

F-161 2623

NOTE: This is a "Correction Plat" to only amend easement configurations that were inadvertently misrepresented as to allowable usage and locations on the plat previously recorded August 17, 2006 as Reception No. 2006-0062634 and to also add an additional gas service line easement. No Lot line configurations or data are affected by this "Correction Plat".

AMENDED PLAT OF LOT 59 THIRD FILING OF FAIRWAY ESTATES, No. 06-S2587

Part Of The Northwest Quarter Of Section One (1), Township Six North (T.6N.), Range Sixty-nine West (R.69W.) Of The 6th P.M.,
 County Of Larimer, State Of Colorado

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DATE: 6-7-07
 FILE NAME: 2003217PLT-COR
 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: 6-20-07
 SAL
 Amended Easement configurations

AMENDED PLAT LOT 59, THIRD FILING OF FAIRWAY ESTATES, No. 06-S2587
 Dino DiTullio
 5020 Hogan Drive
 Fort Collins, CO 80525

PROJECT # 2003217
1
 SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that Dino DiTullio and Jennifer DiTullio, being the owner(s) of that part of the Northwest Quarter of Section 1, T.6N., R.69W. of the 6th P.M., Larimer County, Colorado, being more particularly described as follows, to wit:

PROPERTY DESCRIPTION

A parcel of land being Lot 59 of the Third Filing of Fairway Estates and that vacated portion of Hogan Drive per document recorded in Book 2090 at Page 677 and that portion of Hogan Drive vacated with this Amended Plat, located in the North Half (N1/2) of Section One (1) Township Six North (T.6N.), Range Sixty-nine West (R.69W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of Lot 58 of said Third Filing of Fairway Estates from which the Southeast corner of said Third Filing of Fairway Estates bears South 76°51'33" East being a Grid bearing of the Colorado State Plane Coordinate System, North zone, North American Datum 1983/92, a distance of 277.13 feet with all other bearings contained herein, relative thereto:

THENCE South 76°51'33" East along the Southerly line of said Third Filing of Fairway Estates, a distance of 30.80 feet to the intersection of said Southerly line and Centerline of said Hogan Drive, being the POINT OF BEGINNING;

The following Four (4) courses and distances are along the Westerly boundary of that portion of Hogan Drive vacated by this Amended Plat:

THENCE North 00°05'27" East along said centerline, a distance of 2.00 feet to a Point of Curvature of an arc being non-tangent to the aforesaid line, the center of said arc bears North 17°11'30" East from said Point of Curvature;

THENCE along the arc of a curve concave to the Northwest, a distance of 93.32 feet, said curve has a Radius of 34.50 feet, a Delta of 154°58'39" and is subtended by a Chord bearing North 29°42'10" East, a distance of 67.36 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the Northeast, a distance of 8.35 feet, said curve has a Radius of 10.00 feet, a Delta of 47°49'02" and is subtended by a Chord bearing North 23°49'04" West, a distance of 8.11 feet to a Point of Tangency;

THENCE North 00°05'27" East, a distance of 116.76 feet to the North line of said Lot 59;

THENCE South 89°54'33" East along said North line, a distance of 209.98 feet to the East line of said Third Filing of Fairway Estates;

THENCE South 00°05'32" West along said East line, a distance of 240.36 feet to the Southeast corner of said Third Filing of Fairway Estates;

THENCE North 76°51'33" West along the South line of said Third Filing of Fairway Estates, a distance of 246.33 feet to the POINT OF BEGINNING.

Said property containing 44,940 Sq. Ft. or 1.032 acres more or less (±);

have by these presents caused the platting of the above property to be vacated and replatted into lots to be known as Amended Plat of Lot 59 Third Filing of Fairway Estates, No. 06-S2587 and do hereby dedicate and convey 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 for irrigation and drainage facilities as are laid out and designated on this plat.

Witness our hands and seals this 21st day of June, 2007.

By: *Dino DiTullio* and *Jennifer DiTullio*
 Dino DiTullio Jennifer DiTullio

NOTARIAL CERTIFICATE

STATE OF Colorado)
 COUNTY OF Larimer)

The foregoing instrument was acknowledged before me by *Dino & Jennifer DiTullio*

this 21st day of June, 2007.

My commission expires 10/31/14
Pam Stringer
 Notary Public
 (SEAL)

PAM STRINGER
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires 10/31/14

LARIMER COUNTY HEALTH AUTHORITY APPROVAL

By the Larimer County Health Authority this 21st day of June, 2007, 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 Public Health Department, and the officers authorized to enforce such requirements.

Doug Ryan

Larimer County Health Authority

APPROVAL OF SURVEY PLAT

This final plat has been reviewed and is hereby approved as to form as complying with all current survey requirements of Larimer County and of State law pertaining to platting and monumentation. This approval constitutes neither a warranty by Larimer County concerning such compliance, nor a release or indemnity of the subdivider and his surveyor concerning any noncompliance of this plat with current survey requirements.

Date: 6/21/07

Dale V. Green Colorado P.L.S. No. 16004
 (Signature)

Dale V. Green Larimer County Engineering Department
 (Printed Name)

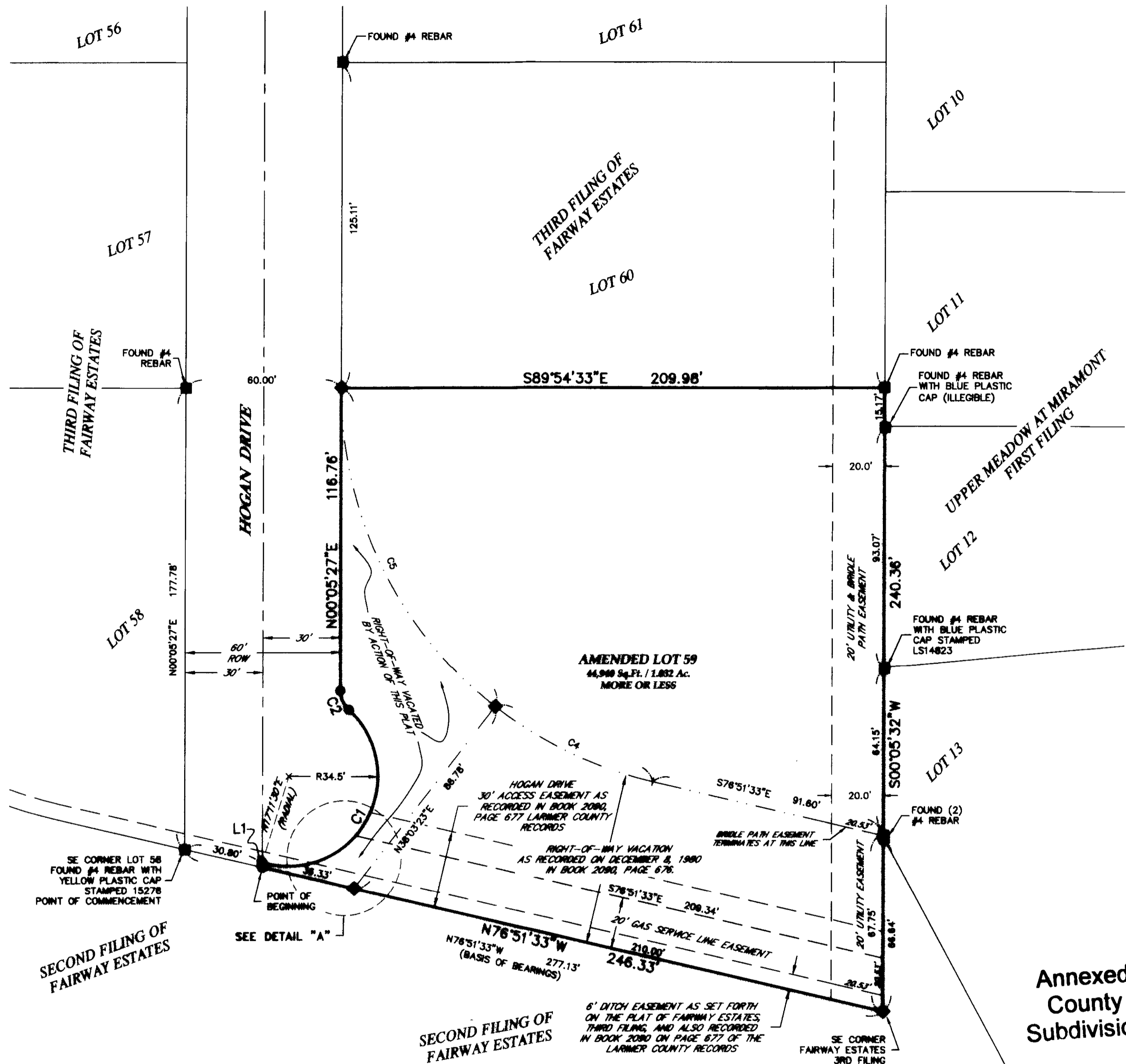
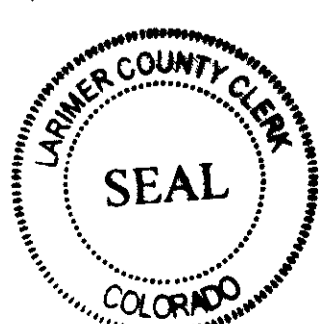
BOARD OF COUNTY COMMISSIONERS APPROVAL

Approval by the Larimer County Board of County Commissioners this 26th day of June, 2007.

All dedications are hereby accepted on behalf of the public. This approval does not constitute acceptance of responsibility by the County for construction, repair, or maintenance of any streets, highways, alleys, bridges, rights-of-way, or other improvements designated on this plat.

John W. Alge
 Chairman

Haal M. Cookman
 At-Large Clerk of the Board



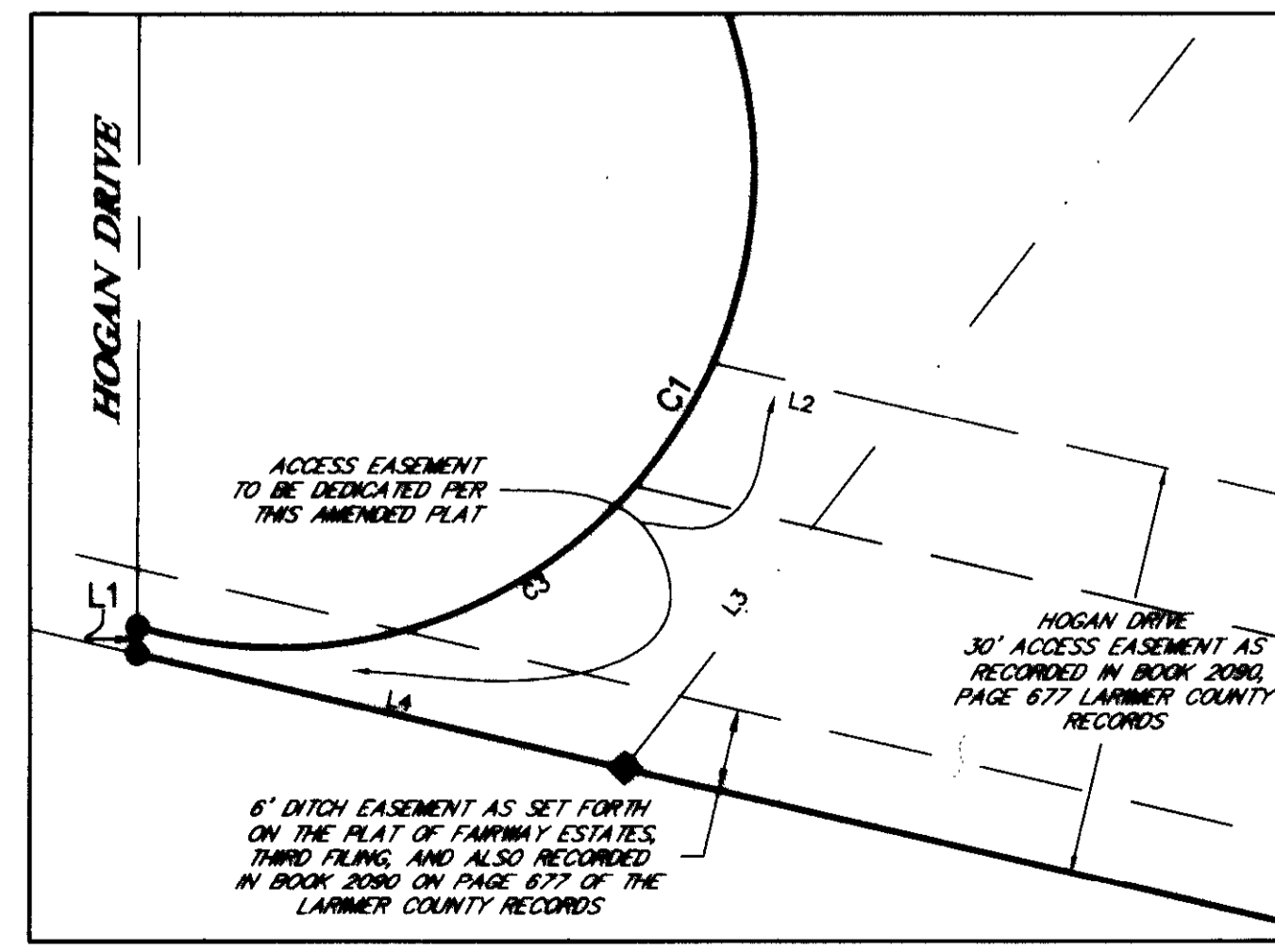
LINE	BEARING	LENGTH
L1	N00°05'27"E	2.00'
L2	S76°51'33"E	14.36'
L3	S89°54'33"W	33.08'
L4	N76°51'33"W	36.33'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	93.32'	34.50'	154°58'39"	67.36'	N29°42'10"E
C2	8.35'	10.00'	47°49'02"	8.11'	N23°49'04"W
C3	50.23'	34.50'	83°28'27"	45.81'	N83°28'27"E
C4	67.82'	155.86'	24°56'01"	67.28'	S84°24'07"E
C5	141.63'	155.86'	52°02'03"	136.81'	S23°56'35"E

SURVEYOR'S CERTIFICATE

I, Steven A. Lund, a duly registered land surveyor in the State of Colorado, do hereby certify that this Amended Plat of Lot 59 Third Filing of Fairway Estates, No. 06-S2587 truly and correctly represents the results of a survey made by me or under my direct supervision.

Steven A. Lund
 34995
 6/26/07
 Steven A. Lund, Surveyor of King Surveyors, Inc.
 Colorado Professional Land Surveyor License No. 34995



DETAIL "A"
 (NOT TO SCALE)

LEGEND

- EASEMENT AS DESCRIBED
- PROPERTY LINE
- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND #4 REBAR WITH RED PLASTIC CAP STAMPED KSI, LS 34995
- SET 2" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSI, LS 34995

