

Fort Collins Supportive Housing Subdivision

Being a Replat of Lot 3 of the Replat Of Part Of Tract B, Fairway Estates Third Filing,
Located In The Northwest Quarter Of Section 1, Township 6 North, Range 69 West
Of The 6th P.M., City Of Fort Collins, County Of Larimer, State Of Colorado

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all men by these presents, that the undersigned, being owners of the following described land:
Lot 3, Replat of Part of Tract B, Fairway Estates Third Filing, as recorded May 19, 1977 at Book 1770, Page 0401 at Reception No. 195396 of the records of Larimer County Clerk and Recorder, being located in the Northwest Quarter (NW1/4) of Section One (1), Township Six North (T.6N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado.
Said parcel contains 2.062 acres more or less (±) and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.
shown on the attached map as embraced within the heavy exterior lines thereon, do hereby vacate the plotting of the above described parcel of land and have replatted the same into lots and blocks as shown on the attached map, and does (do) hereby set aside said portion or tract of land and designate the same FORT COLLINS SUPPORTIVE HOUSING SUBDIVISION, to City of Fort Collins, County of Larimer, State of Colorado, and does (do) dedicate to the public, the streets and all easements over and across said lots at locations shown on said map and does (do) further certify that the width of said streets, the dimensions of the lots and blocks, and the names and numbers thereof are correctly designated upon said map.

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 provisions of the Maintenance Guarantee have been fully satisfied.

MAINTENANCE GUARANTEE:

The undersigned hereby warrants and guarantees to the City Of Fort Collins, for a period of two (2) years from the date of completion and first 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 ensure 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 or building-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 pans, sub-drains, culverts, walls and bridges within the right-of-way, easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the city harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling, trenches, fills or excavations.
Further, 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 on 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.
The obligations of the undersigned pursuant to the "Maintenance Guarantee" and "Repair Guarantee" provisions set forth above may not be assigned or transferred to any other person or entity unless the warranted improvements are completed by, and a Letter of Acceptance of the warranted improvements is received from the city by, such other person or entity.

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 promises and covenants which run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape 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.

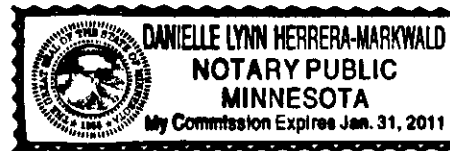
OWNER:

Accessible Space, Inc., a Minnesota nonprofit corporation

By: [Signature] Date: September 21, 2007

NOTARIAL CERTIFICATE

STATE OF Minnesota ss. COUNTY OF Ramsey
The foregoing instrument was acknowledged before me this 21 day of September, 2007.
My commission expires January 31, 2011
Witness my hand and official seal. [Signature] (SEAL)
Notary Public



APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer of the City of Fort Collins, Colorado this 28th day of September, A.D., 2007.
[Signature]
City Engineer



PLANNING APPROVAL

By the Director of Planning the City of Fort Collins, Colorado this 20th day of September, A.D., 2007.
[Signature]
Director of Planning

EASEMENT APPROVAL

Utility easements are adequate as shown and are hereby approved.

[Signature] 10-2-07
Michael D. DiTullio, District Manager
Fort Collins-Loveland Water District and
South Fort Collins Sanitation District

ATTORNEY'S CERTIFICATION:

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(e) through (e) Inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on 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 Section 2.2.3(C)(3)(f) of the Land Use Code.
Attorney: [Signature]
Address: 2250 UNIVERSITY AVE. ST. PAUL, MN 55114
Registration No.: MN 0126974

BASIS OF BEARINGS

Assuming the East line of Lot 3, as bearing South 00°06'19" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 471.83 feet with all other bearings contained herein relative thereto.

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors Inc. relied upon Title Policy Number S0057335, dated May 8, 2006 at 7:30 a.m., as prepared by Security Title Guaranty Company to delineate the aforesaid information.

NOTE

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)

MAIL CREEK BUFFER ZONE NOTE

Refer to Section 3.4.1(E) of the Fort Collins Land Use Code for allowed activities within the Buffer Zone.
There shall be no development activity or disturbance within the buffer zone for Mail Creek with the exception of the construction of the stormwater detention pond and its conveyance facilities. Such construction shall be mitigated by full restoration including replanting of native vegetation as specified on the Landscape Plan.

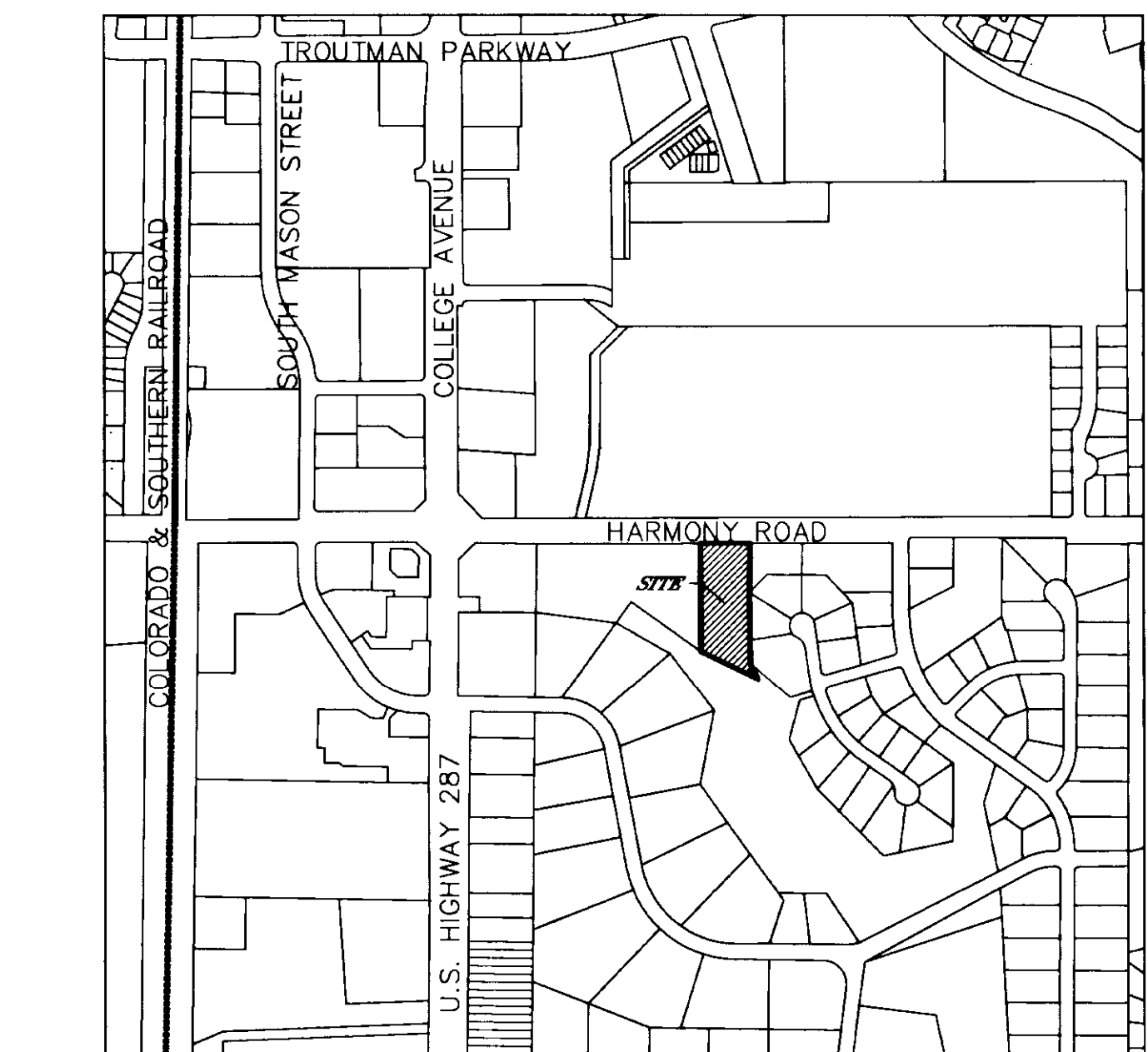
SURVEYOR'S EASEMENT VACATION NOTE

It is the intent of this plat, at the request of the client, to vacate the 30' Utility Easement created across the subject property by the plotting of the "Third Filing of Fairway Estates" recorded at Book 9 at Page 42 of the Records of Larimer County. It is also the intent to vacate the 20' Utility Easement, 30' Access Easement, and the 10' Irrigation Easement created by the plotting of the "Replat of Part of Tract B", Fairway Estates Third Filing" recorded May 19, 1977 at Reception No. 195396 of the Records of Larimer County. New easements will be dedicated with this plotting to insure coverage of existing utilities.

