

PLAT OF THE COTTAGES AT MIRAMONT P.U.D.

LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., 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 owner(s) of the following described tract of land to-wit:

A tract of land located in the Northeast Quarter of Section 1, Township 6 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:

Considering the East line of the Northeast Quarter of said Section 1 as bearing South 00° 10' 00" West and with all bearings contained herein relative thereto:

Beginning at the Northeast corner of said Section 1; thence along the East line of the Northeast Quarter of said Section 1 South 00° 10' 00" West 1728.21 feet to a point on the Easterly prolongation of the North line of the plat of Oakridge West P.U.D., First Filing, City of Fort Collins, Colorado; thence along said Easterly prolongation and along said North line of said plat of Oakridge West P.U.D., First Filing North 89° 50' 00" West 700.00 feet to a point on the East line of the plat of Miramont Fitness and Tennis Center P.U.D., City of Fort Collins, Colorado (said East line also being the West line of said plat of Oakridge West P.U.D., First Filing); thence along said East line South 00° 10' 00" West 88.00 feet to the Southeast corner of said plat of Miramont Fitness and Tennis Center P.U.D. and the TRUE POINT OF BEGINNING; thence along the West line of said plat of Oakridge West P.U.D., First Filing South 00° 10' 00" West 302.00 feet to the Northeast corner of the plat of Courtyards at Miramont P.U.D., Second Filing, City of Fort Collins, Colorado; thence along the Northerly and Easterly lines of said plat of Courtyards at Miramont P.U.D., Second Filing the following three (3) courses and distances: North 89° 50' 00" West 264.40 feet; North 73° 00' 00" West 80.83 feet; North 16° 27' 59" East 77.07 feet to the Southeast corner of the plat of Oak Hill Apartments P.U.D., City of Fort Collins, Colorado; thence along the East line of said plat of Oak Hill Apartments P.U.D. North 00° 12' 24" East 204.62 feet to a point on the South line of said plat of Miramont Fitness and Tennis Center P.U.D.; thence along said South line South 89° 50' 00" East 320.00 feet to the TRUE POINT OF BEGINNING.

Containing 2.228 Acres, more or less, the undersigned have caused the above described land to be surveyed into lots, tracts and streets as shown on this plat to be known as COTTAGES AT MIRAMONT P.U.D. and is subject to all easements and rights of way now of record or existing or as indicated on this plat.

The undersigned does hereby dedicate and convey to and for public use forever the easements as are laid out and designated on this plat; provided however that acceptance by the City of this dedication does not impose upon the City a duty to maintain the easements so dedicated.

OWNERSHIP CERTIFICATE

ALBRECHT HOMES, INC., A COLORADO CORPORATION
WILLIAM G. ALBRECHT, PRESIDENT
STATE OF COLORADO } SS
COUNTY OF LARIMER }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF June A.D., 1995, BY WILLIAM G. ALBRECHT AS PRESIDENT OF ALBRECHT HOMES, INC., A COLORADO CORPORATION.

NOTARY PUBLIC
MICHAEL S. BYRNE, PRESIDENT
STATE OF COLORADO } SS
COUNTY OF LARIMER }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF June A.D., 1995, BY MICHAEL S. BYRNE AS PRESIDENT OF OAK FARM INC., A COLORADO CORPORATION.

NOTARY PUBLIC
MICHAEL S. BYRNE, PRESIDENT
STATE OF COLORADO } SS
COUNTY OF LARIMER }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF June A.D., 1995, BY MICHAEL S. BYRNE AS PRESIDENT OF OAK FARM INC., A COLORADO CORPORATION.

NOTARY PUBLIC
MICHAEL S. BYRNE, PRESIDENT
STATE OF COLORADO } SS
COUNTY OF LARIMER }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF June A.D., 1995, BY MICHAEL S. BYRNE AS PRESIDENT OF OAK FARM INC., A COLORADO CORPORATION.

ATTORNEY'S CERTIFICATE

THIS IS TO CERTIFY THAT ON THE 28th DAY OF June 1995, I EXAMINED THE TITLE TO THE PROPERTY HEREON AND ESTABLISHED THAT THE OWNER AND PROPRIETOR OF RECORD OF THE SAID PROPERTY AS CONSTRUCTED IN C.R.S. 1973, 31-23-111, ARE SHOWN HEREON AS OF SAID DATE.

NOTARY PUBLIC
MICHAEL S. BYRNE, PRESIDENT
STATE OF COLORADO } SS
COUNTY OF LARIMER }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF June A.D., 1995, BY MICHAEL S. BYRNE AS PRESIDENT OF OAK FARM INC., A COLORADO CORPORATION.

