

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned, being owner(s) of the following described land: A parcel of land situate in the Northeast Quarter of Section Three (3), Township Six North (T.6N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.) being more particularly described as follows: Beginning at the Northeast corner of Section 3, Township 6 North, Range 69 West of the 6th P.M.; Thence West, along the North line of said Section, 500 feet; Thence South 500 feet; Thence East 500 feet to the East line of said Section; Thence North along the East line of said Section, 500 feet to the Point of Beginning, County of Larimer, State of Colorado. EXCEPT those parcels described as Parcels 2 and 2A in Stipulated Rule and Order recorded November 3, 2009 at Reception No. 20090073915, Larimer County records.

Said parcel contains 187,034 Square Feet or 4.294 Acres more or less by this survey. for themselves and their successors in interest (collectively, "Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as MONTESSORI SUBDIVISION (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of the Plat shall run with the land.

BY: AS: NOTARIAL CERTIFICATE STATE OF COLORADO) COUNTY OF LARIMER) The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_.

NOTARIAL CERTIFICATE STATE OF COLORADO) COUNTY OF LARIMER) The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_.

CERTIFICATE OF DEDICATION: The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied.

MAINTENANCE GUARANTEE: The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the subject of this Plat.

REPAIR GUARANTEE: In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects.

Notice of Other Documents: All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land.

APPROVED AS TO FORM, CITY ENGINEER By the City Engineer, City of Fort Collins, Colorado this \_\_\_ day of \_\_\_, 20\_\_.

PLANNING APPROVAL By the Director of Community Development and Neighborhood Services the City of Fort Collins, Colorado this \_\_\_ day of \_\_\_, 20\_\_.

ATTORNEY'S CERTIFICATION: I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado.

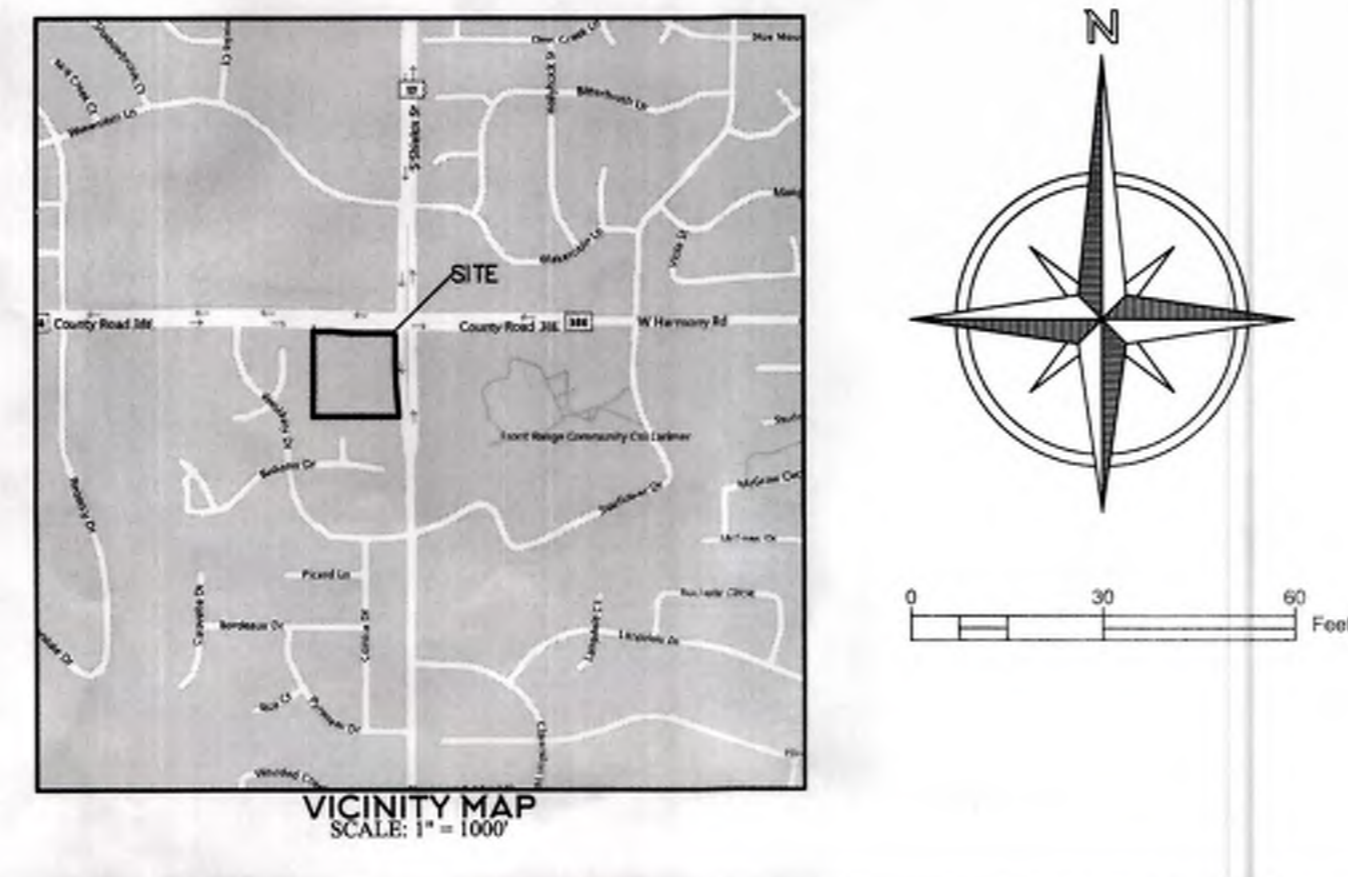
BASIS OF BEARINGS AND LINEAL UNIT DEFINITION Assuming the North line of the Northeast Quarter of Section 3, Township, 6 North, Range 69 West of the 6th P.M., monumented as shown on this drawing, as bearing North 89°58'46" East, a distance of 2639.39 feet and with all other bearings contained herein relative thereto.

