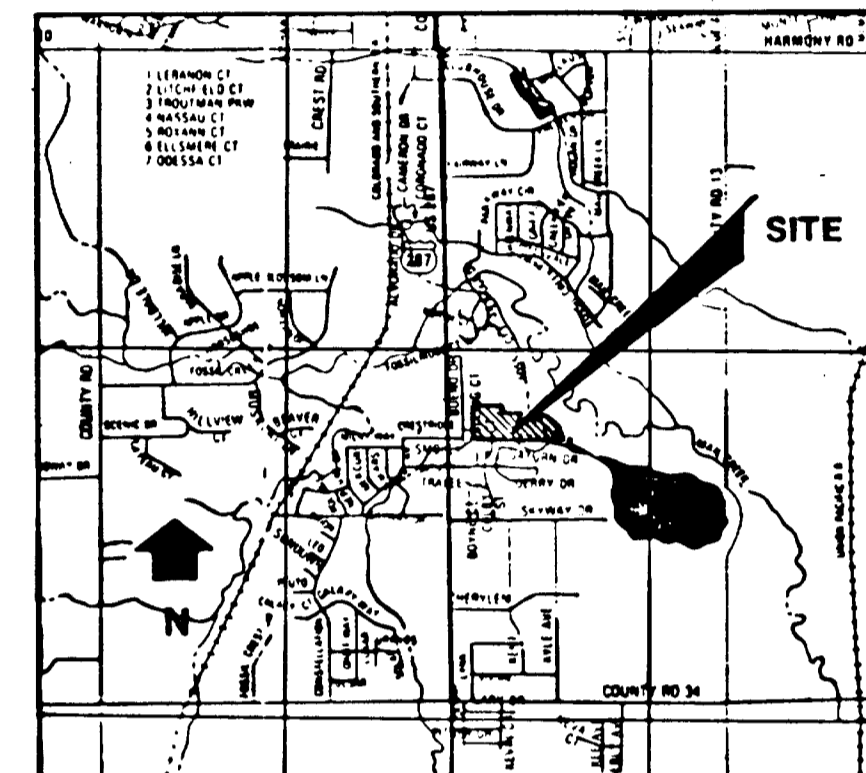
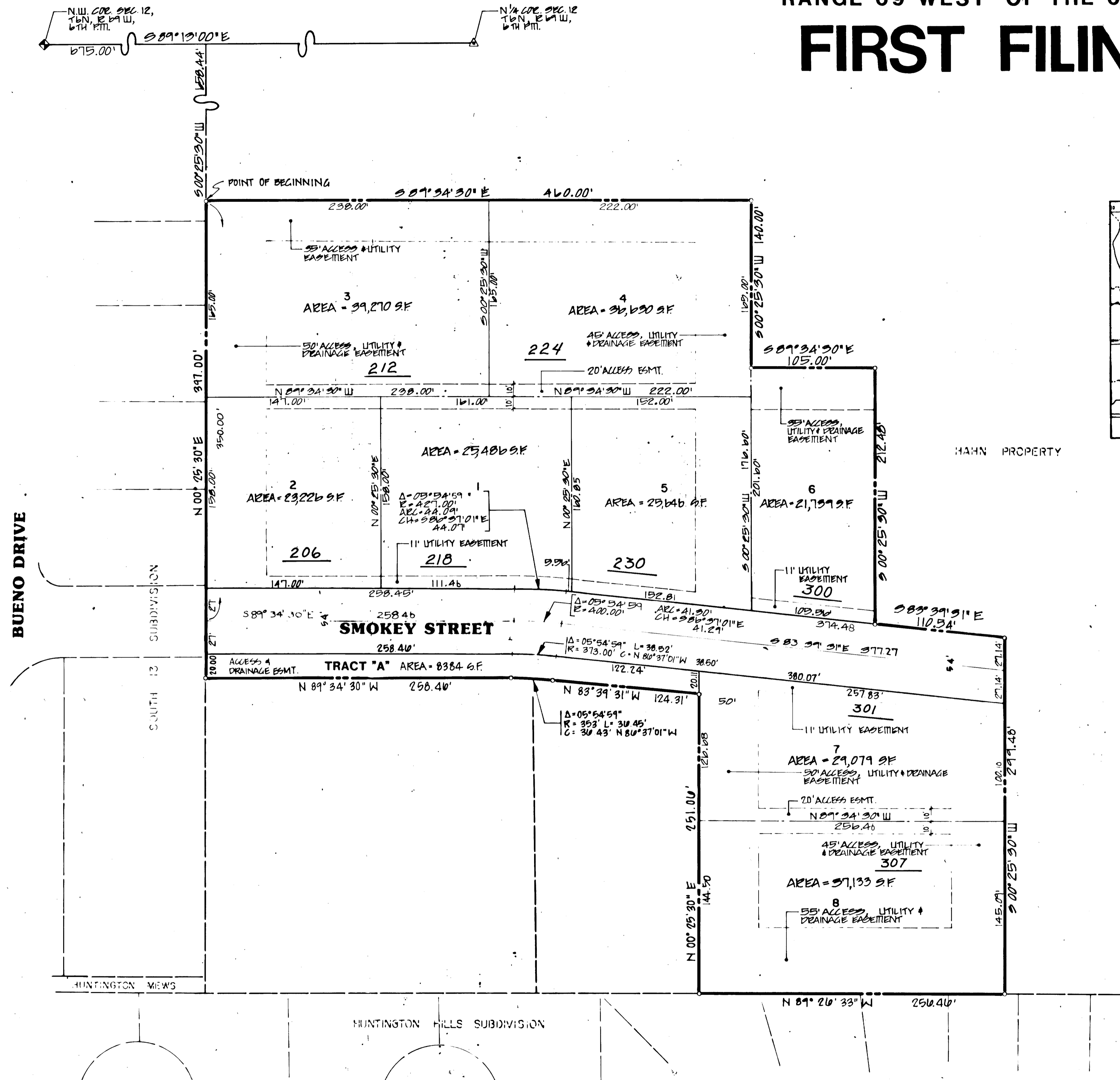


