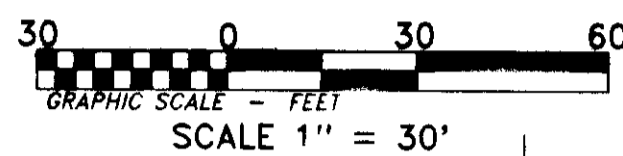
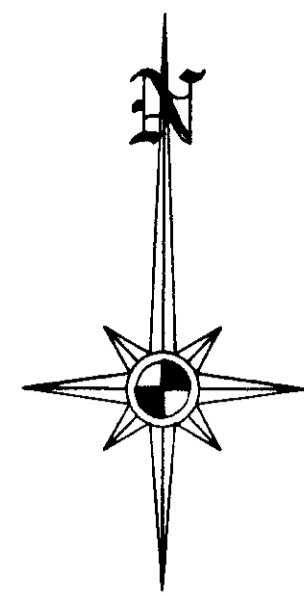


F-143 2434



FARMSTEAD

Situate in a portion of the Southeast Quarter of Section 9,
Township 7 North, Range 69 West of the 6th Principal Meridian,
City of Fort Collins, County of Larimer, State of Colorado

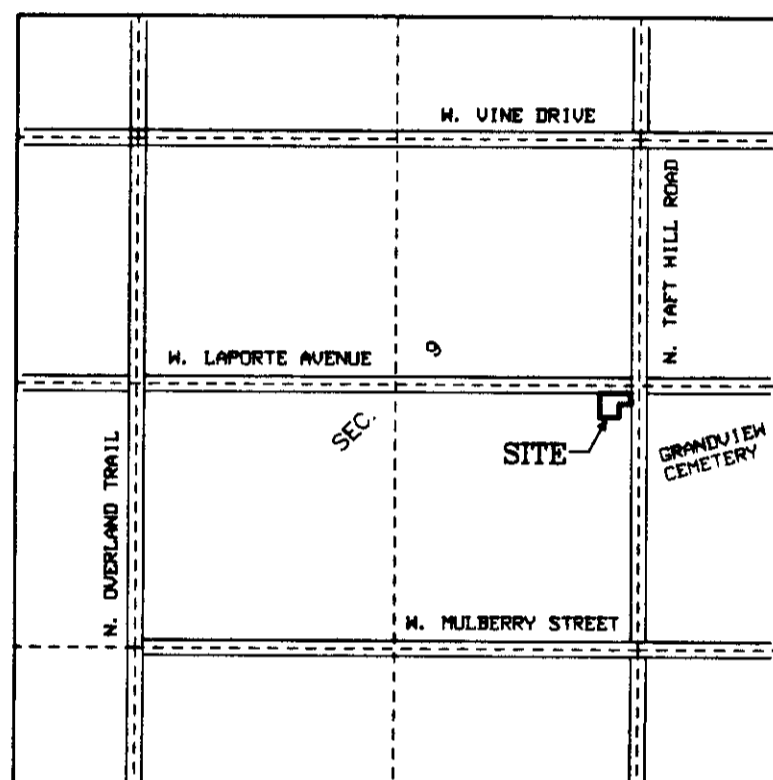
NOTE:

TRACT A: Public utility easement 15 feet in width adjacent to Laporte Avenue and 9 feet in width adjacent to Pennsylvania Street, ditch easement where the existing ditch transverses through tract A and the entirety of Tract A is also a drainage easement, the portion of Tract A which is not within other easements is intended to serve as the development's detention pond. Tract A is to be owned and maintained by the condominium association.

TRACT B: Public utility easement 15 feet in width adjacent to Laporte Avenue and 9 feet in width adjacent to Pennsylvania Street, ditch easement where the existing ditch transverses through tract B and the entirety of Tract B is also a drainage easement. Tract B is to be owned and maintained by the condominium association.

