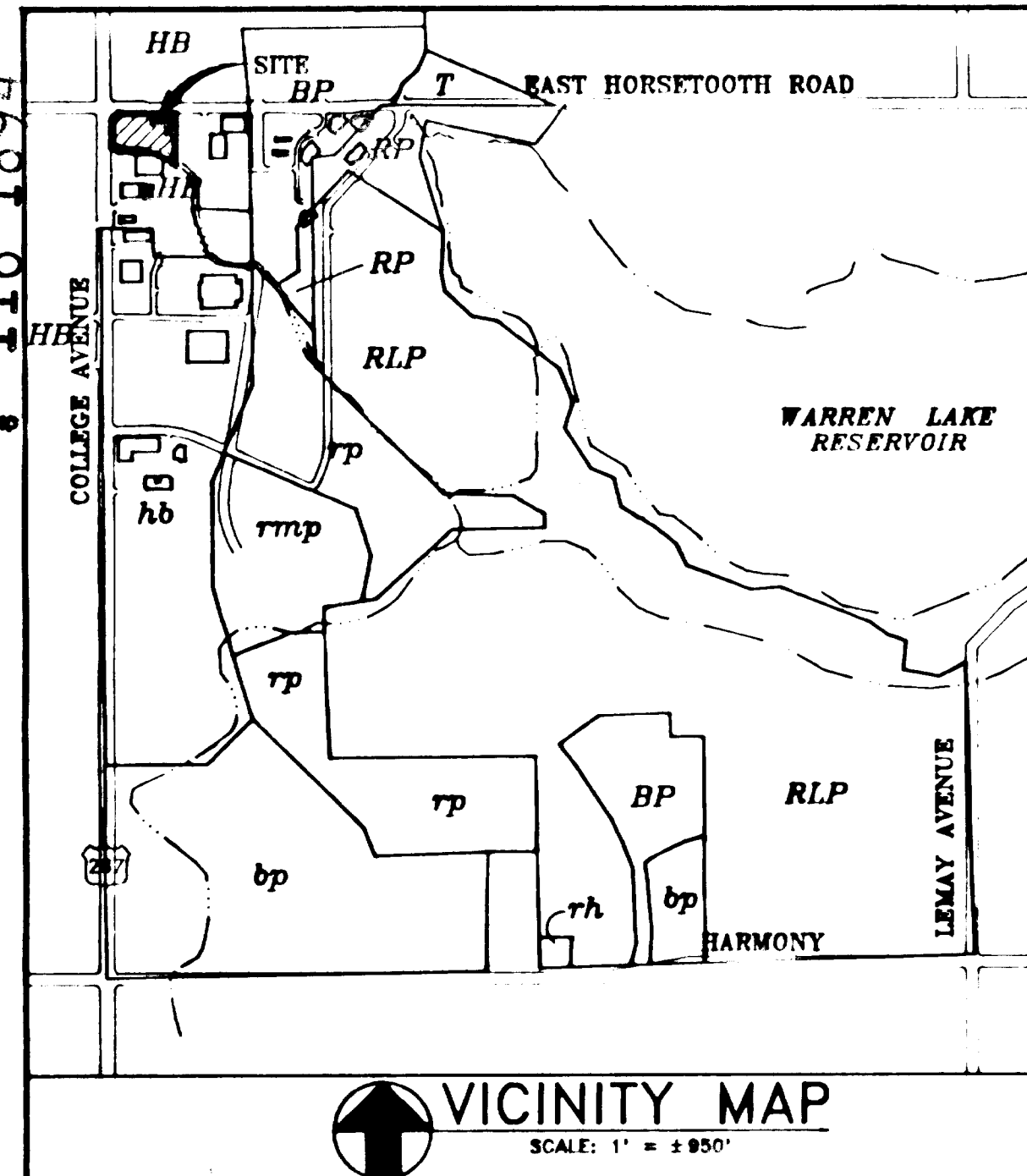


F-116 1894



ENGINEERING DEPT. NOTE:
THIS REPRESENTS THE
BEST QUALITY IMAGE POSSIBLE
TAKEN FROM VERY POOR QUALITY
ORIGINALS.

