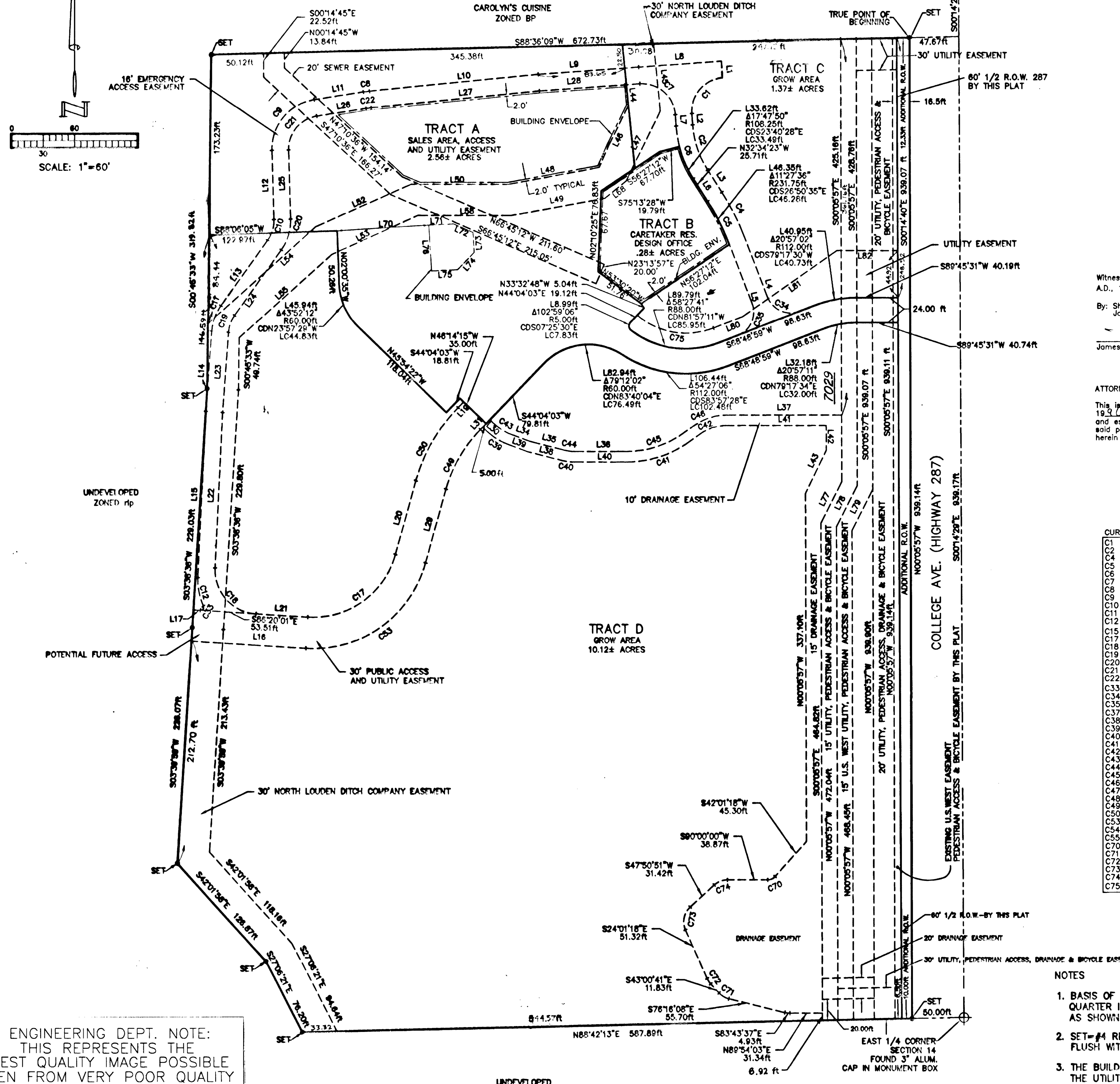


F-124 2010

FINAL PLAT OF FOSSIL CREEK NURSERY P.U.D.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 14
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF FT. COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION

Know all men by these presents: that the undersigned being owners of the following described land:

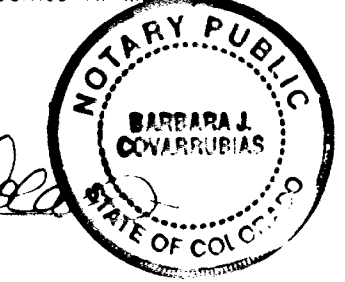
That portion of the Northeast Quarter of Section 14, Township 6 North, Range 69 West of the 6th P.M., Larimer County, Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said Section 14; thence along said East line of the Northeast Quarter of Section 14 South 00°14'29" East 1721.85 feet; thence South 88°36'09" West 47.67 feet to the West right-of-way line of U.S. Highway 287 as described in Deed recorded in Book 1061 at Page 210, records of said County and the True Point of Beginning. Thence continuing South 88°36'09" West 672.73 feet; thence South 00°45'33" West 319.82 feet; thence South 03°38'36" West 229.03 feet; thence South 03°39'59" West 226.07 feet; thence South 42°10'58" East 126.87 feet; thence South 27°02'21" East 76.20 feet to the South line of said Northeast Quarter of Section 14; thence along said South line North 88°42'13" East 587.89 to add West right-of-way line of U.S. Highway 287; thence along said right-of-way line North 00°05'57" West 939.14 feet to the True Point of Beginning. Containing 14.59 acres more or less.

The undersigned have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this plat to be known as FOSSIL CREEK NURSERY P.U.D., subject to all easements and rights-of-way now or hereafter existing or indicated on this plat. The undersigned do hereby dedicate and convey to and for public use, forever, the streets, tracts and easements as laid out and designated on this plat; provided, however, that: 1) acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated and 2) acceptance by the City of this dedication of streets and tracts does not impose upon the City a duty to maintain streets so dedicated until such time as the streets and tracts are inspected and accepted by the Director of Engineering. All maintenance of the above described streets and tracts shall be performed by the undersigned (and his/her successors in interest) until such time as the City expressly assumes, in writing, the duty of such maintenance.

Witness our hands and seals this 30 day of May A.D. 1996.
By: Shenandoah Land LLC/A Colorado Limited Liability Company
James R. McCoy, Managing Member

STATE OF COLORADO
COUNTY OF LARIMER
The foregoing dedication was acknowledged before me this 31st day of May A.D. 1996 by James R. McCoy as Managing Member.
My commission expires: 4-24-2000

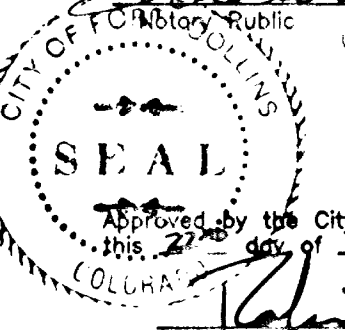


Richard L. Henderson, 5-30-96
NORTH LOUDEN DITCH COMPANY, PRESIDENT

David M. Poeschl, 6/12/00
U.S. WEST WILL NOT BE RESPONSIBLE FOR ANY SURFACE RESTORATION DUE TO CONSTRUCTION BY U.S. WEST WITHIN THE EASEMENT AS SHOWN ON THIS PLAT.
Approved as to form by the Director of Engineering of the City of Fort Collins, on the 27th day of August, A.D. 1996.
Michael R. Bergin, Director of Engineering

ATTORNEY'S CERTIFICATE

This is to certify that on the 31 day of May 1996, I examined the title to the property as described hereon and established that the owners and priorities of record of the said property as constituted in C.O.S. 1873, 31-23-1-11, are as shown herein as of said date.
Glen D. Sweeney
Address: 822 1/2 Street #333
Greeley, Colorado 80631
Registration No. 1312



Approved by the City of Fort Collins Planning and Zoning Board on this 27th day of August, A.D. 1996.
Robert E. Blawie, Secretary of the Planning and Zoning Board

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	50.27ft	90°00'00"	32.00ft	N40°58'30"E	45.25ft
C2	45.84ft	28°32'53"	82.00ft	N181°7'56"W	45.37ft
C3	10.0540'	100°05'40"	248.00ft	S27°31'33"E	43.64ft
C4	39.70ft	09°49'52"	231.40ft	N27°41'02"W	39.66ft
C5	53.81ft	28°32'53"	108.00ft	N181°7'56"W	53.26ft
C6	50.27ft	90°00'00"	32.00ft	S49°01'30"E	45.25ft
C7	5.94ft	03°09'06"	108.00ft	N82°40'15"E	5.94ft
C8	99.26ft	82°40'09"	48.00ft	N39°45'36"E	83.40ft
C9	20.78ft	37°12'50"	32.00ft	N17°01'58"E	20.42ft
C10	26.24ft	31°19'21"	48.00ft	N19°58'42"E	25.92ft
C11	27.86ft	27°31'06"	58.00ft	N10°57'36"W	27.59ft
C12	78.84ft	28°35'20"	158.00ft	N38°37'56"E	79.93ft
C13	111.91ft	78°11'41"	82.00ft	N54°34'08"E	103.43ft
C14	65.34ft	89°07'56"	42.00ft	S41°46'03"E	58.95ft
C15	17.49ft	31°19'21"	48.00ft	N19°58'42"E	17.26ft
C16	31.18ft	37°12'50"	48.00ft	N17°01'58"E	30.63ft
C17	46.17ft	82°40'09"	32.00ft	N39°45'36"E	42.27ft
C18	5.06ft	03°09'06"	92.00ft	N82°40'15"E	5.06ft
C19	6.20ft	118°23'10"	3.00ft	N34°28'24"E	5.15ft
C20	37.70ft	90°00'00"	24.00ft	S66°11'01"E	33.94ft
C21	37.70ft	90°00'00"	24.00ft	N23°48'59"E	33.94ft
C22	152.84ft	78°11'41"	112.00ft	N54°34'21"E	141.25ft
C23	10.44ft	137°50'	46.00ft	S82°32'31"E	10.42ft
C24	58.63ft	35°21'36"	95.00ft	N72°21'26"E	57.70ft
C25	33.81ft	35°21'36"	55.00ft	N72°21'26"E	33.28ft
C26	23.56ft	90°00'00"	15.00ft	N45°00'00"E	21.21ft
C27	13.34ft	50°58'06"	15.00ft	S65°42'02"E	12.91ft
C28	66.61ft	133°37'	133.37ft	N301°4'06"E	66.61ft
C29	81.72ft	28°38'35"	163.37ft	S301°2'51"W	80.87ft
C30	152.84ft	78°11'41"	112.00ft	S54°34'21"W	141.25ft
C31	6.77ft	85°51'35"	16.30ft	N44°57'59"E	6.77ft
C32	8.05ft	54°01'59"	8.54ft	N66°00'39"E	7.76ft
C33	11.03ft	33°15'28"	19.00ft	S33°10'37"E	10.87ft
C34	6.30ft	18°59'23"	18.00ft	S33°30'59"E	6.27ft
C35	23.83ft	71°52'08"	18.00ft	N11°54'47"E	22.30ft
C36	13.88ft	42°08'09"	18.00ft	N11°54'47"E	13.87ft
C37	78.32ft	61°28'15"	73.00ft	S80°26'54"E	74.62ft

