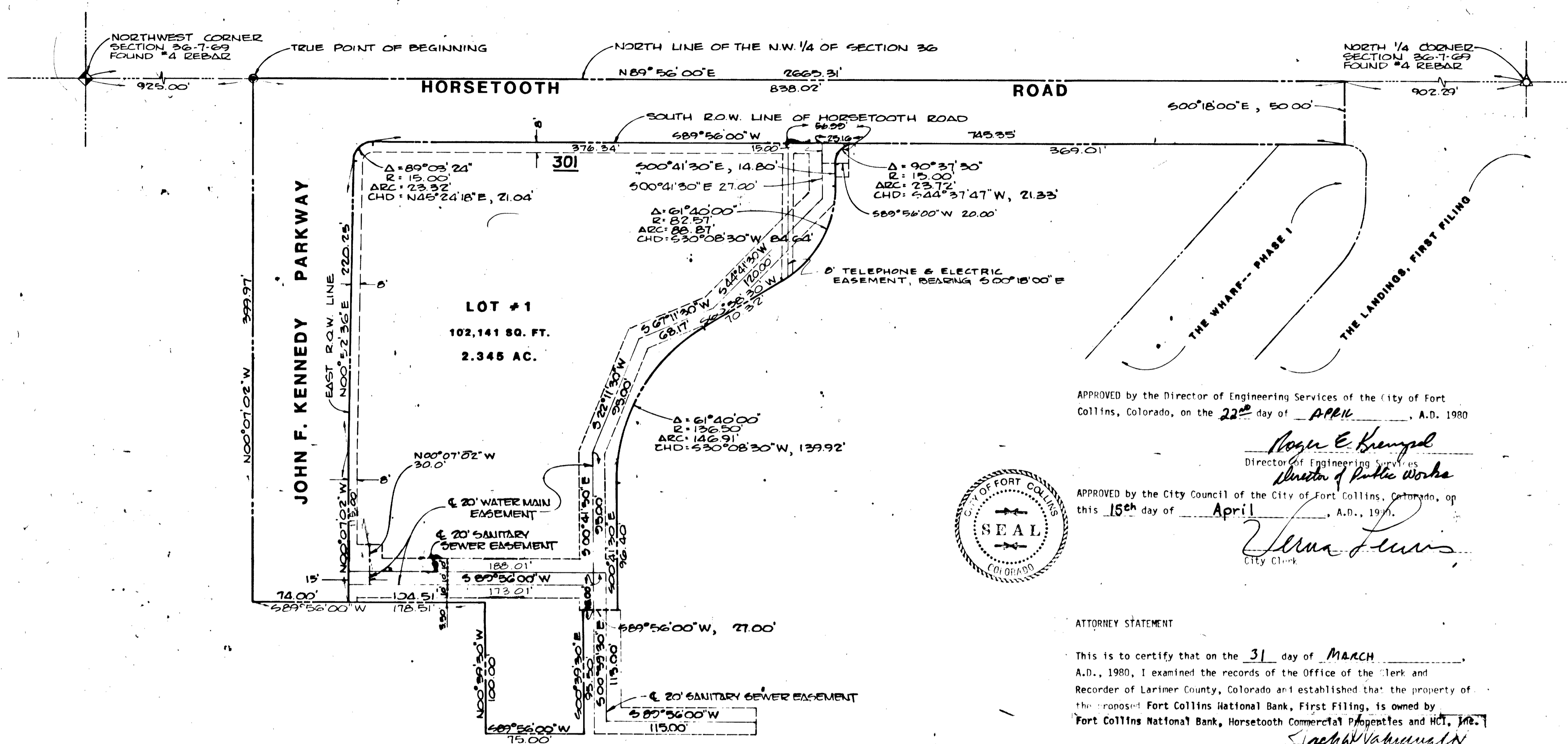


F-43 1052

FORT COLLINS NATIONAL BANK FIRST FILING

A PLANNED UNIT DEVELOPMENT

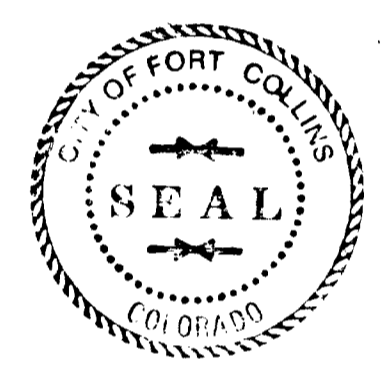
LOCATED IN THE NORTHWEST 1/4 OF SECTION 36, T7N, R69W, OF THE 6th P.M., LARIMER COUNTY, COLORADO BEING A REPLAT OF A PORTION OF LOTS 2, 3, AND 4 OF OBSERVATORY HEIGHTS.



0 10 25 50
SCALE IN FEET
SCALE 1" = 50'
MARCH 7, 1980

NOTE: ALL EASEMENTS ARE FOR UTILITY PURPOSES

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



APPROVED by the Director of Engineering Services of the City of Fort Collins, Colorado, on the 22nd day of April, A.D. 1980

Roger E. Krenzel
Director of Engineering Services
Director of Public Works

APPROVED by the City Council of the City of Fort Collins, Colorado, on this 15th day of April, A.D. 1980.