SUBDIVISION PLAT OF
**1st CHOICE BANK OF FORT COLLINS
FIRST FILING**

BEING A REPLAT OF LOT ONE,
OBSERVATORY HEIGHTS
NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 7 NORTH, RANGE 69 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, COUNTY OF LARIMER,
STATE OF COLORADO

VICINITY MAP
SCALE: 1" = ± 950'

CERTIFICATION BY SURVEYOR

I, Albert H. Barnes, a duly licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this Land Survey Plat, truly and correctly represents the result of a survey made by me or under my direct supervision.
Albert H. Barnes
Albert H. Barnes, PE-PLS #7481
Notice of limitation of actions against land surveyor per C.R.S. 13-80-105
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover 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 the certification shown herein.
SURVEYOR NOTES:
Coordinates shown are based on the Colorado Coordinate System of 1927 North Zone. A combined scale factor of 0.9972701 was used. Values were provided by the City of Fort Collins, Department of Engineering.

STATEMENT OF OWNERSHIP, SUBDIVISION

I now own all or part of the land described in the following description:
All of Lot 1, Observatory Heights, City of Fort Collins, County of Larimer, State of Colorado, lying within the Northwest Quarter of Section 36, Township 7 North, Range 69 West of the Sixth Principal Meridian, considering the North line of said Northwest Quarter as bearing South 89 degrees 48 minutes 00 seconds East with all bearings contained herein relative thereto; commencing at the Northwest corner of said Section; thence with the North line of said Quarter, South 89 degrees 48 minutes 00 seconds East, 111.80 feet; thence South 00 degrees 24 minutes 00 seconds West, 30.00 feet; thence South 45 degrees 18 minutes 00 seconds West, 14.17 feet, to the point of beginning; thence with the south right-of-way line of Horsetooth Road, South 89 degrees 48 minutes 00 seconds East, 346.48 feet; thence leaving said right-of-way line, South 00 degrees 00 minutes 00 seconds East, 315.18 feet; thence North 59 degrees 24 minutes 00 seconds West, 135.60 feet; thence North 85 degrees 35 minutes 00 seconds West, 226.20 feet; thence North 63 degrees 13 minutes 00 seconds West, 51.18 feet; thence North 00 degrees 24 minutes 00 seconds East, 167.04 feet; thence North 45 degrees 18 minutes 00 seconds East, 56.66 feet, to the point of beginning; and containing 2.1934 acres.
Reference Deed descriptions of record in the County of Larimer Clerk and Recorder's Office with Reception numbers of 94055975 and 94055981.
Statement of dedication of easements and right-of-ways
The undersigned have caused the above described land to be surveyed and subdivided into lots as shown on this plat to be known as 1st Choice Bank of Fort Collins Subdivision, in the City of Fort Collins, Larimer County, Colorado, subject to all easements and rights-of-ways 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 (1) acceptance by the City of this dedication 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 have been inspected and accepted by the Director of Engineering, and the City has expressly assumed in writing the duty of maintaining said streets.

FORT COLLINS SURVEY MARKER
SECTION CORNER
ALUMINUM SURVEY CAP
MONUMENT RECORD ON FILE
ON COUNTY RECORDER'S OFFICE

FORT COLLINS SURVEY MARKER
NORTH 1/4 SECTION CORNER
ALUMINUM SURVEY CAP
MONUMENT RECORD ON FILE
ON COUNTY RECORDER'S OFFICE

CERTIFICATION BY ATTORNEY

This is to certify that on the _____ day of _____, A.D. 19____, 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.

DIRECTOR OF ENGINEERING APPROVAL

Approved as to form by the Director of Engineering of the City of Fort Collins, on the 2nd day of November, A.D. 1994
Michael R. DeWitt
Director of Engineering

CITY CLERK APPROVAL

Approved as to form by the City Clerk of the City of Fort Collins, on the 3rd day of November, A.D. 1994
Molly Davis, Deputy
City Clerk

