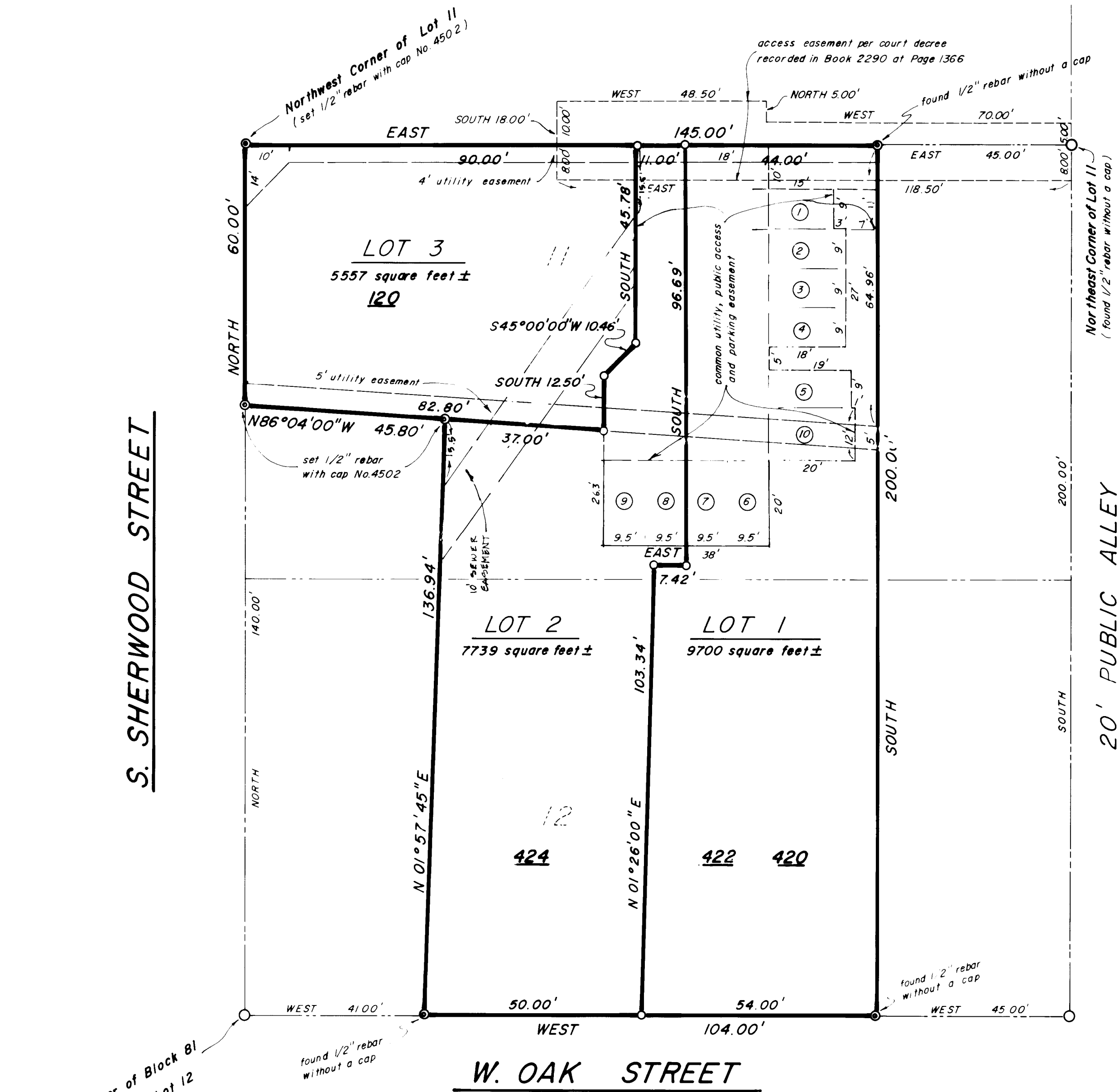


# A PLAT OF 424 WEST OAK P.U.D. BEING A REPLAT OF LOTS 11 AND 12, IN BLOCK 81, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



### STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners and proprietors of the following described land, to-wit; a part of Lots 11 and 12 in Block 81 of the City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows; considering the West line of said Lots 11 and 12 as bearing NORTH-SOUTH and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at the Northwest Corner of said Lot 11, and run thence EAST 145.00 feet; thence SOUTH 200.00 feet; thence WEST 104.00 feet; thence N 01°57'45"E 136.94 feet; thence N 86°04'00"W 45.80 feet; thence NORTH 60.00 feet to the point of beginning, containing 22996 square feet, more or less, have caused the same to be surveyed and subdivided into lots as shown on this plat to be known as a plat of 424 WEST OAK P.U.D. and is subject to all easements and rights-of-way now on record or existing or indicated on this plat and does hereby dedicate and convey to and for public use forever the streets and easements as are laid out and designated on this plat, provided however, that, acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated.

