

# A MINOR SUBDIVISION PLAT OF COLLINDALE BUSINESS PARK FOURTH FILING

SITUATE IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M.,  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

### STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

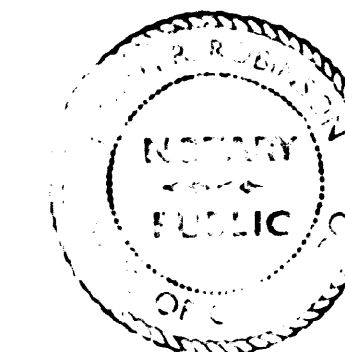
KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners and proprietors of the following described land, to-wit: A tract of land situate in the Southeast 1/4 of Section 31, Township 7 North, Range 68 West of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, which, considering the East line of the Northeast 1/4 of said Section 31 as bearing N00°05'00"W and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point which bears S00°03'38"W 39.36 feet from the East 1/4 Corner of said Section 31, and run thence S00°03'38"W 250.60 feet; thence N89°58'47"W 417.38 feet; thence S54°26'13"W 71.45 feet; thence N00°00'43"E 307.21 feet to a point on the South right-of-way line of Caribou Drive; thence along said South right-of-way line, S89°58'36"E 410.71 feet; thence along the arc of a 15.00 foot radius curve to the right a distance of 23.57 feet, the long chord of which bears S44°57'29"E 21.22 feet; thence S89°58'36"E 50.00 feet to the point of beginning, containing 2.9096 acres, more or less. The undersigned have caused the above described land to be surveyed and subdivided into a lot as shown on this plat to be known as a Minor Subdivision Plat of COLLINDALE BUSINESS PARK FOURTH FILING, subject to all easements and rights-of-way now of record or existing or indicated on this plat. The undersigned does hereby dedicate and convey to and for public use, forever, the streets and easements as are laid out and designated on this plat, provided, however, that acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated.

Witness our hands and seals this 27th day of April A.D., 1994

By J. Thomas Chandler  
J. THOMAS CHANDLER

State of Colorado } S.S.  
County of Larimer }  
The foregoing dedication was acknowledged before me this 27th day of April A.D., 1994 by J. Thomas Chandler.

My notarial commission expires 11-8-95 NOTARY PUBLIC and to be signed



### ATTORNEY'S CERTIFICATE:

This is to certify that on the 27th day of April A.D., 1994, 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.

Attorney Kevin Stival Registration No. 1461

### SURVEYOR'S CERTIFICATE:

I, Phillip I. Robinson, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this Minor Subdivision Plat of COLLINDALE BUSINESS PARK FOURTH FILING truly and correctly represents the results of a survey made by me or under my direct supervision.

Phillip I. Robinson  
PHILLIP I. ROBINSON  
Colorado registered P.E. & L.S. No. 4502



### APPROVED AS TO FORM:

By the Director of Engineering of the City of Fort Collins, Colorado this 13th day of May A.D., 1994

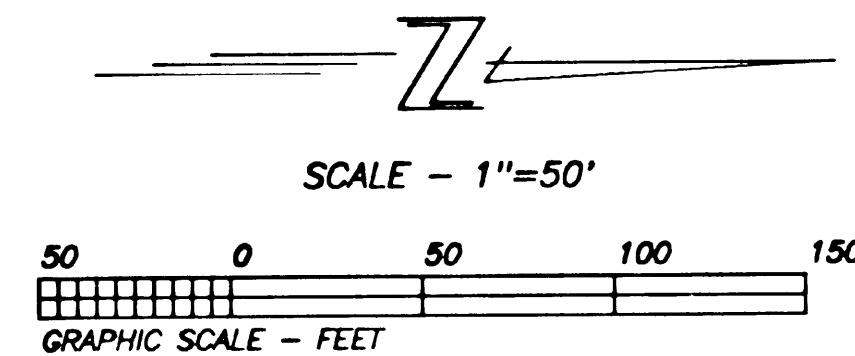
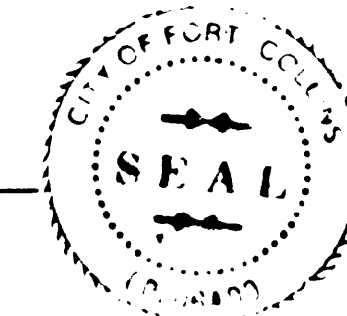
Michael R. Benney  
DIRECTOR OF ENGINEERING

### APPROVED:

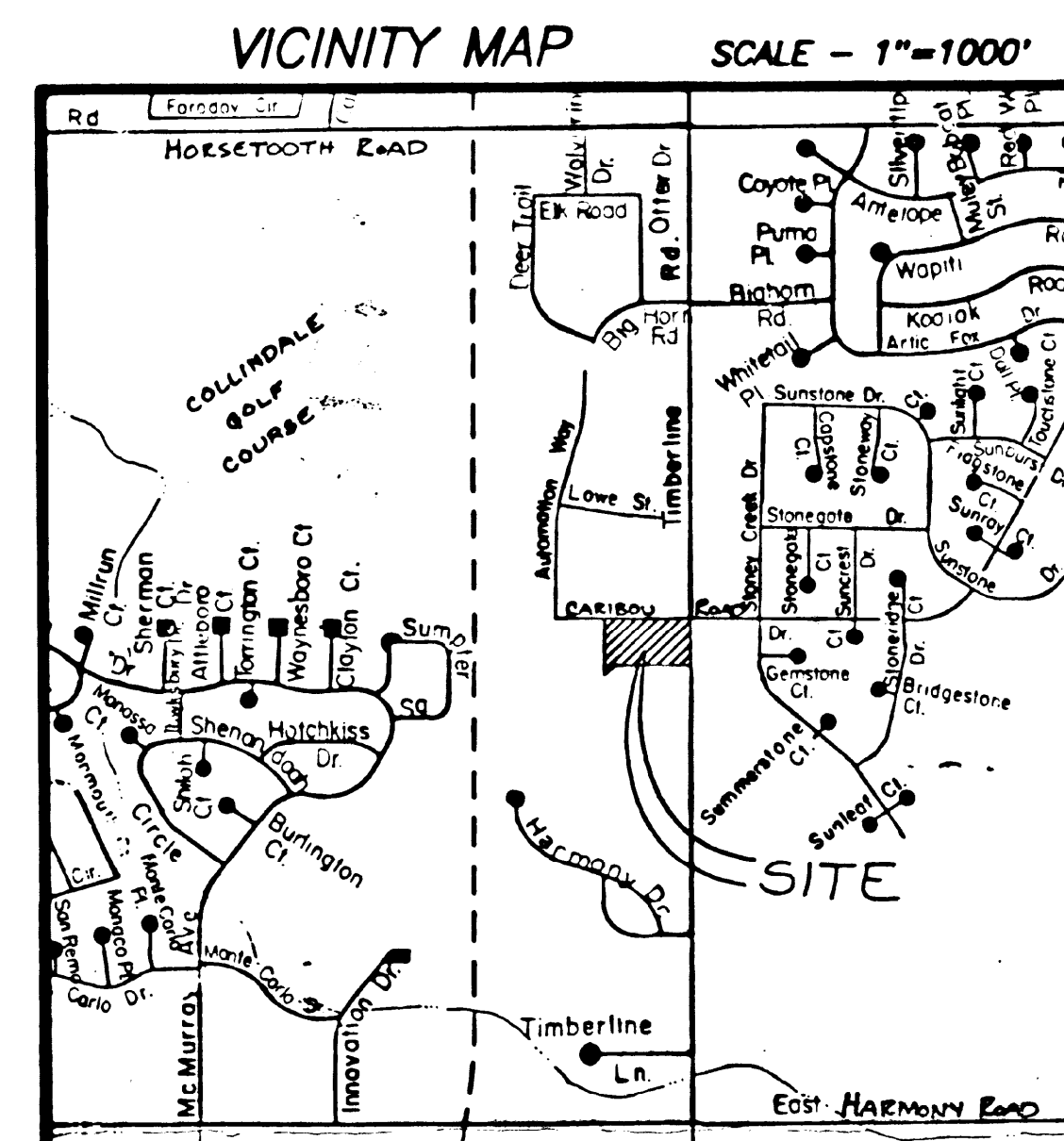
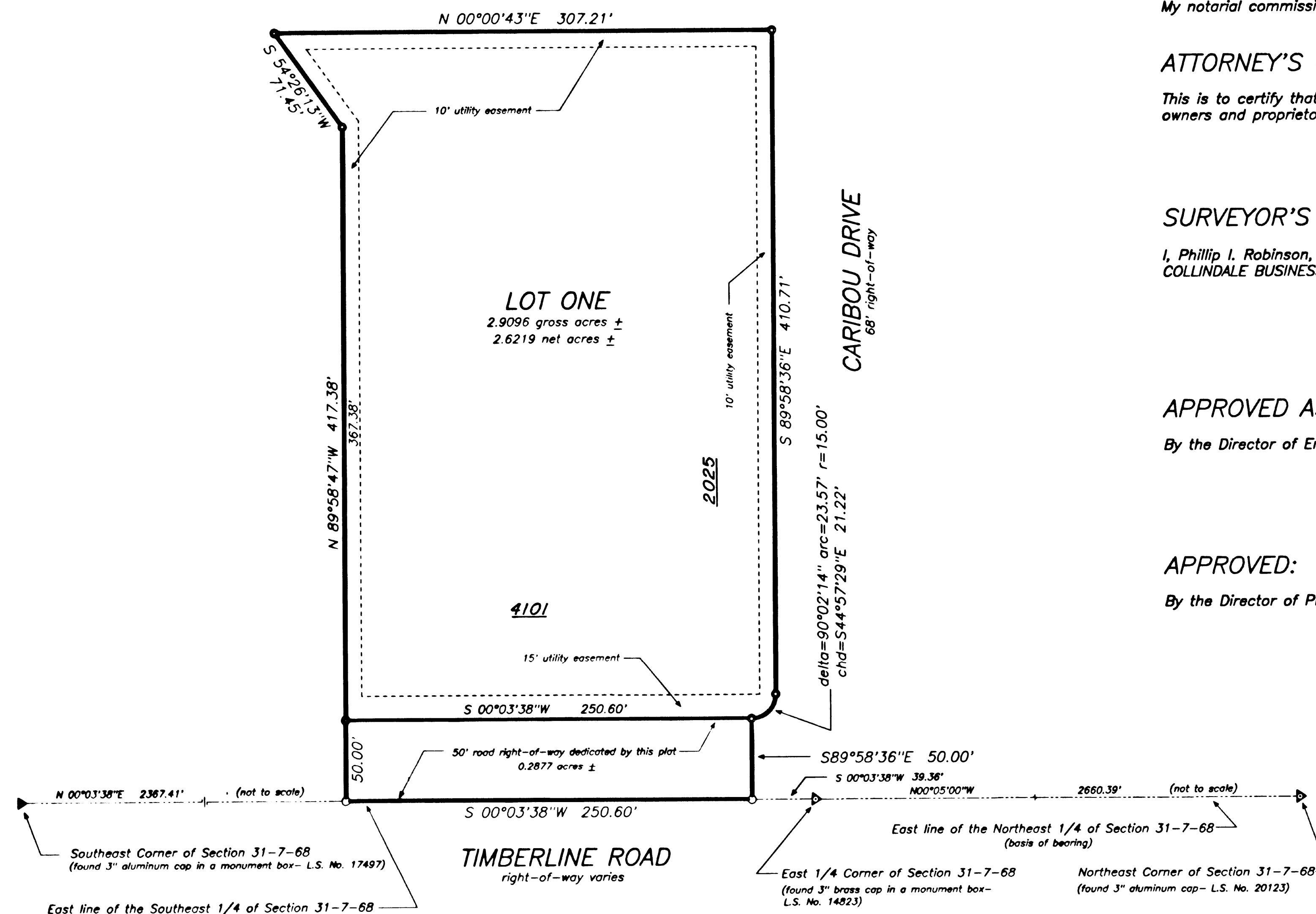
By the Director of Planning of the City of Fort Collins, Colorado this 5th day of May A.D., 1994

Randall V. Phillips  
DIRECTOR OF PLANNING

Melba St. James  
Deputy CITY CLERK



• - Indicates set 1/2" rebar with cap No. 4502



STEWART & ASSOCIATES  
CONSULTING ENGINEERS AND SURVEYORS  
103 S. MELDRUM STREET, FORT COLLINS, COLORADO 80521 (303)482-9331

CLIENT: J. THOMAS CHANDLER  
PROJECT: TRACT IN SOUTHEAST 1/4 SECTION 31-7-68 FORT COLLINS, COLORADO  
UNIT: MINOR SUBDIVISION PLAT

JOB NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_  
SHEET NUMBER: ONE OF ONE

APPROVED FOR CONSTRUCTION: