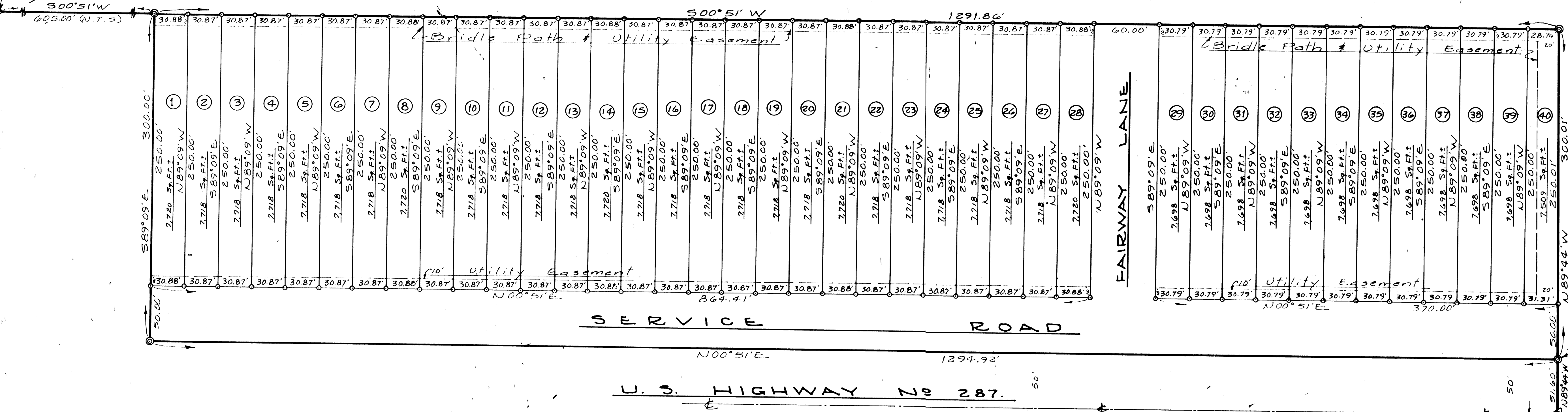


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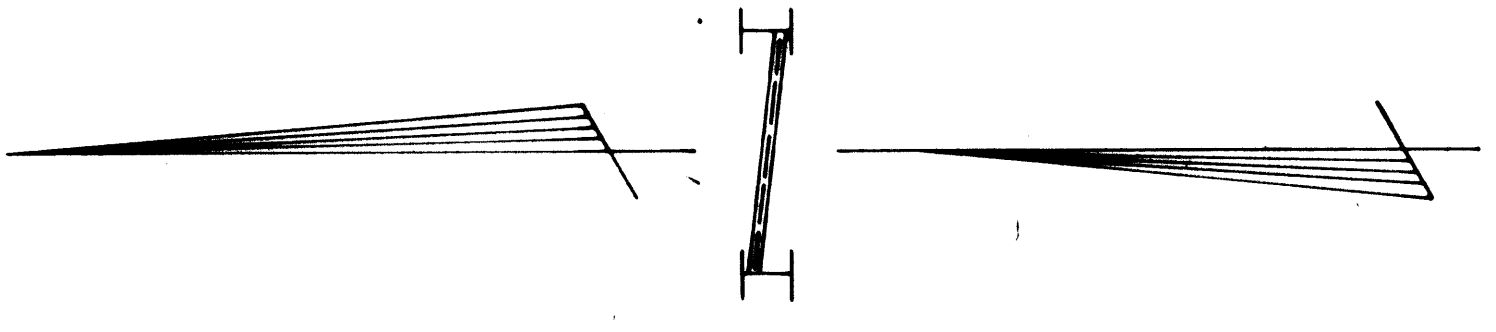
REPLAT OF A PART OF FAIRWAY ESTATES

SITUATE IN THE NORTHWEST 1/4 OF SECTION 1,
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,
LARIMER COUNTY, COLORADO

Northwest Corner
of Lot 1, Fairway
Estates



NOTE:
No building shall be allowed on less than three lots.
No structures to be above grade in the 10 foot easement adjacent to service road, except street lights.
Only one curb cut shall be allowed for each three lots.
No lots shall have access from Highway No. 287.
Side line set-backs shall apply to exterior lot lines only.
Building plans must be approved by the Fairway Estates Architectural Control Committee.



