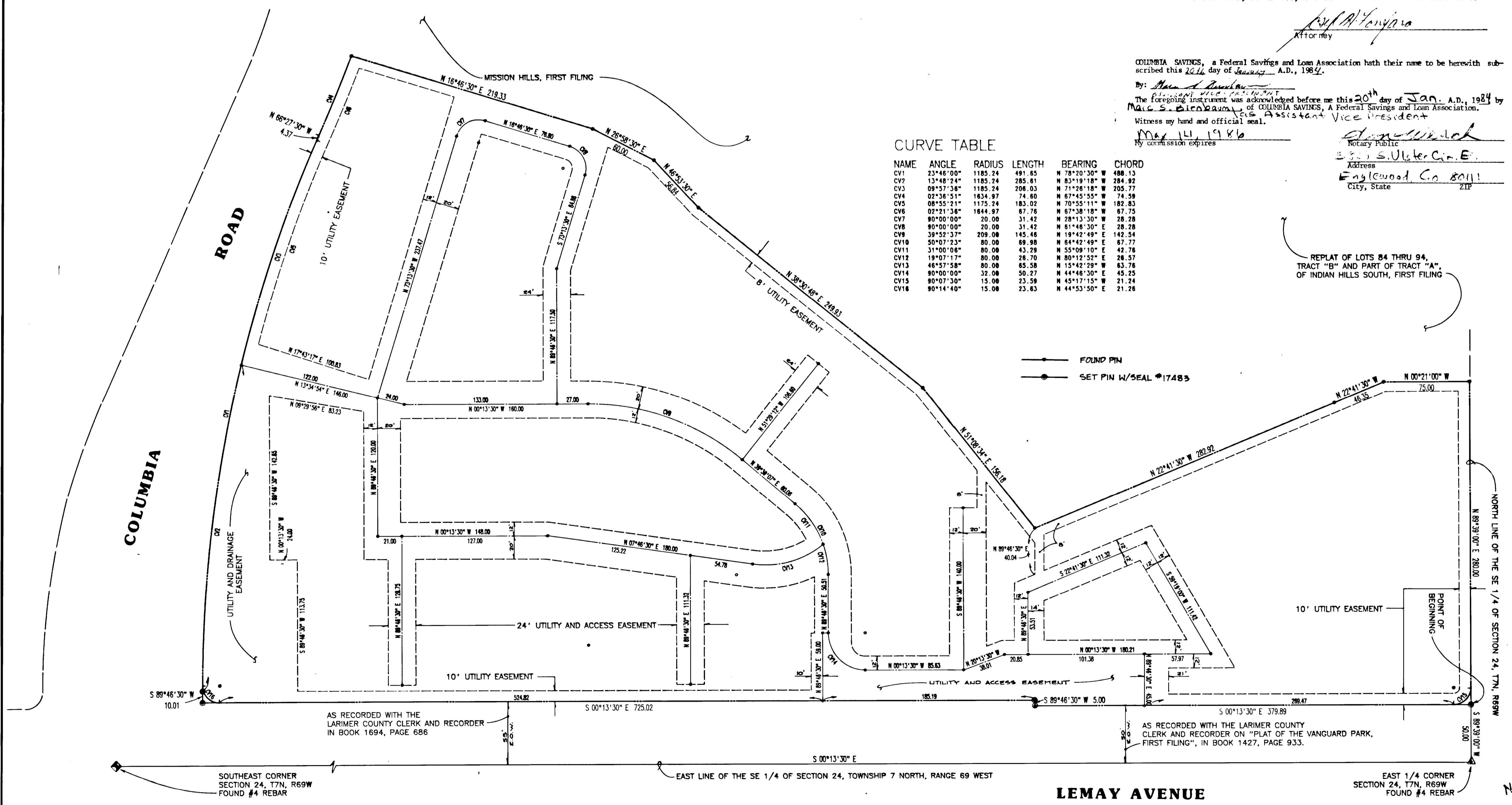
[Signature]
Notary Public
Address: Englewood, Co 80111
City, State ZIP

