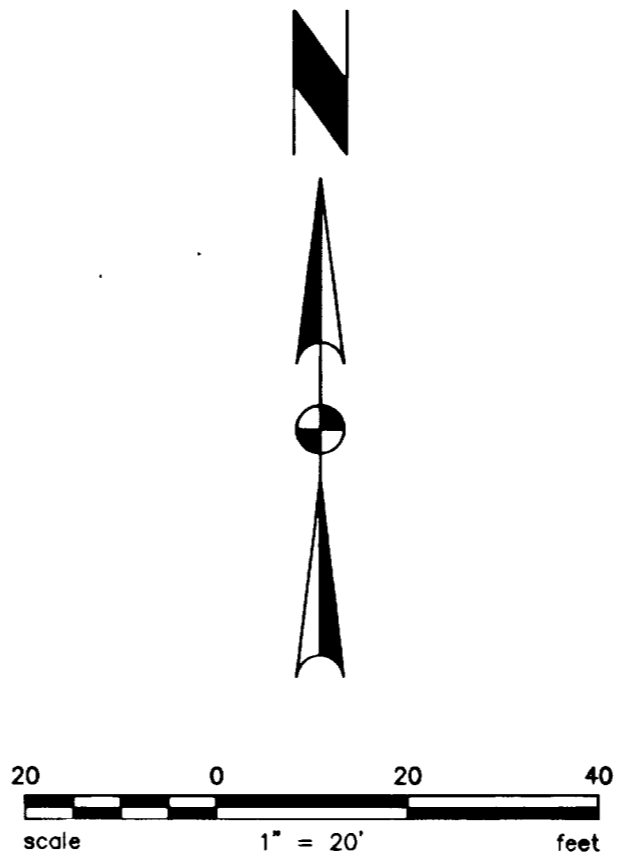
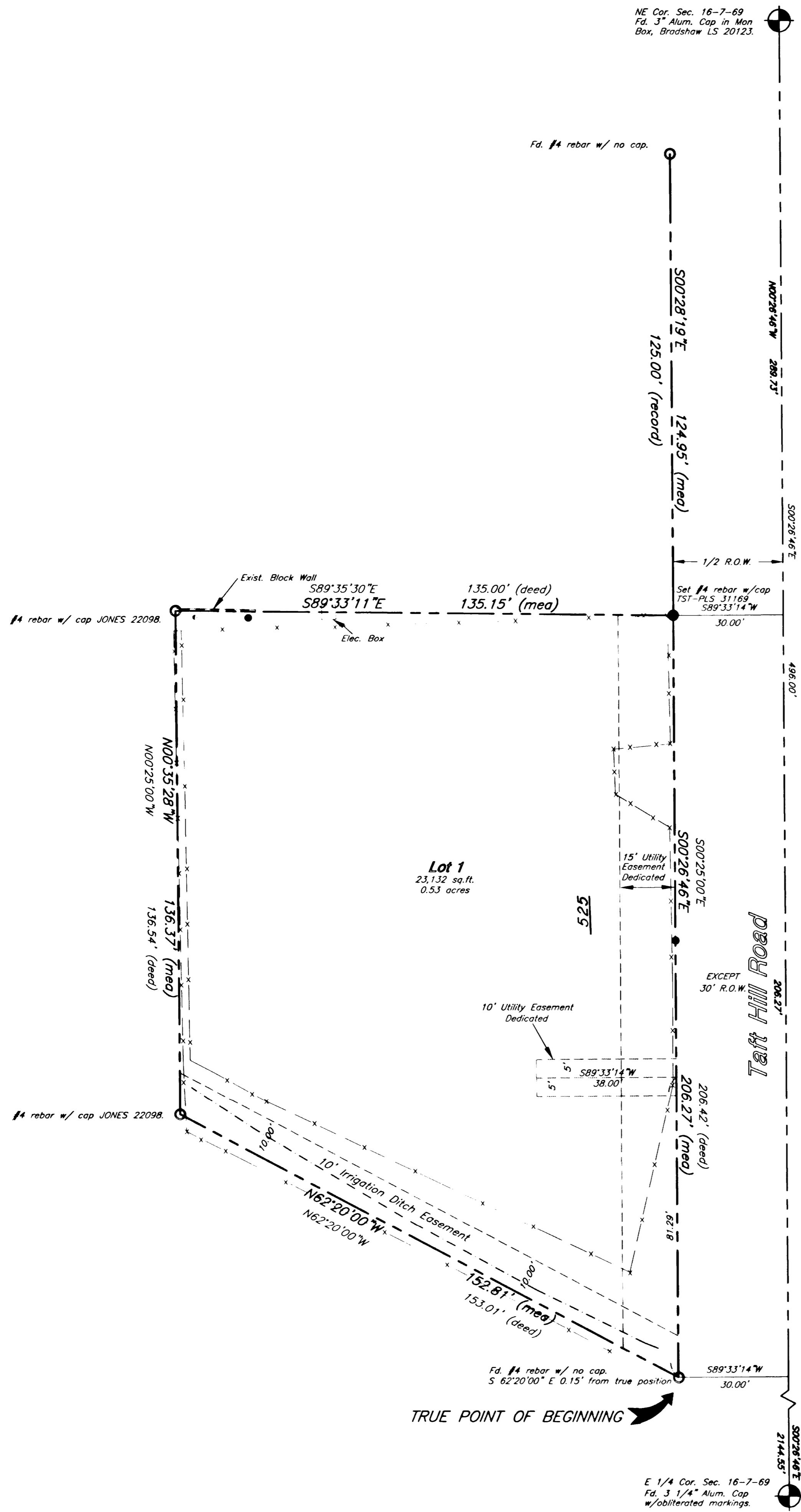
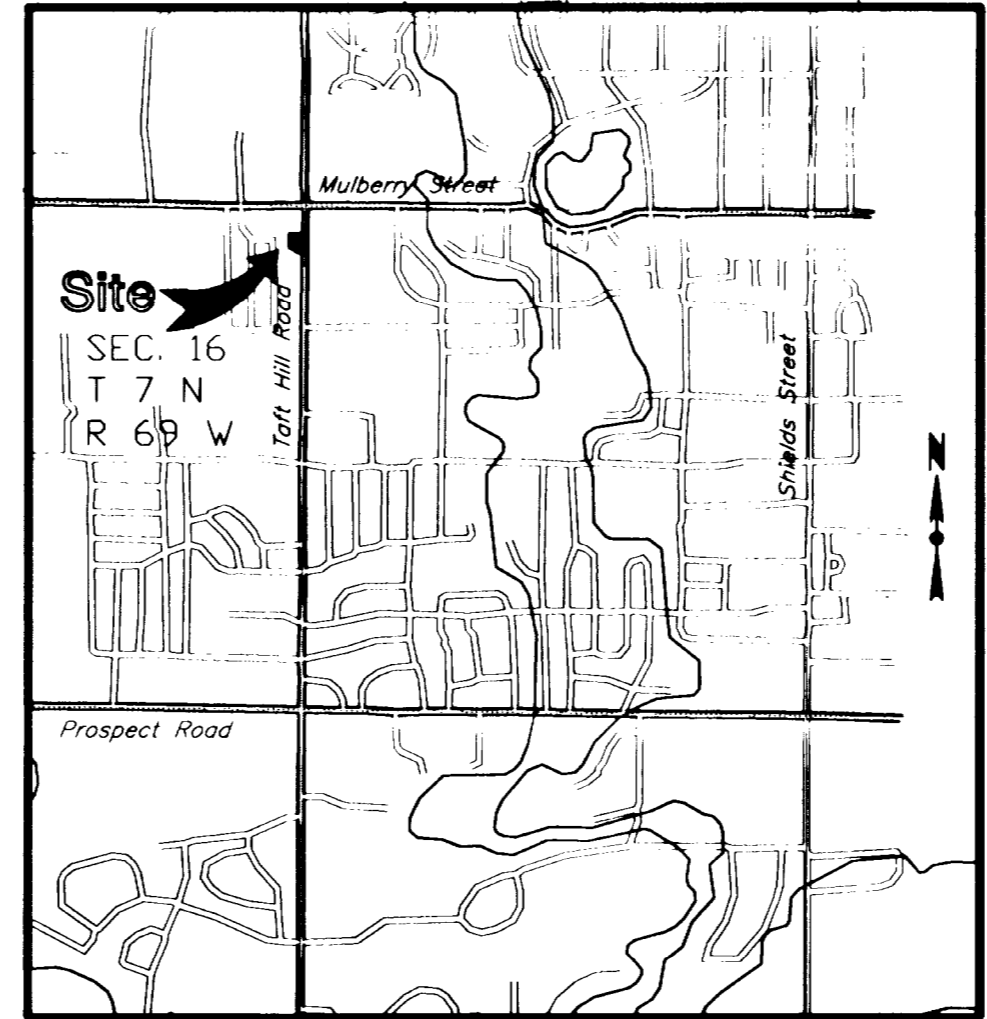