CENTER 1/4 CORNER SECTION 9, T7N, R69W FOUND 3" ALLUM. CAP L.S. 20123, 1985 IN MONUMENT BOX PER MONUMENT RECORD

EAST 1/4 CORNER SECTION 9, T7N, R69W FOUND 2 1/2" ALLUM. CAP L.S. 10740, 1984 IN MONUMENT BOX PER MONUMENT RECORD



VICINITY MAP SCALE 1" = 2000'

NOTICE: ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY OR COLLECTIVELY THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

LEGEND

- RECOVERED SECTION MONUMENT AS DESCRIBED
 - RECOVERED PROPERTY MONUMENT AS DESCRIBED
 - FOUND #4 REBAR AND PLASTIC CAP L.S. 25619
 - SET #5 REBAR AND PLASTIC CAP L.S. 25619
- SECTION LINE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	15.00'	23.46'	89°36'48"	21.14'	S 44°39'08"E
C-2	303.50'	55.98'	10°34'06"	55.90'	S 05°06'57"E
C-3	246.50'	45.47'	10°34'06"	45.40'	S 05°06'57"E
C-4	303.50'	55.98'	10°34'06"	55.90'	S 05°06'57"E
C-5	246.50'	45.47'	10°34'06"	45.40'	S 05°06'57"E
C-6	15.00'	23.66'	90°21'31"	21.28'	N 45°21'42"E
C-7	303.50'	40.50'	7°38'46"	40.47'	N 03°39'16"W
C-8	303.50'	15.48'	2°55'20"	15.48'	N 08°56'19"W

SURVEYOR'S CERTIFICATE:

I, Mark F. Corbridge, being a registered Professional Land Surveyor in the State of Colorado, do hereby certify to the City of Fort Collins, County of Larimer, State of Colorado, that the survey of FARMSTEAD was made by me or under my supervision and that the survey is accurately represented on this plat and that the statements contained herein were read by me and the same are true to the best of my knowledge, and that this plat contains all the information required by CRS 38-33.3-209.

Dated this 22nd day of November, A.D. 2004.

Mark F. Corbridge
For and Behalf of:
Absolute Surveying, LLC
1135 North Lincoln Ave. #6
Loveland, CO 80537

ATTORNEY'S CERTIFICATE:

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(c)(3)(i) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat in behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of Execution of the plat and other information discovered by me through reasonable inquiry and is limited as authorized by Sections 2.2.3(c)(3)(i) of the Land Use Code.

James A. Montell
Attorney
300 S. Howe
Fort Collins CO
8380
Registration Number

SOUTHEAST CORNER SECTION 9, T7N, R69W FOUND 3" BRASS CAP L.S. 20123, 1985 IN MONUMENT BOX PER MONUMENT RECORD

STATEMENT OF OWNERSHIP AND SUBDIVISION:

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

A tract of land in the Southeast Quarter of Section 9, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, described as follows:

Considering the Easterly line of the Southeast Quarter of said Section 9 as bearing S 00°10'30"W and with all bearings contained herein relative thereto:

From the East 1/4 corner of Section 9; THENCE S 00°10'30"W, 350.00 feet along the easterly line of said Southeast Quarter; THENCE N 89°38'00"W, 192.00 feet to the POINT OF BEGINNING; THENCE N 89°38'00"W, 258.00 feet along the Northernly line of that certain parcel of land described in Book 1658 at page 990 of the Larimer County Records to a point on the Easterly line of that certain parcel of land described in Book 1658 at page 990 of the Larimer County Records; THENCE N 00°10'30"E, 308.37 feet along said line to a point on the Southerly right of way line of LaPorte Avenue described at Reception No. 2002143109 of the Larimer County Records; THENCE S 89°27'32"E, 376.01 feet along said Southerly line to a point on the Westerly right of way line of Taft Hill Road described at Reception No. 2002143109 of the Larimer County Records; THENCE along the Westerly and Northernly right of way line of Taft Hill Road described at said Reception No. the following three courses and distances: 1) S 00°10'30"W, 50.17 feet; 2) S 89°27'32"E, 16.50 feet; 3) S 00°10'30"W, 84.00 feet to a point on the Northernly line of that certain parcel of land described at Reception No. 2001042597 of the Larimer County Records; THENCE N 89°38'00"W, 132.50 feet along said line to the Northwest corner of said parcel; THENCE S 00°10'30"W, 73.00 feet along the Westerly line of said parcel to the Southwest corner of said parcel and a point on the Northernly line of that certain parcel of land described at Reception No. 2001073138 of the Larimer County Records; THENCE N 89°38'00"W, 2.00 feet along said line to the Northwest corner of said parcel; THENCE S 00°10'30"W, 100.00 feet along the Westerly line of said parcel to the POINT OF BEGINNING. The above described tract contains 2.223 acres, more or less.