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 ten years from the date of the certification shown hereon.

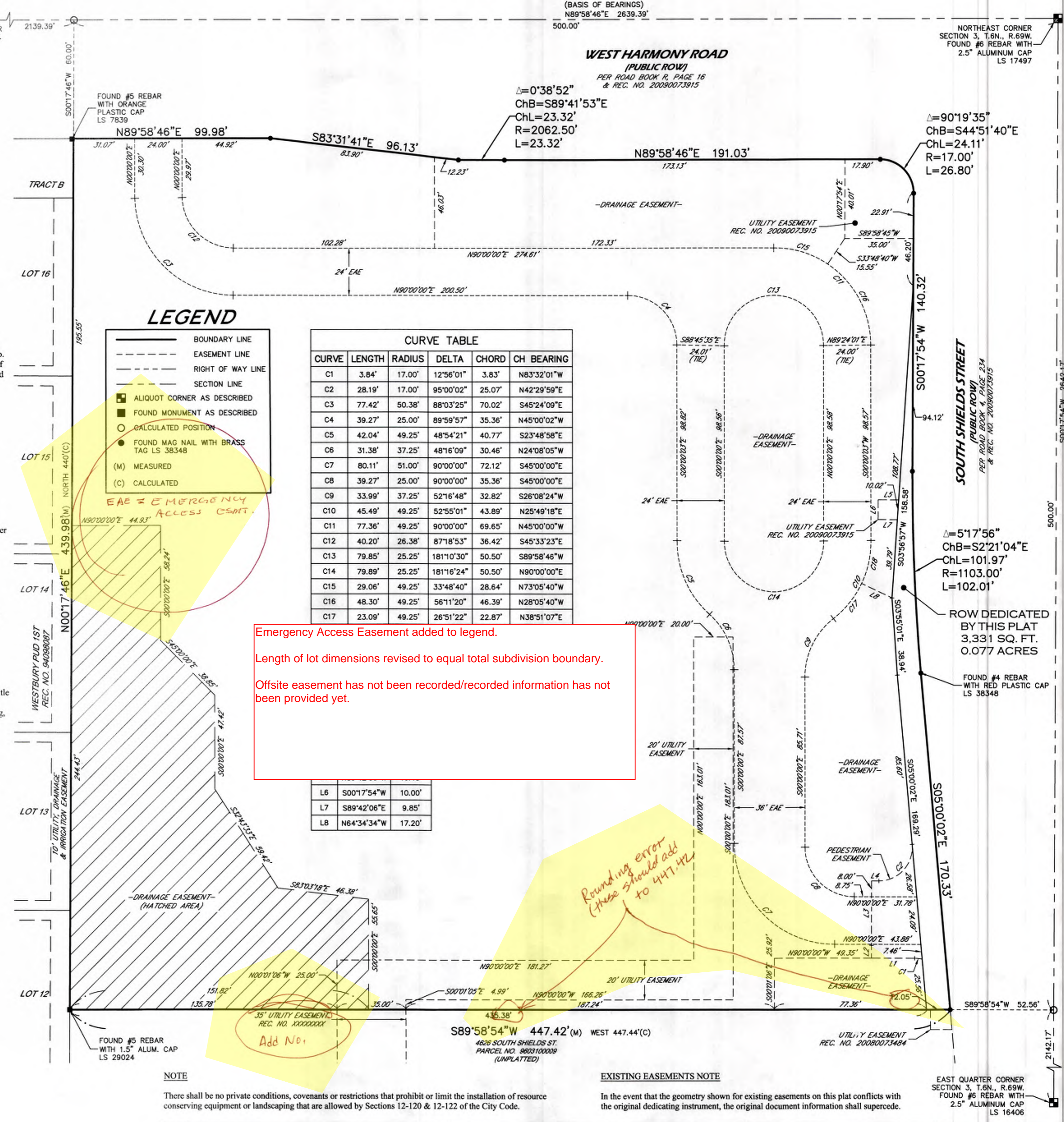
TITLE COMMITMENT NOTE For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 580-F0628830-383-IKA, dated October 7, 2019, as prepared by Fidality National Title Company to delineate the aforesaid information.

