

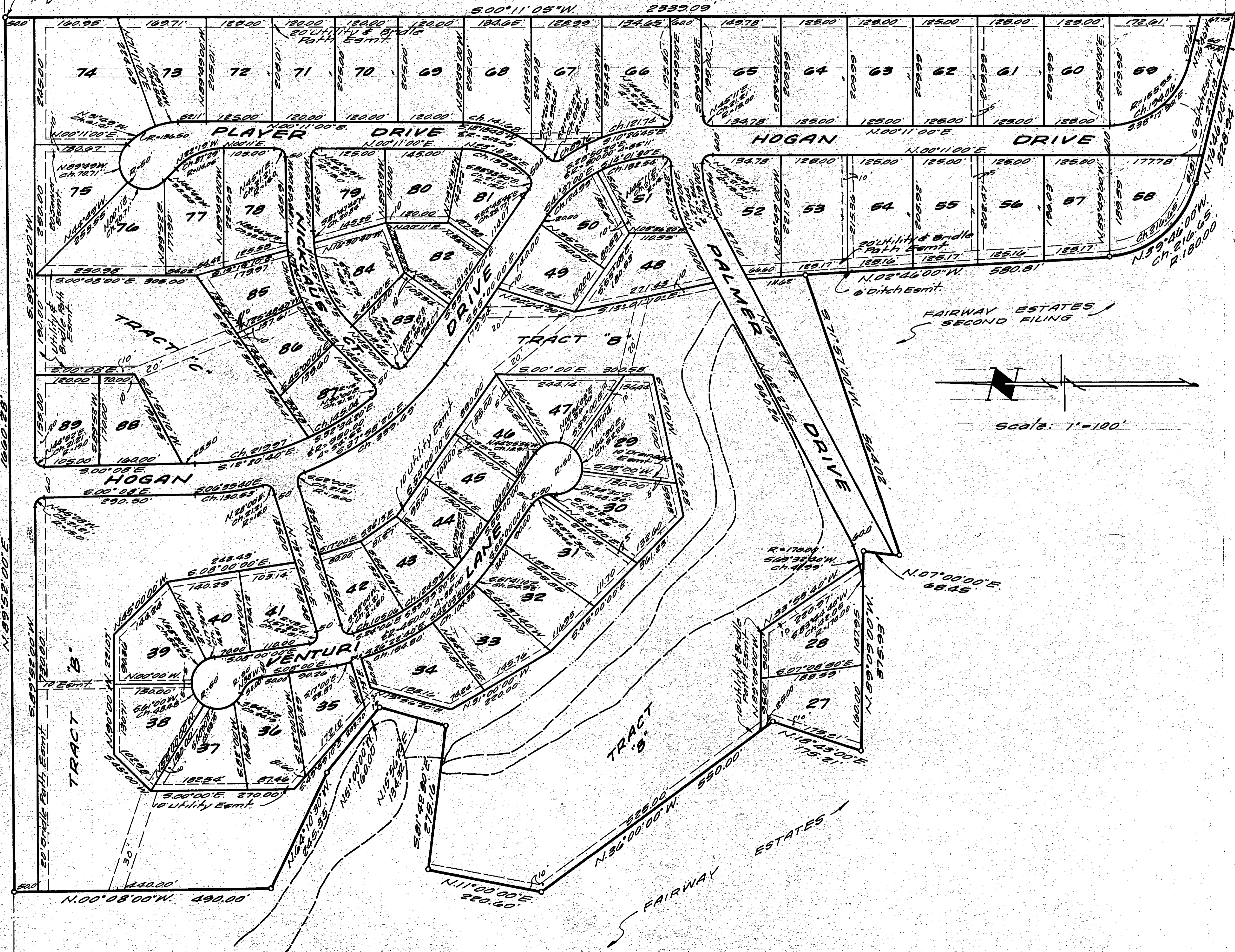
STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION

F-160 2622

# THIRD FILING OF FAIRWAY ESTATES

A PART OF THE N.W. 1/4 OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M. LARIMER COUNTY, COLORADO

NE CORNER NW 1/4 SEC 1 TOWNSHIP 6 NORTH RANGE 69 WEST OF THE 6TH P.M. TRUE POINT OF BEGINNING



KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the Owners of the following described land, to-wit: Part of the Northwest Quarter (NW1/4) of Section 1, Township 6 North, Range 69 West of the 6th Principal Meridian in the County of Larimer, State of Colorado; and considering the North line of said Northwest Quarter (NW1/4) of Section 1, Township 6 North, Range 69 West to bear North 89° 52' 00" East and with all bearings contained herein relative thereto; being more particularly described as follows:

