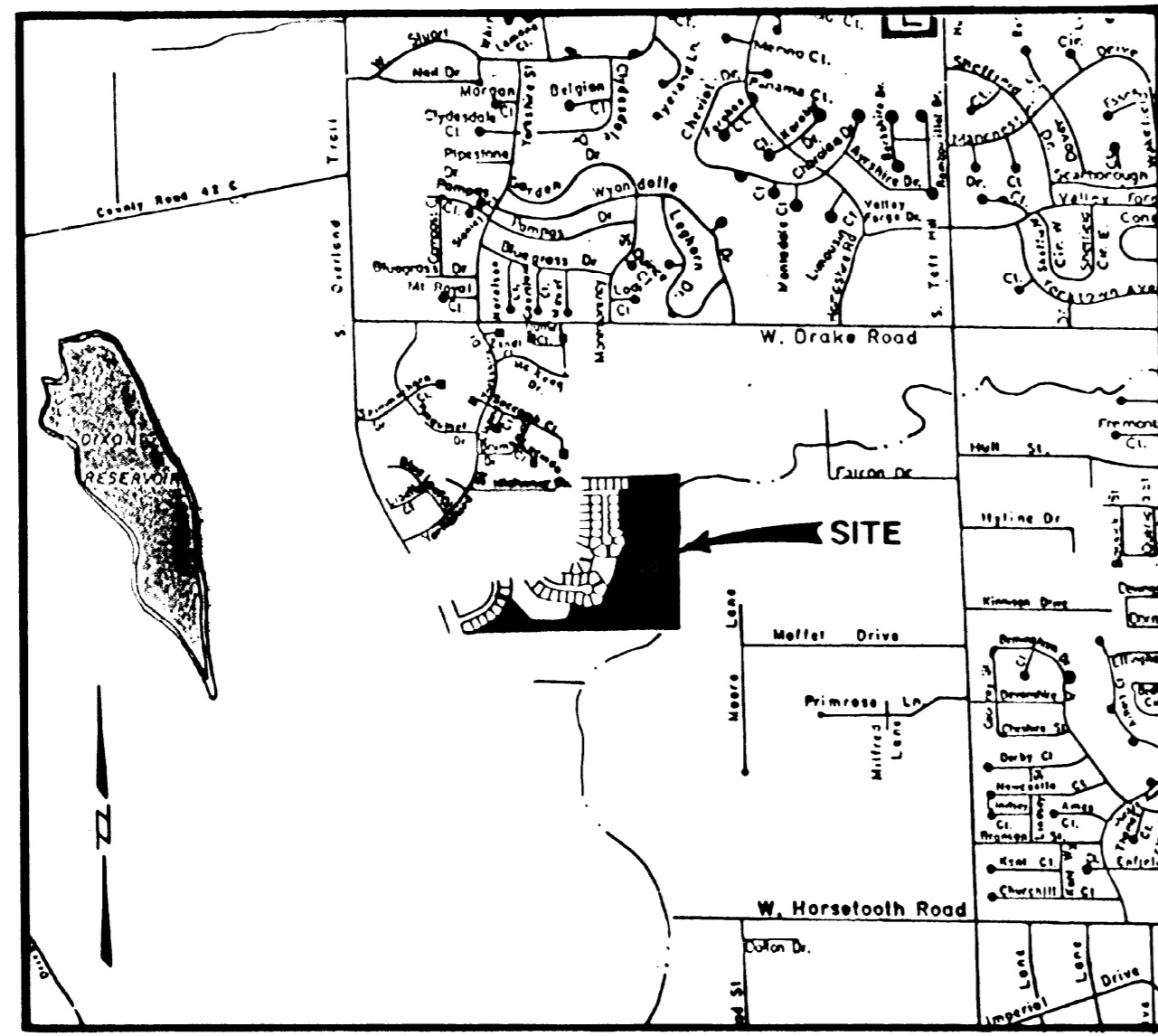


C-104 1743

A PLAT OF COTTONWOOD GLEN PARK

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SECTION 28, T7N, R69W OF THE 6th P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.



VICINITY MAP
SCALE: 1" = 1500'



ATTORNEY'S CERTIFICATE

This is to certify that on the 30th day of September, 1992, 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 herein as of said date.

W. Paul Edmund
Address: PO Box 580
Fort Collins, CO 80522
Registration No. 7927

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
Terry G. Everett
Registered Land Surveyor
Colorado Registration No. 17483
Date 9/16/92

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 survey shown hereon.

Approved as to form by the Director of Engineering of the City of Fort Collins, on the 12th day of September, A.D., 1992.

Michael R. Benzig
Director of Engineering

Approved by the Director of Planning of the City of Fort Collins, Colorado, on this 17th day of September, A.D., 1992.

Maureen [Signature]
Director of Planning

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION

Know all men by these presents: that the undersigned being owners of the following described land:
A tract of land located in the Northwest 1/4 of Section 28, Township 7 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 West line of the NW 1/4 of said Section 28 as bearing South 00°45'00" West, and with all bearings contained herein relative thereto:

Commencing at the Northwest corner of said Section 28; thence along the said West line, South 00°45'00" West, 2633.22 feet to the West 1/4 corner of said Section 28; thence along the South line of Northwest 1/4, North 89°02'55" East, 812.87 feet to the POINT OF BEGINNING; thence North 24°24'17" West, 10.90 feet; thence North 89°02'27" East, 57.23 feet; thence North 65°35'43" East, 101.52 feet; thence North 57°04'33" East, 161.36 feet; thence North 32°10'02" East, 85.37 feet; thence North 28°23'14" East, 82.12 feet; thence North 71°38'12" West, 108.17 feet to a point on a curve concave to the West with a central angle of 03°25'31" a radius of 267.00 feet and the chord of which bears North 16°53'32" East, 15.96 feet; thence along the arc of said curve 15.96 feet; thence South 73°46'31" East, 111.77 feet; thence South 41°37'50" East, 259.40 feet; thence South 88°19'36" East, 217.70 feet; thence North 82°46'36" East, 103.61 feet; thence North 17°34'42" East, 141.87 feet; thence south 69°06'01" East, 72.64 feet; thence South 79°24'22" East, 68.18 feet; thence North 75°15'51" East, 123.92 feet; thence North 19°55'14" East, 124.24 feet; thence North 29°15'03" East, 137.06 feet; thence North 12°50'02" East, 181.25 feet; thence North 32°42'33" East, 118.88 feet; thence North 06°03'07" West, 117.42 feet; thence North 56°17'03" West, 40.37 feet; thence North 01°04'40" West, 291.10 feet; thence North 01°07'00" West, 27.00 feet; thence North 88°59'51" East, 85.73 feet; thence North 00°30'09" West 131.00 feet; thence North 88°53'00" East, 427.54 feet to a point on the East line of Northwest 1/4 of said Section 28; thence along said East line South 00°12'59" West, 1324.89 feet to the Southeast corner of said Northwest 1/4; thence along the South line of said Northwest 1/4 South 89°02'55" West, 1833.55 feet to the Point of Beginning

The above described tract contains 20.362 acres more or less. The undersigned have caused the above described land to be surveyed and subdivided into a tract as shown on this plat to be known as Cottonwood Glen Park, 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 tracts and easements as laid out and designated on this plat.