SURVEYOR'S CERTIFICATE I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing Plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

PRELIMINARY Steven Parks - On Behalf of Majestic Surveying, LLC Colorado Licensed Professional Land Surveyor #38348



MONTESSORI SUBDIVISION SITUATE IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M. CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



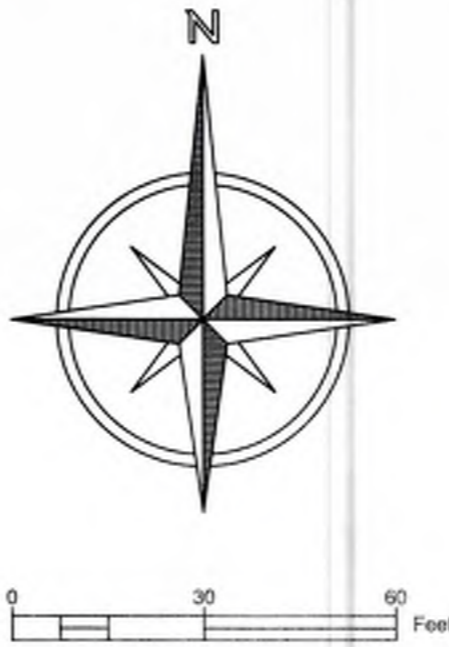
LEGEND: BOUNDARY LINE, EASEMENT LINE, RIGHT OF WAY LINE, SECTION LINE, ALIQUOT CORNER AS DESCRIBED, FOUND MONUMENT AS DESCRIBED, FOUND MAG NAIL WITH BRASS TAG, FOUND #6 REBAR WITH PLASTIC CAP, FOUND #5 REBAR WITH ORANGE PLASTIC CAP, FOUND #4 REBAR WITH RED PLASTIC CAP, MEASURED, CALCULATED.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CH BEARING. Lists curves C1 through C17 with their respective geometric data.

Table with columns: LOT, BEARING, DISTANCE. Lists lot dimensions for L6, L7, and L8.

Emergency Access Easement added to legend. Length of lot dimensions revised to equal total subdivision boundary. Offsite easement has not been recorded/recorded information has not been provided yet.

Rounding error (these should add to 4471.42)



MAJESTIC SURVEYING logo and contact information: MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

Project information table with columns: PROJECT NO., PROJECT NAME, REVISIONS, DATE, CLIENT, DRAWN BY, FILE NAME, CHECKED BY, SCALE. Includes project details for Montessori and a signature block for City of Fort Collins Technical Services dated 2/4/2020.