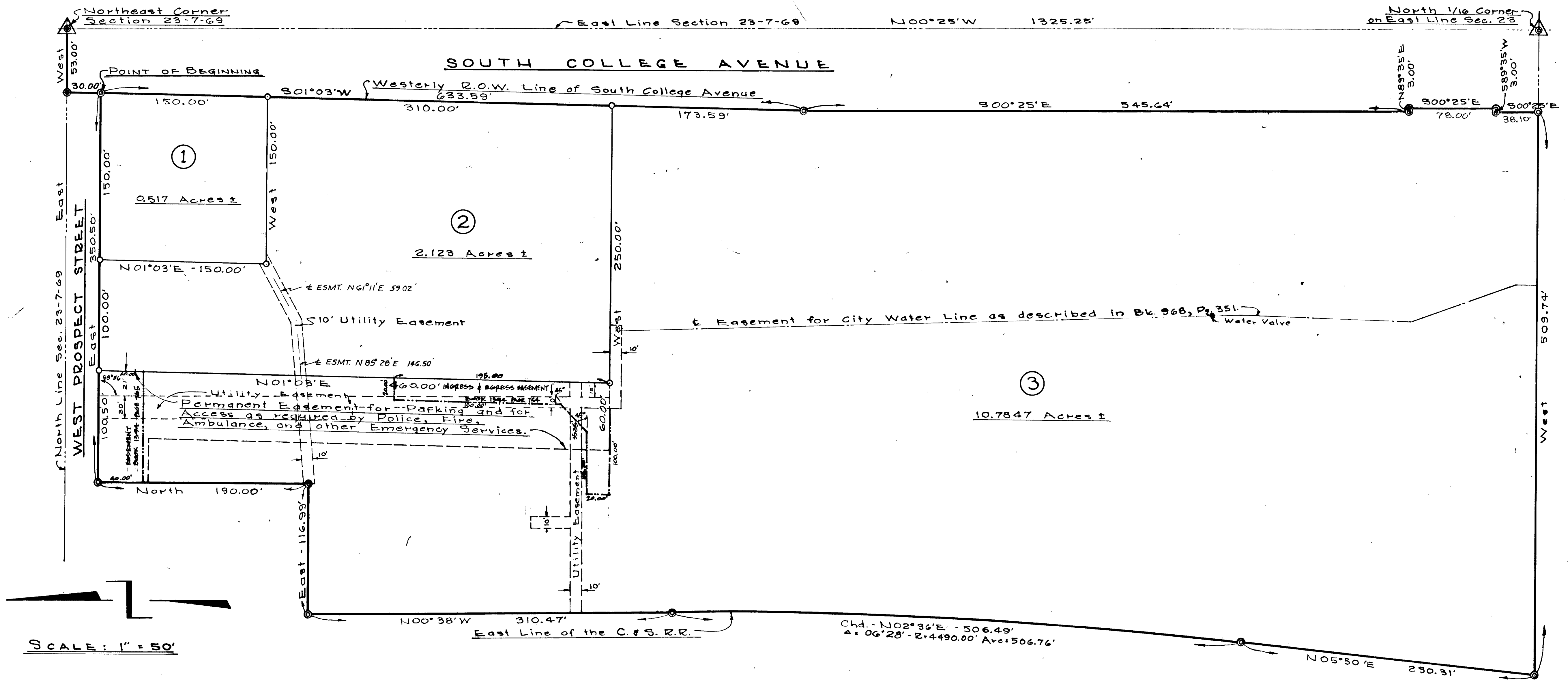


PLAT OF FOX SHOPPING CENTER SUBDIVISION

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, COLORADO



SCALE: 1" = 50'

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That James Johnson and Son, Inc., a Colorado corporation, and Safeway Stores, Incorporated, a Maryland corporation, being the owners of the following described land to-wit: A portion of the Northeast 1/4 of Section 23, Township 7 North, Range 69 West of the 6th P.M., Fort Collins, Colorado, which, considering the North line of said Section 23 as bearing East and West, and with all bearings contained herein relative thereto is contained within the boundary lines which begin at the point of intersection of the Westerly right-of-way line of South College Avenue and the South line of Prospect Street, which point bears West 53.00 feet and again S01°03'W 30.00 feet from the Northeast corner of said Section 23, and run thence along said Westerly right-of-way line S01°03'W 633.59 feet; and again S00°25'E 545.64 feet; and again N89°35'W 3.00 feet; and again S00°25'E 78.00 feet; and again S89°35'W 3.00 feet; and again S00°25'E 38.10 feet; thence West 509.74 feet to a point on the Easterly right-of-way line of the C. & S. R.; thence along said Easterly right-of-way line N05°50'E 290.31 feet; and again along the arc of a curve to the left whose long chord bears N02°36'E 506.49 feet; and again N00°38'W 310.47 feet; thence East 116.99 feet; thence North 190.00 feet to a point on the Southerly right-of-way line of West Prospect Street; thence East 350.50 feet along said Southerly right-of-way line to the point of beginning, have caused the same to be surveyed and subdivided into lots as shown on this plat to be known as the FOX SHOPPING CENTER SUBDIVISION, and do hereby dedicate and convey perpetual easements for the installation and maintenance of utilities, drainage facilities, parking, and emergency access as are laid out and designated hereon.

In witness whereof, James Johnson and Son, Inc. has caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Secretary, on this 27th day of December, A.D. 1968.

By: James Johnson
James Johnson, President
Attest: Mary C. Johnson
Mary C. Johnson, Secretary

State of Colorado } ss
County of Larimer }
The foregoing instrument was acknowledged before me this 27th day of December, A.D. 1968, by James Johnson, as President, and by Mary C. Johnson, as Secretary of James Johnson and Son, Inc., a corporation.

Arthur P. Johnson
Notary Public
My notarial commission expires September 8, 1971

In witness whereof, the said Safeway Stores, Incorporated has caused its corporate name to be hereunto subscribed by its Assistant Vice President, and its corporate seal to be hereunto affixed, attested by its Asst. Secretary, on this 17th day of July, A.D. 1969.

Safeway Stores, Incorporated
(a Maryland corporation)
By: J.B. Harty
Assistant Vice President
Attest: James B. Bolan
Assistant Secretary

State of California } ss
County of Alameda }
The foregoing instrument was acknowledged before me this 17th day of July, A.D. 1969, by the Asst. Vice President, and by the Asst. Secretary of Safeway Stores, Incorporated, a Maryland corporation.

Elsie T. Sheldon
Notary Public
My notarial commission expires January 14, 1971

ENGINEER'S CERTIFICATE:

James H. Stewart, 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 FOX SHOPPING CENTER SUBDIVISION, 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 of his knowledge.

James H. Stewart
James H. Stewart, P.E. & L.S.
Subscribed and sworn to before me this 23rd day of January, A.D. 1969.

Notary Public
My notarial commission expires January 8, 1971

APPROVED:
By the Planning and Zoning Board of Fort Collins, Colorado, this 7th day of January, A.D. 1969.

Donald Remonda
Secretary

APPROVED:
By the City Council of Fort Collins, Colorado, this 9th day of January, A.D. 1969.

John Baitel
City Clerk

REV. DATE: 7/17/69 WSH/WGM