Witness our hands and seals this 1st day of October, A.D., 1992

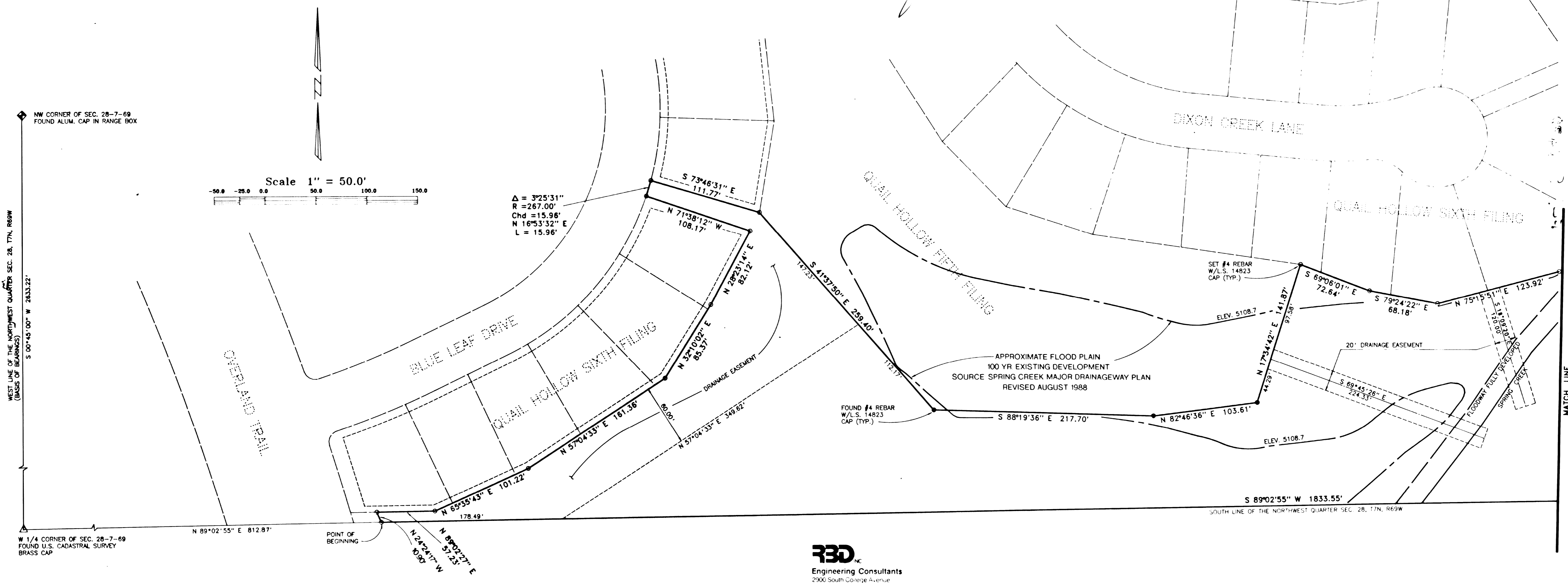
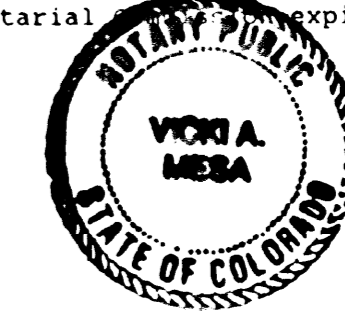
BY: *Steven C. Burkett*
Steven C. Burkett, City Manager
Attest: *Molly Davis*
Molly Davis, Deputy City Clerk

STATE OF COLORADO)
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 1st day of October, 1992, by Steven C. Burkett, City Manager and the City Clerk of the City of Fort Collins.

Subscribed and sworn before me this 1st day of October, A.D., 1992.

My Notarial expires 8/31/95
Notary Public
Address
419 Grand Ave.
Fort Collins, CO 80526
City, State, ZIP Code



