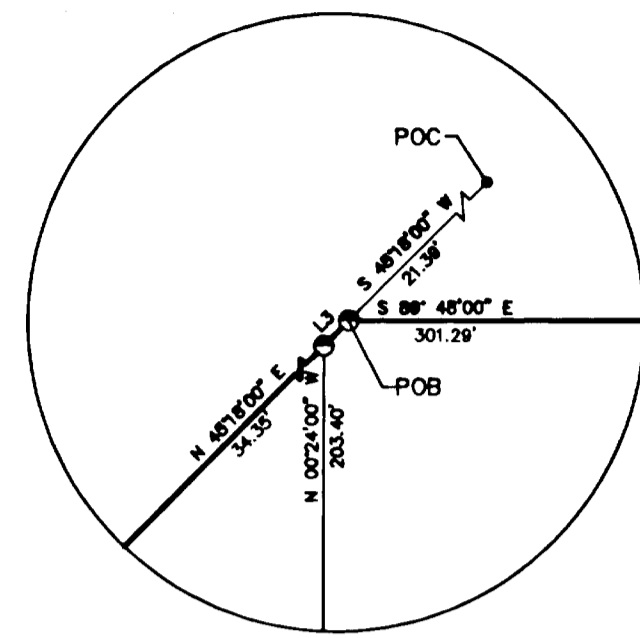
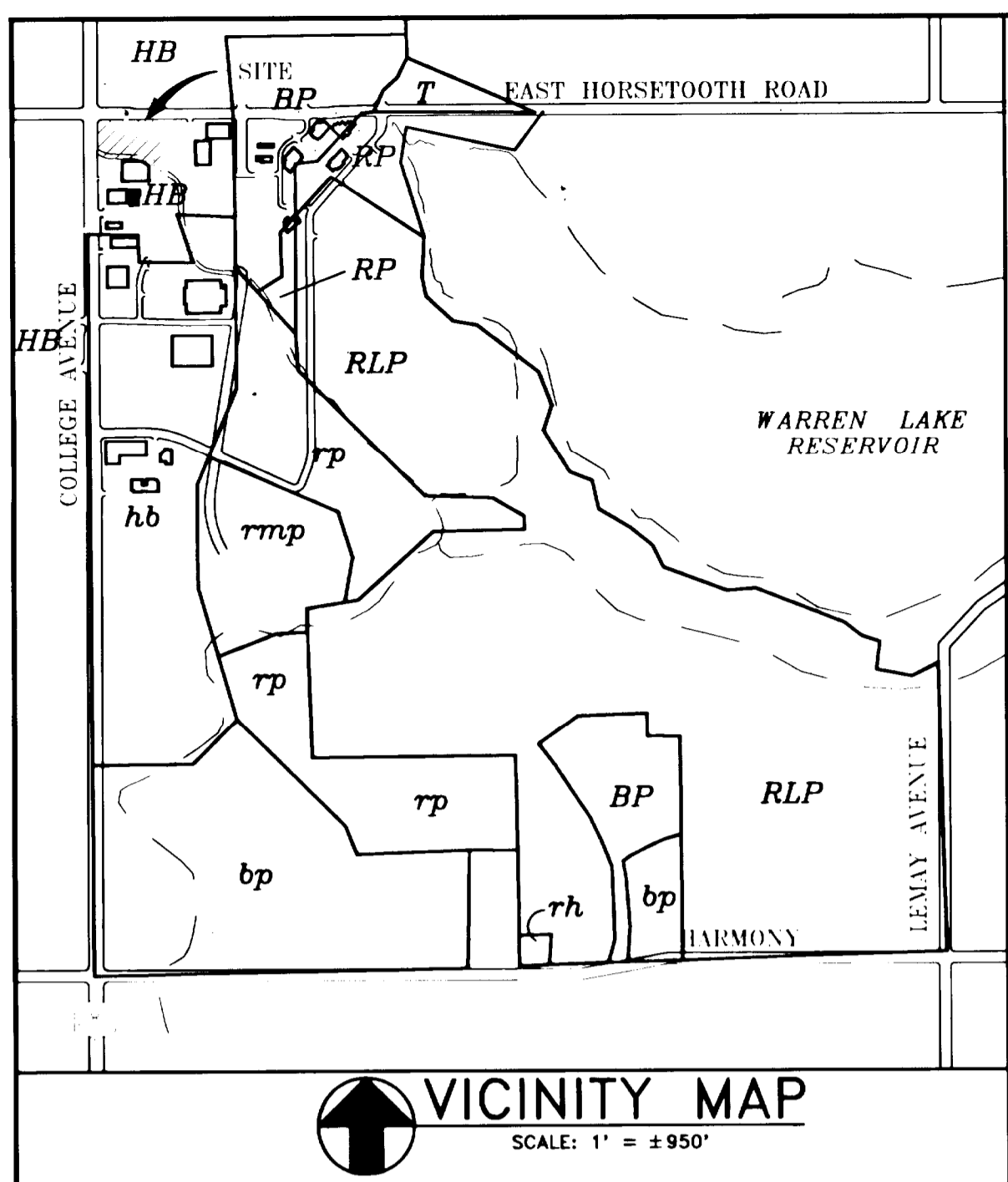


