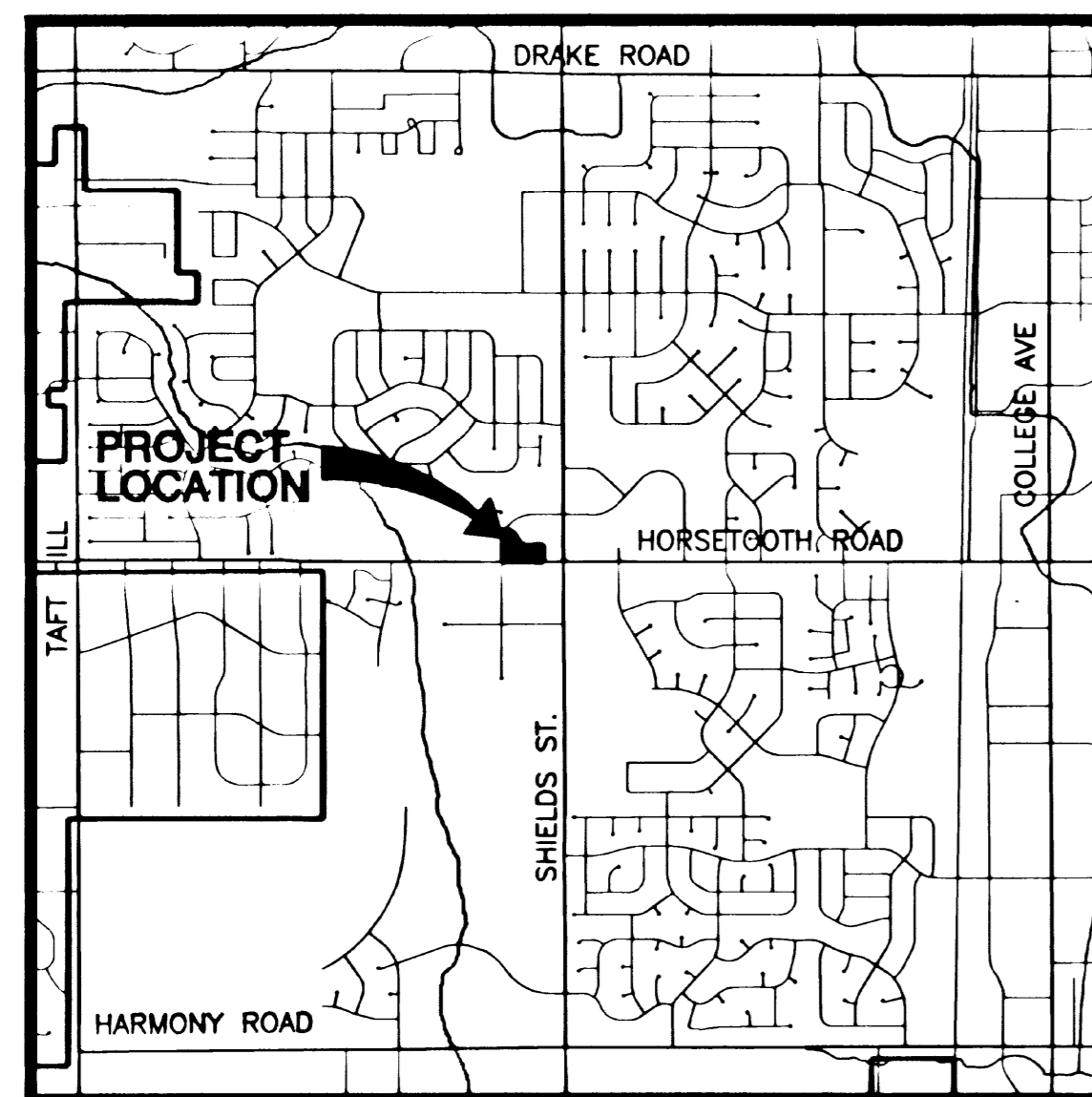


# Plat of ASSOCIATES IN FAMILY MEDICINE P.U.D. MARKET AT HORSETOOTH COMMONS

BEING A REPLAT OF LOT 4 OF THE MARKET AT HORSETOOTH COMMONS P.U.D. AND  
OF LOT 5 OF SEVEN OAKS P.U.D., SITUATE IN THE SOUTHEAST QUARTER OF SECTION  
27, T7N, R69W, OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER,  
STATE OF COLORADO



VICINITY MAP  
SCALE 1" = 2000'

### 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:

#### Legal Description

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 27, T7N, R69W OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4 OF THE MARKET AT HORSETOOTH COMMONS P.U.D. ACCORDING TO THE PLAT RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE ON JULY 20, 1987 AT RECEPTION NO. 87041847, AND AFFIDAVIT OF CORRECTION RECORDED OCTOBER 19, 1987 AT RECEPTION NO. 87060038; AND LOT 5 OF SEVEN OAKS P.U.D., ACCORDING TO THE PLAT RECORDED JANUARY 6, 1995 AT RECEPTION NO. 95001009

SAID DESCRIBED LAND CONTAINS 59,636 S.F., MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR CONDITIONS THAT ARE SHOWN IN THE PLAT OF ASSOCIATES IN FAMILY MEDICINE P.U.D., OR THAT AS NOW EXIST ON THE GROUND. SAID LAND IS ALSO SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR CONDITIONS OF PUBLIC RECORD EXCEPT AS VACATED BY THIS PLAT.

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS ASSOCIATES IN FAMILY MEDICINE P.U.D. AND DOES HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE, FOREVER, THE STREETS 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 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.

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CCR'S) FOR THE ASSOCIATES IN FAMILY MEDICINE P.U.D. PERTAINING TO THE ABOVE DESCRIBED PROPERTY ARE RECORDED CONTEMPORANEOUSLY HERewith. ALL OF THE ABOVE DESCRIBED REAL PROPERTY IS SUBJECT TO DEVELOPMENT RIGHTS AND/OR THE RIGHT OF WITHDRAWAL AS MORE PARTICULARLY SET FORTH IN THE CCR'S.

#### OWNER

WELLS & SMITH, A COLORADO GENERAL PARTNERSHIP,  
ALSO KNOWN AS WELLS & SMITH, LLP,  
A COLORADO LIMITED LIABILITY PARTNERSHIP

Witness my hand and seal this 28th day of October, 1998.

BY: Donald B. Wells, M.D.  
DONALD B. WELLS, M.D. - PARTNER

STATE OF COLORADO) SS:  
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 28th day of October, 1998, by DONALD B. WELLS, M.D., Partner, for WELLS & SMITH, A COLORADO GENERAL PARTNERSHIP, ALSO KNOWN AS WELLS & SMITH, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

Witness my hand and official seal.

My commission expires: 9/26/99  
Notary Public Paul Spang

#### ATTORNEYS CERTIFICATE

This is to certify that on the 28th day of October, 1998, I examined the title of 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.

Paul Spang  
Attorney at Law  
Address: 115 E. 20th St., Fort Collins, CO 80501  
Registration No.: 6711

#### CITY ENGINEERING APPROVAL

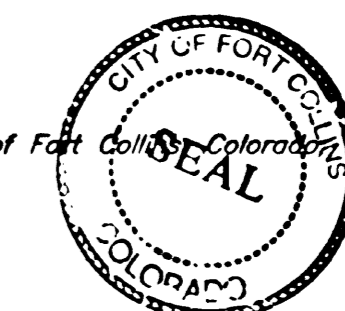
Approved by the Director of Engineering of the City of Fort Collins, Colorado, on the 3rd day of November, 1998.

David St. Pierre  
Director of Engineering

#### PLANNING AND ZONING APPROVAL

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on the 3rd day of September, 1998.

Paul P. Starnard  
Secretary of Planning and Zoning Board



Witness my hand and seal this 3rd day of November, 1998.

#### Basis of Bearing Statement

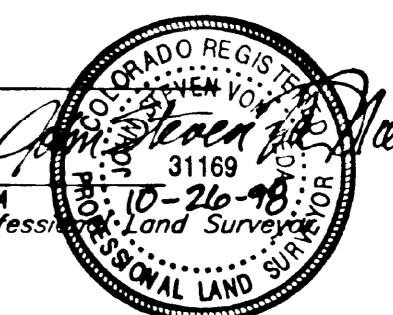
Considering the South line of Southeast Quarter of said Section 27 as having a bearing of South 89°46'44" East as shown on the plat of Seven Oaks P.U.D., recorded at Reception No. 95001009, and as determined by monuments shown hereon, and with all bearings contained herein relative thereto.

#### SURVEYORS STATEMENT

I, JOHN STEVEN VON NIEDA, a Colorado Registered Professional Land Surveyor, do hereby state that this plat of ASSOCIATES IN FAMILY MEDICINE 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. I also hereby certify that this plat contains all the information required by C.R.S. 38-33-3-209.

DATE: \_\_\_\_\_

JOHN STEVEN VON NIEDA  
Colorado Registered Professional Land Surveyor  
No. 31169



For all information regarding Title and Easements or Rights-Of-Way of Record, TST, Inc. relied upon Policy No. LE-16812-C-2, prepared by North American Title Company, dated September 29, 1997 at 4:30 P.M. This does not constitute a title search by TST, Inc.

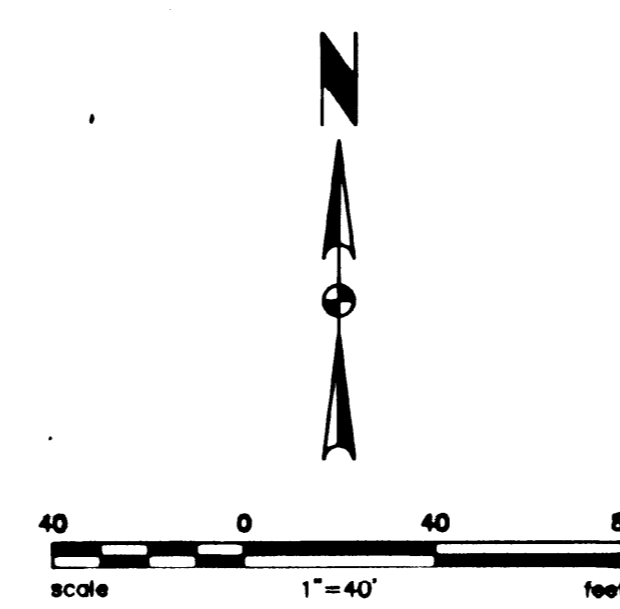
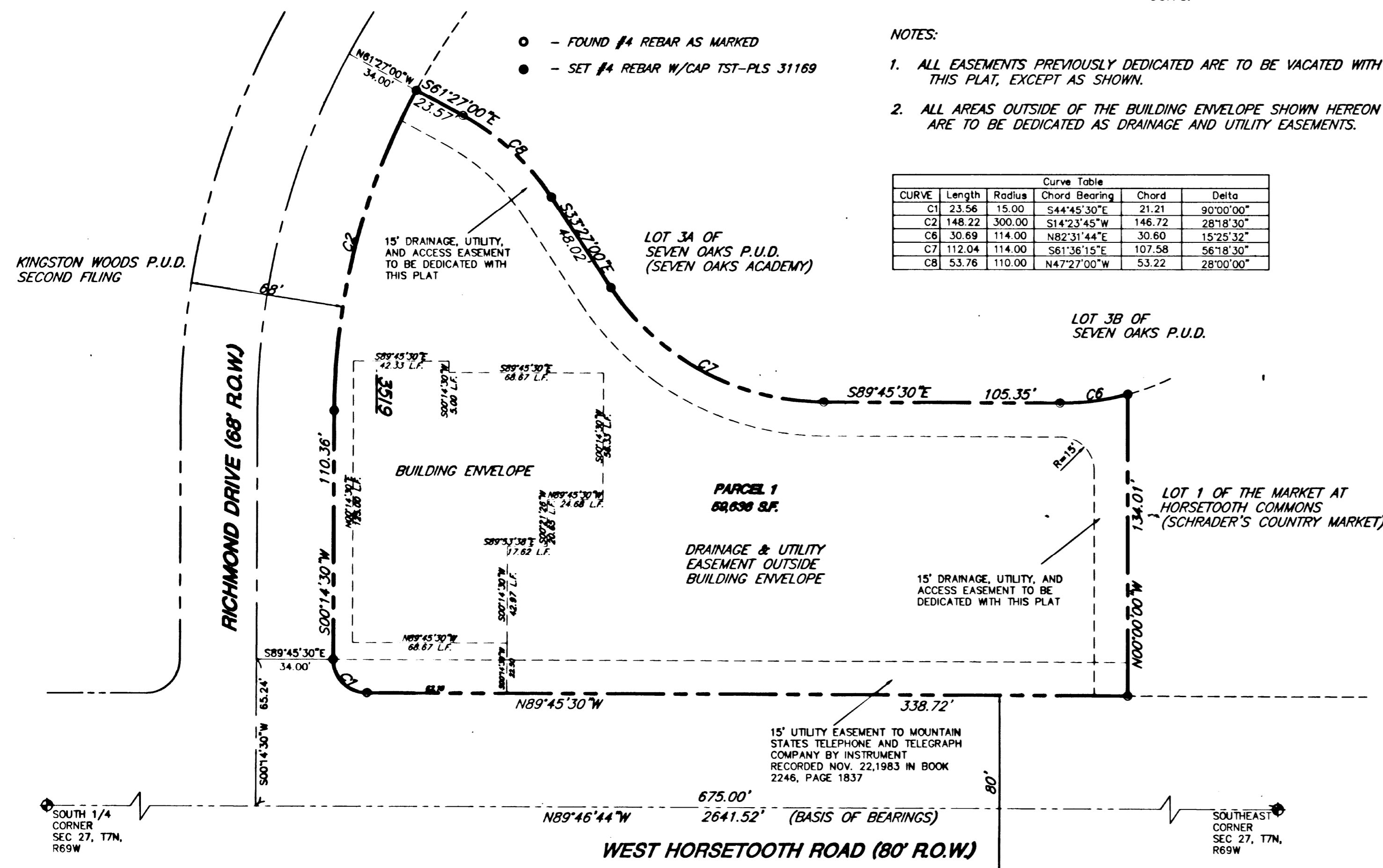
NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

