

PLAT OF FEENEY SUBDIVISION

BEING A REPLAT OF LOT 6 AND PART OF LOT 7, OBSERVATORY HEIGHTS, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

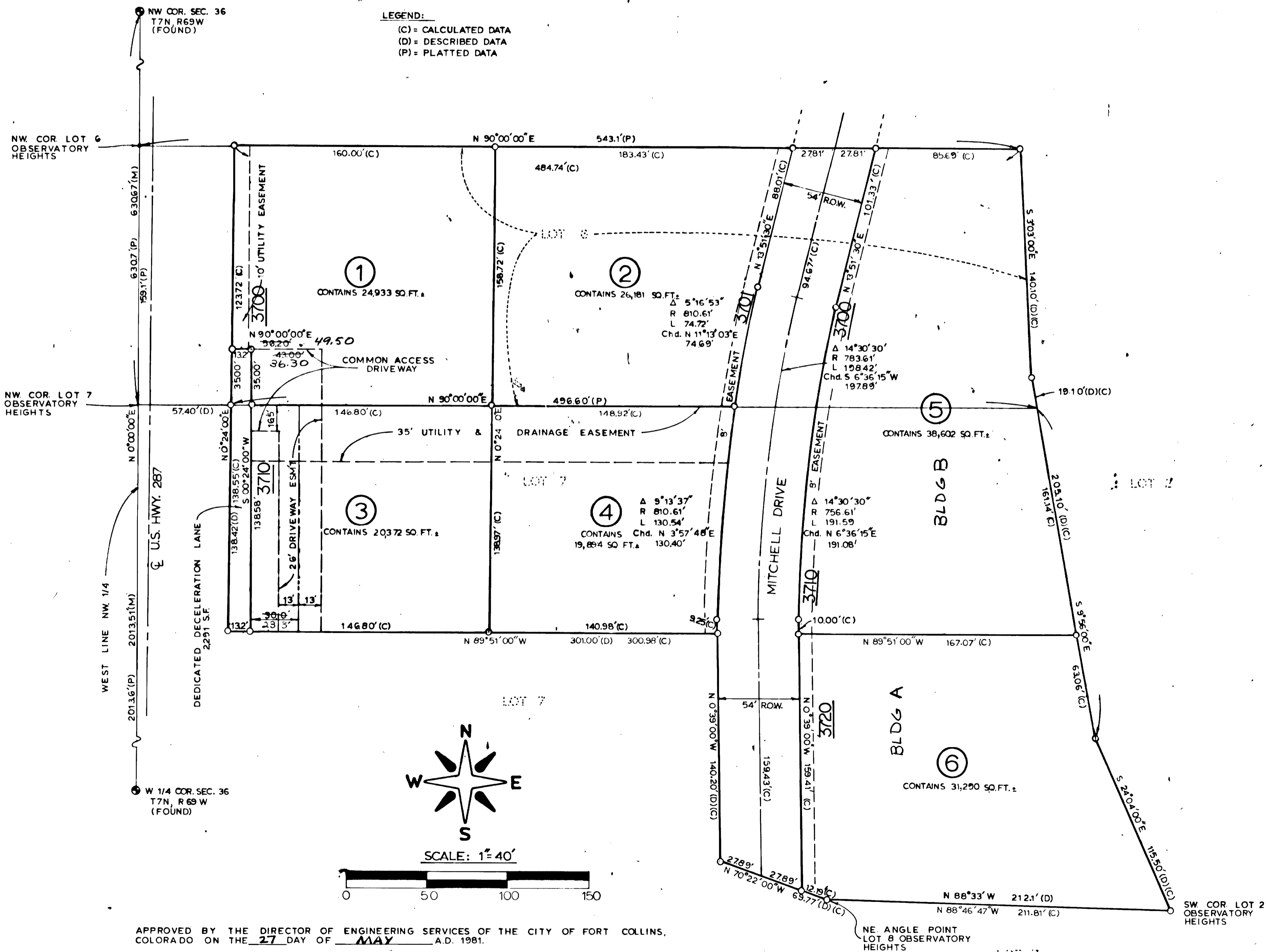
ATTORNEY'S CERTIFICATE

THIS IS TO CERTIFY THAT ON THE 1st DAY OF May A.D. 1981, I EXAMINED THE RECORDS OF THE OFFICIAL LARIMER COUNTY CLERK AND RECORDER AND ESTABLISHED THAT THE OWNERS AND PROPRIETORS OF RECORD OF THE PROPOSED PLAT OF FEENEY SUBDIVISION ARE AS SHOWN HEREON OF THIS DATE.