Witness our hands and seals this 3<sup>rd</sup> day of November A.D., 1993.

*Donald L. Richmond*  
DONALD L. RICHMOND  
by *Dorothy M. McLain*  
DOROTHY M. McLAIN P.O.A. *Lynda L. Williams*  
LYNDA L. WILLIAMS

State of Colorado S.S. The foregoing dedication was acknowledged before me this 3<sup>rd</sup> day of November A.D., 1993 by  
County of Larimer Donald L. Richmond, Dorothy M. McLain and Lynda L. Williams.

My notarial commission expires 8-20-94 NOTARY PUBLIC *Joan C. Richard*



### ATTORNEY'S CERTIFICATE:

This is to certify that on the 15<sup>th</sup> day of November A.D., 1993, I examined the title to the property as described hereon and established that the owners and proprietors of record of the said property as construed in C.R.S. 1973, 31-23-111, are as shown hereon as of said date.

ATTOENEY *John D. Walker*  
JOHN D. WALKER Registration No. 1864

### SURVEYOR'S CERTIFICATE:

I, Phillip I. Robinson, a duly registered Professional Engineer and Land Surveyor in the State of Colorado do hereby certify that this plat of 424 WEST OAK P.U.D. truly and correctly represents the results of a survey made by me or under my direct supervision.

*Phillip I. Robinson*  
PHILLIP I. ROBINSON  
Colorado registered P.E. & L.S. No. 4502

### APPROVED AS TO FORM:

By the Director of Engineering of the City of Fort Collins, Colorado this 30<sup>th</sup> day of November A.D., 1993.

*Michael R. Rubin*  
MICHAEL R. RUBIN  
DIRECTOR OF ENGINEERING

### APPROVED:

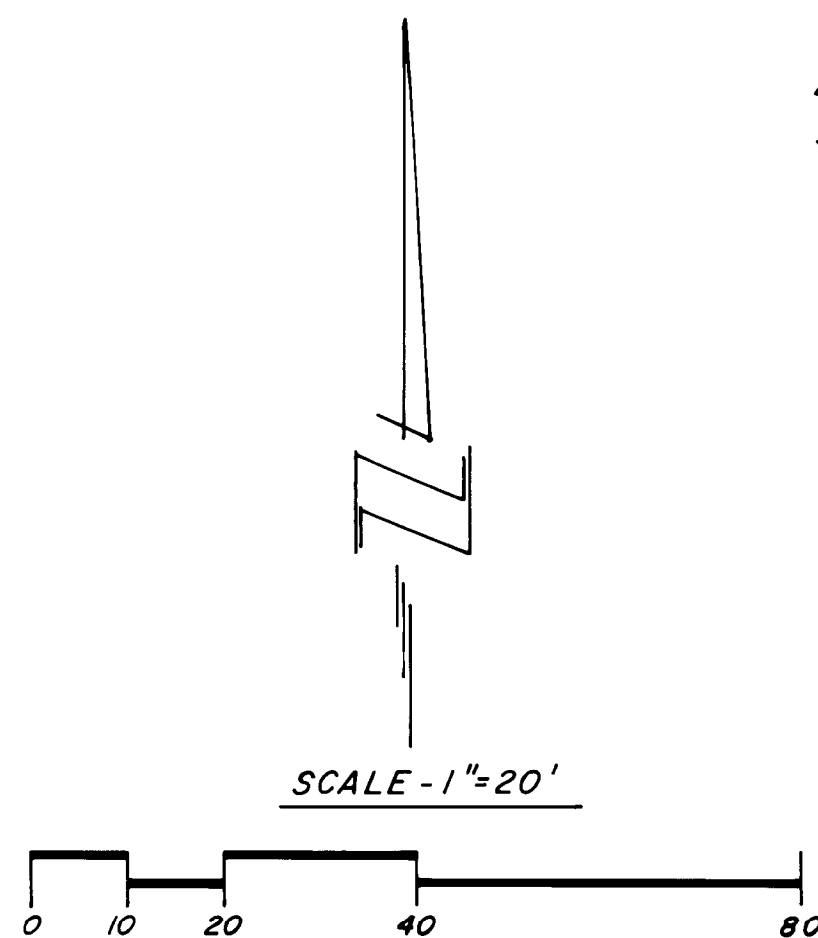
By the Director of Planning of the City of Fort Collins, Colorado this 18<sup>th</sup> day of June A.D., 1993.