Ulma Lewis
City Clerk

ATTORNEY STATEMENT

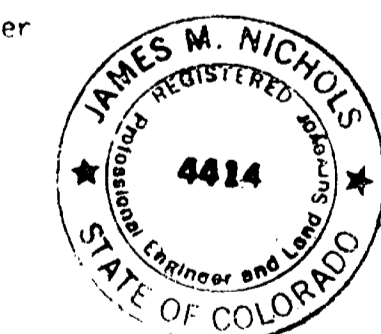
This is to certify that on the 31 day of MARCH, A.D. 1980, I examined the records of the Office of the Clerk and Recorder of Larimer County, Colorado and established that the property of the proposed Fort Collins National Bank, First Filing, is owned by Fort Collins National Bank, Horsetooth Commercial Properties and HCI, Inc.

Jack D. Vahrenwald
Jack D. Vahrenwald, Attorney

SURVEYOR'S CERTIFICATE

I, James M. Nichols, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of Fort Collins National Bank, First Filing, truly and correctly represents the results of a survey made by me or under my direct supervision.

James M. Nichols
James M. Nichols, Registered Land Surveyor
and Professional Engineer
Colorado Reg. No. 4414



"INSTALLATION OF SUBDIVISION IMPROVEMENTS INCLUDING UTILITY LINES, STREET IMPROVEMENTS AND STORM DRAINAGE FACILITIES FOR THE SUBDIVISION IS SUBJECT TO A UTILITY AGREEMENT ON FILE WITH THE CITY OF FORT COLLINS (A.D. 4-9-80). THE CITY OF FORT COLLINS HEREBY DISCLAIMS ANY RESPONSIBILITY FOR THE INSTALLATION OF ANY SUCH IMPROVEMENTS, SAID INSTALLATION BEING AN OBLIGATION OF THE OWNER."

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that the undersigned, being the owners of all of the following described land to wit:

A tract of land located in the NW 1/4 of Section 36, T7N, R69W, of the 6th P.M., of Larimer County, Colorado, being more particularly described as follows:

Considering the north line of the NW 1/4 of said Section 36 as bearing N 89° 56' 00" E and with all bearings contained herein relative thereto:

Commencing at the NW corner of said Section 36; thence, along the said north line, N 89° 56' 00" E, 925.00 feet to the True Point of Beginning; thence, continuing along said line N 89° 56' 00" E, 838.02 feet, said point also being the NW corner of the The Landings First Filing a subdivision on record with the Larimer County Clerk and Recorder; thence, S 00° 18' 00" E, 50.00 feet to a point on the south right-of-way of Horsetooth Road of the City of Fort Collins; thence, S 89° 56' 00" W, 369.01 feet; passing over a northwesterly corner of the said Wharf-Phase I at 50.63 feet; thence, 23.72 feet along the arc of a curve to the left, whose central angle is 90° 37' 30", radius is 15.00 feet and whose long chord bears S 44° 37' 47" W, 21.33 feet; thence, S 00° 41' 30" E, 14.80 feet; thence, 88.87 feet along the arc of a curve to the right, whose central angle is 61° 40' 00" radius of 82.57 feet and whose long chord bears S 30° 08' 30" W, 84.64 feet; thence, S 60° 58' 30" W, 70.32 feet; thence, 146.91 feet along the arc of a curve to the left, whose central angle is 61° 40' 00", radius of 136.50 feet, and whose long chord bears S 30° 08' 30" W, 139.92 feet; thence, S 00° 41' 30" E, 96.40 feet; thence, S 89° 56' 00" W, 47.00 feet; thence, S 00° 39' 30" E, 95.50 feet; thence, S 89° 56' 00" W, 75.00 feet; thence, N 00° 39' 30" W, 100.00 feet; thence, S 89° 56' 00" W, 178.51 feet; thence, N 00° 07' 02" W, 399.97 feet to the True Point of Beginning.

The above described tract contains 3.913 acres and is subject to all easements and rights-of-way now on record or indicated on the attached plat.

The Surveyor has performed no further easement or rights-of-way search than that indicated on the attached plat.

Have caused the same to be subdivided into tracts and streets as shown on this plat of Fort Collins National Bank, First Filing, City of Fort Collins, Larimer County, Colorado, and do hereby dedicate and convey to and for public use forever hereafter the streets and easements as laid out on this plat.

IN WITNESS WHEREOF:

FORT COLLINS NATIONAL BANK, hath caused their name to be herewith subscribed this 26 day of March, A.D., 1980.

BY: *Gary Cassell*, President ATTEST: *Harold L. Bacheller*, Vice President

HORSETOOTH COMMERCIAL PROPERTIES, a partnership, hath caused their name to be herewith subscribed this 26th day of March, A.D., 1980.

BY: *Thomas Smith* and *Peter Gunderson*, Partners

HCI, INC. hath caused their name to be herewith subscribed this 15th day of April, A.D., 1980.

BY: *Eugene Mitchell*, President ATTEST: *Jack Shirley*, Secretary-Treasurer

State of Colorado S.S.
County of Larimer

The foregoing instrument was acknowledged before me this 16th day of April, A.D., 1980, by Fort Collins National Bank, by Gary Cassell, President; Horsetooth Commercial Properties, a partnership, by Thomas Smith, partner and Peter Gunderson, partner; and HCI, Inc., by Eugene Mitchell, President.

My Commission Expires: August 9, 1983
Sandra L. Anderson
Notary Public

This unofficial copy was downloaded on Oct-20-2019 from the City of Fort Collins Public Records Website: <http://citydocs.fcgov.com>
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA