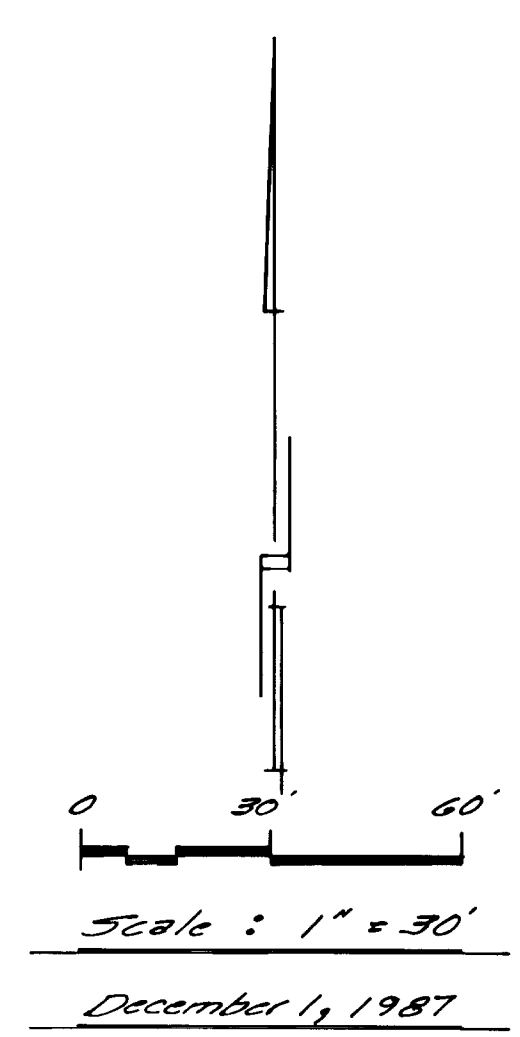
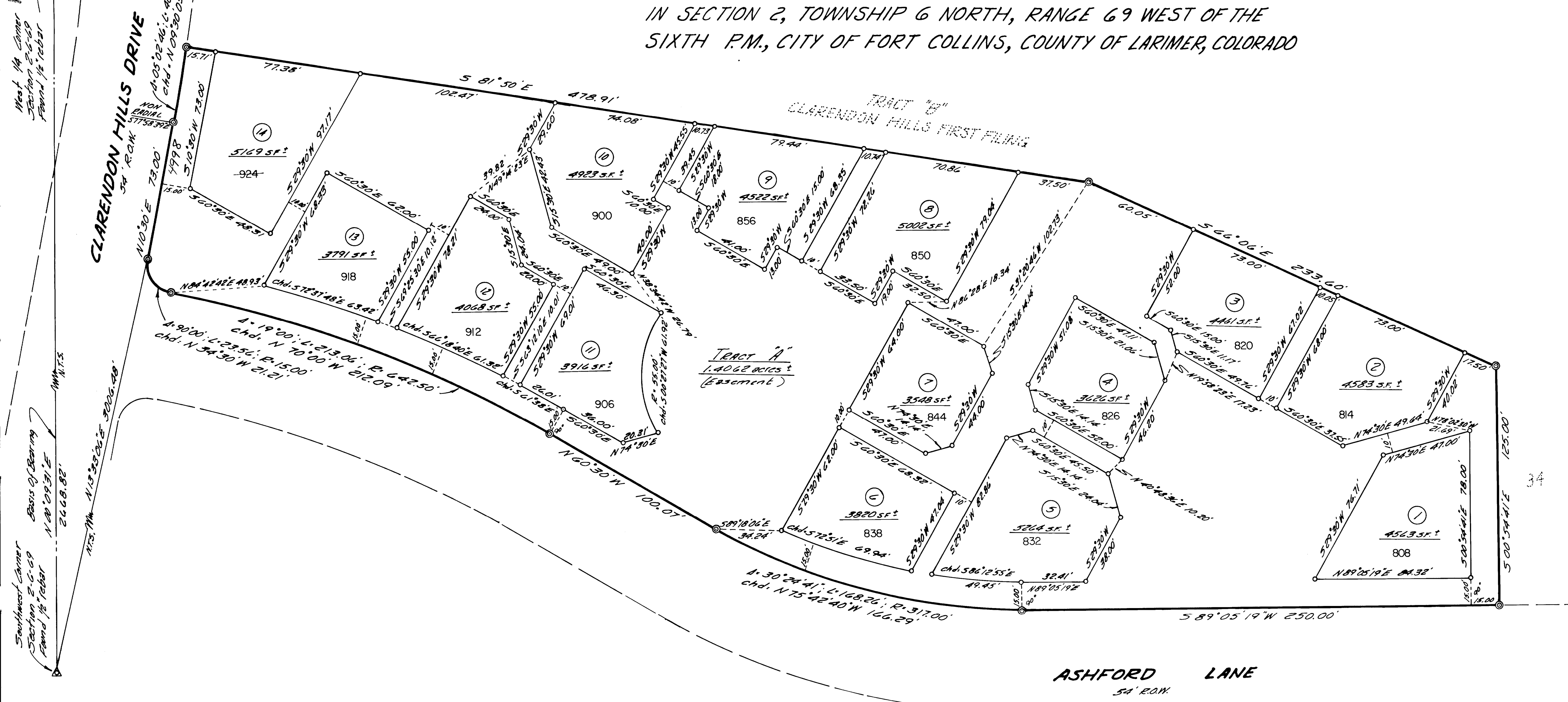