ENGINEER'S CERTIFICATE:
Richard A. Rutherford, a Professional Engineer and Land Surveyor under the laws of the State of Colorado, being duly sworn on his oath, deposes and says, that the survey and plat of the Replat of a Part of Fairway Estates were made under his supervision, that said plat is an accurate delineation of said survey, that he has read the statements thereon, and that the same are true of his own knowledge.

Richard A. Rutherford
Professional Engineer & Land Surveyor

Subscribed and sworn to before me this 20th day of April A.D. 1977.

My notarial commission expires November 8, 1979.
Arthur L. Robinson
Notary Public

APPROVED: By the Larimer County Planning Commission on this 20th day of April A.D. 1977.

Frank McLean
Chairman

APPROVED: By the Larimer County Board of County Commissioners this 6 day of JUNE A.D. 1977. All dedications are hereby accepted on behalf of the public, this approval does not constitute acceptance of responsibility by the County for the construction, repair, or maintenance of any streets, highways, alleys, bridges, rights-of-way, or other improvements designated on this plat.

Williams Lopez
Chairman
Carey A. Keenan
Clerk of the Board

APPROVED: By the Larimer County Health Authority this 17th day of May A.D. 1977. All construction on this subdivision or any lot therein, including the development of domestic water, and the provision of sewage treatment, shall be done in a manner which will meet all of the requirements of the Colorado Department of Health and the Larimer County Health Department, and the officers authorized to enforce such requirements.

Arthur E. Gerhard
Larimer County Health Authority

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION, AND DECLARATION OF PROTECTIVE COVENANTS:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of the following described land, to-wit: A part of Fairway Estates, a subdivision situate in the Northwest 1/4 of Section 1, Township 6 North, Range 69 West of the Sixth P.M., Larimer County, Colorado, which, considering the North line of the Northwest 1/4 of said Section 1 as bearing N89°52'E and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on the East line of U.S. Highway No. 287, which bears S89°44'E 51.60 feet from the West 1/4 corner of said Section 1 and run thence N00°51'E 1294.92 feet; thence S89°09'E 300.00 feet to a point which bears 500.51' W 605.00 feet from the Northwest corner of Lot 1 of Fairway Estates; thence 500.51' W 1291.86 feet; thence N89°44' W 300.01 feet to the point of beginning, containing 8.9076 acres, more or less, have caused the same to be surveyed and subdivided into lots and streets as shown on this plat to be known as the REPLAT OF A PART OF FAIRWAY ESTATES and do hereby dedicate and convey it to and for public use, forever hereafter, the streets as are laid out and designated on this plat, and do also reserve perpetual easements for the installation and maintenance of utilities and drainage facilities as shown hereon.

PROTECTIVE COVENANTS for the Replat of a Part of Fairway Estates are as filed contemporaneously herewith in the office of the Clerk and Recorder of Larimer County, Colorado.

WITNESS our hands and seals this 27th day of April A.D. 1977.

Loren J. Dilsaver
Loren J. Dilsaver
Samuel Brunet
Vice President and Trust officer,
First National Bank of Fort Collins,
as Trustee under the will of Gordon M. Walker

State of Colorado }
County of Larimer } ss:
The foregoing instrument was acknowledged before me this 27th day of April A.D. 1977, by Loren J. Dilsaver, and _____, for the First National Bank of Fort Collins.

Dana J. Webster
Notary Public
My notarial commission expires October 25, 1980

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