Beginning at the northeast corner of the Northwest Quarter (NW1/4) of said Section 1; Thence South 00° 11' 05" West along the East line of the Northwest Quarter (NW1/4) of said Section 1, 2,339.09 feet to the northeast corner of Fairway Estates, Second Filing as filed and recorded in the records of Larimer County, Colorado; Thence along the outer boundary of said Fairway Estates, Second Filing by the following courses:  
 North 76° 46' 00" West, 328.94 feet;  
 Thence along the arc of a circular curve to the right whose radius is 180.00 feet and whose long chord bears North 39° 46' 00" West, a distance of 216.65 feet;  
 North 02° 46' 00" West, 580.81 feet;  
 South 71° 57' 00" West, 564.02 feet to the northwest corner of said Fairway Estates, Second Filing;  
 Thence along the outer boundary of Fairway Estates as filed and recorded in the records of Larimer County, Colorado, by the following courses:  
 North 07° 00' 00" East, 68.45 feet;  
 North 09° 07' 00" West, 375.93 feet;  
 North 18° 43' 00" East, 175.21 feet;  
 North 36° 00' 00" East, 550.00 feet;  
 North 11° 00' 00" East, 220.60 feet;  
 Thence South 81° 42' 30" East, 275.16 feet; Thence North 15° 56' 20" East, 134.32 feet; Thence North 51° 00' 00" West, 150.00 feet; Thence North 04° 16' 30" West, 246.35 feet; Thence North 00° 09' 00" West, 490.00 feet to a point on the North line of the Northwest Quarter (NW1/4) of said Section 1;  
 Thence North 89° 52' 00" East along the North line of the Northwest Quarter of said Section 1, 1,660.28 feet to the True Point of Beginning, have caused the same to be surveyed and subdivided into lots and streets as shown on this plat to be known as Fairway Estates, Third Filing, which subdivision is subject to the terms and provisions of the protective covenants referred to hereon and do hereby dedicate and convey to and for public use forever hereafter, the streets as laid out and designated on this plat and do also hereby reserve perpetual easements for the installation and maintenance of utilities as are also laid out and designated on this plat.

Witness our hands and seals this 10<sup>th</sup> day of March, A.D. 1965.  
 Gordon W. Walker, Notary Public  
 Loren J. Dilsaver, Notary Public

STATE OF COLORADO )  
 COUNTY OF LARIMER ) SS  
 The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, A.D., 1965, by Gordon W. Walker and Loren J. Dilsaver.  
 My Commission Expires: December 21, 1968

DECLARATION OF PROTECTIVE COVENANTS  
 Protective covenants for this subdivision are as filed contemporaneously herewith in the Office of the County and Recorder of Larimer County, Colorado.  
 Gordon W. Walker, Notary Public  
 Loren J. Dilsaver, Notary Public

STATE OF COLORADO )  
 COUNTY OF LARIMER ) SS  
 The foregoing declaration of Protective Covenants was acknowledged before me this 10<sup>th</sup> day of March, A.D., 1965, by Gordon W. Walker and Loren J. Dilsaver.  
 My Commission Expires: December 28, 1968

Fairway Estates, Third Filing will be served by a public sewage system.  
 Approved by the County Sanitarian this 17<sup>th</sup> day of March, 1965.  
 Jack H. Kost, Jr., County Sanitarian

Approved by the Larimer County Planning Commission this 10<sup>th</sup> day of March, 1965. 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.  
 Attest: Thomas C. Ben, Secretary, Larimer County Planning Commission  
 Charles J. Muntz, Chairman, Larimer County Planning Commission

Approved by the Fort Collins Regional Planning Commission this 23 day of February, 1965.  
 Attest: S.E. Swenson, Secretary, Fort Collins Regional Planning Commission  
 James Michael, Chairman, Fort Collins Regional Planning Commission

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on the 24<sup>th</sup> day of FEBRUARY, A.D. 1965.  
 James Allen, Secretary

Approved by the City Council of the City of Fort Collins, Colorado, on this day of \_\_\_\_\_, 1965.  
 City Clerk

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, Third Filing was made under his supervision and that said plat is an accurate representation of said survey and that he has read the statements hereon and believes the same to be true to the best of his own knowledge.  
 Willard R. Quirk, Registered Land Surveyor and Professional Engineer Colorado Reg. No. 10289  
 Sworn to before me this 17<sup>th</sup> day of March, A.D. 1965.  
 My notarial commission expires: My Commission expires June 1, 1968.  
 J.C. Baker, Notary Public

Annexed County Subdivision

This unofficial copy was downloaded on Oct-20-2019 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA