

FOX MEADOWS SUBDIVISION FILING NUMBER 2

A Part of the N.1/2 of the N.W. 1/4 of Section 32, T.7N., R.68 W. of the 6th P.M.
A Resubdivision of TRACT "B", FOX MEADOWS SUBDIVISION, City of Fort Collins, County of Larimer, State of Colorado

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, being the owners of all of the following described land, to wit:

A parcel of land located in the North one-half of the Northwest one-quarter of Section 32, Township 7 North, Range 68 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, more particularly described as follows:

Beginning at the Southeast corner of the North one-half of the Northwest one-quarter of said Section 32; thence N 89°37'44" W, along the South line of the North one-half of the Northwest one-quarter of said Section 32, and along the South Boundary line of FOX MEADOWS SUBDIVISION, a plat on file and recorded in the Office of the Larimer County Clerk and Recorder, a distance of 597.30 feet; thence departing the South line of the North one-half of the Northwest one-quarter of said Section 32, and the South Boundary line of said FOX MEADOWS SUBDIVISION, along a curve that is concave to the East having a central angle of 07°25'58", a radius of 580.88 feet, an arc length of 75.36 feet, and whose chord bears N 04°05'15" E, a distance of 75.30 feet to a point of compound curve; thence along the arc of a curve to the right having a central angle of 82°34'02", a radius of 15.00 feet, and an arc length of 21.62 feet to a point of tangent; thence S 89°37'44" E, along said tangent a distance of 576.73 feet to a point on the East line of the Northwest one-quarter of said Section 32, said point also being on the Easterly boundary of said FOX MEADOWS SUBDIVISION; thence S 00°09'23" E, along the East line of the Northwest one-quarter of said Section 32, and along the Easterly boundary of said FOX MEADOWS SUBDIVISION, a distance of 88.21 feet to the Point of Beginning; Said parcel of land being a Resubdivision of TRACT "B" of said FOX MEADOWS SUBDIVISION; Containing 1.203 acres more or less. Basis of Bearings: the East line of the Northwest one-quarter of said Section 32 being: S 00°09'23" E.

Have caused the same to be subdivided into lots and blocks as shown on this plat known as FOX MEADOWS SUBDIVISION FILING NUMBER 2, City of Fort Collins, County of Larimer, State of Colorado, and do hereby dedicate and convey to and for public use forever hereafter the easements as laid out on this plat.

Everett L. Pfeiff, Vice-President, and Bruce Richardson, Vice-President, of American Continental Corporation, an Ohio Corporation, have caused their names to be herewith subscribed this 2nd day of October, A.D. 1980.

Everett L. Pfeiff Vice-President
Bruce L. Richardson Vice-President

STATE OF COLORADO)
COUNTY OF ARAPAHOE) SS

The foregoing instrument was acknowledged before me this 2nd day of October, A.D., 1980 by Everett L. Pfeiff as Vice-President and Bruce L. Richardson as Vice-President of American Continental Corporation, an Ohio Corporation.

My Commission Expires 11/1/81

[Signature]
Notary Public

Mortgagee
Meyerhauser Mortgage Company of Colorado

A California Corporation

By [Signature] By [Signature]

STATE OF COLORADO)
COUNTY OF ARAPAHOE) SS

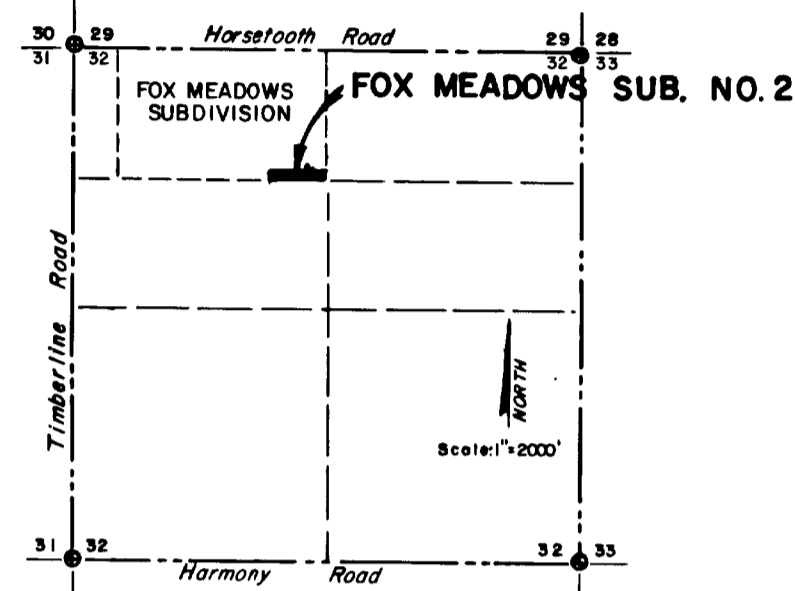
The foregoing instrument was acknowledged before me this 2nd day of October, A.D., 1980 by [Signature] and by [Signature] of Meyerhauser Mortgage Company of Colorado, a California Corporation.