A-28 2070

Plat of
Atlas P.U.D.
 Situate in the NorthEast Quarter of
 Section 16, T7N, R69W of the 6th P.M.,
 City of Ft. Collins, Larimer County, Colorado.



- x - x - x - x = Existing Fence (typ.)
- - - - - = Existing Ditch (typ.)
- = Existing Power Pole (typ.)
- = Existing Guy wire (typ.)
- = Set #4 rebar w/ cap TST-PLS 31169
- = Fd. pin as noted.



VICINITY MAP
 Scale: 1" = 2000'

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being all the owners and proprietors of the following described land to-wit:

LEGAL DESCRIPTION

A tract of land situate in the NorthEast Quarter of Section 16, T7N, R69W of the 6th P.M., City of Ft. Collins, Larimer County, Colorado. More particularly described as follows:
 Considering the East line of the NorthEast Quarter as bearing N 00°26'46" W as determined by monuments found at the NorthEast Corner and at the East Quarter Corner of said Section 16. And with all bearings contained herein relative thereto.
 BEGINNING at a point on the East line of said Section 16, from whence the NorthEast Corner of said Section 16 bears N 00°26'46" W 496.00 feet, thence S 89°33'14" W 30.00 feet to a point on the West Right-of-Way line of Tatt Hill Road, said point being the TRUE POINT OF BEGINNING, monumented by a #4 rebar, thence N 62°20'00" W 152.81 feet, to a found #4 rebar w/cap JONES 22098, thence N 00°35'28" W 136.37 feet, to a found #4 rebar w/cap JONES 22098, thence S 89°33'11" E 135.15 feet to a point on the West Right-of-Way line of Tatt Hill Road, thence along said line S 00°26'46" E 206.27 feet to the TRUE POINT OF BEGINNING.
 The above described tract contains 23,132 sq. ft.

BASIS OF BEARING

Considering the East line of the NorthEast Quarter as bearing N 00°26'46" W as determined by monuments found at the NorthEast Corner and at the East Quarter Corner of said Section 16. And with all bearings contained herein relative thereto.

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 ATLAS P.U.D., subject to all easements and rights-of-way now existing or indicated on this plat. The undersigned does hereby dedicate and convey to and for public use, forever, the streets and easements as laid out and designated on this plat; providing, 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 does not impose upon the City a duty to maintain the streets so dedicated until such time as the streets are inspected and accepted by the Director of Engineering. All maintenance of the above described streets 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.

OWNERS: Edward M. and Jennifer G. Schneider
 By: Edward M. Schneider Edward M. Schneider By: Jennifer G. Schneider Jennifer G. Schneider

STATE OF COLORADO)
 COUNTY OF LARIMER)
 The foregoing instrument was acknowledged before me this 8th day of September, 1997, by Edward M. and Jennifer G. Schneider

Witness my hand and official seal.
 My commission expires: Sept 30, 2000
 Notary Public: Carrie DuCharme

IRRIGATION DITCH EASEMENT HOLDER: Dr. S.A. Patterson
 By: Dr. S.A. Patterson Dr. S.A. Patterson

STATE OF COLORADO)
 COUNTY OF LARIMER)
 The foregoing instrument was acknowledged before me this 21st day of October, 1997, by Dr. S.A. Patterson.

Witness my hand and official seal.
 My commission expires: 10/31/97
 Notary Public: Julie Sharp

ATTORNEYS CERTIFICATE
 This is to certify that on the 8th day of September, 1997, 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.

By: Joseph T. Carroll
 Address: 425 W Mulberry Ft Collins, CO 80521
 Registration No.: 393

CITY ENGINEERING APPROVED AS TO FORM
 By the Director of Engineering of the City of Fort Collins, Colorado, this 5th day of November, 1997.

David Stanger Director of Engineering

PLANNING AND ZONING APPROVAL
 Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, this 7th day of August, 1997.

Ted Starnak Secretary of Planning and Zoning Board

SURVEYORS STATEMENT
 I, John Steven VanNada, a Colorado Registered Professional Land Surveyor, do hereby state that this plat of Atlas P.U.D., was prepared by me or under my responsible charge and is true and correct to the best of my knowledge, information and belief.

DATE: 9-8-97
John Steven VanNada
 Colorado Registered Professional Land Surveyor
 No. 31169

NOTICE: According to Colorado law, you must commence any legal action or any defect in this survey within three years after you first discovered 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 certification shown hereon.

TST TST, INC.
 Consulting Engineers

This unofficial copy was downloaded on Jul-21-2019 from the City of Fort Collins Public Records Website: <http://citydocs.fcgov.com>
 For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

A-28 2070