F-118 1935



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

**BEING A REPLAT OF 1st CHOICE BANK OF
FORT COLLINS FIRST FILING AND VACATED PORTIONS
OF EAST HORSETOOTH ROAD, SOUTH COLLEGE AVENUE,
AND MITCHELL DRIVE
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**

CERTIFICATION BY SURVEYOR

I, Edward L. Bollot, a duly licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this Subdivision Plat, truly and correctly represents the result of a survey made by me or under my direct supervision.
Edward L. Bollot 7-26-95
Edward L. Bollot, PLS No. 10372

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 hereon.

SURVEYOR NOTES:

BASIS OF BEARINGS - North line of the NW1/4, Section 36, as S 89°48'00" E between found monuments as shown, and all bearings shown hereon are relative thereto. Datum City of Ft. Collins, Department of Engineering.

STATEMENT OF OWNERSHIP, SUBDIVISION

Know all men by these presents; that the undersigned being the owners of the following described parcel of land:

A parcel of land located in the NW1/4, Section 36, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado and being a portion of 1st Choice Bank of Fort Collins First Filing, a subdivision of record at Reception No. 9405591 of the records of said Larimer County and vacated portions of Horsetooth Road, College Avenue, and Mitchell Drive Ordinance No. 4195, being more particularly described as follows: Commencing for reference at the northwest corner of said 1st Choice Bank of Fort Collins First Filing; thence S45 degrees, 18 minutes, 00 seconds W, a distance of 21.39 feet to the point of beginning of the herein described parcel of land; thence S89 degrees, 48 minutes, 00 seconds E, a distance of 301.29 feet; thence along the arc of a curve to the right with a central angle of 89 degrees, 48 minutes, 00 seconds and a radius of 30.00 feet, a distance of 47.02 feet; thence S00 degrees, 00 minutes, 00 seconds E, a distance of 252.25 feet; thence N59 degrees, 24 minutes, 00 seconds W, a distance of 100.17 feet; thence N85 degrees, 35 minutes, 00 seconds W, a distance of 226.20 feet; thence N63 degrees, 13 minutes, 00 seconds W, a distance of 51.16 feet to a point on the East right-of-way line of South College Avenue; thence along said East right-of-way line N00 degrees, 24 minutes, 00 seconds E, a distance of 167.04 feet; thence N45 degrees, 18 minutes, 00 seconds E, a distance of 35.26 feet to the point of beginning. Containing 81,124 square feet (1.862 acres) of land, more or less.

Reference Deed descriptions of record in the County of Larimer Clerk and Recorders Office with Reception numbers of 94055975 and 94055981.