My Commission Expires 11/22/83

[Signature]
Notary Public

Recorded in the Larimer County Records at Book _____ at Page _____
Per _____ of the Clerk and Recorder's Office, this _____ day of _____, A.D. 1980.

VICINITY MAP



APPROVALS:

Approved by the Director of Public Works of the City of Fort Collins, this 2nd day of October, A.D., 1980.

[Signature]
Director of Public Works

Approved by the City Council of the City of Fort Collins, Colorado this 2nd day of September, A.D., 1980.

[Signature]
City Clerk

Surveyor's Certificate

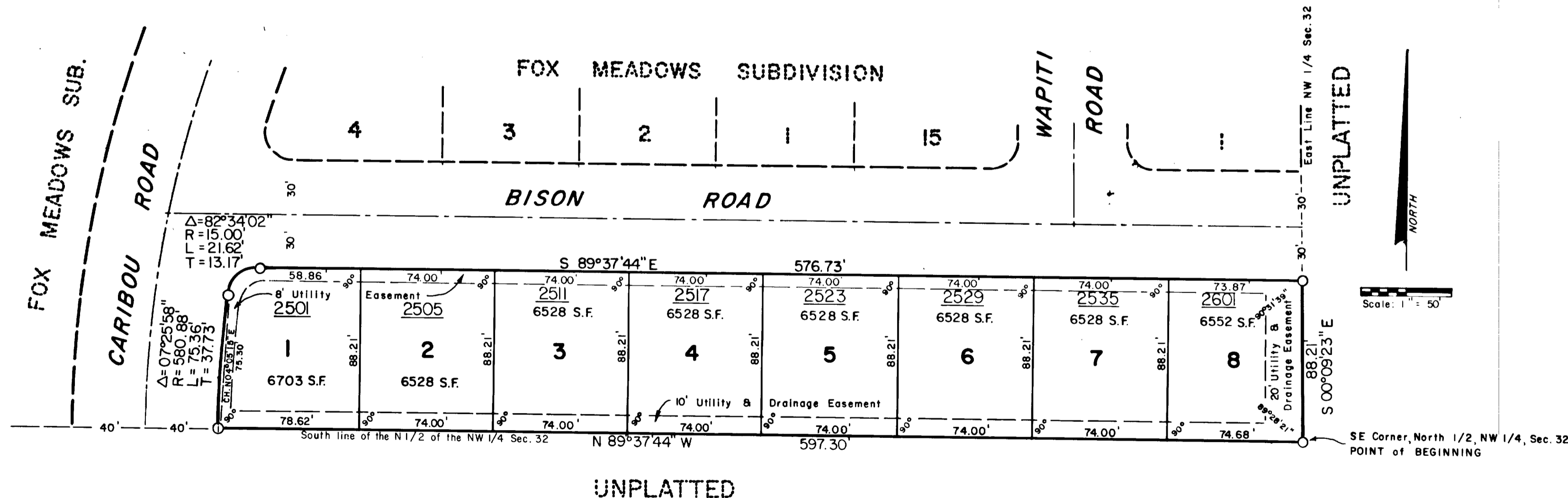
I, Hugh A. Dalrymple, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of FOX MEADOWS SUBDIVISION FILING NUMBER 2 was prepared from an actual survey and truly and correctly represents the results thereof.

[Signature]
Hugh A. Dalrymple, R.L.S. 71570

Attorney's Certificate

This is to certify that this 2nd day of October, A.D. 1980, I examined the records of the Office of the Clerk and Recorder of Larimer County, Colorado, and established that the property of the proposed FOX MEADOWS SUBDIVISION FILING NUMBER 2 is owned by American Continental Corporation, an Ohio Corporation.

[Signature] #8022
Attorney



PLAT FILED
10-2-80

Costin Engineering

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