Access to Lot 2 (Adjoiner on the East) from Harmony Road had been provided through the subject parcel by means of an Access Easement created by the "Replat of part of Tract B, Fairway Estates Third Filing," recorded May 19, 1977 at Reception No. 195396 of the Records of Larimer County. According to the client, Lot 2 will now be accessed from Harmony Road via an existing curb cut directly to Harmony Road.

SURVEYOR'S STATEMENT

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.
[Signature]
Steven A. Lund, Registered Professional Land Surveyor #34995
Colorado Registered Professional Land Surveyor



VICINITY MAP
(NOT TO SCALE)

DATE:	1-26-07
FILE NAME:	2006229SUB
SCALE:	1" = 30'
DRAWN BY:	BTB
CHECKED BY:	SAL

KING SURVEYORS, INC.
650 Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821



DATE:	4/18/07
PROJ. DEVEL. REVIEW COMMENTS:	CSK 4/18/07
FINAL PLAN SUBMITTAL:	5/25/07
FINAL PLAN SUBMITTAL REVISIONS:	SAL 7/15/07
REVISED PER COMMENTS:	CSK 8/16/07
GOOD CHECK:	PH 8/27/07

FT. COLLINS SUPPORTIVE HOUSING SUBD.
FOR
FT. COLLINS SUPPORTIVE HOUSING INC.
2550 UNIVERSITY AVENUE, SUITE 300N
ST. PAUL, MN 55114

PROJECT #:
2006229

1

NORTHWEST CORNER SECTION 1, T.6N., R.69W. FOUND 2" PIPE WITH 2 1/2" ALUMINUM CAP STAMPED DREXEL BARRELL AND CO LS AND DATE ILLEGIBLE

NORTH QUARTER CORNER SECTION 1, T.6N., R.69W. FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP STAMPED LS 14827 AND RBD

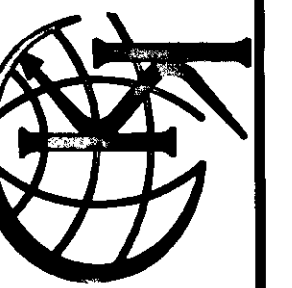
EAST HARMONY ROAD

Fort Collins Supportive Housing Subdivision

Being a Replat of Lot 3 of the Replat Of A Part Of Tract B, Fairway Estates Third Filing, Located In The Northwest Quarter Of Section 1, Township 6 North, Range 69 West Of The 6th P.M., City Of Fort Collins, County Of Larimer, State Of Colorado

DATE: 1-26-07
FILE NAME: 2006229SUB
SCALE: 1" = 30'
DRAWN BY: BTB
CHECKED BY: SAL

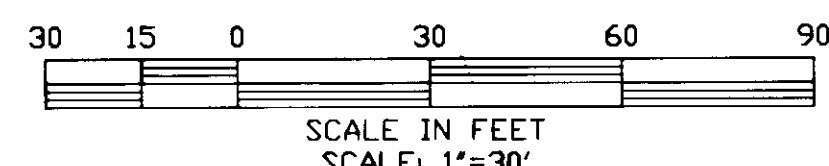
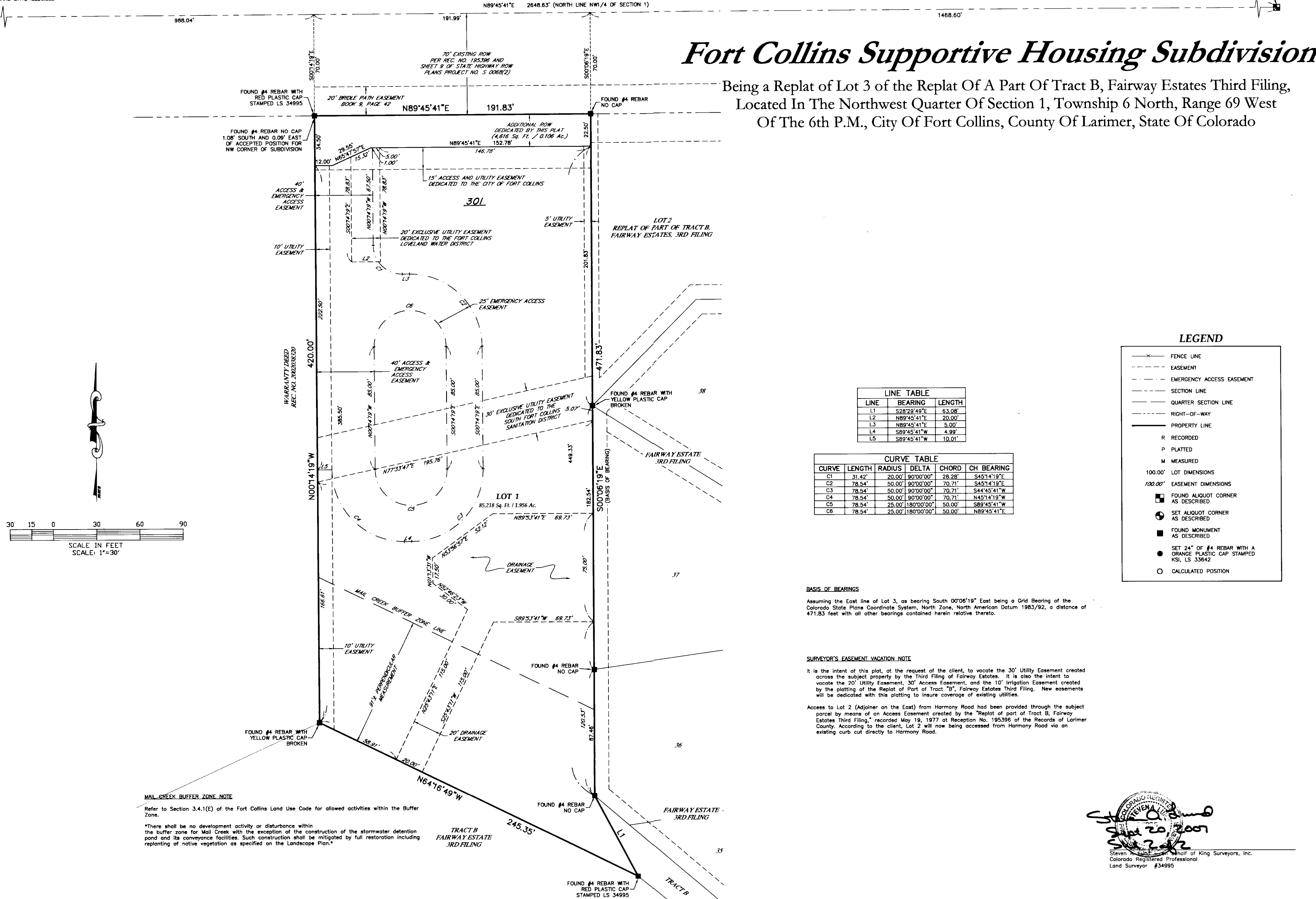
KING SURVEYORS, INC.
650 Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821



DATE: 1/19/07
PROJ. DEVEL. REVIEW COMMENTS: CSK 4/19/07
FINAL PLAN SUBMITTAL: SAL 5/25/07
FINAL PLAN SUBMITTAL REVISIONS: SAL 7/13/07
REVISED PER COMMENTS: CSK 8/16/07
COSO CHECK: PR 8/27/07

FT. COLLINS SUPPORTIVE HOUSING SUBD.
FOR
FT. COLLINS SUPPORTIVE HOUSING INC.
2550 UNIVERSITY AVENUE, SUITE 300N
ST. PAUL, MN 55114

PROJECT #: 2006229



SCALE IN FEET
SCALE: 1"=30'

LINE TABLE

LINE	BEARING	LENGTH
L1	S28°29'49"E	63.08'
L2	N89°45'41"E	20.00'
L3	N89°45'41"E	5.00'
L4	S89°45'41"W	4.99'
L5	S89°45'41"W	10.01'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	31.42'	20.00'	90°00'00"	28.28'	S45°14'19"E
C2	78.54'	50.00'	90°00'00"	70.71'	S45°14'19"E
C3	78.54'	50.00'	90°00'00"	70.71'	S44°45'41"W
C4	78.54'	50.00'	90°00'00"	70.71'	N45°14'19"W
C5	78.54'	25.00'	180°00'00"	50.00'	S89°45'41"W
C6	78.54'	25.00'	180°00'00"	50.00'	N89°45'41"E

LEGEND

- FENCE LINE
- EASEMENT
- EMERGENCY ACCESS EASEMENT
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- R RECORDED
- P PLATTED
- M MEASURED
- 100.00' LOT DIMENSIONS
- 100.00' EASEMENT DIMENSIONS
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A ORANGE PLASTIC CAP STAMPED KSI, LS 33642
- O CALCULATED POSITION

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