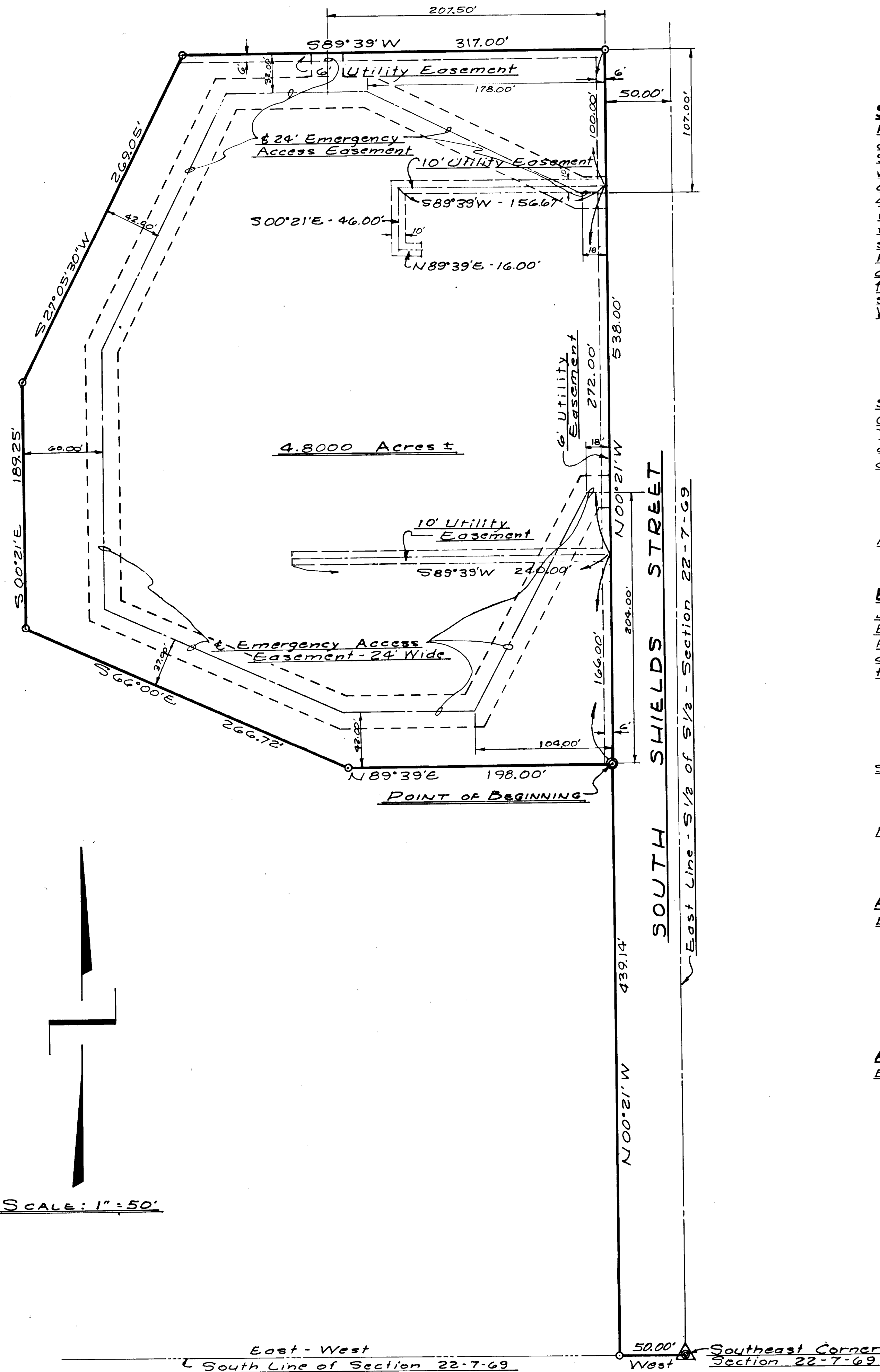


# PLAT OF THE FRANKLIN CORPORATION PLANNED UNIT DEVELOPMENT, FIRST FILING

SITUATE IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 7 NORTH,  
RANGE 69 WEST OF THE SIXTH P.M.,  
FORT COLLINS, COLORADO



SCALE: 1" = 50'

### STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owner of the following described tract of land, to-wit: a tract of land situate in the Southeast 1/4 of Section 22, Township 7 North, Range 69 West of the Sixth P.M., Fort Collins, Colorado, which, considering the South line of said Section 22 as bearing East and West and with all bearings contained herein relative thereto is contained within the boundary lines which begin at a point on the West right-of-way line of South Shields Street, which point bears West 50.00 feet and again N00°21'W 439.14 feet from the Southeast corner of said Section 22 and run thence N00°21'W 538.00 feet along said West right-of-way line; thence S89°39'W 317.00 feet; thence S27°05'30"W 269.05 feet; thence S00°21'E 189.25 feet; thence S66°00' E 266.72 feet; thence N89°39'E 198.00 feet to the point of beginning, has caused the same to be surveyed and subdivided into a tract as shown on this plat, to be known as FRANKLIN CORPORATION PLANNED UNIT DEVELOPMENT, FIRST FILING, and does hereby dedicate and convey to and for public use forever hereafter the utility easements as are laid out and designated on this plat. The emergency access easement in the location shown on this plat is hereby dedicated and conveyed to the public for police, fire, ambulance, and other similar emergency uses.

WITNESS our hands and seals this 5<sup>th</sup> day of April A.D. 1971.

FRANKLIN CORPORATION

By: C. Allan Hackstaff  
C. Allan Hackstaff, Vice-President

Attest: Blaine B. Chase  
Blaine B. Chase, Assistant Secretary

State of Colorado } ss:  
County of Larimer }  
The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April A.D. 1971, by C. Allan Hackstaff, as Vice-President and by Blaine B. Chase, as Assistant Secretary of the Franklin Corporation, a Colorado corporation.

James H. Stewart  
Notary Public

My notarial commission expires November 8, 1971

### ENGINEER'S CERTIFICATE:

James H. Stewart, a Professional Engineer and 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 Franklin Corporation Planned Unit Development, First Filing, 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.

James H. Stewart  
James H. Stewart  
Professional Engineer & Land Surveyor

Subscribed and sworn to before me this 29<sup>th</sup> day of March, A.D. 1971.

James H. Stewart  
Notary Public

My notarial commission expires November 8, 1971

### APPROVED:

By the Planning and Zoning Board of Fort Collins, Colorado on this 6<sup>th</sup> day of April A.D. 1971.

Ronald Runder  
Secretary

### APPROVED:

By the City Council of Fort Collins, Colorado on this 8<sup>th</sup> day of April A.D. 1971.

John Bartel  
City Clerk

