

-117 1930

# PLAT OF FOSSIL CREEK COMMERCIAL PLAZA FIRST REPLAT

BEING A REPLAT OF LOT 2 AND LOT 3 AND A PORTION OF TROUTMAN PARKWAY OF FOSSIL CREEK COMMERCIAL PLAZA, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO

## STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION

KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO-WIT:

ALL THAT PORTION OF LOT 2 AND LOT 3, FOSSIL CREEK COMMERCIAL PLAZA, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, FOSSIL CREEK COMMERCIAL PLAZA; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 NORTH 89°47'04" WEST 802.01 FEET TO THE WEST LINE OF SAID LOT 3; THENCE ALONG SAID WEST LINE NORTH 00°13'08" EAST 723.55 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°59'48" AND A RADIUS OF 25.00 FEET; THENCE CONTINUING ALONG SAID WEST LINE OF LOT 3 AND ALONG THE ARC OF SAID CURVE NORTHEASTERLY 39.27 FEET TO THE END OF SAID CURVE AND TO THE NORTH LINE OF SAID LOT 3; THENCE TANGENT FROM SAID CURVE AND ALONG SAID NORTH LINE OF LOT 3 AND ALONG THE NORTH LINE OF SAID LOT 2, FOSSIL CREEK COMMERCIAL PLAZA SOUTH 89°47'04" EAST 502.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'12" AND A RADIUS OF 75.00 FEET; THENCE CONTINUING ALONG SAID NORTH LINE OF LOT 2 AND ALONG THE ARC OF SAID CURVE SOUTHEASTERLY 117.81 FEET TO THE END OF SAID CURVE AND TO THE EAST LINE OF SAID LOT 2; THENCE TANGENT FROM SAID CURVE AND ALONG SAID EAST LINE OF LOT 2 AND ALONG THE EAST LINE OF SAID LOT 3, SOUTH 00°13'08" WEST 723.55 FEET TO THE POINT OF BEGINNING.

SAID PORTION CONTAINS 11.01 ACRES, MORE OR LESS.

CONTAINING 11.01 ACRES, MORE OR LESS, THE UNDERSIGNED HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED INTO LOTS, TRACTS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS FOSSIL CREEK COMMERCIAL PLAZA FIRST REPLAT, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE, FOREVER, THE PUBLIC STREETS AND EASEMENTS AS LAID OUT AND DESIGNATED ON THIS PLAT, EXCEPTING THOSE STREETS AND EASEMENTS DESIGNATED AS PRIVATE ON THIS PLAT; PROVIDED, HOWEVER, THAT (1) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF EASEMENTS UPON THE CITY'S DUTY TO MAINTAIN THE EASEMENTS SO DEDICATED; AND (2) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF PUBLIC STREETS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE PUBLIC STREETS SO DEDICATED UNTIL SUCH TIME AS THE PUBLIC STREETS ARE INSPECTED AND ACCEPTED BY THE DIRECTOR OF ENGINEERING. ALL MAINTENANCE OF THE ABOVE DESCRIBED PUBLIC STREETS SHALL BE PERFORMED BY THE UNDERSIGNED AND THEIR SUCCESSORS IN INTEREST UNTIL SUCH TIME AS THE CITY EXPRESSLY ASSUMES, IN WRITING, THE DUTY OF SUCH MAINTENANCE.

## OWNERSHIP CERTIFICATE

*Edward J. Bierman*  
DAYTON HUDSON CORPORATION, A MINNESOTA CORPORATION      EDWARD J. BIERMAN  
VICE PRESIDENT  
STATE OF MINNESOTA      SS  
COUNTY OF HENNEPIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16TH DAY OF MARCH, A.D., 1995, BY EDWARD J. BIERMAN, V.P. DAYTON HUDSON CORPORATION.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10/15/98  
ADDRESS: 38 S. 6TH ST. MINNEAPOLIS, MN 55402

*Rhys Christensen*  
TROUTMAN I.C., A COLORADO LIMITED LIABILITY COMPANY  
STATE OF COLORADO      SS  
COUNTY OF LARIMER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5TH DAY OF MARCH, A.D., 1995, BY Rhys Christensen.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9/14/97  
ADDRESS: 4836 S. College Ave. Fort Collins, CO 80525

## SURVEYOR'S STATEMENT

I STATE THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.  
*Donald Frederick*  
DONALD FREDERICK  
COLORADO P.L.S. #11989