A PLAT OF ASHFORD COMMONS P.U.D.

BEING TRACT "C" OF CLARENDON HILLS FIRST FILING, SITUATE
IN SECTION 2, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE
SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, COLORADO



- NOTES:**
1. Ⓞ - denotes 1/2" x 18" rebar with plastic cap and No. 4502
 2. Tract "A" is open space, utility, drainage, utility maintenance, and access easement.
 3. Tract "A" shall be maintained by the home owners association.
 4. All easements dedicated on Tract "C" of Clarendon Hills First Filing are hereby vacated by the recording of this plat of Ashford Commons P.U.D.
 5. Ⓛ denotes a building envelope

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; Tract "C" of Clarendon Hills First Filing containing 2.9340 acres more or less situate in Section 2, Township 6 North, Range 69 West of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, have caused the same to be surveyed and subdivided into building envelopes and a tract as shown on this plat to be known as ASHFORD COMMONS 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 hereafter, the 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 15th day of January A.D. 1988.

CLARENDON HILLS ASSOCIATES, a Colorado Limited Partnership
 BY: NORDIC CONSTRUCTION AND DEVELOPMENT Inc., General Partner
 BY: Gary E. Nordick, President ATTEST: Lorrie Burgess, Secretary

HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE ROCKIES, a Federally Chartered Association
 BY: Harry J. Mahler, Sr. Vice President ATTEST: Sara S. Hart, Assistant Vice President

State of Colorado } ss.
 County of Larimer }
 The foregoing instrument was acknowledged before me this 15th day of January A.D. 1988 by Lorrie Burgess as Secretary and Gary E. Nordick as President of Nordic Construction and Development Inc., General Partner for Clarendon Hills Associates and by Harry J. Mahler and Sara S. Hart for Home Federal Savings and Loan Association of the Rockies.
William M. Galt
 Notary Public
 My notarial commission expires: July 24, 1989

SURVEYOR'S CERTIFICATE:

I, Richard A. Rutherford, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this plat of Ashford Commons P.U.D. truly and correctly represents the results of a survey made under my direct supervision.

Richard A. Rutherford
 Richard A. Rutherford
 Colorado P.E. & L.S. No. 5028

ATTORNEY'S CERTIFICATE:

This is to certify that on the 11th day of January A.D. 1988, I examined the title to the property as described herein and established that the owners and proprietors of record of the said property as constituted in C.R.S. 1973, 31-23-111, are as shown herein as of said date.

Richard A. Rutherford
 Attorney
 Registration No. 1292

APPROVED:

By the City Engineer of the City of Fort Collins, Colorado on this 5th day of February A.D. 1988.

Janice L. Smith
 City Engineer

APPROVED:

By the Planning and Zoning Board of the City of Fort Collins, Colorado on this 25th day of January A.D. 1988.

William M. Galt
 Secretary of Planning and Zoning Board