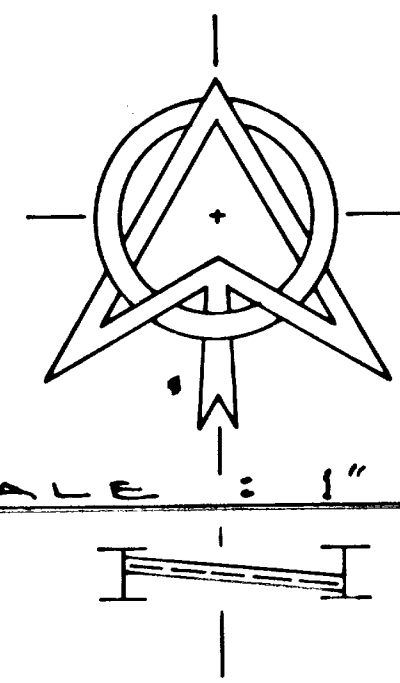


# PLAT OF THE GARTH COMMERCIAL PLAZA

SITUATE IN THE NORTHEAST 1/4 OF SECTION 35,  
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,  
FORT COLLINS, COLORADO



SCALE: 1" = 50'  
(N.T.S.)

NOTE:  
There shall be no access  
to Lot 7 from College Ave.

### STATEMENT OF OWNERSHIP, SUBDIVISION, AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned being the owners of the following described land, to-wit: A tract of land situate in the Northeast 1/4 of Section 35, Township 7 North, Range 69 West of the Sixth P.M., Fort Collins, Colorado, which, considering the East line of the Northeast 1/4 of said Section 35 as bearing N00°29'W and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on the Westerly right-of-way line of U.S. Highway N° 287 which bears N89°35'W 48.00 feet from the East 1/4 corner of said Section 35 and run thence along the South line of said Northeast 1/4, N89°55'30"W 912.50 feet to a point on the Easterly right-of-way line of the Colorado and Southern Railroad; thence along said right-of-way line, N01°01'25"E 687.50 feet; thence S89°55'30"E 891.22 feet to a point on the Westerly right-of-way line of U.S. Highway N° 287; thence along said Westerly right-of-way line, S00°45'E 687.48 feet to the point of beginning, containing 19.2320 acres, more or less, have caused the same to be surveyed and subdivided into lots and streets as shown on this plat to be known as the GARTH COMMERCIAL PLAZA and do hereby dedicate and convey to the City of Fort Collins, forever, hereafter, the streets and easements as laid out and designated on this plat.

WITNESS our hands and seals this 29th day of April A.D. 1980.

E.R. Betz                      George A. Holter  
E. R. Betz                      George A. Holter

State of Colorado }  
County of Larimer }  
The foregoing instrument was acknowledged before me this 29th day of April A.D. 1980, by E.R. Betz and George A. Holter.

Carol A. Strichs  
Notary Public  
My notarial commission expires July 27, 1982

**ENGINEER'S CERTIFICATE:**  
Richard A. Rutherford, a Professional Engineer and Land Surveyor under the laws of the State of Colorado, being duly sworn on his oath, deposes and says, that the survey and plat of the Garth Commercial Plaza were made under his supervision, that said plat is an accurate delineation of said survey, that he has read the statements thereon, and that the same are true to his own knowledge.

Richard A. Rutherford  
Richard A. Rutherford  
Professional Engineer & Land Surveyor

Subscribed and sworn to before me this 29th day of April A.D. 1980.

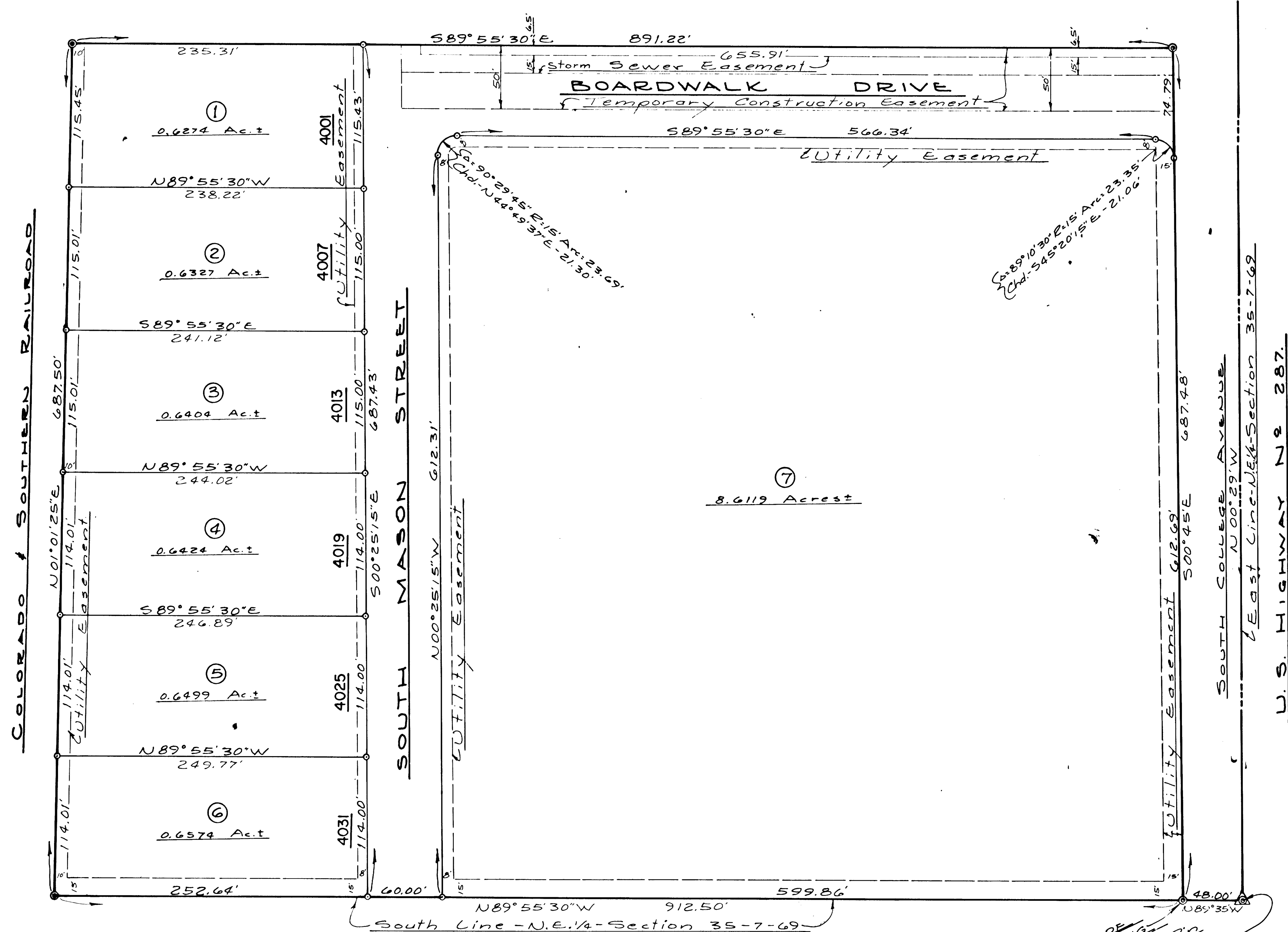
Carol A. Strichs  
Notary Public  
My notarial commission expires July 27, 1982

**ATTORNEY'S CERTIFICATE:**  
This is to certify that on the 29th day of April A.D. 1980, I examined the legal description appearing hereon, of the land within the boundary lines of the Garth Commercial Plaza and found the owners of record, on this date, to be as shown hereon.

Ramond M. ...  
Attorney

**APPROVED:**  
By the Director of Engineering Services for the City of Fort Collins, Colorado, on this 30 day of APRIL A.D. 1980.

Roy A. Bingham  
Director



**APPROVED:**  
By the City Council of the City of Fort Collins, Colorado, on this 29th day of April A.D. 1980.

John Lewis  
City Clerk



INSTALLATION OF SUCH ... UTILITY LINES, STREET ... SUBJECT TO A ... 4-29-80. THE CITY OF FORT COLLINS ... ALLOCATION OF ANY SUCH INVESTMENTS, SHALL BE AT THE RISK BEING AN OBLIGATION OF THE OWNER.

