

A PLAT OF 1420 NORTH COLLEGE AVENUE P.U.D.

SITUATE IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 1 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 NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 1 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 SAID SECTION 1 AS BEARING DUE NORTH AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT ON THE EAST LINE OF NORTH COLLEGE AVENUE WHICH BEARS NORTH 318.00 FEET AND AGAIN EAST 40.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1 AND RUN THENCE NORTH 102.00 FEET; THENCE EAST 179.00 FEET; THENCE SOUTH 102.00 FEET; THENCE WEST 179.00 FEET TO THE POINT OF BEGINNING CONTAINING 17,850 SQUARE FEET, MORE OR LESS, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND STREET AS SHOWN ON THIS PLAT TO BE KNOWN AS 1420 NORTH COLLEGE AVENUE 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 STREET AND EASEMENTS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, PROVIDED HOWEVER THAT ACCEPTANCE BY THE CITY OF THIS DEDICATION OF A STREET AND EASEMENTS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE EASEMENTS SO DEDICATED.

WITNESS OUR HANDS AND SEALS THIS 14 DAY OF December A.D. 1987.

Yahya Hariri
YAHYA HARIRI

Rose Anne Hariri
ROSE ANNE HARIRI

STATE OF COLORADO }
COUNTY OF LARIMER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF Dec A.D. 1987 BY YAHYA HARIRI AND ROSE ANNE HARIRI.

Sharon S. King
NOTARY PUBLIC

MY NOTARIAL COMMISSION EXPIRES 1-18-89.

ATTORNEY'S CERTIFICATE:

THIS IS TO CERTIFY THAT ON THE 23 DAY OF December A.D. 1987, 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.

Don Will
ATTORNEY
REGISTRATION No. #0495

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 1420 NORTH COLLEGE AVENUE P.U.D. 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 P.E. + L.S. No. 8028

APPROVED:

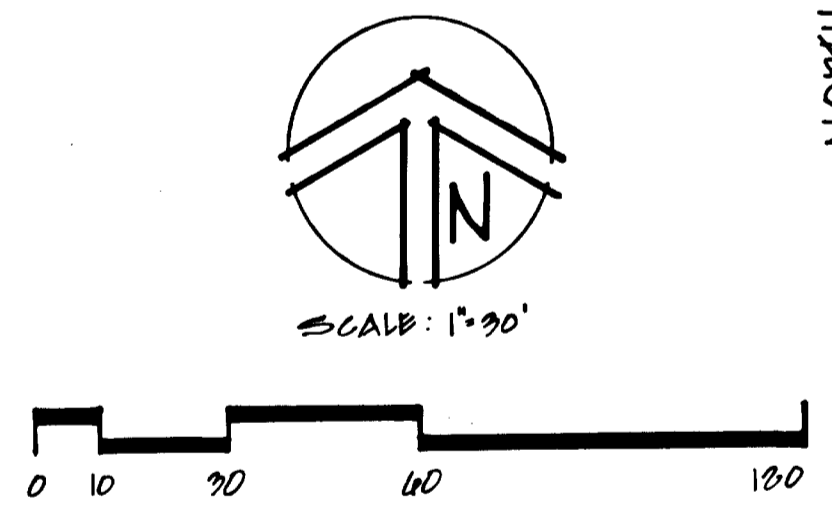
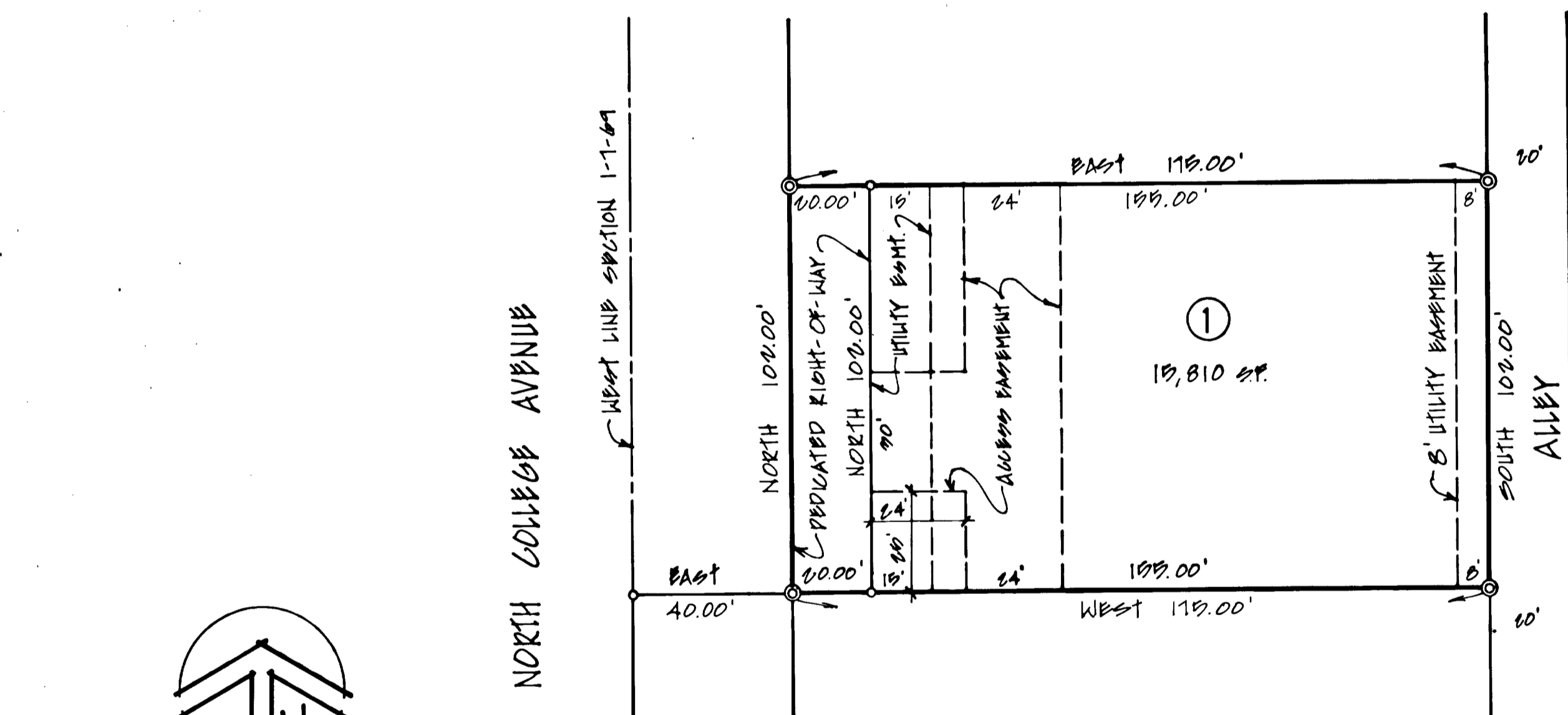
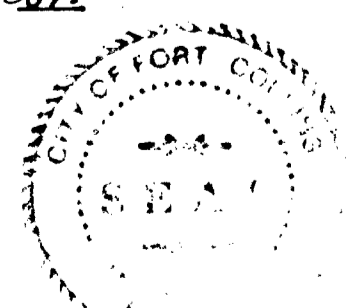
BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO, ON THE 8 DAY OF January A.D. 1988.

Angela Smith
CITY ENGINEER

APPROVED:

BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, ON THIS 14 DAY OF DECEMBER A.D. 1987.

Wm. J. [Signature]
SECRETARY OF PLANNING AND ZONING BOARD



SOUTHWEST CORNER
SECTION 1-7-67
P.M.D. PIN