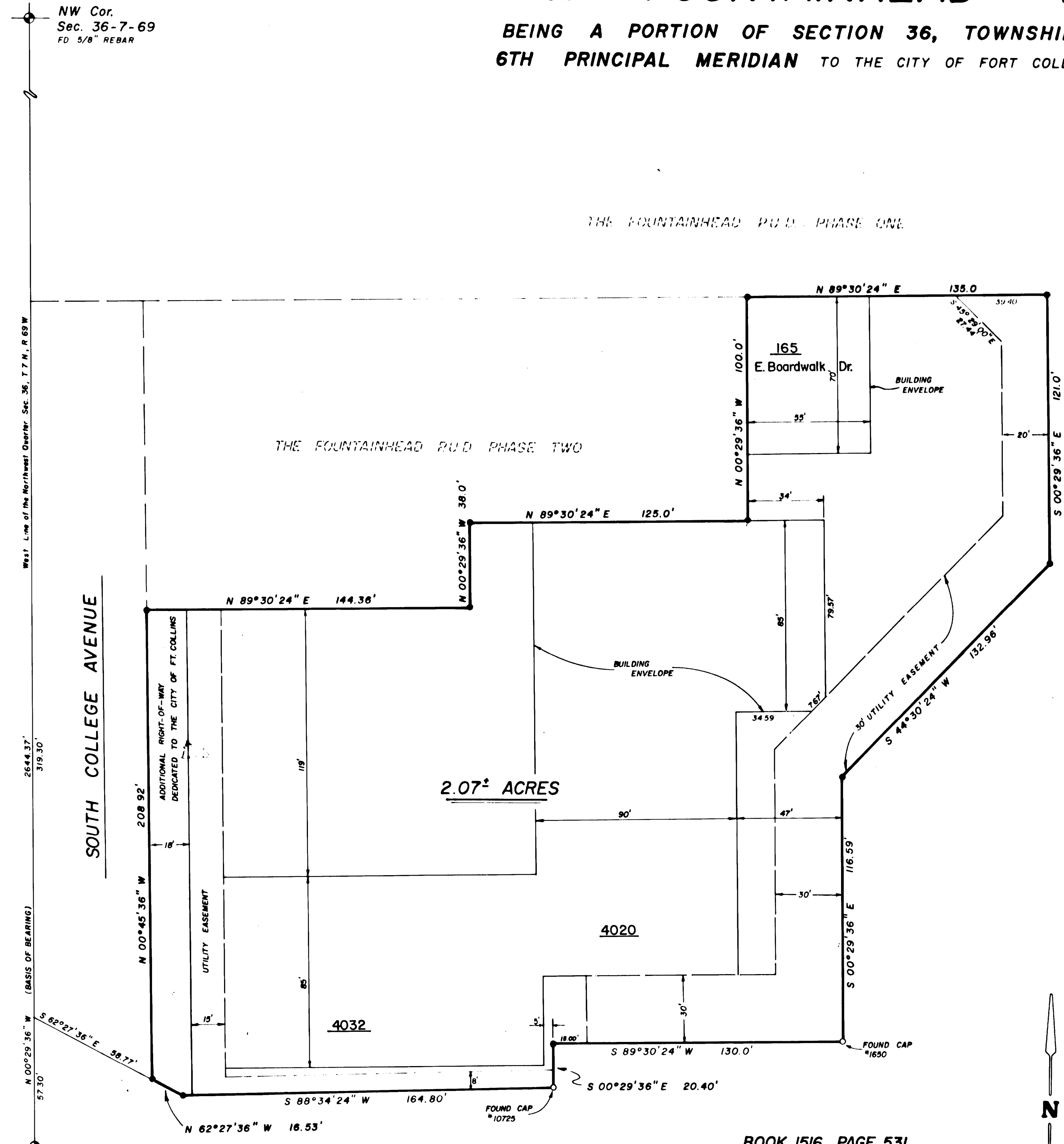


THE FOUNTAINHEAD P.U.D. PHASE THREE

BEING A PORTION OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN TO THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



NW Cor.
Sec. 36-7-69
FD 5/8" REBAR

West Line of the Northwest Quarter, Sec. 36, T. 7 N., R. 69 W.
2644.37'
319.30'

N 00°29'36" W 57.30'
S 62°27'36" E 58.77'
N 00°29'36" W (BASIS OF BEARING)
2644.37'
319.30'