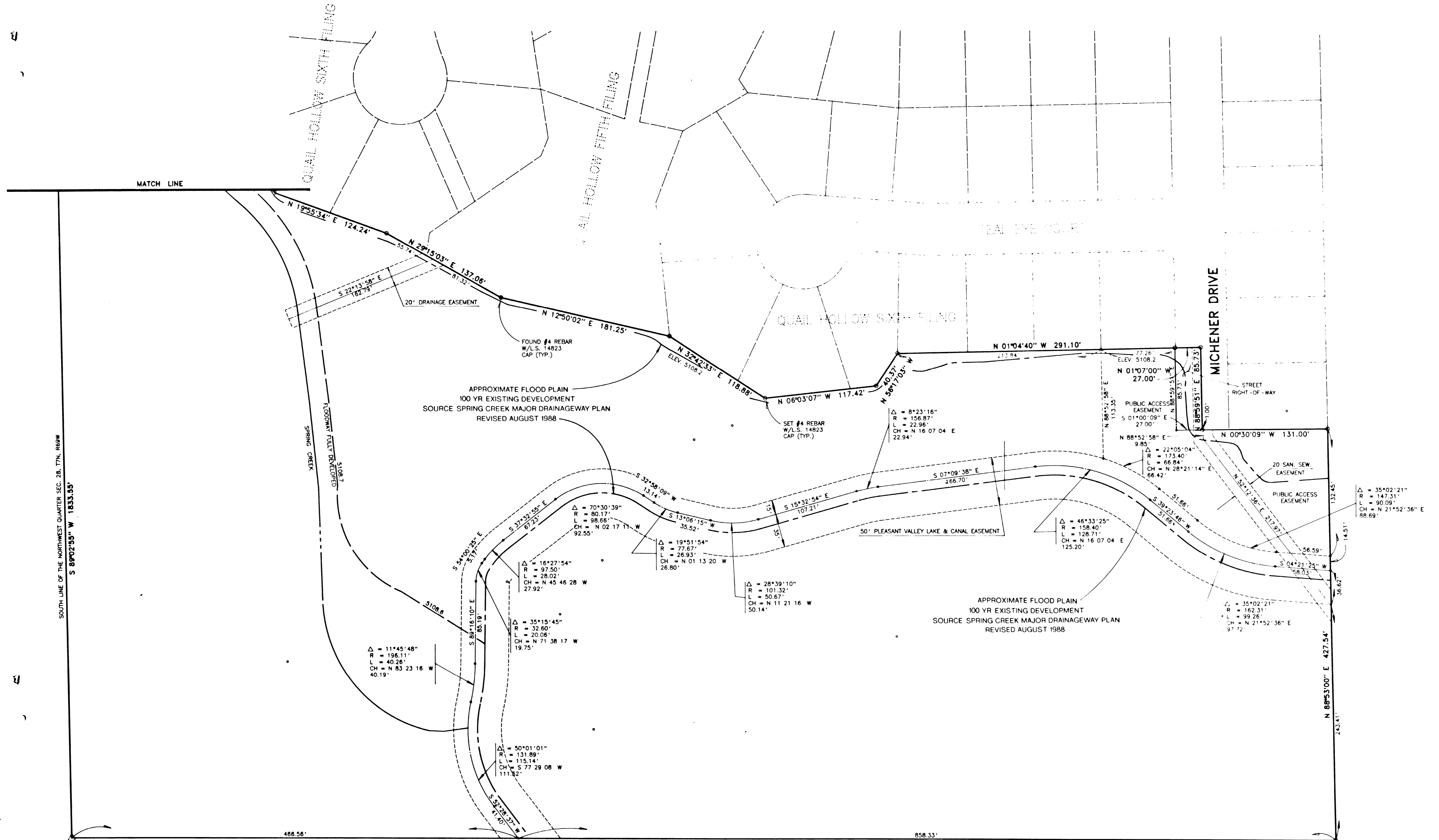
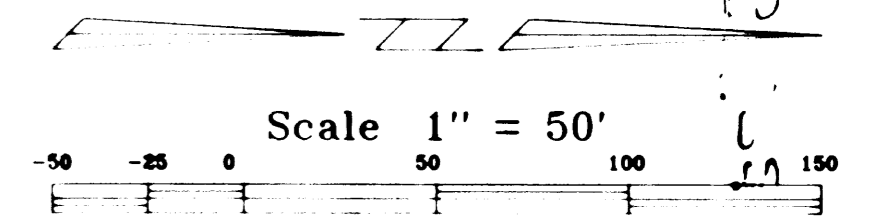
R3D
Engineering Consultants
2900 South College Avenue
Fort Collins, Colorado 80525
303 226 4955

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For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

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SE CORNER OF THE NW 1/4 SEC. 28-7-89 FOUND #4 REBAR

S 00°12'59\"/>

R3D
Engineering Consultants
2900 South College Avenue
Fort Collins, Colorado 80525
303/226-4955

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