

STATEMENT OF OWNERSHIP AND DEDICATION

FAIRWAY ESTATES  
A PART OF THE N.W. 1/4 OF SECTION 1,  
T6N, R69W OF THE 6TH P.M.  
LARIMER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of the following described land, to-wit: A Part of the Northwest Quarter (NW1/4) of Section 1, Township 6 North, Range 69 West of the 6th Principal Meridian, County of Larimer, State of Colorado, more particularly described as follows: Commencing at the northwest corner of Section 1, Township 6 North, Range 69 West of the 6th Principal Meridian, and assuming the north line of said Section 1 to bear North 89° 52' 00" East; thence North 89° 52' 00" East along the north line of said Section 1 and the centerline of existing county road a distance of 149.80 feet to the True Point of Beginning; thence North 89° 52' 00" East along the north line of said Section 1 and the centerline of existing county road a distance of 204.83 feet; thence South 0° 51' 00" West 666.36 feet; thence South 89° 08' 00" East 102.90 feet; thence North 36° 05' 20" East 359.73 feet; thence South 60° 30' 00" East 240.00 feet; thence South 37° 30' 00" East 280.00 feet; thence North 11° 00' 00" West 290.00 feet; thence South 35° 00' 00" East 350.00 feet; thence South 18° 43' 00" West 175.21 feet; thence South 89° 09' 00" East 375.93 feet; thence South 07° 00' 00" West 233.45 feet; thence South 83° 00' 00" East 300.00 feet; thence South 12° 00' 00" East 232.68 feet; thence South 07° 39' 10" East 270.57 feet; thence South 23° 00' 00" East 270.00 feet to a point, said point being on the South line of the Northwest Quarter (NW1/4) of said Section 1; thence North 89° 44' 00" West along the south line of the Northwest Quarter (NW1/4) of said Section 1 a distance of 2,070.00 feet to an intersection with the East Right-Of-Way line of U. S. Highway 287; thence North 0° 51' 00" East 1,459.00 feet; thence North 0° 52' 00" East 819.70 feet; thence North 0° 02' 00" East 7.80 feet; thence South 89° 58' 00" East 80.00 feet; thence North 0° 02' 00" East 60.00 feet; thence North 89° 58' 00" West 80.00 feet; thence North 0° 02' 00" East 145.01 feet; thence North 45° 02' 00" East 141.20 feet; thence North 02° 00' 00" East 30.00 feet; all along the East Right-Of-Way line of said U. S. Highway 287 to a point, said point being the True Point of Beginning; have caused the same to be surveyed and subdivided into Blocks, Lots, Drives, and Lanes, as shown on this plat, to be known as FAIRWAY ESTATES, do hereby dedicate and convey to and for public use, forever, hereafter, the drives and lanes as laid out and designated on this plat, and do also reserve perpetual easements for the installation, maintenance, and operation of utilities as are laid out and designated on this plat.

Witness our hands and seals this 1st day of August, A.D. 1962.

Gordon Walker Loren Dilsvaver  
Gordon Walker Loren Dilsvaver

STATE OF COLORADO )  
County of Larimer )

The foregoing instrument was acknowledged before me on this 1st day of August, A.D. 1962, by Gordon Walker and Loren Dilsvaver for the purposes therein set forth. My commission expires: August 7, 1965.

DECLARATION OF PROTECTIVE COVENANTS

Protective covenants for this subdivision are as filed contemporaneously herewith in the Office of the County Clerk and Recorder of Larimer County, Colorado.

Gordon Walker Loren Dilsvaver  
Gordon Walker Loren Dilsvaver

STATE OF COLORADO )  
County of Larimer )

The foregoing Declaration of Protective Covenants was acknowledged before me this 1st day of August, A.D. 1962, by Gordon Walker and Loren Dilsvaver. My commission expires: August 7, 1965.

It is covenanted and agreed by the subdividers, their heirs, successors and assigns that in the event that the proper authorities of the County of Larimer shall determine that the surface and subsurface water in the area is becoming contaminated by the use of septic tanks or sewage disposal systems in the area the owners of the properties in the subdivision shall install, at their own expense, a commercial or public sewage disposal system. This is a covenant running with the land.

Gordon Walker Loren Dilsvaver  
Gordon Walker Loren Dilsvaver

Approved by the Larimer County Planning Commission this 1st day of August, 1962. This approval does not constitute acceptance by the Board of County Commissioners of the County of Larimer of any dedication to public use of the streets, highways, alleys or other property contained in the plat, which acceptance can be given only by action of the Board of County Commissioners of the County of Larimer. Until such acceptance shall be made, the County of Larimer assumes no responsibility for the construction, repair or maintenance of the streets, highways or alleys laid out or dedicated hereon.

W. B. Hansen  
Chairman, Larimer County  
Planning Commission

Attest:  
Edmund J. Mayant  
Secretary, Larimer County  
Planning Commission

Approved by the Fort Collins Regional Planning Commission this 1st day of August, 1962.

F. J. Voss  
Chairman, Fort Collins Regional  
Planning Commission

Attest:  
S. C. Iverson  
Secretary, Fort Collins Regional  
Planning Commission

ENGINEER'S CERTIFICATE

WILLARD R. QUIRK, being first duly sworn on his oath, deposes and says, that he is a Professional Engineer under the laws of the State of Colorado, that the survey and plat of Fairway Estates, were made under his supervision, that said plat is an accurate representation of said survey and that he has read the statements hereon and that he believes them to be true of his own knowledge.

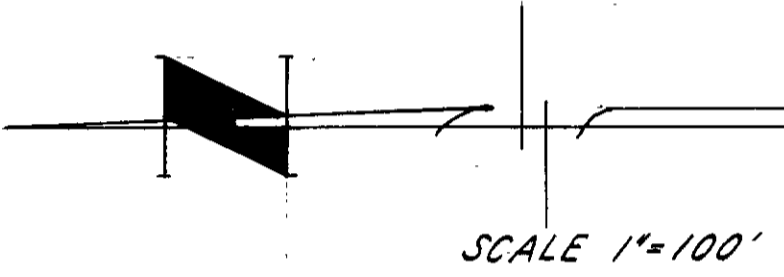
Willard R. Quirk  
Registered Land Surveyor  
and Professional Engineer,  
Colorado Reg. No. 2682

Subscribed and sworn to before me this 31st day of July, A.D. 1962.  
My notarial commission expires: December 4, 1965.

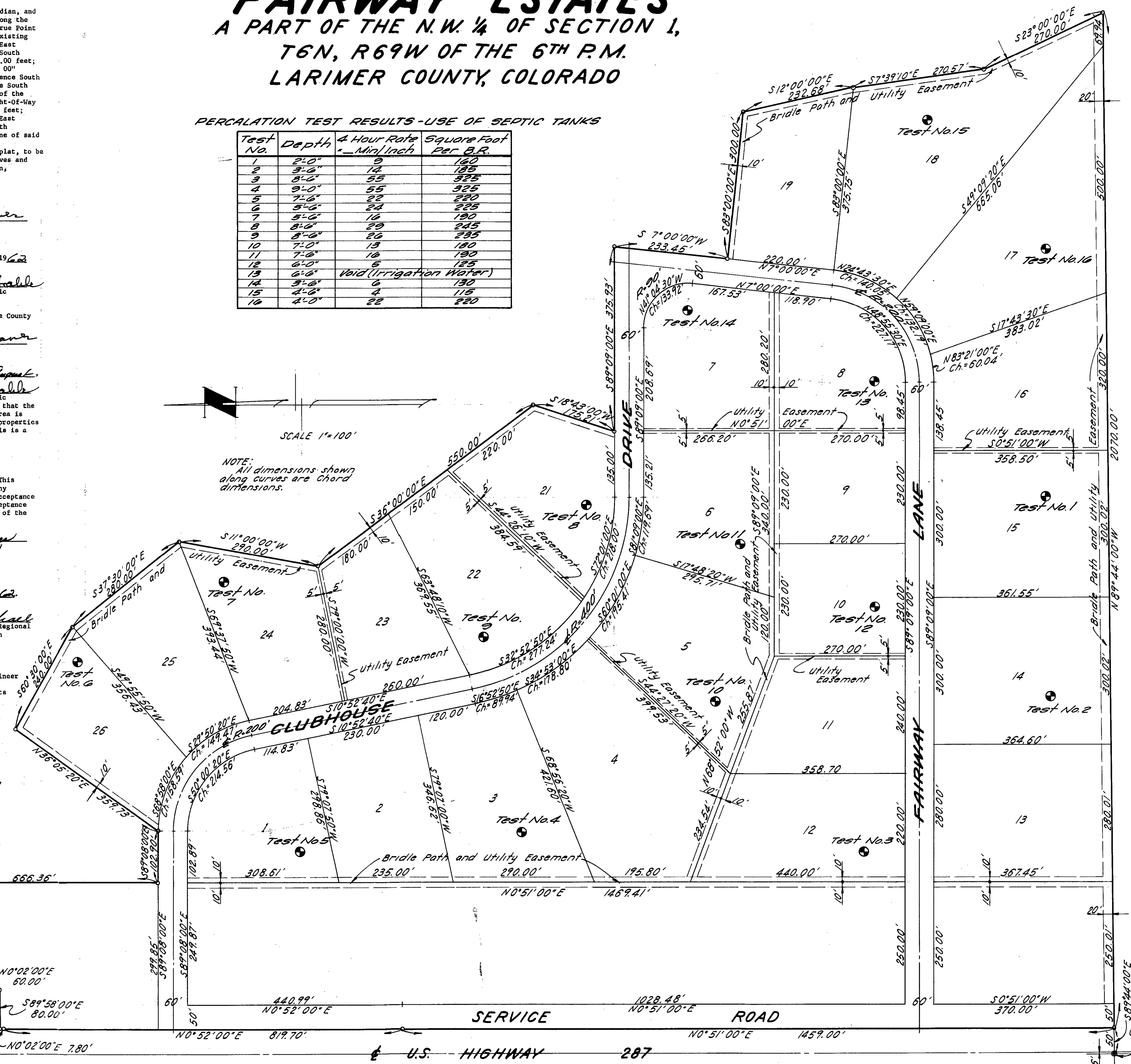
Norman J. Dell  
Notary Public

PERCOLATION TEST RESULTS - USE OF SEPTIC TANKS

Test No.	Depth	4 Hour Rate Min/Inch	Square Foot Per B.R.
1	2'-0"	9	160
2	3'-0"	12	185
3	4'-0"	55	325
4	5'-0"	55	325
5	7'-0"	22	220
6	5'-0"	24	225
7	5'-0"	16	190
8	6'-0"	29	245
9	8'-0"	26	235
10	7'-0"	13	180
11	7'-0"	16	190
12	6'-0"	5	125
13	6'-0"	Void (Irrigation Water)	
14	3'-0"	6	130
15	4'-0"	4	115
16	4'-0"	22	220



NOTE: All dimensions shown along curves are Chord dimensions.



Annexed  
County  
Subdivision

The S.W. Cor. of  
the N.W. 1/4 of Sec.  
1, T6N, R69W, 6th P.M.