W1/4 Cor.
Sec. 36-7-69
FD BRASS CAP

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION AND DECLARATION OF PROTECTIVE COVENANTS. Know all men by these presents; that the undersigned, being the owner(s) and proprietor(s) of the following described land, to wit: That portion of the Northwest Quarter of Section 36, Township 7 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows: Considering the West line of said Northwest Quarter as bearing North 00°29'36" West and with all bearings contained herein relative thereto; Beginning at the West Quarter Corner of said Section 36; thence along the West line of said Northwest Quarter North 00°29'36" West 57.30 feet; thence South 62°27'36" East 58.77 feet to the Easterly right of way of College Avenue and the True Point of Beginning; thence along said East right of way North 00°45'36" West 208.92 feet to the Southerly line of the Fountainhead P.U.D. Phase Two to the City of Fort Collins Colorado; thence along the Southerly and Easterly lines of said The Fountainhead P.U.D. Phase Two the four (4) following courses and distances: North 89°30'24" East 144.36 feet; North 00°29'36" West 38.00 feet; North 89°30'24" East 125.00 feet; North 00°29'36" West 100.00 feet to the Southerly line of the Fountainhead P.U.D. Phase One to the City of Fort Collins Colorado; thence along said Southerly line North 89°30'24" East 135.00 feet; thence South 00°29'36" East 121.00 feet; thence South 64°30'24" West 132.96 feet; thence South 00°29'36" East 116.59 feet to the Northerly line of that certain parcel of land as described in deed recorded in Book 1516 Page 531 records of said county; thence along the Northerly lines of said parcel the four (4) following courses and distances: South 89°30'24" West 130.00 feet; South 00°29'36" East 20.40 feet; South 88°36'24" West 164.80 feet; North 62°27'36" West 16.53 feet to the True Point of Beginning.

Said parcel containing 2.07 acres more or less gross and has caused the same to be surveyed and subdivided as shown on this plat to be known as THE FOUNTAINHEAD P.U.D. PHASE THREE, and does hereby dedicate and convey to and for public use, forever hereafter, the streets and easements as are laid out and designated on this plat.

Witness our hands and seals this 17th day of February, A.D. 1983
 Boardwalk and College, Ltd., a Colorado Limited Partnership
 by Osprey, Inc. General Partner

attest
 by Reid L. Rosenthal, President, Osprey Inc. Stephen A. Dudley, Secretary, Osprey Inc.

STATE OF COLORADO)
) ss
 COUNTY OF LARIMER)
 The foregoing instrument was acknowledged before me this 17th day of February, 1983 by Reid L. Rosenthal, as President and Stephen A. Dudley, as Secretary of Osprey Inc., General Partner for Boardwalk and College, Ltd., a Colorado Limited Partnership
 My Notarial Commission expires 1/1/84
 M. A. Peterson
 Notary Public

James P. Petersen

STATE OF COLORADO)
) ss
 COUNTY OF LARIMER)
 The foregoing instrument was acknowledged before me this 16th day of February, 1983 by James P. Petersen
 My Notarial Commission expires 1/1/84
 Martha A. Peterson
 Notary Public

ATTORNEY'S CERTIFICATE
 This is to certify that on the 16 day of February, 1983, I examined the legal description appearing hereon of the land within the boundary lines of THE FOUNTAINHEAD P.U.D. PHASE THREE and found the owner(s) of record on this date to be shown hereon.

Paul J. Wilhelmald
 Attorney

SURVEYOR'S CERTIFICATE
 Larry G. Intermill, a registered Land Surveyor under the laws of the State of Colorado, being duly sworn on his oath, deposes and says, that the survey and plat of THE FOUNTAINHEAD P.U.D. PHASE THREE were made under his supervision, that said plat is an accurate delineation of said survey, that he has read the statements thereon, and that the same are true of his own knowledge.

INTERMILL LAND SURVEYING, INC.
 BY Larry G. Intermill Co., L.S. 12374
 APPROVED by the City Engineer of the City of Fort Collins, Colorado on the 21st day of February, A.D., 1983
 City Engineer

APPROVED by the Planning and Zoning Board of the City of Fort Collins, Colorado on the 21st day of February, A.D., 1983
 Secretary of Planning and Zoning Board

NOTE: All area outside building envelopes as shown hereon shall be available for access, drainage, utility and maintenance thereof.