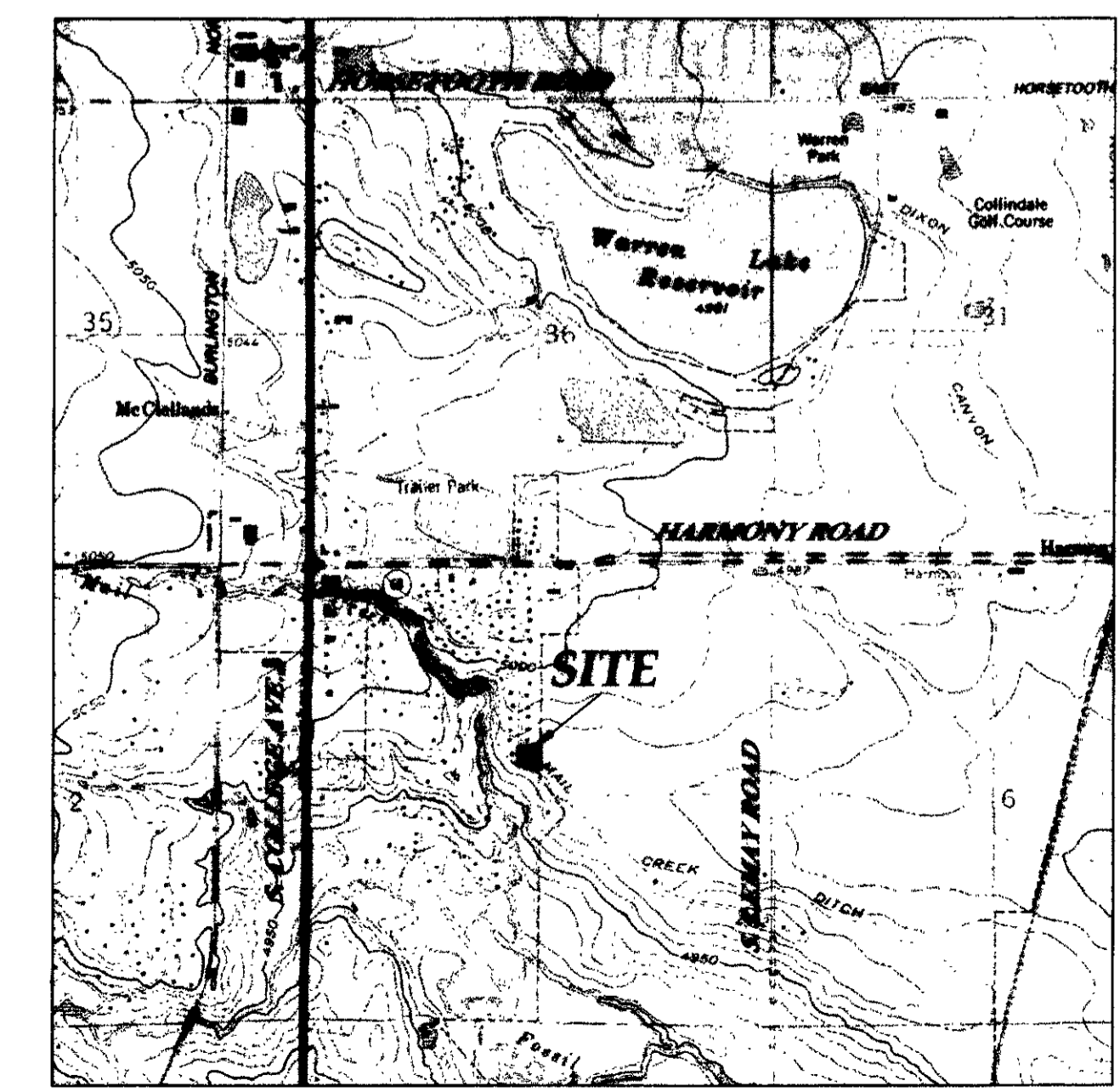
SCALE IN FEET
 SCALE: 1"=30'

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 Commitment Number FO83452A23, dated April 8, 2003 at 7:30 A.M. as prepared by Security Title Guaranty Co. to delineate the aforesaid information.

NOTE
 The new lot created by this action are subject to the same restrictions, covenants, and regulations as set forth in the plat of record of Amended Plat of Lot 59 Third Filing of Fairway Estates.

BASIS OF BEARINGS
 Assuming the Southerly line of the Third Filing of Fairway Estates as monumented by a #4 rebar with a yellow plastic cap stamped LS15278 at the Southeast Corner of Lot 58 and a #4 rebar with a Red plastic cap stamped KSI LS34995 at the Southeast Corner of the Third Filing of Fairway Estates, as bearing North 76°51'33" W, being a Grid bearing of the Colorado State Plane Coordinate System, North zone, North America Datum 1983/92, a distance of 277.13 feet with all other bearings contained herein, relative thereto.

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.)



VICINITY MAP
 (NOT TO SCALE)