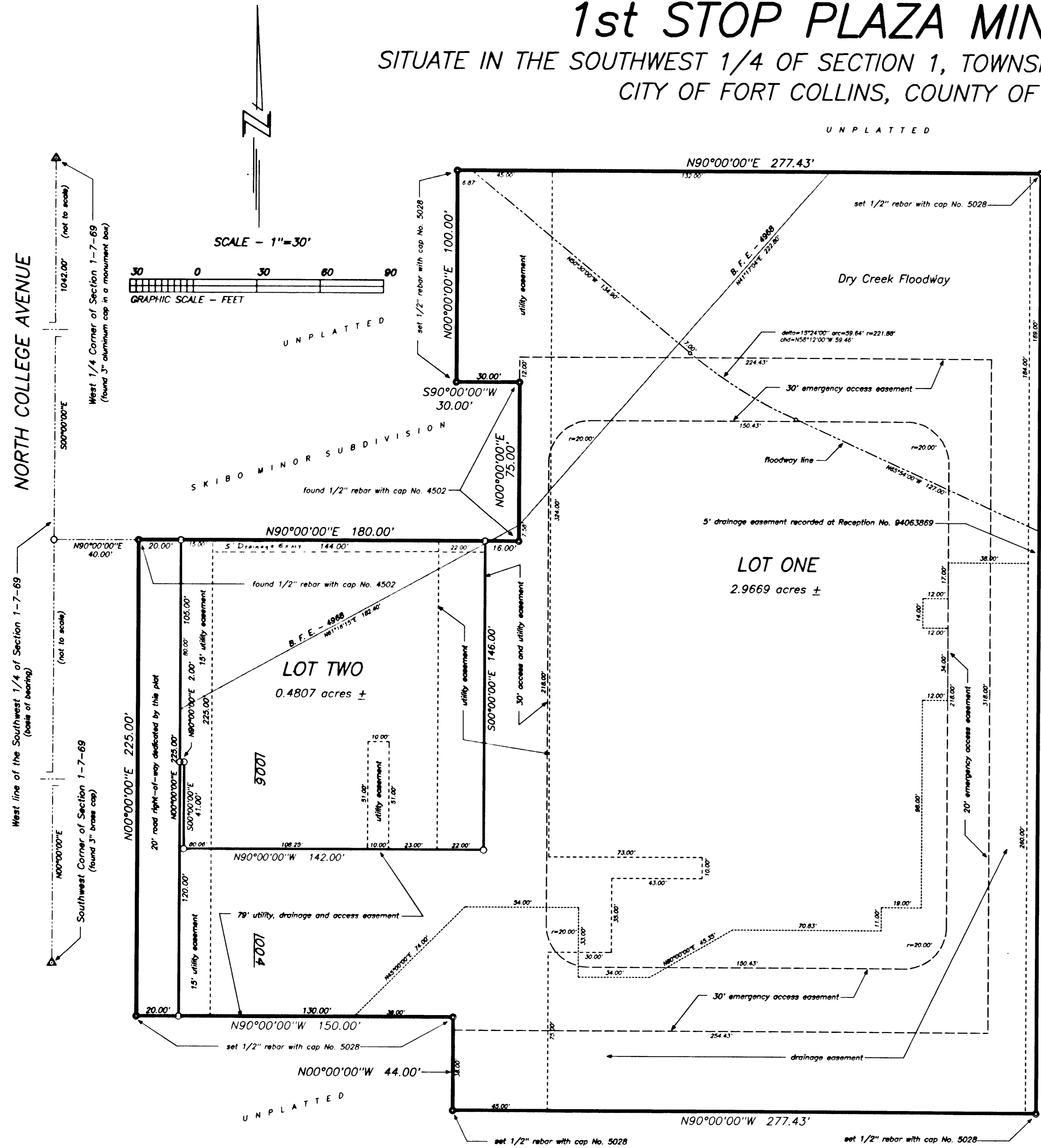


# A PLAT OF 1st STOP PLAZA MINOR SUBDIVISION

SITUATE IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

UNPLATTED



### 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 Southwest 1/4 of Section 1, Township 7 North, Range 69 West of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, which, considering the West line of said Southwest 1/4 as bearing NORTH-SOUTH and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point which bears SOUTH 1042.00 feet, and again EAST 40.00 feet from the West 1/4 Corner of said Section 1, and run thence EAST 180.00 feet; thence NORTH 75.00 feet; thence WEST 30.00 feet; thence NORTH 100.00 feet; thence EAST 277.43 feet; thence SOUTH 444.00 feet; thence WEST 277.43 feet; thence NORTH 44.00 feet; thence WEST 150.00 feet; thence NORTH 225.00 feet to the point of beginning, containing 3.5509 acres, more or less, have caused the same to be surveyed and subdivided into lots as shown on this plat to be known as A Plat Of 1st STOP PLAZA MINOR SUBDIVISION and is subject to all easements and rights-of-way now of record or existing or indicated on this plat and 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 of streets does not impose upon the City a duty to maintain the streets so dedicated until such time as the streets are inspected and accepted by the City Engineer. 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.

Witness our hands and seals this 13 day of February A.D., 1997

FIRST STOP PLAZA LLC

*Arthur F. Paterson*  
ARTHUR F. PATERSON, Managing Member

*Wing Hung Tam*  
WING HUNG TAM

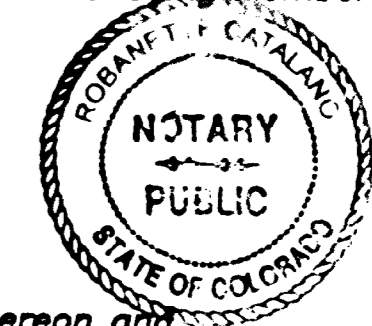
*Suk Yee Fong Tam*  
SUK YEE FONG TAM

State of Colorado } S.S.  
County of Larimer }

The foregoing dedication was acknowledged before me this 13<sup>th</sup> day of February A.D., 1997 by Arthur F. Paterson as Managing Member of First Stop Plaza LLC, and by Wing Hung Tam and Suk Yee Fong Tam.

My notarial commission expires 09-24-00

NOTARY PUBLIC *Robanette Catalano*



### ATTORNEY'S CERTIFICATE:

This is to certify that on the 13<sup>th</sup> day of February A.D., 1997, 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: \_\_\_\_\_

Registration No. \_\_\_\_\_

### SURVEYOR'S CERTIFICATE:

I, Richard A. Rutherford, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this plat of 1st STOP PLAZA MINOR SUBDIVISION truly and correctly represents the results of a survey made by me or under my direct supervision.

*Richard A. Rutherford*  
RICHARD A. RUTHERFORD  
Colorado registered P.E. & L.S. No. 5028



### APPROVED AS TO FORM:

By the Director of Engineering of the City of Fort Collins, Colorado this 9<sup>th</sup> day of June A.D., 1997

*David Stanger*  
DIRECTOR OF ENGINEERING

### APPROVED:

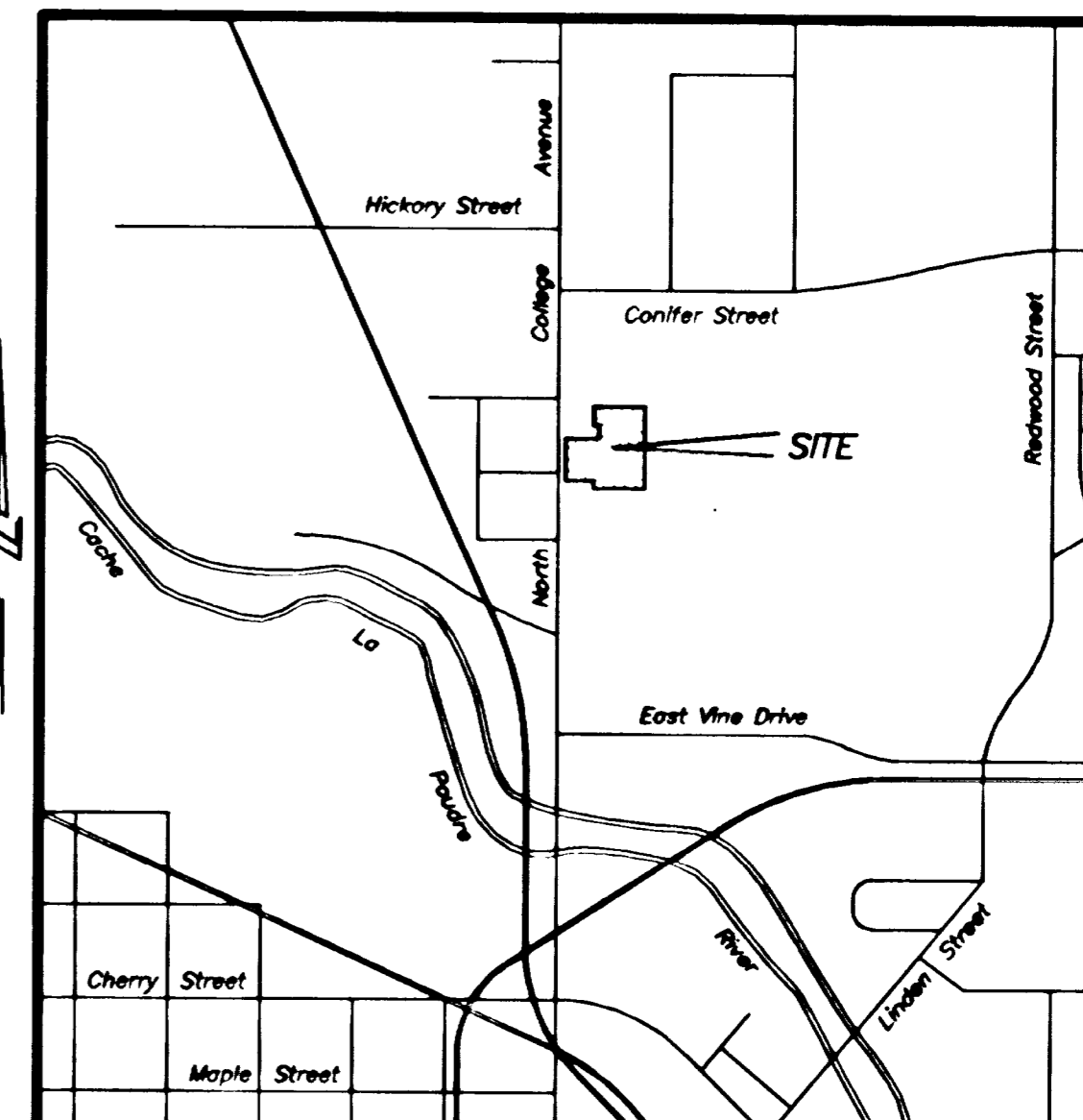
By the Director of Planning of the City of Fort Collins, Colorado this 14<sup>th</sup> day of May A.D., 1997

*John P. Blanchard*  
DIRECTOR OF PLANNING

*Wanda K. Kueck*  
CITY CLERK



### VICINITY MAP SCALE - 1"=1000'



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.

STEWART & ASSOCIATES CONSULTING ENGINEERS AND SURVEYORS		REVISIONS
103 S. MELDRUM STREET, FORT COLLINS, COLORADO 80521 (970)482-9331	CHECKED: _____	APPROVED FOR CONSTRUCTION: _____
ENGINEER: R.A.R.	DRAWN: J.S.R.	SCALE: 1"=30'
DESIGNER: _____	CHECKED: _____	
CLIENT: PATERSON & ASSOCIATES	PROJECT: TRACT IN SOUTHWEST 1/4 OF SECTION 1-7-69 FORT COLLINS, COLORADO	UNIT: MINOR SUBDIVISION PLAT
JOB NUMBER: _____	DATE: _____	SHEET NUMBER: ONE OF ONE