

DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING	
A	33°39'14"	213.00'	125.11'	123.32'	N18°10'23"W
B	08°35'46"	213.00'	31.96'	31.93'	N02°57'07"E
C	03°36'53"	272.00'	17.16'	17.16'	N03°55'58"E
D	14°47'12"	272.00'	70.20'	70.20'	N05°16'05"W
E	23°50'03"	272.00'	113.15'	112.33'	N07°34'42"W
F	17°18'28"	452.00'	86.70'	86.37'	N27°54'49"W
G	02°20'50"	452.00'	18.52'	18.52'	N40°19'40"W
H	13°09'53"	452.00'	103.87'	103.64'	N48°05'04"W
I	86°09'23"	15.00'	22.56'	20.49'	N73°04'41"E
J	73°15'09"	15.00'	19.18'	17.90'	N27°13'02"W
K	93°57'36"	44.00'	72.16'	64.34'	N37°34'16"W
L	44°05'18"	44.00'	33.86'	33.03'	N78°24'17"E
M	48°54'15"	44.00'	37.56'	36.43'	N26°54'31"E
N	40°56'34"	44.00'	32.98'	32.21'	N19°00'54"W
O	23°21'26"	44.00'	17.94'	17.81'	N52°09'54"W
P	25°15'09"	44.00'	194.48'	70.62'	N62°46'57"E
Q	81°37'25"	15.00'	21.37'	19.61'	N23°01'54"W
R	04°33'44"	435.24'	34.66'	34.65'	N23°52'31"E
S	03°50'37"	435.24'	29.20'	29.19'	N28°04'41"E

FINAL PLAT OF FAIRWAY SEVEN ESTATES P.U.D.

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

ENGINEERING DEPT. NOTE:
THIS REPRESENTS THE
BEST QUALITY IMAGE POSSIBLE
TAKEN FROM VERY POOR QUALITY
ORIGINALS

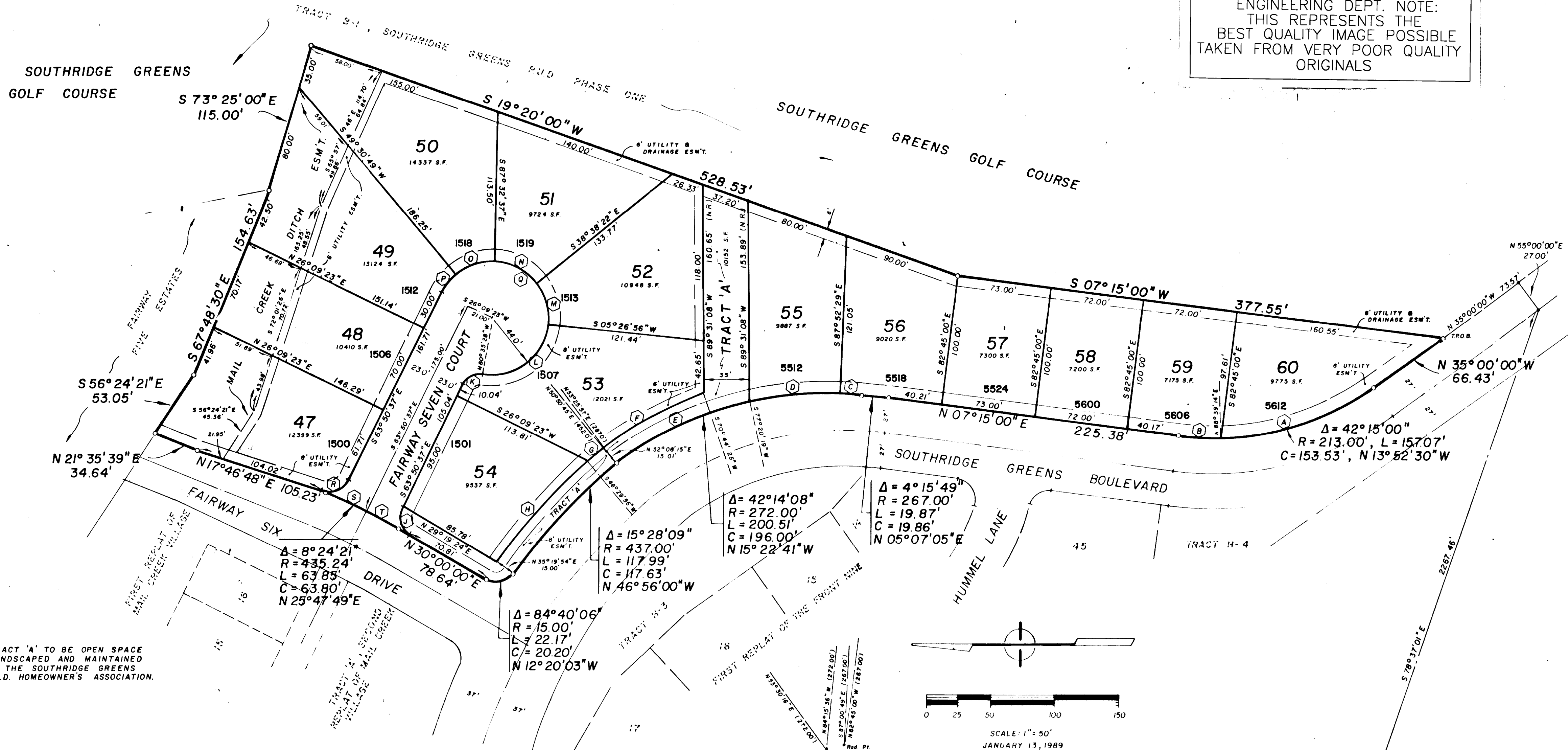
STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION, AND DECLARATION OF PROTECTIVE COVENANTS.

Know all men by these presents that the undersigned, being the owner(s) and proprietors of the following described land to-wit:

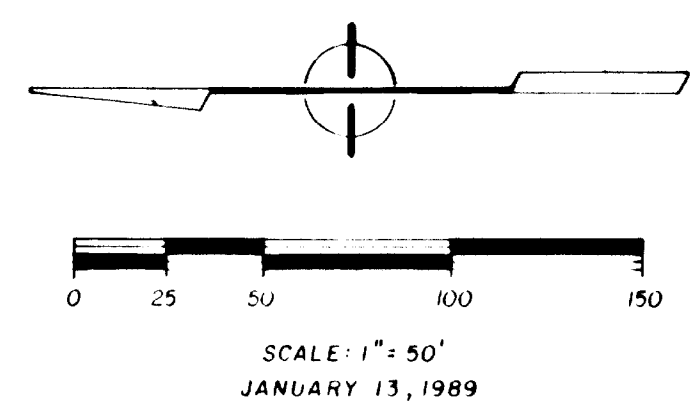
That portion of the Southwest Quarter of Section 6 and the Northwest Quarter of Section 7, all in Township 6 North, Range 68 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:

Considering the West Line of the Southwest Quarter of said Section 6 as bearing North 09°03'20" East and with all bearings contained herein relative thereto: Beginning at the Southwest corner of said Section 6; thence South 28°37'01" East 2262.66 feet to a point on the centerline of Southridge Greens Boulevard as recorded on the "Plat of the Front Nine at Southridge Greens P.U.D." to the City of Fort Collins, Colorado, thence North 55°00'00" East 27.00 feet to a point on the Easterly Right of Way of said Southridge Greens Boulevard; thence along said Right of Way North 35°00'00" West, 73.57 feet to the True Point of Beginning; thence continuing along said Right of Way the following seven (7) courses and distances: North 35°00'00" West 66.43 feet to the beginning of a tangent curve concave to the Northeast having a central angle of 42°15'00" and a radius of 213.00 feet; thence along the arc of said curve North 13°52'30" West a distance of 153.53 feet; thence along the arc of said curve 157.07 feet; thence tangent from said curve North 07°15'00" East 225.38 feet to the beginning of a tangent curve concave to the West having a central angle of 04°15'49" and a radius of 267.00 feet; thence along the arc of said curve 19.87 feet to the beginning of a non-tangent curve concave to the Southeast having a central angle of 42°14'08" and a radius of 272.00 feet; thence along the arc of said curve North 15°22'41" West a distance of 196.00 feet; thence along the arc of said curve 20.51 feet to the beginning of a non-tangent curve concave to the South having a central angle of 15°28'09" and a radius of 437.00 feet; thence along the arc of said curve North 05°07'05" East a distance of 117.99 feet; thence along the arc of said curve 22.17 feet to a point on the Easterly Right of Way of Front Nine Drive according to the plat of "Fairway Five at Southridge Greens P.U.D." to the City of Fort Collins, Colorado; thence along said Easterly Right of Way the following four (4) courses and distances: North 30°00'00" East 78.64 feet to the beginning of a tangent curve concave to the Northeast having a central angle of 08°52'31" and a radius of 435.24 feet; thence along the arc of said curve North 25°47'49" East a distance of 63.85 feet; thence along the arc of said curve 61.85 feet; thence non-tangent from said curve North 17°46'48" East 105.23 feet; thence North 21°55'39" East 34.64 feet to the Southerly line of said "Fairway Five at Southridge Greens P.U.D." thence along said Southerly line and the Southerly and Westerly lines of Front Nine according to the plat of "Southridge Greens P.U.D., Phase 1 to the City of Fort Collins, Colorado" the following five (5) courses and distances: South 56°24'21" East 53.05 feet; thence South 62°48'30" East 154.61 feet; thence South 73°25'00" East 115.00 feet; thence South 10°03'20" East 508.53 feet; thence South 07°15'00" West 372.55 feet to the True Point of Beginning.