CURVE TABLE

| NAME | ANGLE | RADIUS | LENGTH | BEARING | CHORD |
|------|-----------|---------|--------|---------------|--------|
| CV1 | 23°46'00" | 1185.24 | 491.85 | N 78°20'30" W | 488.13 |
| CV2 | 13°48'24" | 1185.24 | 285.81 | N 83°19'18" W | 284.92 |
| CV3 | 09°57'36" | 1185.24 | 208.03 | N 71°28'18" W | 205.77 |
| CV4 | 02°38'51" | 1834.97 | 74.80 | N 87°45'55" W | 74.58 |
| CV5 | 08°55'21" | 1175.24 | 183.02 | N 70°55'11" W | 182.83 |
| CV6 | 02°21'38" | 1844.97 | 87.78 | N 87°38'18" W | 87.75 |
| CV7 | 90°00'00" | 20.00 | 31.42 | N 28°13'30" W | 28.28 |
| CV8 | 90°00'00" | 20.00 | 31.42 | N 61°46'30" E | 28.28 |
| CV9 | 38°52'37" | 209.00 | 145.48 | N 19°42'49" E | 142.54 |
| CV10 | 50°07'23" | 80.00 | 89.98 | N 84°42'49" E | 87.77 |
| CV11 | 31°00'08" | 80.00 | 43.28 | N 55°08'10" E | 42.78 |
| CV12 | 19°07'17" | 80.00 | 28.70 | N 80°12'52" E | 28.37 |
| CV13 | 46°57'58" | 80.00 | 65.58 | N 15°42'29" W | 63.78 |
| CV14 | 90°00'00" | 32.00 | 50.27 | N 44°48'30" E | 45.25 |
| CV15 | 90°07'30" | 15.00 | 23.59 | N 45°17'15" W | 21.24 |
| CV18 | 90°14'40" | 15.00 | 23.83 | N 44°53'50" E | 21.28 |

REPLAT OF LOTS 84 THRU 94,
TRACT "B" AND PART OF TRACT "A",
OF INDIAN HILLS SOUTH, FIRST FILING

FOUND PIN
SET PIN W/SEAL #17483



AS RECORDED WITH THE LARIMER COUNTY CLERK AND RECORDER IN BOOK 1694, PAGE 686

AS RECORDED WITH THE LARIMER COUNTY CLERK AND RECORDER ON "PLAT OF THE VANGUARD PARK, FIRST FILING", IN BOOK 1427, PAGE 933.

STATEMENT OF OWNERSHIP, SUBDIVISION, AND DEDICATION.

Know all men by these presents; That the undersigned, being owners of all the following described land to wit:

A tract of land located in the SE 1/4 of Section 24, Township 7 North, Range 69 West, of the 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 24 as bearing S00°13'30"E and with all bearings contained herein relative thereto:

Commencing at the East 1/4 corner of said Section 24; thence along the north line of the SE 1/4 of said Section 24, S89°39'00"W, 50.00 feet to a point on the westerly right-of-way of South Lemay Avenue, said point being the Point of Beginning of said tract of land.

Thence along the said westerly right-of-way of South Lemay Avenue S00°13'30"E, 379.89 feet; thence S89°46'30"W, 5.00 feet; thence S00°13'30"E, 729.02 feet to a point on the north right-of-way line of Columbia Road, thence along said right-of-way line S89°46'30"W, 10.01 feet; thence 491.65 feet along the arc of a curve to the right, whose central angle is 23°46'00", radius of 1185.24 feet, and whose long chord bears N78°20'30"W, 488.13 feet; thence N66°27'30"W, 4.37 feet; thence 74.60 feet along the arc of a curve to the left, whose central angle is 02°36'51", radius of 1834.97 feet, and whose long chord bears N67°45'55"W, 74.59 feet to the southeast corner of Mission Hills, First Filing, a subdivision recorded with the Larimer County Clerk and Recorder in Book 1652, Page 266; thence along the east line of said Mission Hills, First Filing, the following courses and distances:

- N16°46'30"E, 219.33 feet;
- thence N26°58'30"E, 60.00 feet;
- thence N46°53'30"E, 56.84 feet;
- thence N38°30'48"E, 249.93 feet;
- thence N51°08'34"E, 156.18 feet;
- thence N22°41'30"W, 282.93 feet;

to the northeast corner of said Mission Hills, First Filing; thence N22°41'30"W, 46.35 feet; thence N00°21'00"W, 75.00 feet to the north line of the southeast 1/4 of said Section 24; thence along said north line N89°39'00"E, 280.00 feet to the Point of Beginning.

The above described tract contains 8.694 acres, more or less.

Do hereby dedicate and convey to and for public use forever hereafter the easements as shown on this plat.

IN WITNESS WHEREOF:

FIRST CHURCH OF THE NAZARENE OF FORT COLLINS, COLORADO, a Non-Profit Corporation, hath their name to be herewith subscribed this 20th day of January, A.D., 1984.

By: *[Signature]*
Dr. David K. Allen, Agent

STATE OF COLORADO

COUNTY OF Larimer

The foregoing instrument was acknowledged before me this 20th day of January, A.D., 1984 by Dr. David K. Allen as agent of FIRST CHURCH OF THE NAZARENE OF FORT COLLINS, a Colorado Non-Profit Corporation.

Witness my hand and official seal.