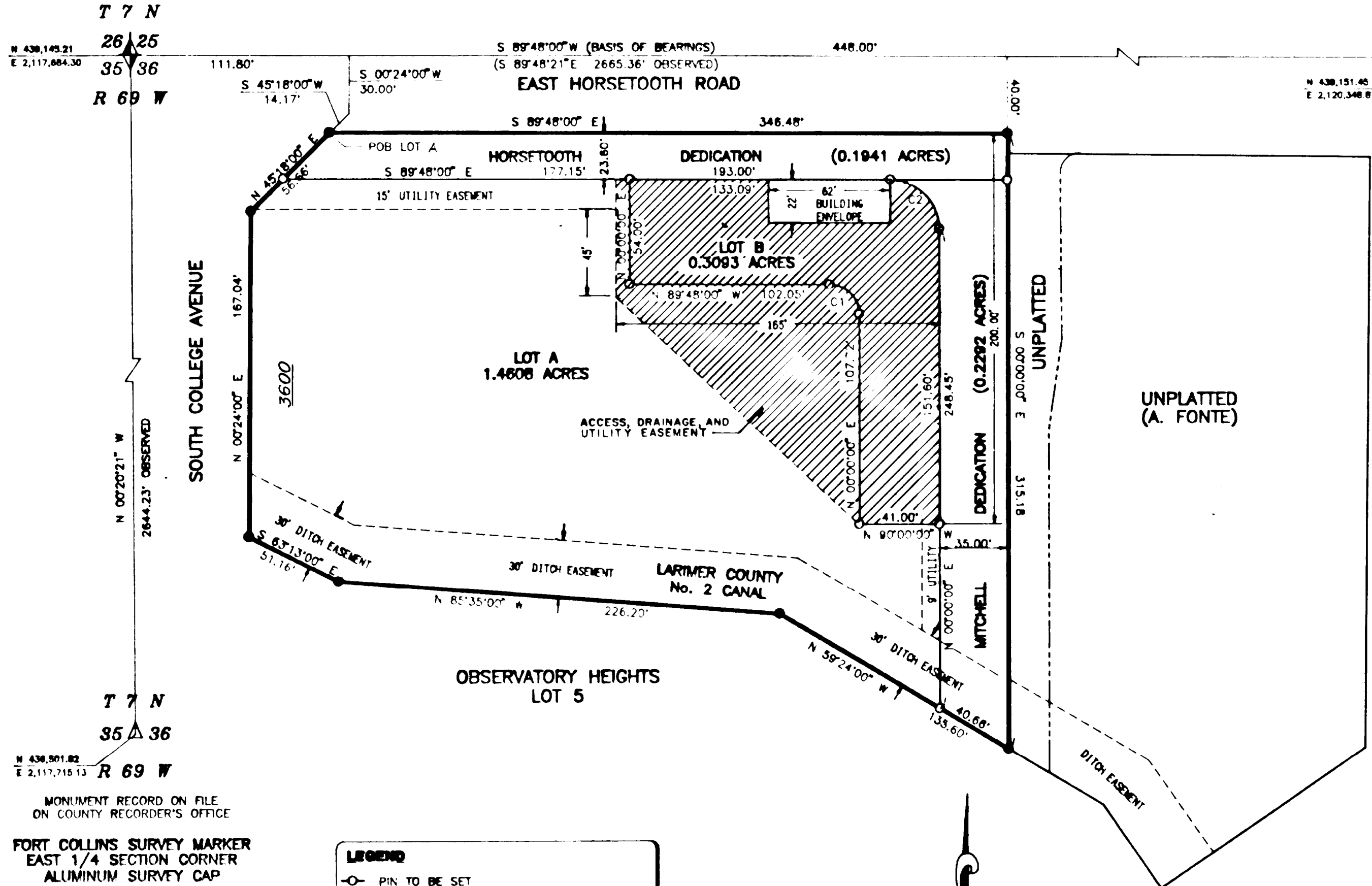
DIRECTOR OF PLANNING APPROVAL

Approved by the Director of Planning of the City of Fort Collins, on the 6 day of October, A.D. 1994
Jeff Smith
Director of Planning

Witness our hands and seals this _____ day of _____, A.D. 19____
By: _____

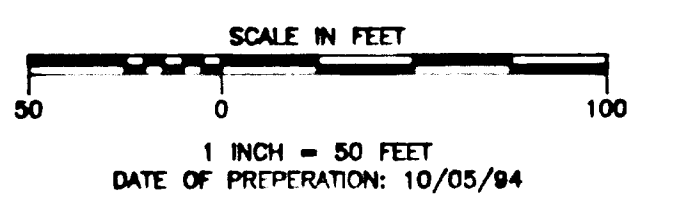
STATE OF COLORADO)
COUNTY OF LARIMER)ss

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 19____, by _____
Subscribed and sworn before me this _____ day of _____, A.D. 19____
My Notarial Commission expires November 20, 1996
Albert H. Barnes
Notary Public
Address: _____
City, State, ZIP Code: _____



STRACHAN CONTINENTAL
SUBDIVISION P.U.D.
LOT 1

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	15.00'	23.51'	14.95'	21.18'	S 44°4'00" E	89°48'00"
C2	25.00'	39.18'	24.91'	35.29'	S 44°4'00" E	87°48'00"



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Stamp: ALBERT H. BARNES, PROFESSIONAL LAND SURVEYOR, No. 7481, COLORADO

WATER WASTE & LAND INC.
2029 Rehring Road, Suite 200
Fort Collins, Colorado 80526
Phone (970) 226-5555
Fax (970) 226-6470