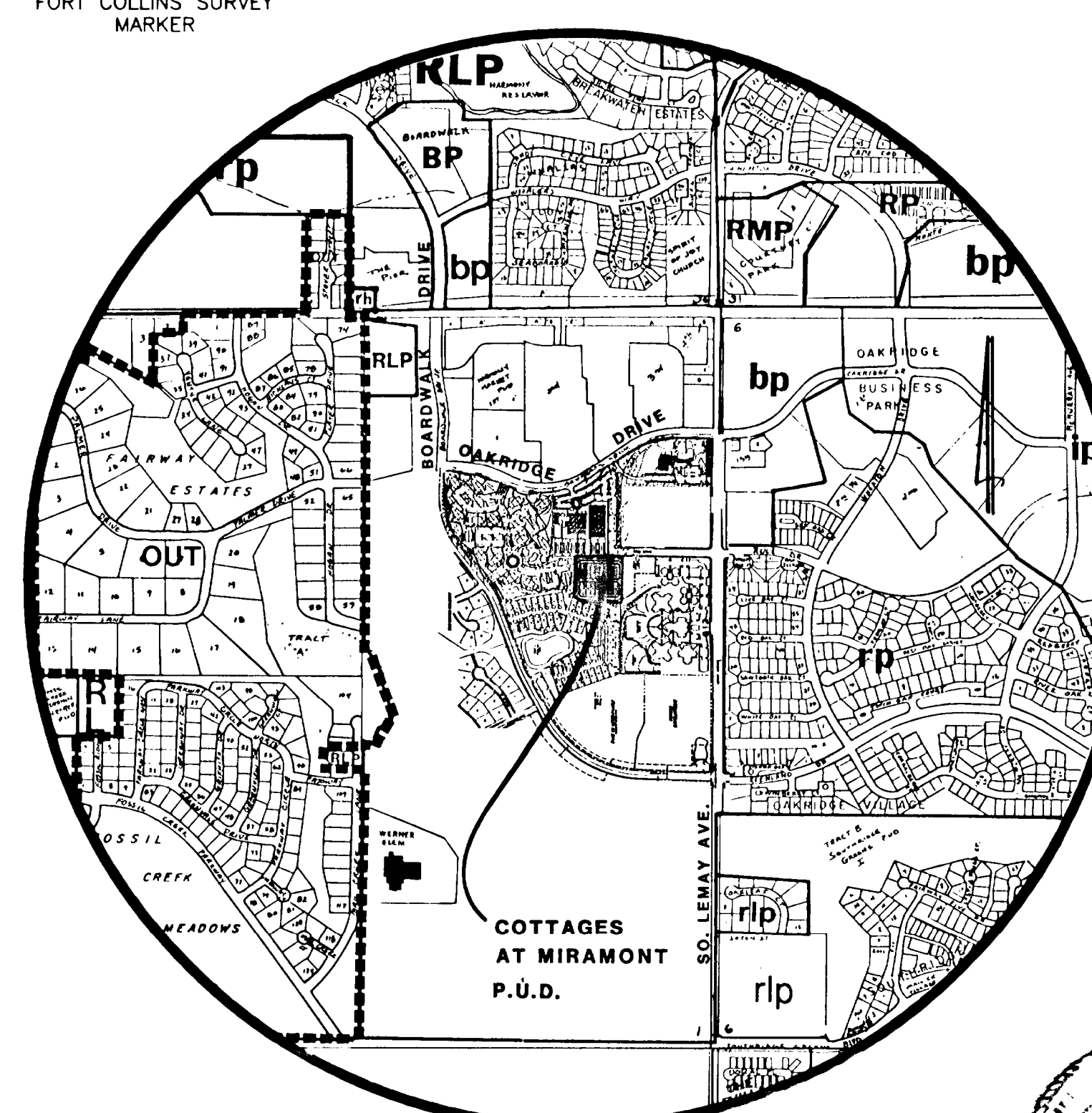
APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 26th DAY OF June A.D., 1995.

APPROVED AS TO FORM BY THE DIRECTOR OF ENGINEERING OF THE CITY OF FORT COLLINS ON THIS 28th DAY OF June A.D., 1995.

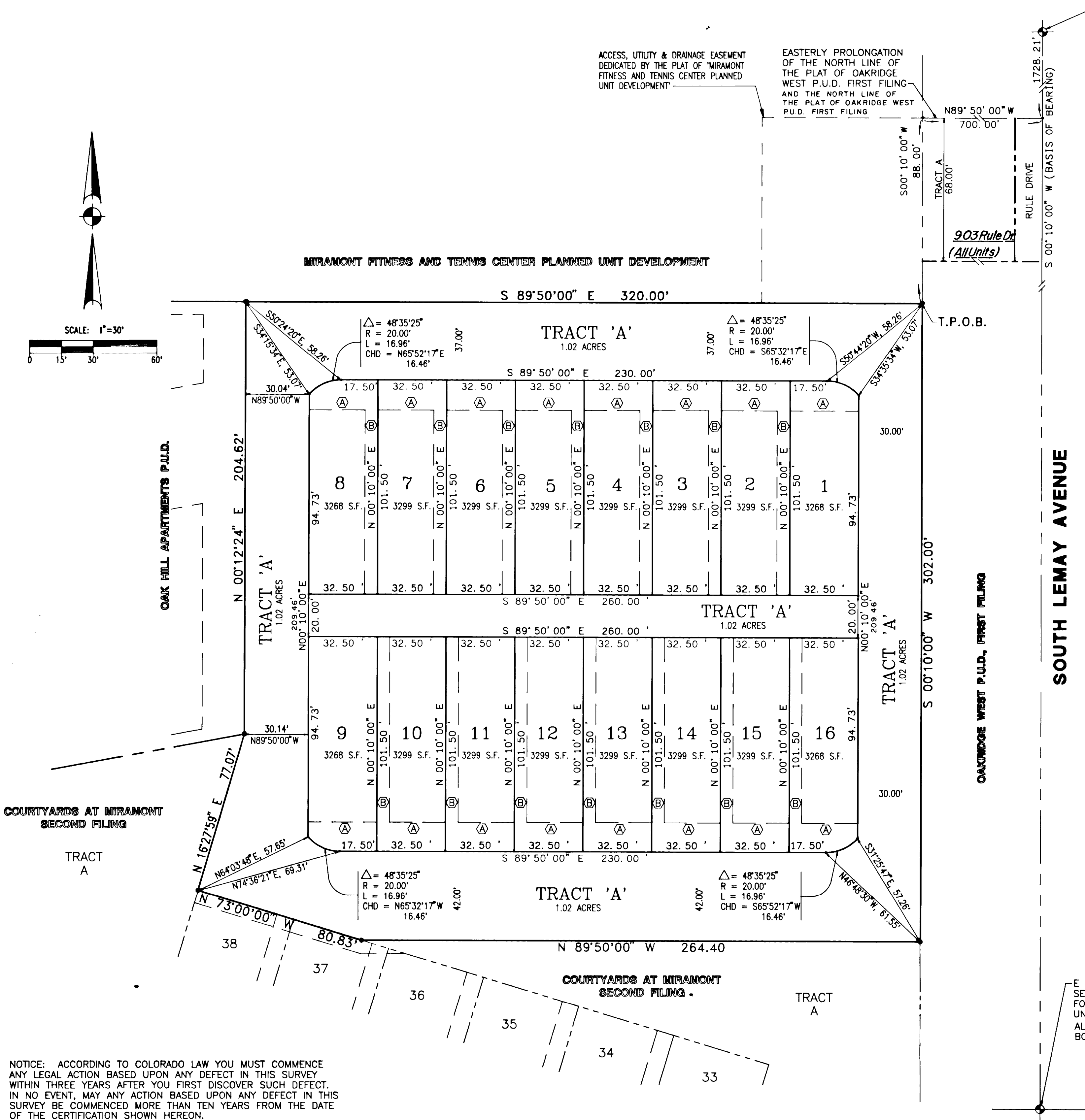
SURVEYOR'S CERTIFICATE

LARRY G. INTERMILL, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO, BEING DULY SWORN ON HIS OATH, DEPOSES AND SAYS: ON THE BASIS OF HIS KNOWLEDGE, INFORMATION AND BELIEF, THAT THE SURVEY AND PLAT OF THE COTTAGES AT MIRAMONT P.U.D. TO THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WERE MADE UNDER HIS SUPERVISION; THAT THIS 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, SURVEYOR
COLORADO P.L.S. #12374



VICINITY MAP



NOTICE: 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 HEREON.

REVISIONS Date _____ By _____ Description _____ Date _____ By _____ Description _____ Date _____ By _____ Description _____	Date APRIL, 1995 Drawn CADtrax Field Book _____ Checked _____ Scale 1" = 30' Approved _____	CLIENT ALBRECHT HOMES	INTERMILL LAND SURVEYING 1301 N. CLEVELAND AVENUE, LOVELAND, COLORADO 80537 PHONE: (970) 669-0516	TITLE FILING PLAT THE COTTAGES AT MIRAMONT P.U.D. FORT COLLINS, COLORADO	PROJECT NO. P-95-2518	SHEET NO. 1	NO. OF SHEETS 1
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