[Signature]
Notary Public
Address: _____
City, State ZIP _____

INTERSTATE EQUITIES INC., a Texas Corporation, hath their name to be herewith subscribed this 20th day of January, A.D., 1984.

By: *[Signature]*
Jerry W. Alb, President

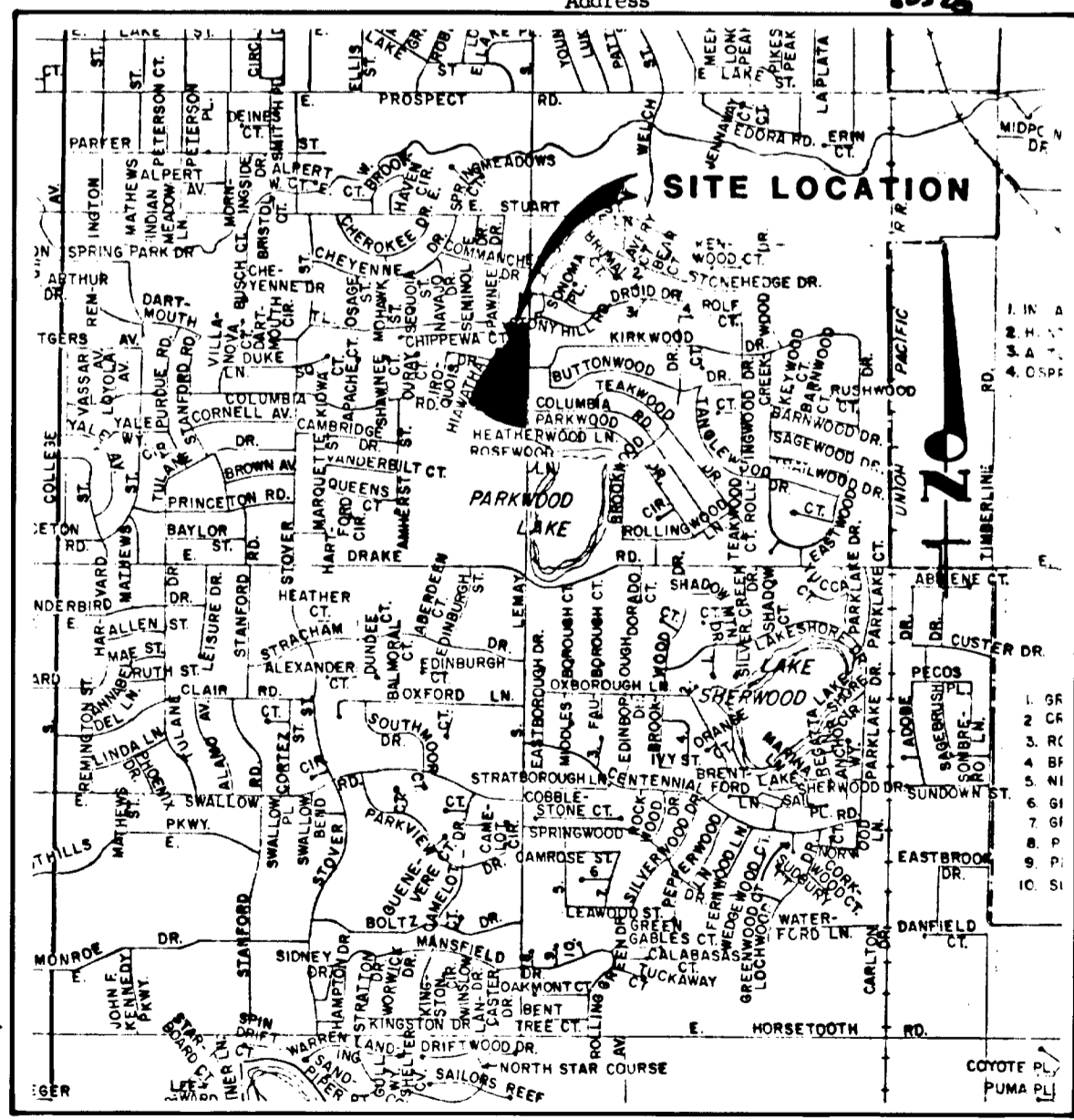
STATE OF COLORADO

COUNTY OF Larimer

The foregoing instrument was acknowledged before me this 20th day of January, A.D., 1984 by Jerry W. Alb, President of INTERSTATE EQUITIES, INC., a Texas Corporation.

Witness my hand and official seal.

[Signature]
Notary Public
Address: 343 W. Drake Rd., Fort Collins, Co 80526
City, State ZIP _____



VICINITY MAP
SCALE: 1" = 2000'

Notary's Seal
Ana W. ...

R3D INC.
Engineering Consultants
Drake Terrace Suite 240
343 West Drake Road
Fort Collins, CO 80526
303/226-4955