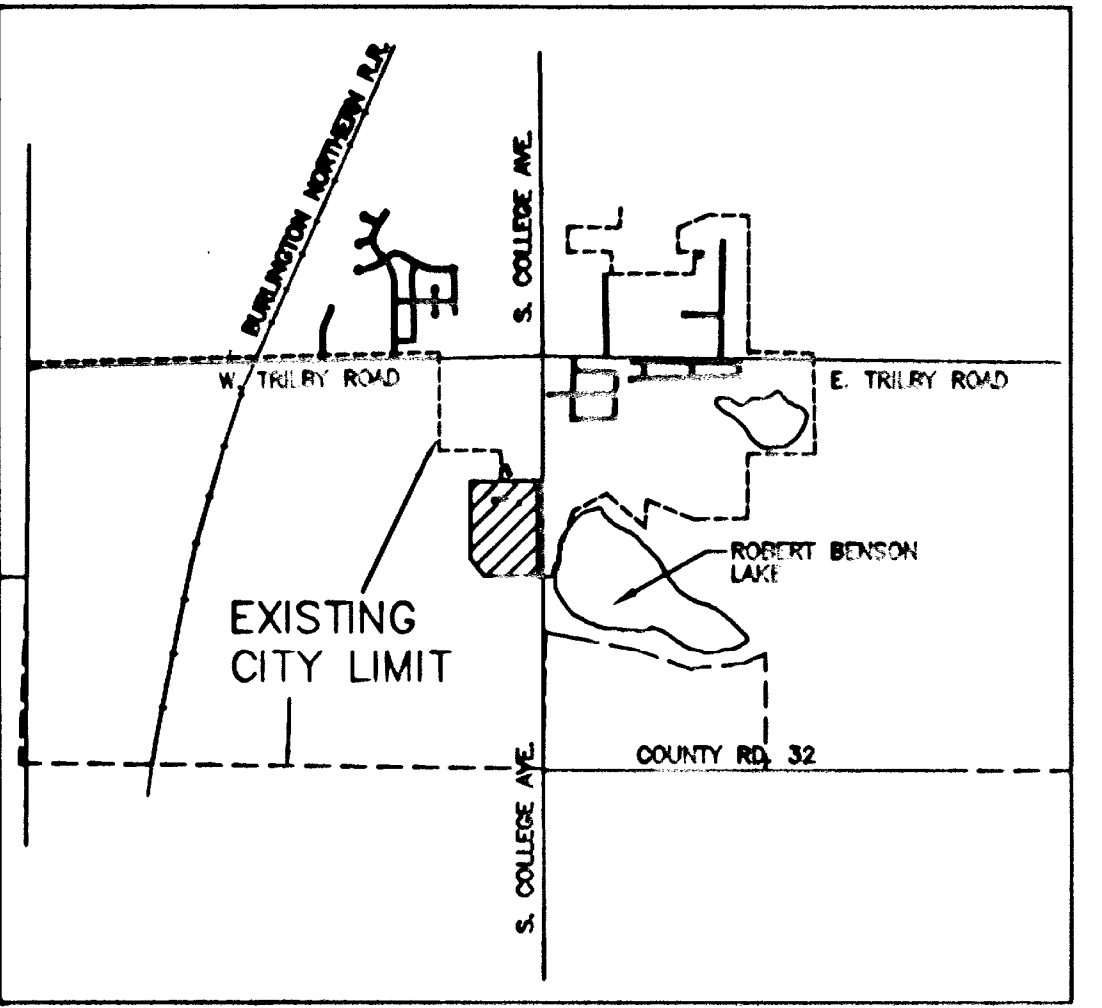
LINE	DIRECTION	DISTANCE
L1	S04°01'30"E	16.00ft
L2	N04°01'30"W	10.92ft
L3	S32°34'23"E	25.71ft
L4	S21°17'00"E	65.79ft
L5	N21°17'28"W	65.60ft
L6	N32°34'23"W	25.71ft
L7	N04°01'30"W	10.92ft
L8	S85°58'30"E	80.00ft
L9	N85°58'30"E	97.14ft
L10	S84°15'50"W	163.11ft
L11	S01°34'27"E	47.91ft
L12	S01°34'27"E	65.55ft
L13	S30°38'23"W	76.89ft
L14	S04°17'23"E	79.74ft
L15	S02°47'55"W	156.80ft
L16	S86°20'01"E	109.89ft
L17	N17°01'58"E	6.74ft
L18	N44°04'05"E	7.69ft
L19	N15°29'35"E	73.70ft
L20	N02°47'55"E	146.80ft
L21	N02°47'55"E	146.80ft
L22	N04°17'38"W	79.32ft
L23	N33°38'23"E	76.89ft
L24	N01°34'27"W	65.55ft
L25	N01°34'27"W	65.55ft
L26	S81°05'42"W	47.91ft
L27	S81°05'42"W	162.63ft
L28	N85°58'30"E	97.14ft
L29	N15°29'35"E	73.60ft
L30	S48°19'12"E	8.26ft
L31	N44°04'05"E	8.10ft
L32	S69°48'32"E	20.22ft
L33	N75°53'36"W	33.56ft
L34	N89°45'46"E	42.16ft
L35	N89°54'03"E	110.76ft
L36	S75°53'36"E	34.10ft
L37	S84°48'32"E	20.75ft
L38	N89°54'03"E	95.82ft
L39	S00°00'00"E	42.97ft
L40	N89°54'03"E	42.23ft
L41	N89°54'03"E	95.82ft
L42	S00°00'00"E	42.97ft
L43	N25°55'54"E	45.85ft
L44	N05°40'13"W	119.45ft
L45	N05°40'13"W	64.72ft
L46	S26°09'30"W	66.13ft
L47	S26°09'30"W	74.68ft
L48	N19°30'21"E	80.10ft
L49	S79°30'21"W	91.85ft
L50	S80°00'00"W	93.54ft
L51	S83°15'58"W	53.60ft
L52	S66°01'11"W	100.85ft
L53	S65°49'17"W	90.80ft
L54	S48°10'05"W	138.22ft
L55	S48°10'05"W	118.88ft
L56	N42°01'18"E	42.23ft
L57	S80°00'00"E	40.37ft
L58	S80°00'00"E	89.89ft
L59	S43°00'41"E	21.04ft
L60	S61°18'08"E	62.24ft
L61	S88°48'55"E	33.54ft
L62	S05°21'W	26.52ft
L63	S80°25'33"W	88.29ft
L64	N67°22'35"E	24.04ft
L65	S64°45'07"E	20.00ft
L66	S03°25'32"E	19.09ft
L67	S44°05'42"W	23.07ft
L68	S67°32'27"E	24.91ft
L69	N03°24'42"W	43.62ft
L70	N26°53'20"E	44.34ft
L71	N26°53'20"E	44.34ft
L72	N26°53'20"E	44.34ft
L73	N26°53'20"E	44.34ft
L74	N26°53'20"E	44.34ft
L75	N26°53'20"E	44.34ft
L76	N26°53'20"E	44.34ft
L77	N26°53'20"E	44.34ft
L78	N26°53'20"E	44.34ft
L79	N26°53'20"E	44.34ft
L80	N68°48'59"E	30.14ft
L81	N55°10'51"E	110.84ft
L82	N89°52'01"E	58.65ft

SURVEYOR'S STATEMENT

I, David M. Poeschl, 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.



David M. Poeschl
Registered Land Surveyor
Colorado Registration No. 17662
Date



VICINITY MAP

SCALE: 1" = 2000'

ENGINEERING DEPT. NOTE:
THIS REPRESENTS THE BEST QUALITY IMAGE POSSIBLE TAKEN FROM VERY POOR QUALITY ORIGINALS

NOTES

1. BASIS OF BEARING—THE EAST LINE OF THE NORTHEAST QUARTER IS ASSUMED TO BEAR S00°14'29" W AND IS MONUMENTED AS SHOWN.
2. SET-#4 RERAR 18" LONG WITH PLASTIC CAP LS #17662 FLUSH WITH GROUND
3. THE BUILDING ENVELOPES IN TRACT A ARE EXCLUDED FROM THE UTILITY EASEMENT.

ACCORDING TO THE LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 THE CERTIFICATION SHOWN HEREON.

NUMBER	REVISIONS	BY	DATE
1	CHANGES FROM NORTHERN ENGINEERING	DP	1/8/96
2	DE-SC	MVS	3/5/96
3	CHANGES FROM NORTHERN ENGINEERING	MVS	4/10/96
4	ADDED SEWER EASMT., REV. DRAINAGE EASMT., CURVE/LINE TABLES	MVS	7/10/96
5			

Landstar Surveying, Inc.
1327 North Lincoln Avenue, Loveland, Colorado 80537
Ph(970)667-3284 Fax(970)667-7151

Project No: A9498
Designer: MVS
Checked By: DP
Scale: 1" = 60'
Date Prepared: 11/6/85
Date Printed: 5/10/96

Client:
FOSSIL CREEK NURSERY
4918 S COLLEGE AVENUE
FORT COLLINS, COLORADO

FINAL PLAT
FOSSIL CREEK NURSERY P.U.D.
1 SHEET OF 1 SHEETS