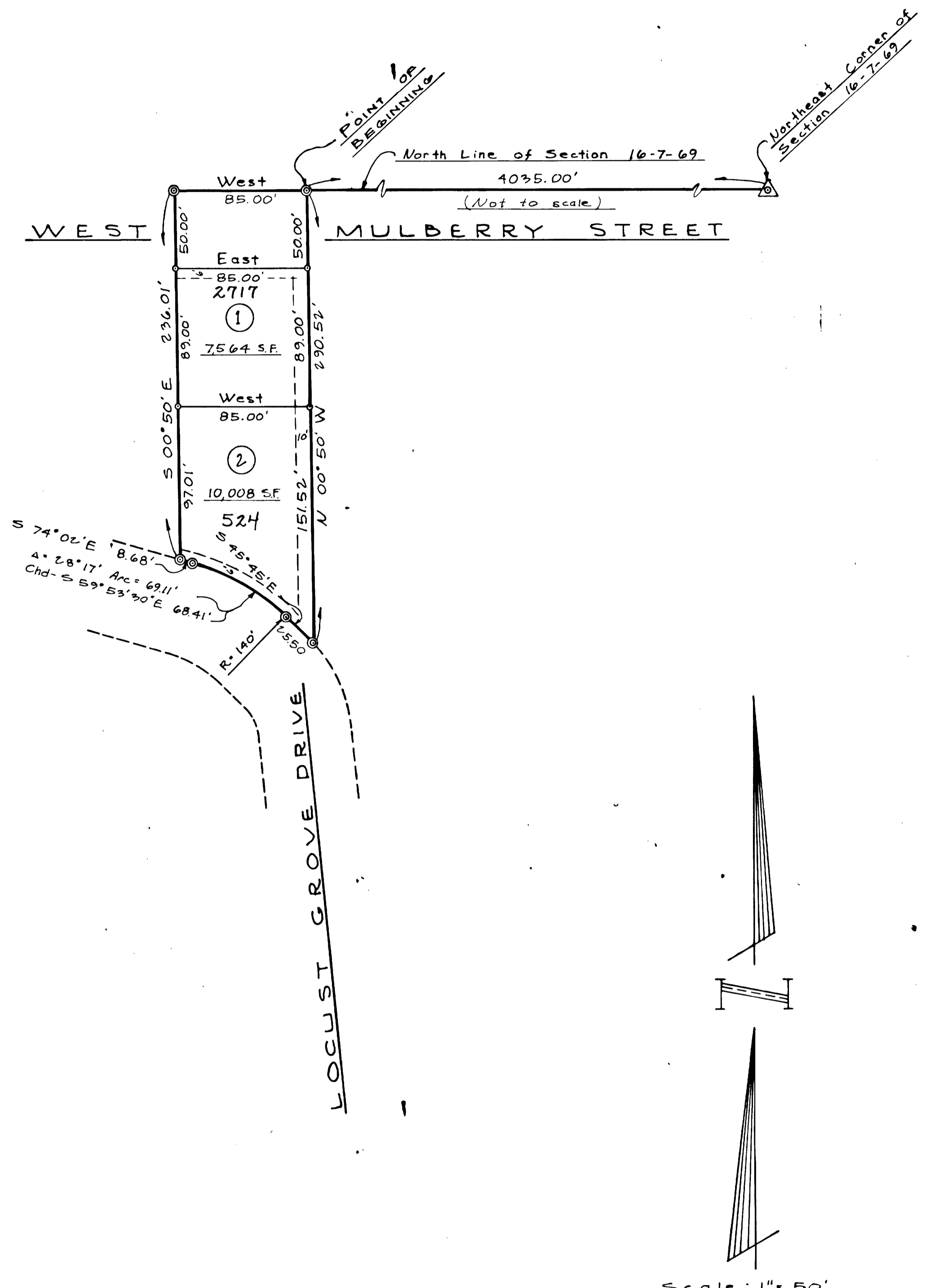


PLAT OF THE ANDERSON SUBDIVISION

SITUATE IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M., FORT COLLINS, COLORADO



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

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of the following described land, to-wit: A tract of land situate in the Northwest 1/4 of Section 16, Township 7 North, Range 69 West of the Sixth P.M., Fort Collins, Colorado, which, considering the North line of said Section 16 as bearing due East and West and with all bearings herein relative thereto, is contained within the boundary lines which begin at a point which bears West 4035.00 feet from the Northeast corner of Section 16 and run thence West 85.00 feet; thence South 00° 50' East 236.01 feet; thence South 74° 02' East 868 feet; thence along the arc of a 140.00 foot radius curve to the right a distance of 69.11 feet, the long chord of which bears South 59° 53' 30" East 684.1 feet; thence S 45° 45' E 2550 feet; thence N 00° 50' W 230.52 feet to the point of beginning, containing 0.5014 acres, more or less, has caused same to be surveyed and subdivided into lots as shown on this plat to be known as the ANDERSON SUBDIVISION and does hereby dedicate and convey to the City of Fort Collins, forever hereafter, the streets and easements as laid out and designated on this plat. The 100 feet of Locust Grove Drive not dedicated on the plat of LOCUST GROVE SUBDIVISION, THIRD FILING, is hereby dedicated. PROTECTIVE COVENANTS for the Anderson Subdivision are as filed contemporaneously herewith in the office of the Clerk and Recorder of Larimer County, Colorado.

WITNESS our hands and seals this 5th day of July, A.D. 1978.

Mark S. Anderson David E. Shands Wallace E. Jungmeyer
 Mark S. Anderson David E. Shands Wallace E. Jungmeyer

State of Colorado ss:
County of Larimer

The foregoing instrument was acknowledged before me this 5th day of July, A.D. 1978 by Mark S. Anderson, David E. Shands, and Wallace E. Jungmeyer.

Julius P. Johnson
Notary Public

My notarial commission expires November 8, 1979

ENGINEER'S CERTIFICATE:

Richard A. Rutherford, a Professional Engineer and 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 Anderson 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 of his own knowledge.

Richard A. Rutherford
 Richard A. Rutherford
 Professional Engineer & Land Surveyor

Subscribed and sworn to before me this 5th day of July, A.D. 1978.

Julius P. Johnson
Notary Public

My notarial commission expires November 8, 1979

ATTORNEY'S CERTIFICATE:

This is to certify that on this 5th day of July, A.D. 1978, I examined the legal description, appearing hereon, of the land within the boundary lines of the Anderson Subdivision and found the owners of record on this date, to be as shown hereon.

Attorney

APPROVED:

By the City Council of the City of Fort Collins, Colorado, on this 5th day of July, A.D. 1978.

Verma Lewis
City Clerk

APPROVED:

By the Director of Engineering Services for the City of Fort Collins, Colorado, on this 5th day of JULY, A.D. 1978.

Ray Benjamin
Director

"INSTALLATION OF SUBDIVISION IMPROVEMENTS INCLUDING UTILITY LINES, STREET IMPROVEMENTS AND STORM DRAINAGE FACILITIES FOR THE SUBDIVISION IS SUBJECT TO A UTILITY AGREEMENT ON FILE WITH THE CITY OF FORT COLLINS DATED 7/7/78. THE CITY OF FORT COLLINS HEREBY DISCLAIMS ANY RESPONSIBILITY FOR THE INSTALLATION OF ANY SUCH IMPROVEMENTS, SAID INSTALLATION BEING AN OBLIGATION OF THE OWNER."