The undersigned have caused the above described land to be surveyed and subdivided into lots, tracts, streets and easements as shown on this plat to be known as FARMSTEAD, subject to all easements and rights of way now of record or existing or indicated on this plat.

CERTIFICATE OF DEDICATION:

The undersigned does hereby dedicate and convey to The City of Fort Collins, Colorado, for public use, forever, the streets and 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 streets are inspected and accepted by the City Engineer. All maintenance of the above-described streets shall be performed by the undersigned (and his/her successor in interest) until such time as the City expressly assumes, in writing, the duty of such maintenance.

MAINTENANCE GUARANTEE:

The undersigned, and its successors and assign, hereby warrants and guarantees to the City of Fort Collins, for a period of two (2) years from the date of completion and acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements constructed under the authority of this plat. This warranty and guarantee is made in accordance with the City of Fort Collins Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights of way, easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The undersigned shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The undersigned shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related activities. In the event the undersigned fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the undersigned. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the undersigned.

REPAIR GUARANTEE

In consideration of the approval of this final plat and other valuable consideration, the undersigned does hereby agree to hold the City of Fort Collins, Colorado, harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements constructed under the authority 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 pons, sub-drains, culverts, wall and bridges within the right of way easements of other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects caused by or consisting of settling trenches, fills or excavations.

Furthermore, the undersigned warrants that he/she owns fee simple title to the property shown hereon and agrees that the City of Fort Collins shall not be liable to the undersigned or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever of private property. Any and all monetary liability occurring under this paragraph shall be the liability of the owner. I further warrant that I have the right to convey said land according to this plat and hereby bind myself and the owners subsequent in title to defend the covenants and agreements set out herein.

NOTICE OF OTHER DOCUMENTS:

All persons take notice that the developer and/or owner has executed certain documents pertaining to this development which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development site, many of which obligations constitute covenants, final site plan, final landscape plan, and architectural elevations, which documents are on file in the office of the Clerk of the City of Fort Collins and should be closely examined by all persons interested in purchasing any portion of the development site.

By John T. Walz (Member) Farmstead LLC and Mikal Torgerson (Member) Farmstead LLC
State of Colorado
County of Larimer

The foregoing dedication was acknowledged before me this 9th day of DECEMBER, A.D. 2004 by: John T. Walz & Mikal Torgerson, as Members of Farmstead LLC

SEAL *Donnette Caden* My Commission Expires 10/25/08
Notary Public

By *MA McParron SVP*
Lienholder
CENTENNIAL BANK OF THE WEST

State of Colorado
County of Larimer

The foregoing dedication was acknowledged before me this 9th day of DECEMBER, A.D. 2004 by: *MA McParron SVP* of CENTENNIAL BANK OF THE WEST

SEAL *Patricia L. Peterson* My Commission Expires 11-7-06
Notary Public

APPROVED AS TO FORM:

By the City Engineer of the City of Fort Collins, Colorado this 22nd day of June, A.D., 2004

APPROVED:

By the Director of Planning of the City of Fort Collins, Colorado this 22nd day of July, A.D., 2005

DITCH COMPANY APPROVAL:
Approved by the New Mercer Ditch Company this 22nd day of November, A.D., 2004.

ABSOLUTE SURVEYING, INCORPORATED
Professional Land Surveyors Phone (970) 203-1552
1135 North Lincoln Avenue, Suite 6, Loveland, Colorado 80537

Project: FARMSTEAD
Client: MTA ARCHITECTS

Drawn By: JSK	Approved By: MFC	Revisions: 03-04/09/04-06/14/04-11/16/04
Project No. 02-2063A	Date: 02-05-03	Scale: 1"=30'
		Sheet No. 1 of 1

F-143 2434