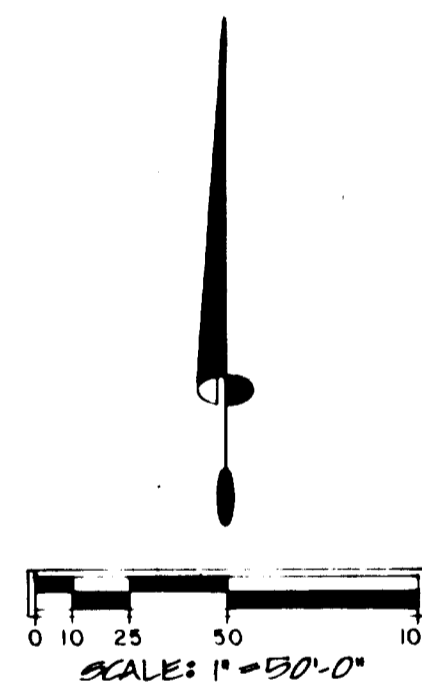
THE CORRAL BUSINESS PARK A PLANNED UNIT DEVELOPMENT

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SECTION 12, TOWNSHIP 6 NORTH,
RANGE 69 WEST OF THE 6th P.M.

FIRST FILING



VICINITY MAP
APPROX. SCALE 1" = 3500'



- DENOTES PIN FOUND
- DENOTES PIN SET
L.S. NO. 17483

STATEMENT OF OWNERSHIP, SUBDIVISION, AND DEDICATION

Know all men by these presents; that the undersigned, being owners of all the following described land to wit:

A tract of land located in the NW 1/4 of Section 12, Township 6 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the north line of said NW 1/4 Section 12 as bearing S89°13'00"E and with all bearings contained herein relative thereto.

Commencing at the northwest corner of said Section 12; thence along the said north line of the said NW 1/4 of Section 12, S89°13'00"E, 675.00 feet to the northeast corner of SOUTH 13 SUBDIVISION, a subdivision on record in the office of the clerk and Recorder of said Larimer County; thence S00°25'30"W, 658.44 feet along the easterly line of said SOUTH 13 SUBDIVISION to the point of beginning.

Thence leaving the easterly line of said subdivision, S89°34'30"E, 460.00 feet; thence S00°25'30"W, 140.00 feet; thence S89°34'30"E, 105.00 feet; thence S00°25'30"W, 212.48 feet; thence S83°39'31"W, 110.54 feet; thence S00°25'30"W, 299.48 feet, to a point on the north line of Huntington Hills Subdivision; thence along said north line of Huntington Hills Subdivision N89°26'33"W, 256.46 feet; thence leaving said boundary bearing N00°25'30"E, 251.06 feet; thence N83°39'31"W, 124.31 feet; thence along a tangent curve concave to the southwest 36.45 feet, whose chord bears N86°37'01"W, 36.43 feet, said curve having a central angle of 05°54'59" and a radius of 353.00 feet; thence N89°34'30"W, 258.46 feet; thence N00°25'30"E, 397.00 feet to the Point of Beginning.

The above described tract contains 6.5003 acres more or less and is subject to all easements, rights-of-way, or restrictions as now on record.

Do hereby dedicate and convey to and for Public use forever hereafter the easements and streets, as shown on this plat.

Witness our hands and seals this 19th day of June, A.D., 1985.

By: *Jack R. Hahn*
Jack R. Hahn
Attest: *Dona L. Hahn*
Dona L. Hahn

STATE OF COLORADO)
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 19th day of June, A.D., 1985 by Jack R. Hahn and Dona L. Hahn.

Subscribed and sworn before me this 19th day of June, A.D., 1985.

My Notary Commission expires 3-2-86

Martha A. Pilgrum
Notary Public
Address: 2900 S. College Avenue
St. Collins, CO 80525
City, State, ZIP Code

ATTORNEY'S CERTIFICATE

This is to certify that on the 19th day of June, 1985, 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.

Dona L. Hahn
Address: 425 W. Mulberry #112
St. Collins, Colo.
Registration No. #0475

Approved by the City of Fort Collins, on the 25th day of July, A.D., 1985.

Michael R. Hering
City Engineer

Approved by the Planning & Zoning Board of the City of Fort Collins, Colorado, on this 27th day of June, A.D., 1985.

Julie M. Hopkins
Secretary

SURVEYOR'S STATEMENT

I, Terry G. Everett, a Professional Land Surveyor in the State of Colorado, do hereby state that the survey and legal description shown hereon was made under my direct responsibility, supervision and checking and that this plat accurately represents said survey and that all monuments exist as shown hereon.

Terry G. Everett 6/20/85
Terry G. Everett Date
Registered Land Surveyor
Colorado Reg. No. 17483

NOTICE: According to Colorado Law, you must commence any legal action based upon any defect on this survey within six 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 survey shown hereon.