- - FOUND #4 REBAR AS MARKED
- - SET #4 REBAR W/CAP TST-PLS 31169

#### NOTES:

1. ALL EASEMENTS PREVIOUSLY DEDICATED ARE TO BE VACATED WITH THIS PLAT, EXCEPT AS SHOWN.
2. ALL AREAS OUTSIDE OF THE BUILDING ENVELOPE SHOWN HEREON ARE TO BE DEDICATED AS DRAINAGE AND UTILITY EASEMENTS.

CURVE	Length	Radius	Chord Bearing	Chord	Delta
C1	23.56	15.00	S44°45'30"E	21.21	90°00'00"
C2	148.22	300.00	S14°23'45"W	146.72	28°18'30"
C6	30.69	114.00	N82°31'44"E	30.60	15°25'32"
C7	112.04	114.00	S61°36'15"E	107.58	56°18'30"
C8	53.76	110.00	N47°27'00"W	53.22	28°00'00"



REVISIONS

No.	Date	Description

DRAWN: K.D.A.  
CHECKED: J.S.V.  
DESIGNED: K.D.A.  
FILENAME: 000\_PLT2

ASSOCIATES IN FAMILY MEDICINE P.U.D.  
MARKET AT HORSETOOTH COMMONS

FINAL PLAT

TST  
TST, INC.  
Counting Highway  
748 Whittier Way, Suite 2  
Fort Collins, CO 80504  
Tel. No. 970-228-0507

JOB NO.: 10-899-000  
SCALE: 1" = 40'  
DATE: Oct. 15, 1998  
SHEETS: 1 1