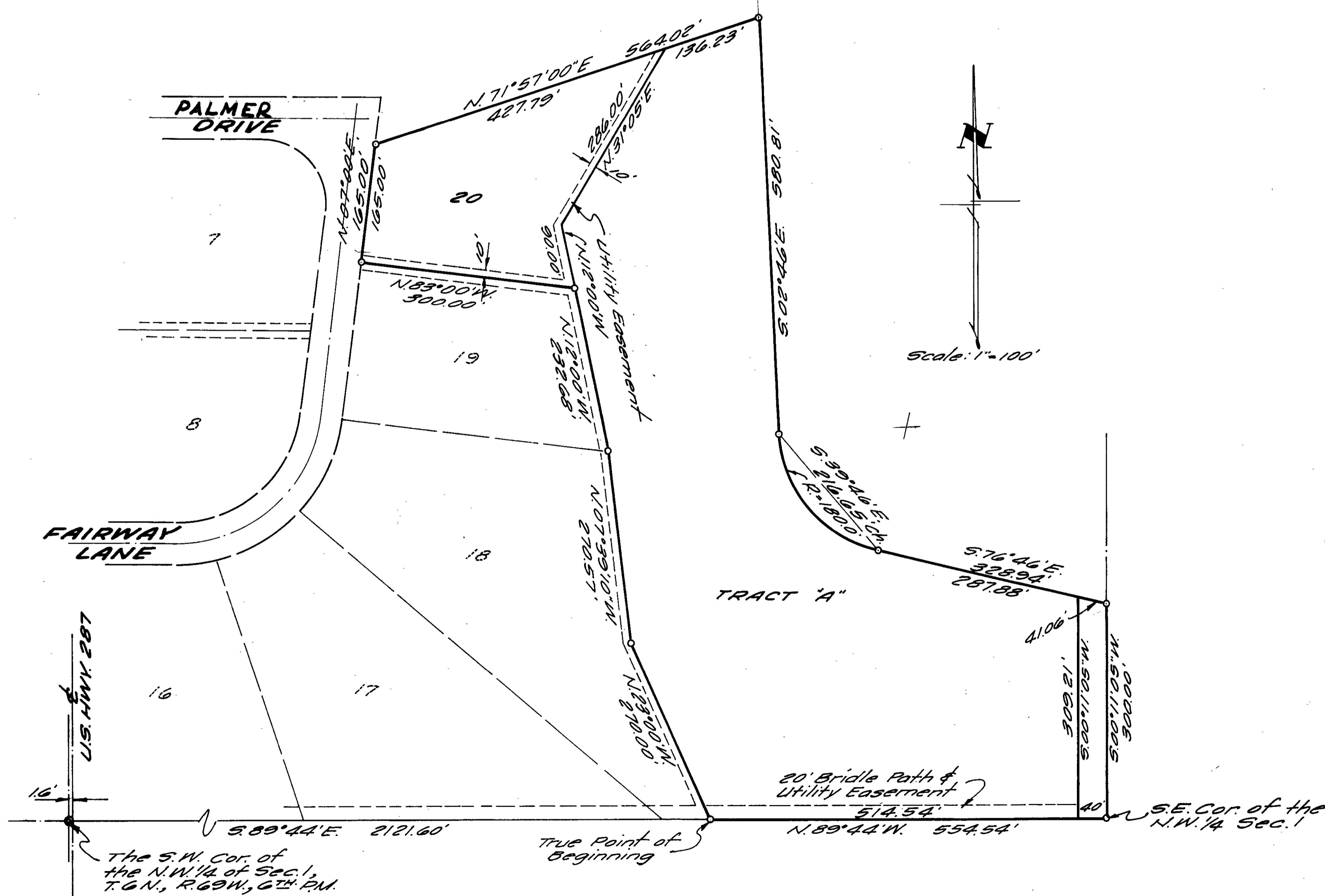


SECOND FILING OF FAIRWAY ESTATES

A PART OF THE N.W. 1/4 OF SECTION 1,
T.6N., R.69W., OF THE 6TH P.M.
LARIMER COUNTY, COLORADO



STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of the following described land, to-wit:
A tract of land lying in the Northwest Quarter (NW 1/4) of Section 1, Township 6 North, Range 69 West of the 6th Principal Meridian in Larimer County, Colorado, more particularly described as follows:

Assuming the South line of the said Northwest Quarter (NW 1/4) to bear South 89° 44' 00" East and with all bearings contained herein relative thereto; Commencing at the southwest corner of the said Northwest Quarter (NW 1/4); thence South 89° 44' 00" East along the South line of said Northwest Quarter (NW 1/4) a distance of 2,121.60 feet to a point, said point being the southeast corner of Lot 18 of Fairway Estates as platted and recorded in the Office of the County Clerk and Recorder of Larimer County and the True Point of Beginning; thence northerly along the easterly lines of Lots 18 and 19 of said Fairway Estates by the following courses and distances: North 23° 00' 00" West 270.00 feet; North 07° 39' 10" West 270.57 feet; thence North 12° 00' 00" West 232.68 feet to a point, said point being the northeast corner of Lot 19 of said Fairway Estates; thence North 83° 00' 00" West along the North line of Lot 19, 300.00 feet to a point, said point being the northwest corner of said Lot 19, thence North 07° 00' 00" East 165.00 feet; thence North 71° 57' 00" East 564.02 feet; thence South 02° 46' 00" East 580.81 feet to the point of curvature of a curve to the left; whose radius is 180.00 feet and whose long chord bears South 39° 46' 00" East a distance of 216.65 feet; thence along said curve to the point of tangency; thence South 76° 46' 00" East a distance of 328.94 feet to a point on the East line of said Northwest Quarter (NW 1/4); thence South 0° 11' 05" West along the East line of said Northwest Quarter (NW 1/4) a distance of 300.00 feet, to a point; said point being the southeast corner of said Northwest Quarter (NW 1/4); thence North 89° 44' 00" West along the South line of said Northwest Quarter (NW 1/4) a distance of 554.54 feet to the Point of Beginning;

have caused the same to be surveyed and subdivided into Lot 20 and Tract "A", as shown on this plat, to be known as SECOND FILING OF FAIRWAY ESTATES, do hereby dedicate and convey to and for public use, forever, hereafter, the roadways 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 29 day of NOVEMBER, A.D. 1962

Gordon Walker
Gordon Walker

Loren Dilsaver
Loren Dilsaver

STATE OF COLORADO)
COUNTY OF LARIMER) SS

The foregoing instrument was acknowledged before me on this 29 day of November, A.D. 1962 by Gordon Walker and Loren Dilsaver for the purposes therein set forth.

My commission expires: December 2, 1964

Evelyn Heuninger
Notary Public

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
Gordon Walker

Loren Dilsaver
Loren Dilsaver

STATE OF COLORADO)
COUNTY OF LARIMER) SS

The foregoing Declaration of Protective Covenants was acknowledged before me this 29 day of November, A.D. 1962, by Gordon Walker and Loren Dilsaver.

My commission expires: December 2, 1964

Evelyn Heuninger
Notary Public

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
Gordon Walker

Loren Dilsaver
Loren Dilsaver

Approved by the Larimer County Planning Commission this 5th day of December, 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.

Harley Tiley
Chairman, Larimer County
Planning Commission

Attest:

W. L. Thorne
Secretary, Larimer County
Planning Commission

Approved by the Fort Collins Regional Planning Commission this 29th day of November, 1962

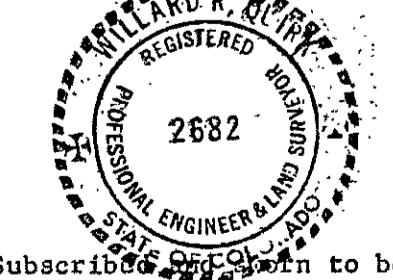
Lu Michael
Chairman, Fort Collins Regional
Planning Commission

Attest:

S. B. Anderson
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 the Second Filing 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 herein and found them to be true of his own knowledge.



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

Subscribed and sworn to before me this 29th day of November, A.D. 1962.

My notarial commission expires: December 6, 1965

Norma J. Dell
Notary Public

Annexed
County
Subdivision