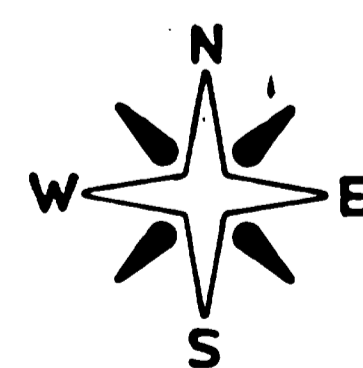
OWNER: HORSETOOTH SECOND INVESTMENT GROUP LTD. (A COLORADO LIMITED PARTNERSHIP)

LIEN HOLDERS: RONALD P. SCHOONOVER
DOLORES A. SCHOONOVER
MABEL V. BAINER

Daniel P. Osborn
ATTORNEY AT LAW



LEGEND:
(C) = CALCULATED DATA
(D) = DESCRIBED DATA
(P) = PLATTED DATA



SCALE: 1" = 40'
0 50 100 150

APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF THE CITY OF FORT COLLINS, COLORADO ON THE 27 DAY OF MAY A.D. 1981.

Robert Baugman
DIRECTOR OF ENGINEERING SERVICES

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

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED LAND TO-WIT: LOT 6 OF OBSERVATORY HEIGHTS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., AS ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF LARIMER, STATE OF COLORADO, LESS THE RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 287 ALONG THE WEST LINE THEREOF, TOGETHER WITH THAT PORTION OF LOT 7 OF SAID SUBDIVISION DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 287 WITH THE NORTH LINE OF SAID LOT 7, SAID POINT BEING 57.40 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 7; THENCE ALONG THE NORTH LINE OF SAID LOT 7, N 90°00'00"E, 496.60 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 2 OF SAID SUBDIVISION; THENCE ALONG SAID WEST LINE S 09°56'00"E, 205.30 FEET; THENCE CONTINUING ALONG SAID WEST LINE S 24°04'00"E, 115.00 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 88°46'47"W, 211.81 FEET, MORE OR LESS, TO THE NORTHEASTERLY ANGLE POINT IN LOT 8 OF SAID SUBDIVISION; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 8, N 70°22'00"W, 69.77 FEET; THENCE N 00°39'00"W, 140.20 FEET; THENCE N 89°51'00"W, 300.98 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 287; THENCE ALONG SAID RIGHT-OF-WAY LINE N 00°24'00"E, 138.95 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SAID LOTS ARE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS OR RESTRICTIONS AS NOW IN USE OR ON RECORD, AND CONTAIN 4.316 ACRES, MORE OR LESS, GROSS;

HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS FEENEY SUBDIVISION IN THE CITY OF FORT COLLINS, COLORADO, 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, AND DO HEREBY RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT.

PROTECTIVE COVENANTS FOR FEENEY SUBDIVISION ARE AS FILED CONTEMPORANEOUSLY HERewith IN THE OFFICE OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO.

WITNESS OUR HANDS AND SEALS THIS 1st DAY OF May A.D. 1981.

HORSETOOTH SECOND INVESTMENT GROUP LTD. (A COLORADO LIMITED PARTNERSHIP)
Ronald P. Schoonover
GENERAL PARTNER
RONALD P. SCHOONOVER

Ronald P. Schoonover
RONALD P. SCHOONOVER

Dolores A. Schoonover
DOLORES A. SCHOONOVER
Mabel V. Bainer
MABEL V. BAINER

STATE OF COLORADO, } ss:
COUNTY OF LARIMER }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF May A.D. 1981.

Clara M. White
NOTARY PUBLIC

MY NOTORIAL COMMISSION EXPIRES: February 22, 1982

SURVEYOR'S CERTIFICATE

GUADALUPE P. DELGADO, 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 FEENEY SUBDIVISION 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 TO HIS OWN KNOWLEDGE.

Guadalupe P. Delgado
GUADALUPE P. DELGADO
REGISTERED LAND SURVEYOR / COLORADO NO. 10725

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF May A.D. 1981.

James K. Hall
NOTARY PUBLIC

MY NOTORIAL COMMISSION EXPIRES: April 26, 1982

APPROVED:
BY THE PLANNING AND ZONING BOARD OF FORT COLLINS, COLORADO, ON THIS 12 DAY OF MARCH A.D. 1979

Christina
SECRETARY

APPROVED:
BY THE CITY COUNCIL OF FORT COLLINS, COLORADO THIS 16th DAY OF Oct. A.D. 1979



Manda M. Krajick
CITY CLERK

"INSTALLATION OF SUBDIVISION IMPROVEMENTS INCLUDING UTILITY LINES, STORM DRAINAGE AND STORM DRAINAGE FACILITIES FOR THE SUBDIVISION IS THE RESPONSIBILITY OF THE SUBDIVISION OWNER. THE CITY OF FORT COLLINS HEREBY DISCLAIMS ANY RESPONSIBILITY FOR THE INSTALLATION OF ANY SUCH IMPROVEMENTS, SAID INSTALLATION BEING AN OBLIGATION OF THE SUBDIVISION OWNER."