Statement of dedication of easements and right-of-ways

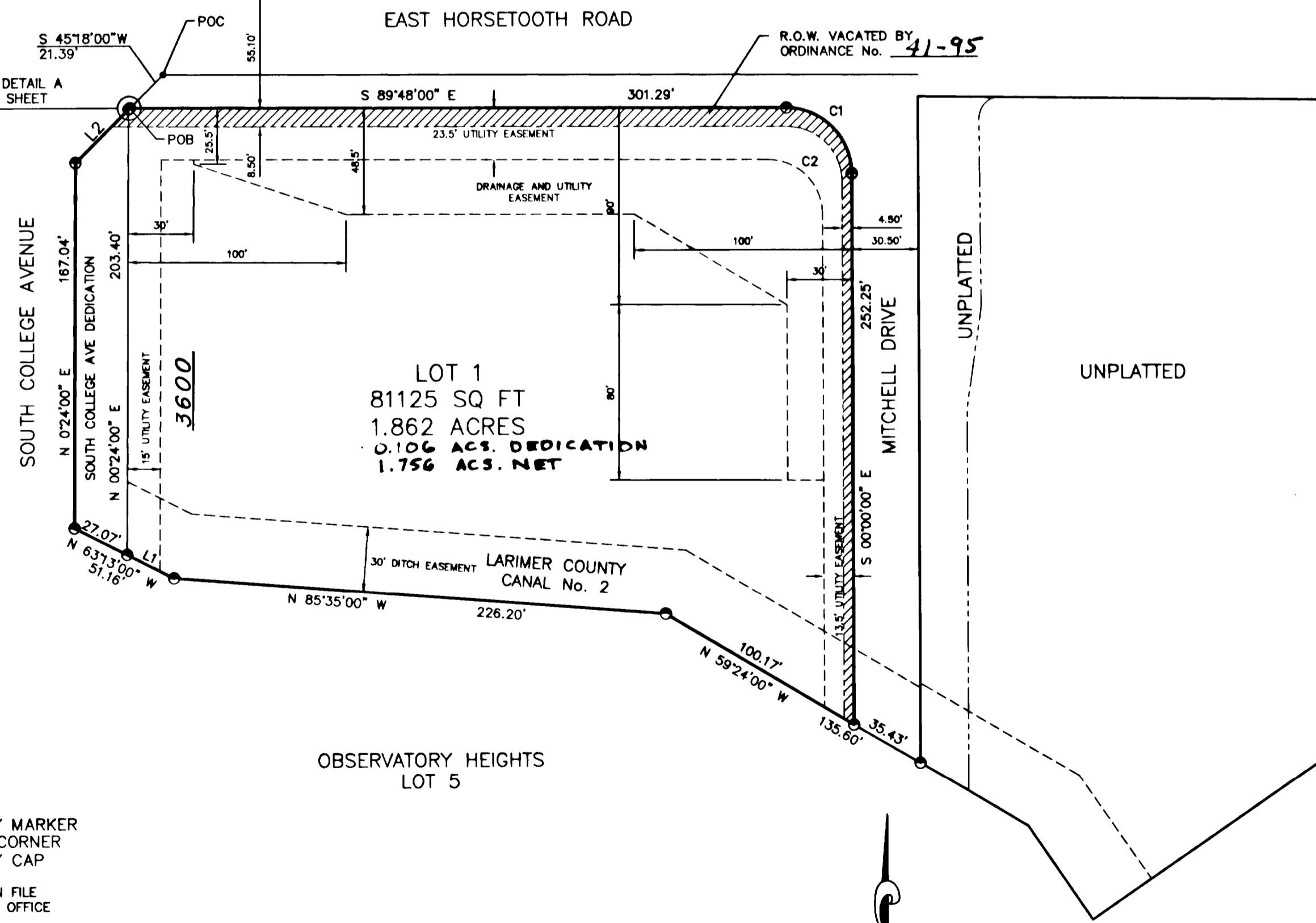
The undersigned have caused the above described land to be surveyed and subdivided into lots as shown on this plat to be known as First Replat of 1st Choice Bank of Fort Collins, in the City of Fort Collins, Larimer County, Colorado, subject to all easements and rights-of-ways now of record or existing 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. 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.

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

T 7 N
26 25
35 36
R 69 W
S 89°48'00" E (BASIS OF BEARINGS)
T 7 N
25
36
R 69 W



CERTIFICATION BY ATTORNEY

This is to certify that on the 5th day of July, A.D. 1995, 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.

Richard A. Gads
Address: 110 E. Oak
Ft. Collins CO 80525
Registration No: 11338

DIRECTOR OF ENGINEERING APPROVAL

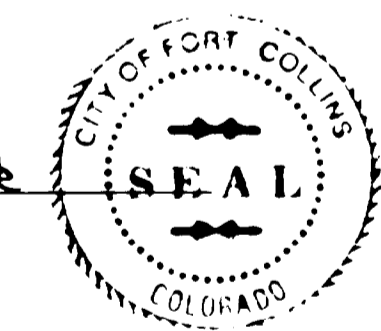
Approved as to form by the Director of Engineering of the City of Fort Collins, on the 6th day of July, A.D. 1995

Michael P. Bergig
Director of Engineering

CITY CLERK APPROVAL

Approved as to form by the City Clerk of the City of Fort Collins, on the 8th day of July, A.D. 1995

Janet M. Herzog
City Clerk



DIRECTOR OF PLANNING APPROVAL

Approved by the Director of Planning of the City of Fort Collins, on the 30th day of March, A.D. 1995

Robert E. Blawhard
Director of Planning

Witness our hands and seals this 5th day of July, A.D. 1995

1st CHOICE BANK ~~REPLAT~~
By: *[Signature]* By: *[Signature]*
LARIMER COUNTY CANAL No. 2:
By: *[Signature]* By: *[Signature]*

STATE OF COLORADO)
COUNTY OF LARIMER) ss

The foregoing instrument was acknowledged before me this 5th day of July, A.D. 1995 by [Signatures]
Subscribed and sworn before me this 7th day of July, A.D. 1995
My Notarial Commission expires 6-6-96

Notary Public *[Signature]*
Address 110 E. Oak
City, State, ZIP Code Ft. Collins, Co. 80525

NOTE
ALL EASEMENTS DEDICATED ON PREVIOUS PLATS SHALL BE VACATED, AND EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED

LEGEND
MONUMENT TO BE SET
#4 REBAR WITH PLASTIC CAP
PLS No. 10372
RIGHT-OF-WAY VACATED
ORDINANCE No. 4195

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L1 | N 63°13'00" W | 24.09' |
| L2 | N 45°18'00" E | 34.35' |
| L3 | N 45°18'00" E | 0.91' |

| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|--------|--------|--------|---------------|-----------|
| C1 | 30.00' | 47.02' | 42.35' | S 44°54'00" E | 89°48'00" |
| C2 | 25.00' | 39.18' | 35.29' | S 44°54'00" E | 89°48'00" |