The above described tract contains 3.80 Acres more or less, and is subject to all easements and rights of way now existing, or of record and has caused the same to be surveyed and subdivided as shown on this plat to be known as "FAIRWAY SEVEN ESTATES P.U.D.", and is subject to all easements and rights of way on record or existing or as indicated on this plat and does hereby dedicate and convey to and for public use, forever hereafter, 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 easement so dedicated and (2) acceptance by the City of this dedication of streets does not impose upon the City the obligation to maintain the street rights of way so dedicated until such time as the street improvements are completed, inspected, and accepted by the City Engineer, and the owner hereby expressly assumes the obligation to maintain such rights of way until accepted by the City.

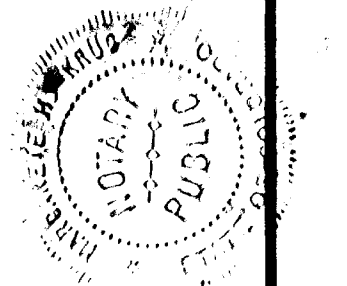


NOTE: TRACT 'A' TO BE OPEN SPACE
LANDSCAPED AND MAINTAINED
BY THE SOUTHRIDGE GREENS
P.U.D. HOMEOWNERS ASSOCIATION.



ALBRECHT COMPANIES, INC., a Colorado Corporation
William G. Albrecht
William G. Albrecht, President

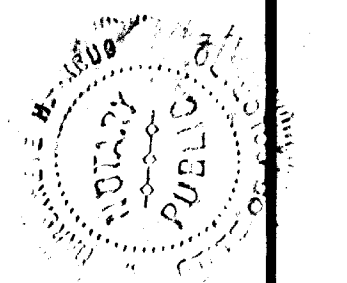
STATE OF COLORADO)
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me this 27th day of
March, A.D., 1989, by William G. Albrecht as President of
Albrecht Companies, Inc., a Colorado Corporation.



Margaret H. King
Margaret H. King
Notary Public
My commission expires 7-2-89

UNITED BANK OF FORT COLLINS NATIONAL ASSOCIATION

Jerry Ranta
STATE OF COLORADO)
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me this 27th day of
March, A.D., 1989, by Jerry Ranta
Vice President of the United Bank of Fort Collins
National Association.



Margaret H. King
Margaret H. King
Notary Public
My commission expires 7-2-89

ATTORNEY'S CERTIFICATE
This is to certify that on the 27th day of March, 1989, I examined the title to the property hereon and established that the owner(s) and proprietors of record of the said property as construed in C.R.S. 1973, 31-23-111, are as shown herein as of said date.

David J. Ober
David J. Ober
Attorney
1016 Town Sq.
Fort Collins, Colo, 80521
Registration No. 20189

SEVERAL'S CERTIFICATE
I, Larry G. Intermill, a registered land surveyor under the laws of the State of Colorado, being duly sworn on his oath, deposes and says, on the basis of my knowledge, information, and belief, that the survey and plat of FAIRWAY SEVEN ESTATES P.U.D. to the City of Fort Collins, Colorado, were made under his supervision, that said plat is an accurate delineation of said survey, that he has read statements thereon, and that the same are true of his knowledge.

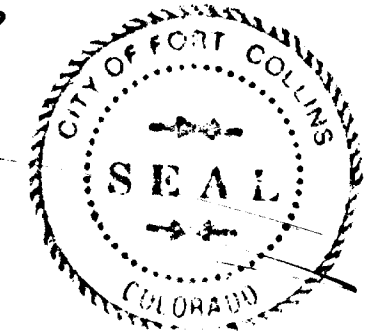
INTERMILL LAND SURVEYING, INC.
Larry G. Intermill
Larry G. Intermill
L.S. # 12374

W 1/4 COR. Sec 6-6-68
N 00°03'20"E (Basis of Bearing)
SW COR. Sec 6-6-68

APPROVED as to form by the Director of Engineering of the City of Fort Collins, Colorado on this 12th day of May, A.D., 1989.

APPROVED by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 27th day of March, A.D., 1989.

David J. Ober
Director of Engineering
Robert J. ...
Secretary of the Planning and Zoning Board



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.



DATE	JAN. 13, 89	DRAWN	RGP	REVISIONS		CLIENT	ALBRECHT HOMES	TITLE	FINAL PLAT OF FAIRWAY SEVEN ESTATES P.U.D.	SHEET NO.	1	NO OF SHEETS	1	PROJECT NO.	P-88-1412
SCALE	1" = 50'	CHECKED													
		APPROVED													