*Norman J. ...*  
DIRECTOR OF PLANNING

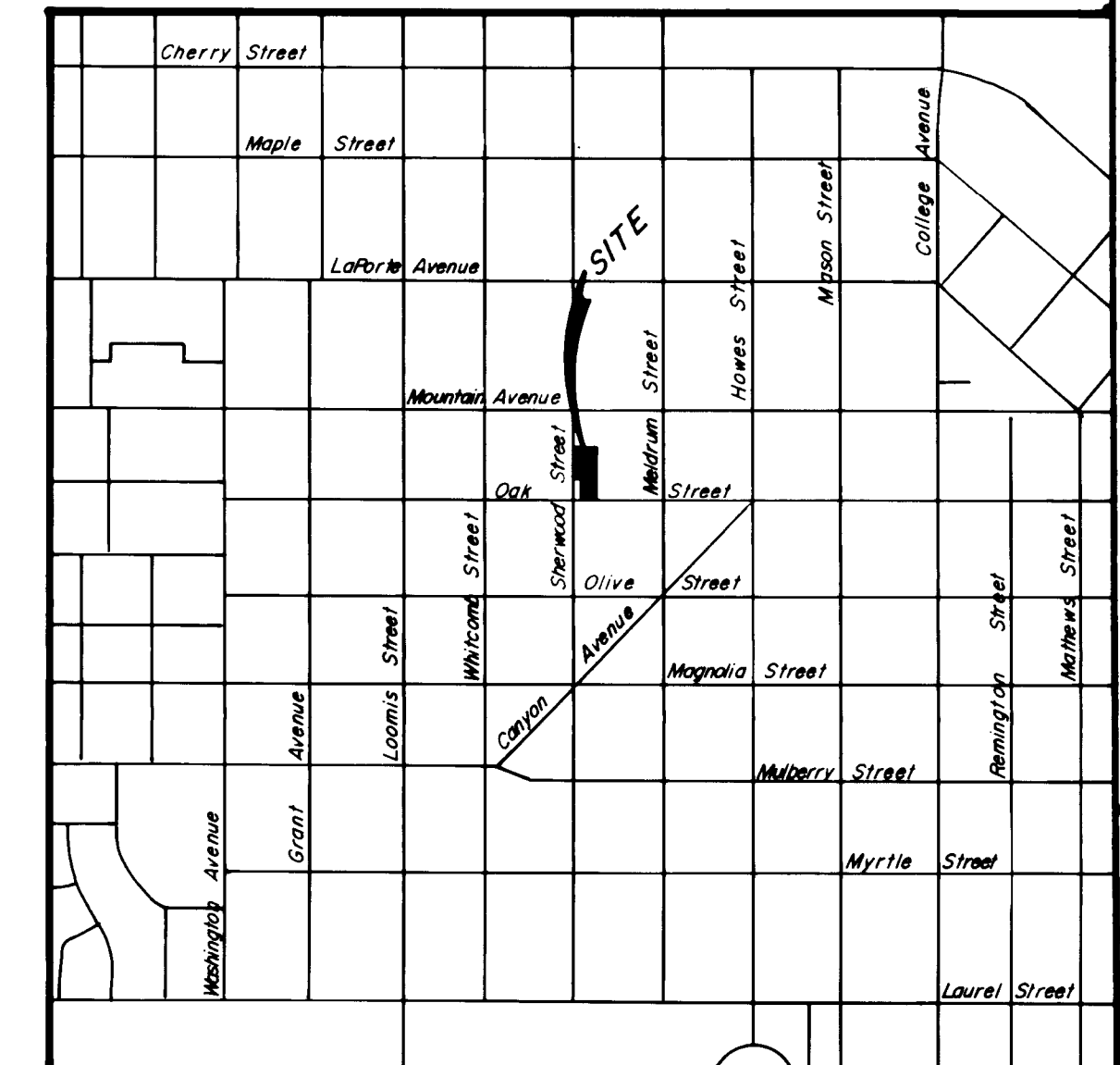
*Vincent H. ...*  
CITY CLERK

### NOTES:

1. Parking spaces 1, 2, 8 and 9 are for Lot 2.
2. Parking spaces 4, 5, 6 and 7 are for Lot 1.
3. Parking spaces 3 and 10 are common.



### VICINITY MAP SCALE - 1"=1000'



CLIENT	DONALD L. RICHMOND, DOROTHY M. McLAIN, LYNDA L. WILLIAMS
PROJECT	PART OF LOTS 11 AND 12 IN BLOCK 81, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
UNIT	424 WEST OAK P.U.D.
JOB NUMBERS	J.H.S. & A. CLIENT
SHEET NUMBER	1 OF 1
DATE	
CHECKED	
DATE	
DESIGNED	
DATE	
DRAWN	
DATE	
CHECKED	
DATE	
SURVEY	
SCALE	1/2"=20'
REVISIONS	
APPROVED FOR CONSTRUCTION	
REMARKS	
NO	DATE BY
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