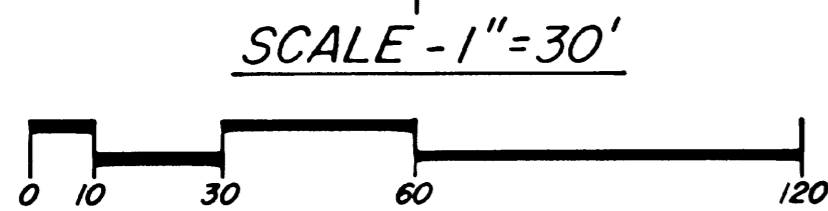
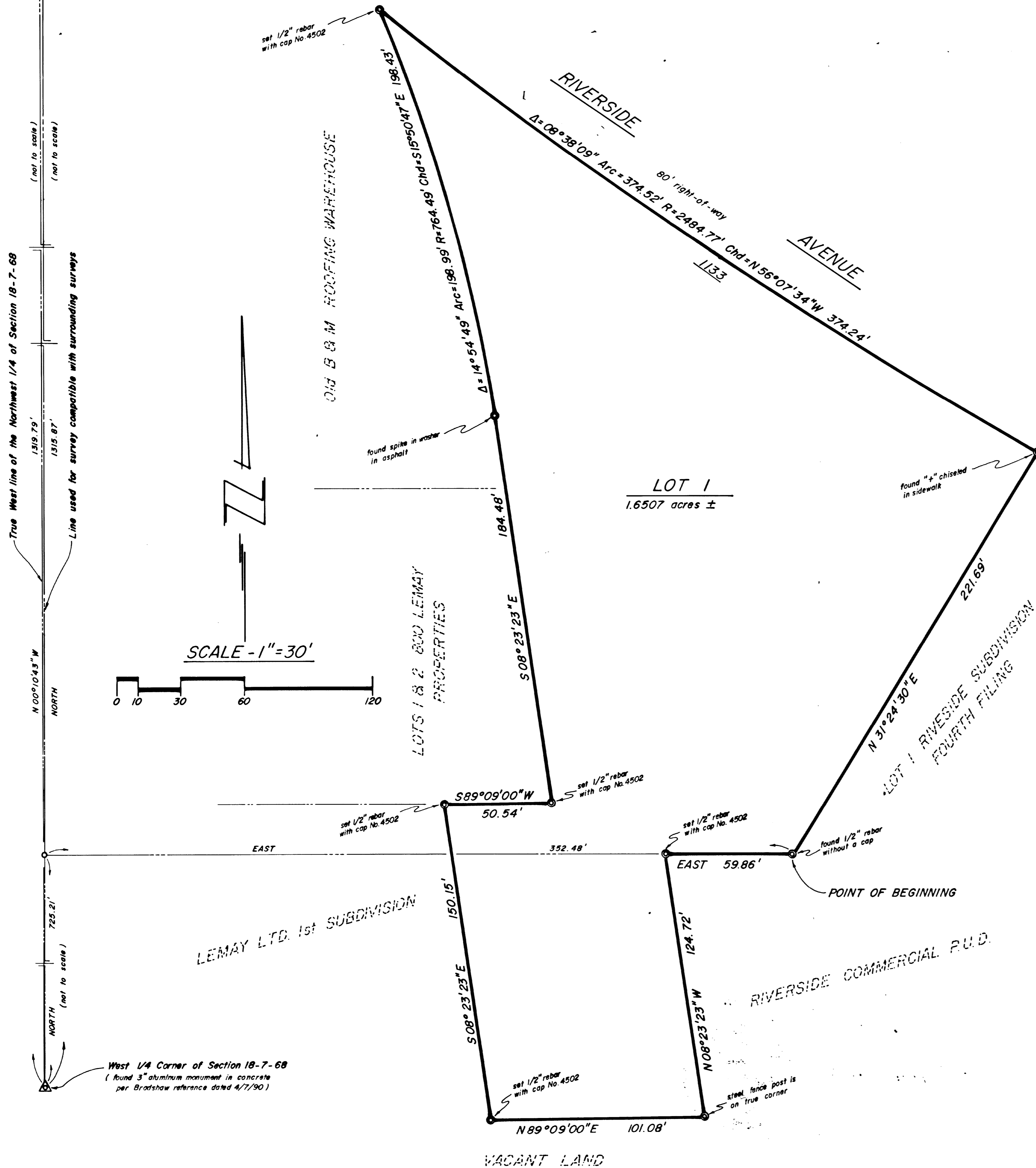


A PLAT OF FRIES ENTERPRISES BUILDING, MINOR SUBDIVISION

SITUATE IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE SIXTH P.M., FORT COLLINS, COLORADO

Northwest Corner of the Southwest 1/4 of the Northwest 1/4 of Section 18-7-68
(Found 3" aluminum monument in concrete per Bradshaw reference dated 4/7/90)
S 46° 29' 00" E 5.68'
1/2" rebar in monument box at intersection of Lemay Avenue and Riverside Avenue



STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned being the owners and proprietors of the following land, to-wit: A tract of land situate in the Northwest 1/4 of Section 18, Township 7 North, Range 68 West of the Sixth P.M., Fort Collins, Colorado, being more particularly described as follows; Considering the True West line of said Northwest 1/4 as bearing N00°10'43\"W and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point which bears NORTH 725.21 feet, and again East 352.48 feet from the West 1/4 Corner of said Section 18, and run thence N 31° 24' 30\"E 221.69 feet to the Southerly right-of-way line of Riverside Avenue; thence along said Southerly right-of-way line along the arc of 2484.77 foot radius curve to the right a distance of 374.52 feet, the long chord of which bears N 56° 07' 34\"W 374.24 feet; thence along the arc of a 764.49 foot radius curve to the right a distance of 198.99 feet, the long chord of which bears S 15° 50' 47\"E 198.43 feet; thence S 08° 23' 23\"E 184.48 feet; thence S 89° 09' 00\"W 50.54 feet; thence S 08° 23' 23\"E 150.15 feet; thence N 89° 09' 00\"E 101.08 feet; thence N 08° 23' 23\"W 124.72 feet; thence EAST 59.86 feet to the point of beginning, containing 1.6507 acres, more or less. The undersigned have caused the same to be surveyed and subdivided into a lot as shown on this plat to be known as FRIES ENTERPRISES BUILDING, MINOR SUBDIVISION and is subject to all easements and rights-of-way now on record or existing or indicated on this plat.

Witness our hands and seals this 9th day of July A.D., 1992.

FRIES ENTERPRISES, PARTNERSHIP

Marvin Fries Mardyll Fries Marlon Fries Mitchell Fries Matthew Fries
 MARVIN FRIES MARDYLL FRIES MARLON FRIES MITCHELL FRIES MATTHEW FRIES

State of Colorado } S.S. The foregoing instrument was acknowledged before me this 9th day of July A.D., 1992 by Marvin
 County of Larimer } Fries, Mardyll Fries, Marlon Fries, Mitchell Fries and Matthew Fries as partners of Fries Enterprises, Partnership.

My notarial commission expires 11/28/2000 NOTARY PUBLIC Matthew Fries

FIRST AFFILIATED BANK, LOVELAND
 BY Sam Sandler
 SAM SANDLER

State of Colorado } S.S. The foregoing instrument was acknowledged before me this 30th
 County of Larimer } day of June A.D., 1992 by Sam Sandler.
 My notarial commission expires September 11, 2000 NOTARY PUBLIC Matthew Fries

ATTORNEY'S CERTIFICATE:

This is to certify that on the 9th day of July A.D., 1992, 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 Stephen E. Howard Registration No. 9026

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 plat of FRIES ENTERPRISES BUILDING MINOR SUBDIVISION 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

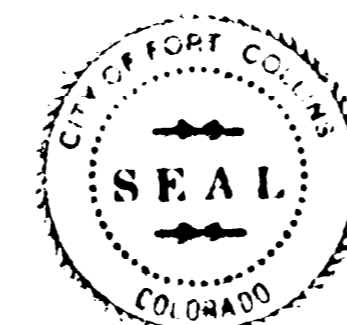
APPROVED AS TO FORM:

By the Director of Engineer of the City of Fort Collins, Colorado this 25th day of August A.D., 1992.

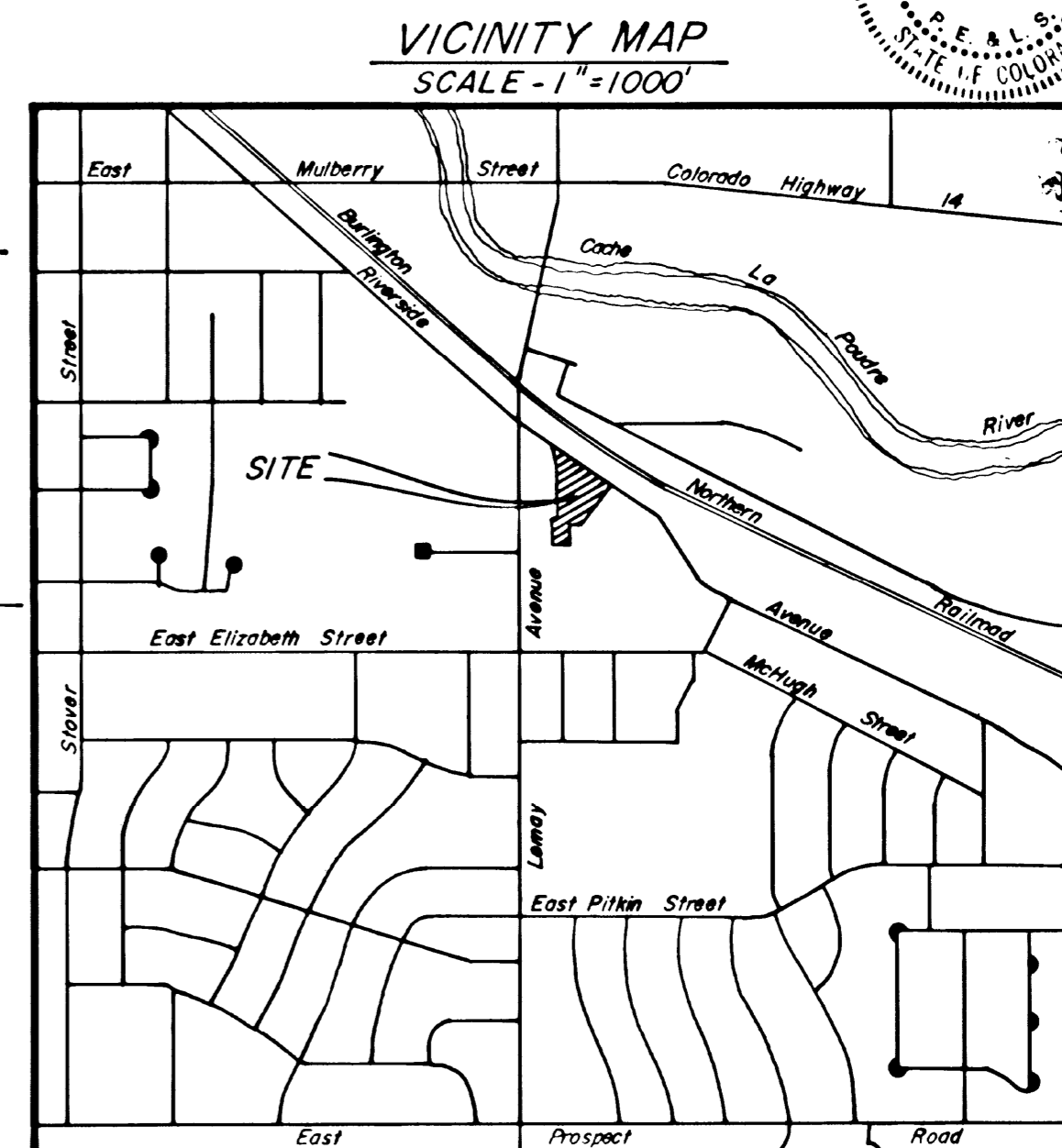
Michael R. Herzog
 DIRECTOR OF ENGINEERING

APPROVED:

By the Director of Planning of the City of Fort Collins, Colorado this 6th day of JUNE A.D., 1992.



Jeff Smith
 DIRECTOR OF PLANNING
Kanda B. Krueger
 CITY CLERK



NO.	DATE BY	REVISIONS

APPROVED FOR CONSTRUCTION:

STEWARD & ASSOCIATES
 Consulting Engineers and Surveyors
 103 S. MELDRUM STREET, FORT COLLINS, CO. 80521 (303) 482-9331

ENGINEER: PHILLIP I. ROBINSON P.I.R. DATE: 7/22/92
 CHECKED: J.S.R. DATE: 7/22/92
 DRAWN: J.S.R. DATE: 7/22/92
 SURVEY: S.E.B. SCALE: 1\"/>

CLIENT: MARVIN W. FRIES

PROJECT: TRACT IN THE NORTHWEST 1/4 OF SECTION 18-7-68 FORT COLLINS, COLORADO

UNIT: MINOR SUBDIVISION PLAT

JOB NUMBERS: 542 DATE: 6/2/92

SHEET NUMBER: ONE OF ONE