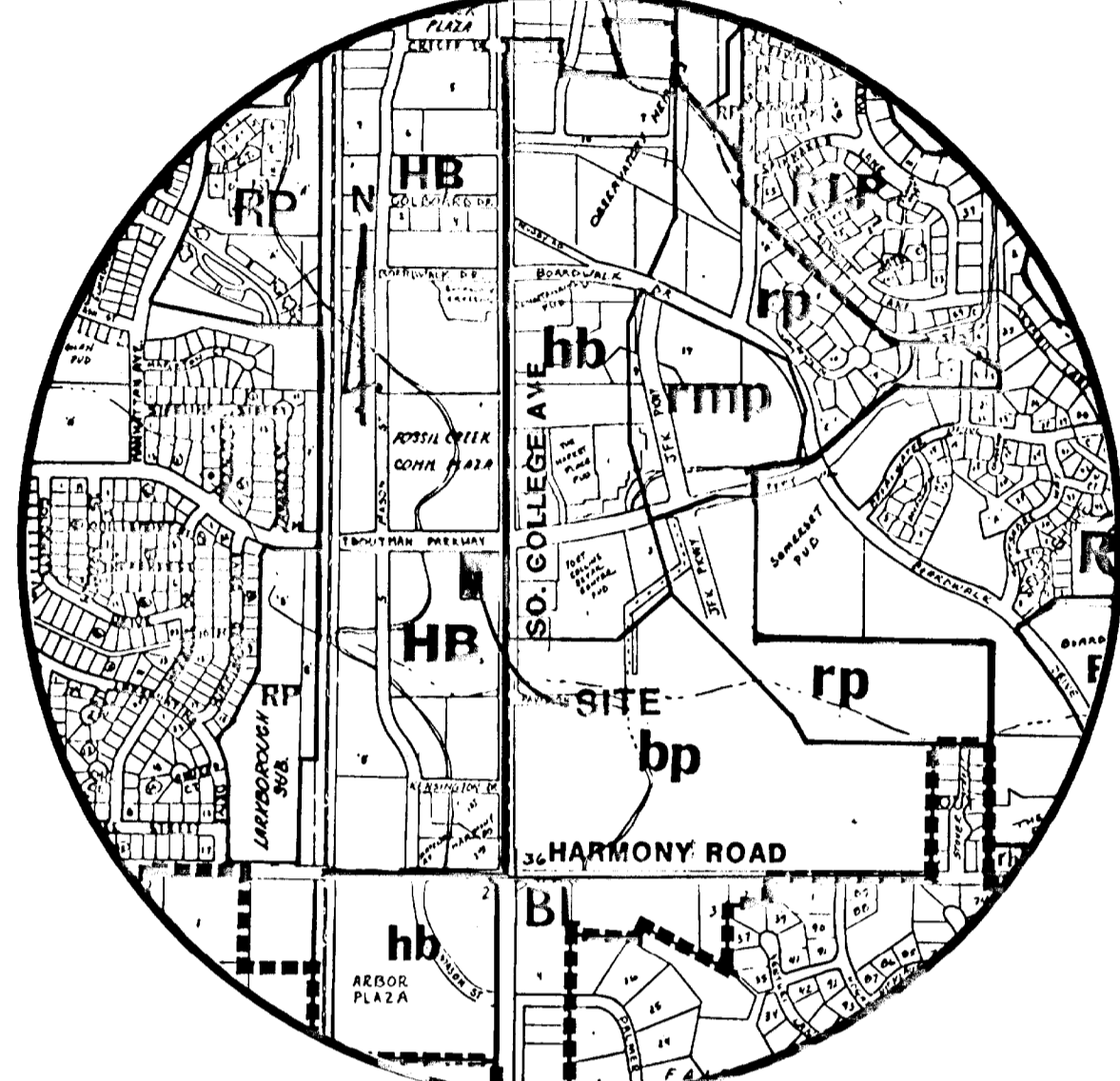
## ATTORNEY'S CERTIFICATE

THIS IS TO CERTIFY THAT ON THE 20th DAY OF MARCH, 1995, I EXAMINED THE TITLE TO THE PROPERTY HEREON AND ESTABLISHED THAT THE OWNER AND PROPRIETOR OF RECORD OF THE SAID PROPERTY AS CONSTRUED IN C.R.S. 1973, 31-23-111 ARE SHOWN HEREON AS OF SAID DATE.  
*Carl E. Frank*  
ATTORNEY  
6820 CBT Freeway  
DALLAS, TX 75240  
REGISTRATION NO.: ST. Bar of Tx. # 11523900

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS ON THIS 27th DAY OF November, A.D., 1994.  
*John H. Blawie*  
DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS

APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF FORT COLLINS ON THIS 1st DAY OF June, A.D., 1995.  
*Michael R. Rensig*  
DIRECTOR OF ENGINEERING OF THE CITY OF FORT COLLINS  
*Wanda M. Hensick*  
CITY CLERK OF THE CITY OF FORT COLLINS

NOTICE: 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 10 YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.



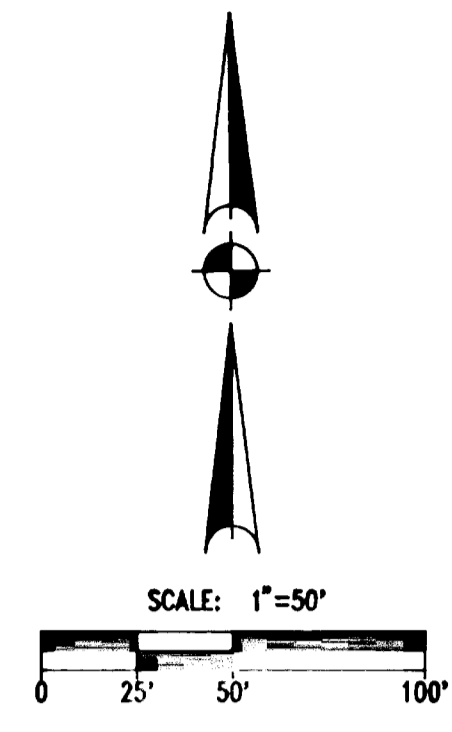
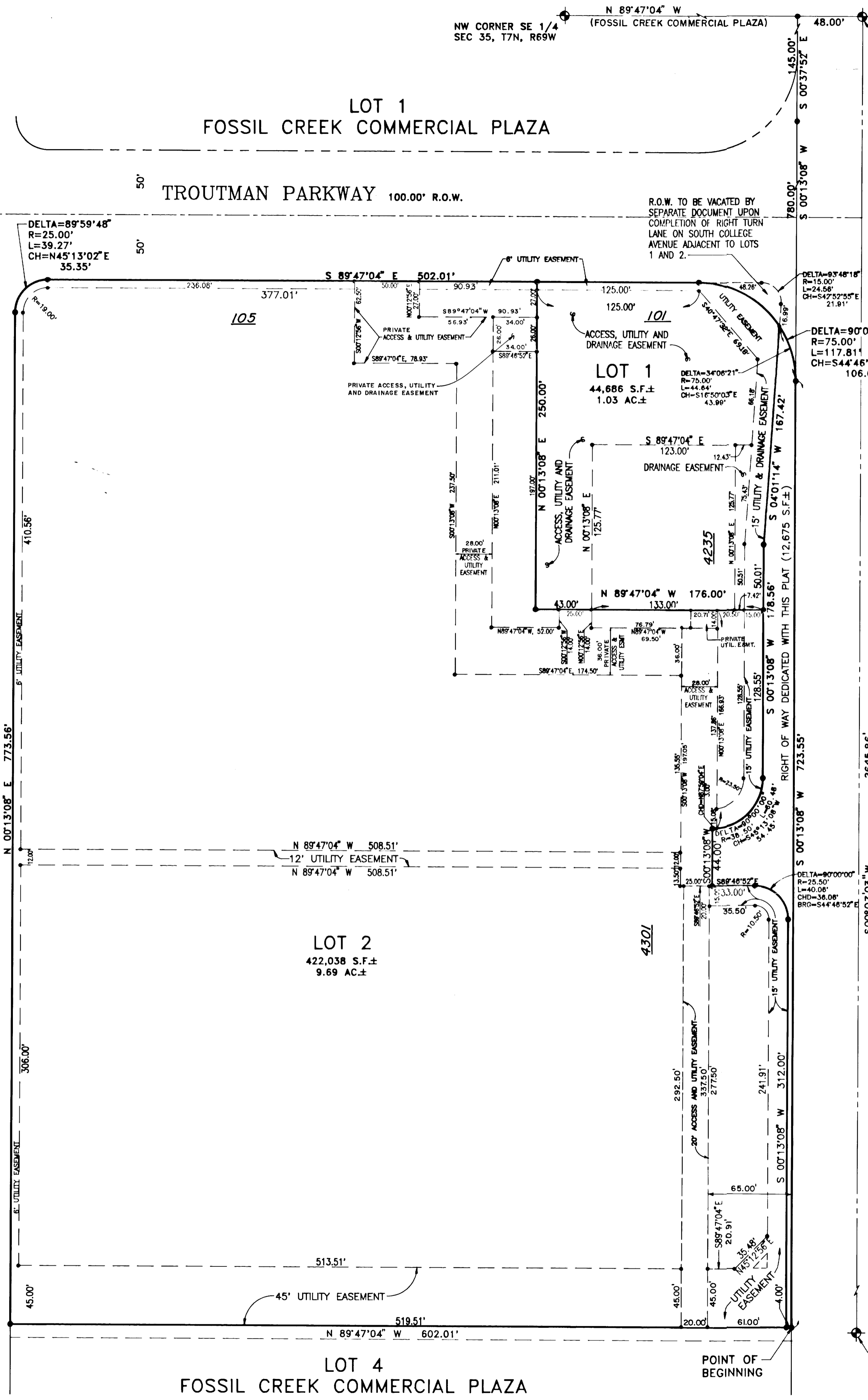
VICINITY MAP

TRACT "B" FOSSIL CREEK COMMERCIAL PLAZA

MASON STREET 80.00' R.O.W.

SOUTH COLLEGE AVENUE

U.S. HIGHWAY NO. 287



SET #4 REBAR/CAP PLS #11989

Date	By	Description	Date	By	Description	Drawn	CAD/trax	Checked	D.G.F.	Approved	D.G.F.	Scale	1" = 50'
			NOV. 1994										

BRINKER INTERNATIONAL

FREDERICK LAND SURVEYING  
1528 N. LINCOLN AVENUE, LOVELAND, COLORADO 80538  
PHONE: (303) 669-3652

FINAL PLAT  
FOSSIL CREEK COMMERCIAL PLAZA FIRST REPLAT  
FORT COLLINS, COLORADO

PROJECT NO.	94-01-761	SHEET NO.	1	REC. OF SHEETS	1
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For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA