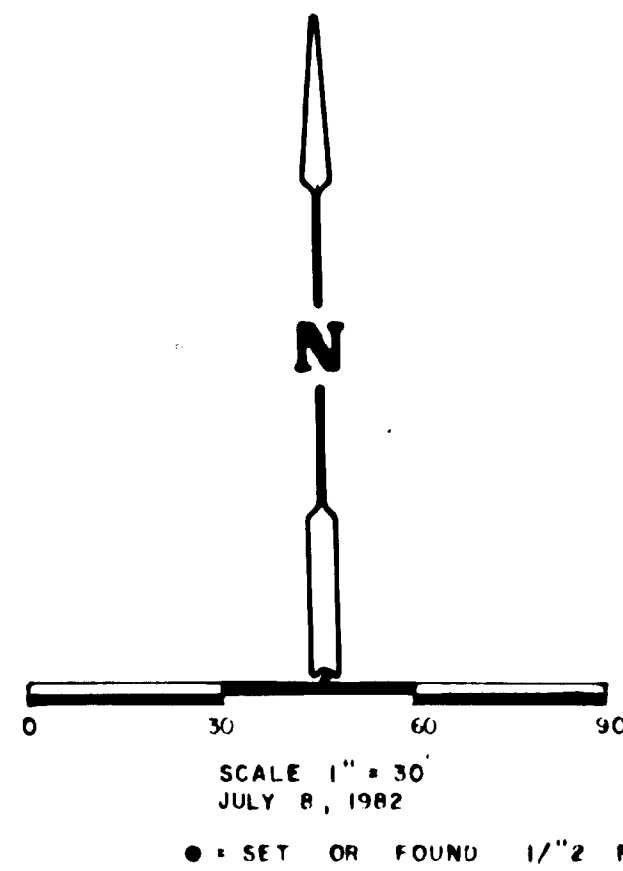


THE FOUNTAINHEAD P.U.D. PHASE ONE

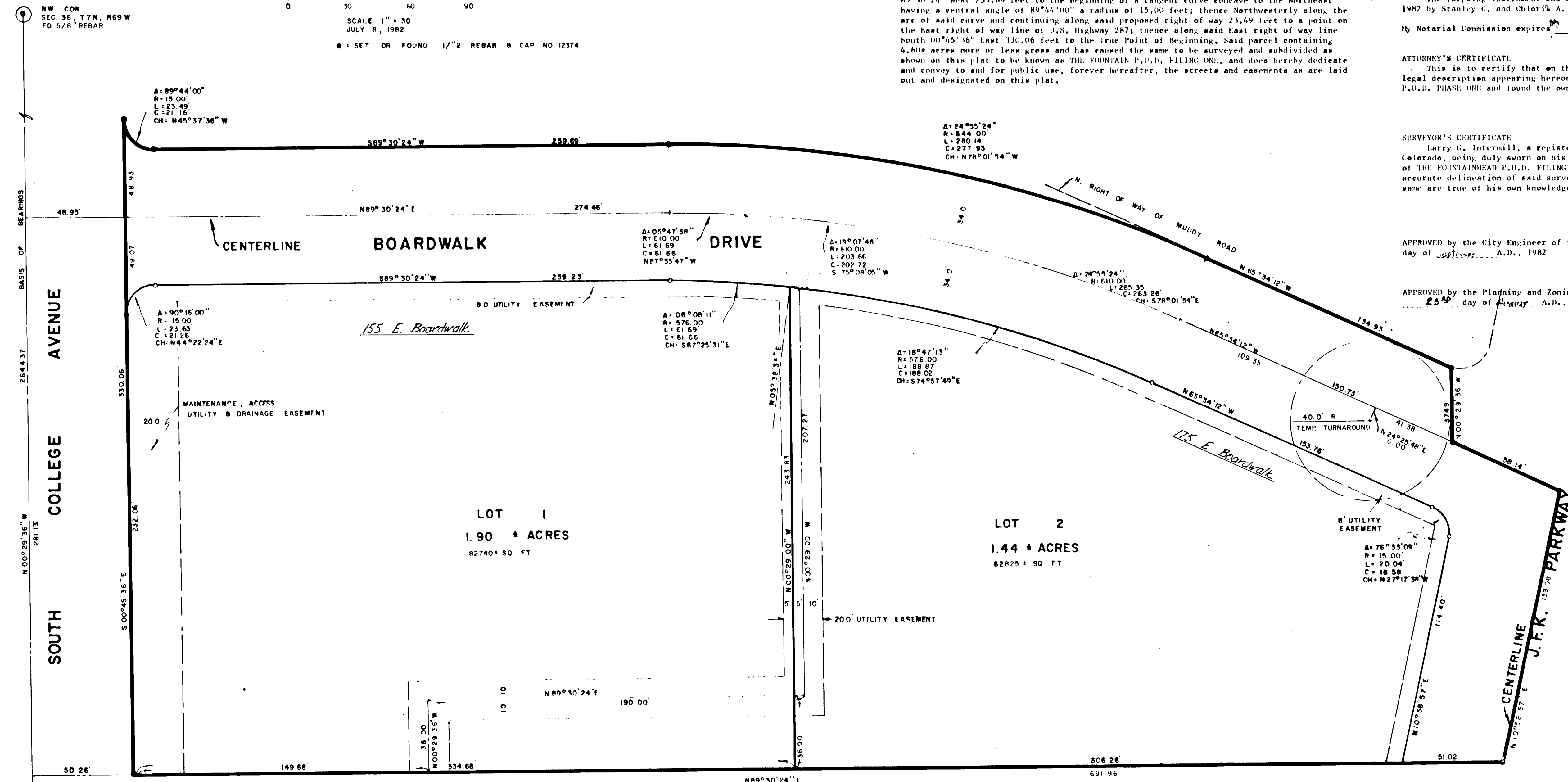
BEING A RESUBDIVISION OF OSPREY OFFICE PARK P.U.D. AND A PORTION OF SECTION 36, T7N, R69 W OF THE 6TH. PM.
TO THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.



STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION AND DECLARATION OF PROTECTIVE COVENANTS. Know all men by these presents; that the undersigned, being the owner(s) and proprietors of the following described land, to-wit: That portion of the Northwest Quarter of Section 36, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, Larimer County, Colorado being more particularly described as follows: Considering the West line of said Northwest Quarter as bearing North 00°29'26" West and with all bearings contained herein relative thereto; Beginning at the West Quarter Corner of said Section 36; thence along the West line of said Northwest Quarter North 00°29'16" West 176.60 feet; thence North 89°30'26" East 30.26 feet to a point on the East right of way line of U.S. Highway 287, said point also being the true point of beginning; thence continuing North 89°10'24" East 691.96 feet to the proposed centerline of J.F.K. Parkway; thence along said centerline North 10°58'57" East 139.08 feet to the proposed centerline of Boardwalk Drive; thence along said centerline North 65°06'12" West 58.16 feet; thence leaving said centerline North 00°29'30" West 37.49 feet to the North right of way of Boardwalk Drive; also being the North right of way of Buddy Road as platted per Observatory Heights Subdivision to the County of Larimer Colorado; thence along said North right of way North 65°16'12" West 136.91 feet to the beginning of a tangent curve concave to the Southwest having a central angle of 24°55'24" a radius of 644.00 feet; thence leaving said Buddy Road right of way and continuing along said Boardwalk Drive proposed right of way and along the arc of a curve, Northwesterly 280.14 feet; thence tangent from said curve and continuing along said proposed right of way South 89°30'26" West 259.69 feet to the beginning of a tangent curve concave to the Northeast having a central angle of 89°44'00" a radius of 15.00 feet; thence Northwesterly along the arc of said curve and continuing along said proposed right of way 23.49 feet to a point on the East right of way line of U.S. Highway 287; thence along said East right of way line South 00°45'16" East 130.06 feet to the True Point of Beginning. Said parcel containing 4.61± acres more or less gross and has caused the same to be surveyed and subdivided as shown on this plat to be known as THE FOUNTAINHEAD P.U.D., FILING ONE, and does hereby dedicate and convey to and for public use, forever hereafter, the streets and easements as are laid out and designated on this plat.

Witness our hands and seals this 18th day of August A.D., 1982.
BOARDWALK & COLLEGE, LTD. BY
 OSPREY INC., GENERAL PARTNER
 By Reid L. Rosenthal, President, Osprey, Inc. Attest: Stephen A. Dudley, Secretary, Osprey, Inc.
Stanley C. Pedersen Chloris A. Pedersen
 Stanley C. Pedersen Chloris A. Pedersen
 STATE OF COLORADO)
) SS.
 COUNTY OF LARIMER)
 The forgoing instrument was acknowledged before me this 18th day of August A.D., 1982 by Reid L. Rosenthal, as President and Stephen A. Dudley, as Secretary of Osprey Inc., General Partner. FOR **Boardwalk & College, LTD.**
 My Notarial Commission expires 11/2/88
Matthew C. Peterson
 Notary Public
 STATE OF COLORADO)
) SS.
 COUNTY OF LARIMER)
 The forgoing instrument was acknowledged before me this 19th day of August A.D., 1982 by Stanley C. and Chloris A. Pedersen.
 My Notarial Commission expires 11/2/88
William A. Peterson
 Notary Public

ATTORNEY'S CERTIFICATE
 This is to certify that on the 10 day of SEPT A.D., 1982, I examined the legal description appearing hereon, of the land within the boundary lines of THE FOUNTAINHEAD P.U.D. PHASE ONE and found the owner(s) of record on this date, to be shown hereon
Jack W. Schmidt
 Attorney
 SURVEYOR'S CERTIFICATE
 Larry G. Intermill, a registered land surveyor under the laws of the State of Colorado, being duly sworn on his oath, deposes and says, that the survey and plat of THE FOUNTAINHEAD P.U.D. FILING ONE were made under his supervision, that said plat is an accurate delineation of said survey, that he has read the statements thereon, and that the same are true of his own knowledge.
 INTERMILL LAND SURVEYING, INC.
 By Larry G. Intermill
 Larry G. Intermill Co. L.S. 12374
 APPROVED by the City Engineer of the City of Fort Collins, Colorado on this 24th day of September A.D., 1982
Thomas E. Paul
 City Engineer
 APPROVED by the Planning and Zoning Board of the City of Fort Collins, Colorado on the 25th day of September A.D., 1982
Maureen E. Roper
 Secretary of Planning and Zoning Board



NW COR
 SEC 36, T7N, R69 W
 FD 5/8" REBAR

SOUTH COLLEGE AVENUE
 BASIS OF BEARINGS
 2644.37'
 28.11%
 N 00°29'36" W
 281.15'

W 1/4 COR
 SEC 36, T7N, R69 W
 FD BRASS CAP

NOTE All area outside building envelopes as shown on the filed site plan with the City of Ft. Collins shall be available for access, drainage, utilities and maintenance thereof, and parking easements.

James P. Peterson
 James P. Peterson
 STATE OF COLORADO)
) SS.
 COUNTY OF LARIMER)
 The forgoing instrument was acknowledged before me this 18th day of August A.D., 1982 by James P. Peterson.
 My Notarial Commission Expires 7/2/98
Matthew C. Peterson
 Notary Public

INTERMILL LAND SURVEYING, INC.
 1434 N. Washington Ave.
 LOVELAND, COLORADO 80537
 Phone 669-0516