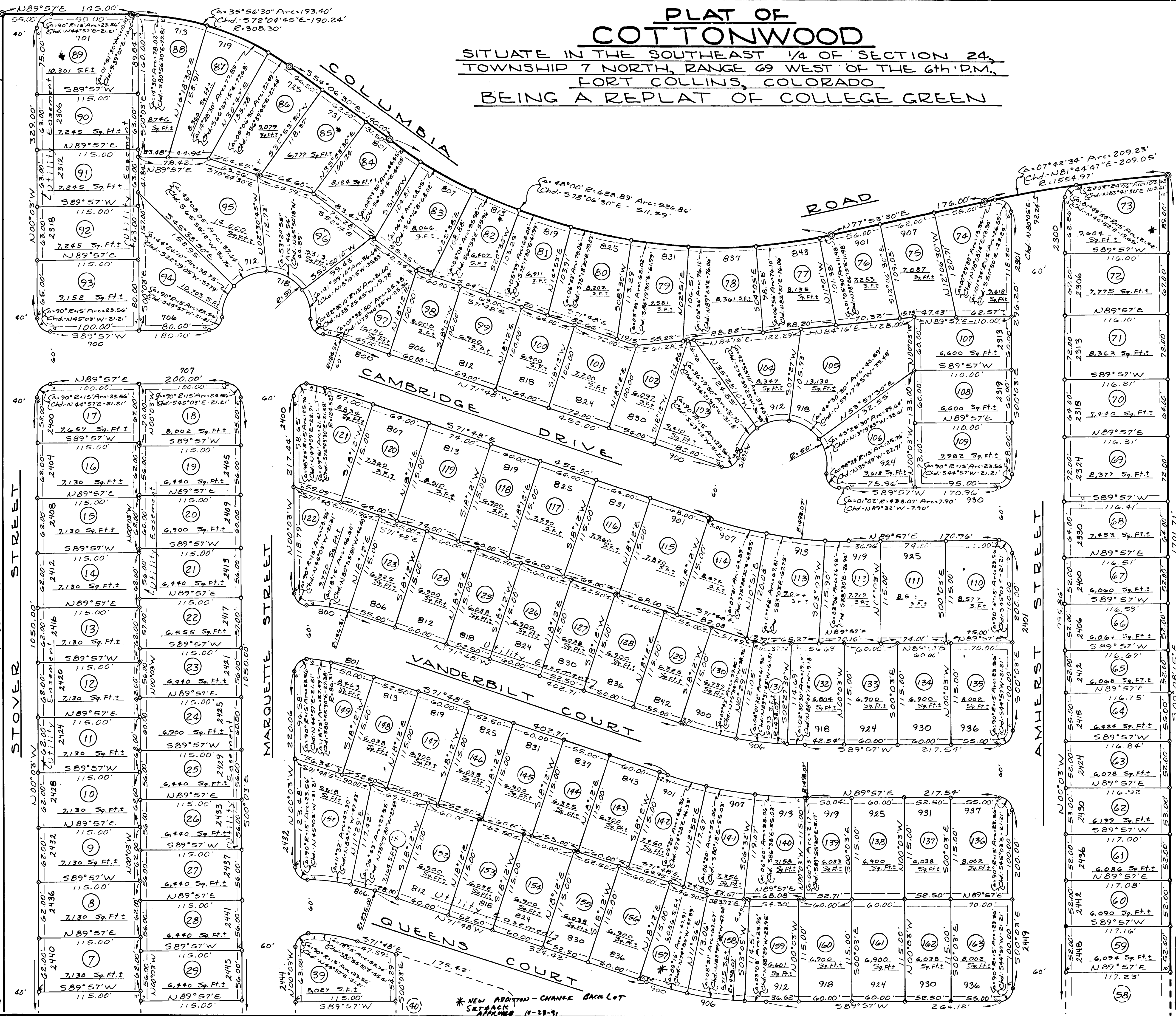
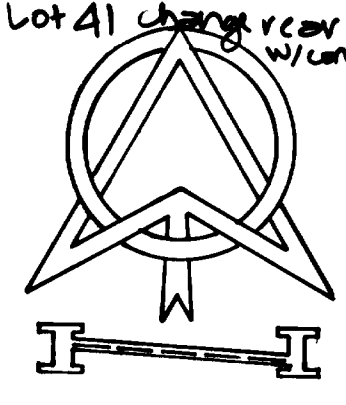


814
West Line of the S.E. 1/4 of Section 24
C-26

PLAT OF COTTONWOOD

SITUATE IN THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
FORT COLLINS, COLORADO
BEING A REPLAT OF COLLEGE GREEN

ADMIN CHANGES to reduce setback on lot 13 from 40' to 26' to allow for 14x18' addition to rear of house approved 4-16-81
* ADMIN CHANGES to reduce setback on lot 13 from 40' to 26' to allow for 14x18' addition to rear of house approved 4-16-81
SCALE: 1" = 50'



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

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being owners of the following described land, to wit: A tract of land situate in the Southeast 1/4 of Section 24, Township 7 North, Range 69 West of the Sixth P.M., Fort Collins, Colorado, which, considering the South line of said Southeast 1/4 as bearing S89°45'W and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at the South 1/4 corner of said Section 24 and run thence N00°03'W 1886.48 feet along the West line of said Southeast 1/4; thence along the South line of Columbia Road, N89°57'E 145.00 feet and again along the arc of a 308.30 foot radius curve to the right a distance of 193.40 feet, the long chord of which bears S72°04'45"E 190.24 feet and again S54°06'30"E 140.00 feet and again along the arc of a 628.89 foot radius curve to the left a distance of 526.86 feet, the long chord of which bears S78°06'30"E 511.59 feet and again N77°53'30"E 176.00 feet and again along the arc of a 1554.97 foot radius curve to the right a distance of 209.23 feet, the long chord of which bears N81°44'47"E 209.05 feet; thence S00°08'15"E 170.71 feet to a point on the South line of said Southeast 1/4; thence S89°45'W 1321.34 feet to the point of beginning, containing 52.2798 acres, more or less, have caused the same to be surveyed and resubdivided into lots, tracts, and streets as shown on this plat to be known as COTTONWOOD, and do hereby dedicate and convey to and for public use, forever hereafter, the streets and easements as are laid out and designated on this plat. The plat of College Green, along with the streets and easements shown thereon is hereby vacated.

PROTECTIVE COVENANTS for Cottonwood are as filed contemporaneously herewith in the office of the Clerk and Recorder of Larimer County, Colorado.

WITNESS our hands and seals this 15th day of September A.D. 1976.
EIGHT, INC.

By: Joseph Murray, President
Attest: Jerry P. Japha, Secretary

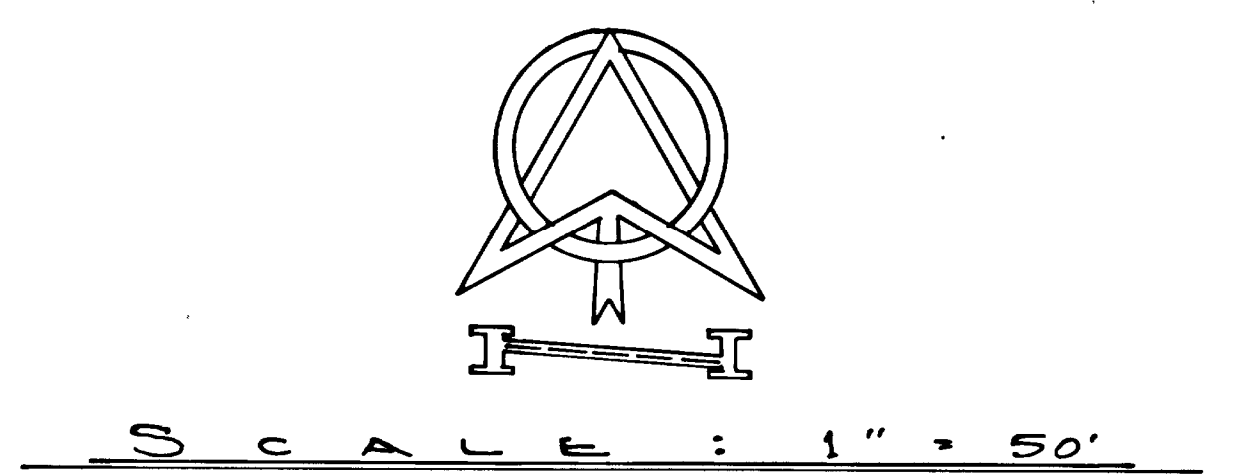
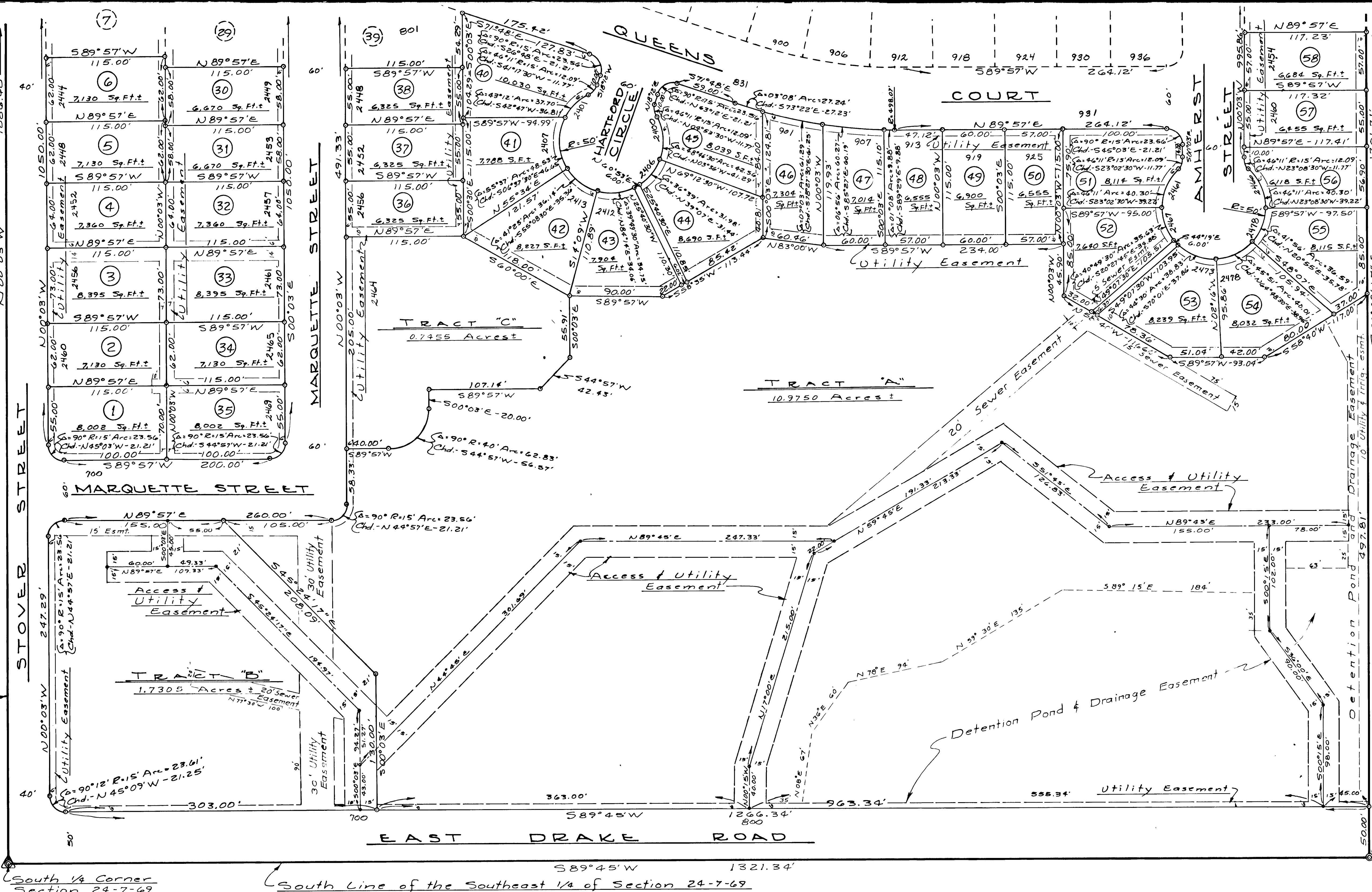
State of Colorado ss: County of Larimer
The foregoing instrument was acknowledged before me this 15th day of September A.D. 1976, by Joseph Murray, as President, and by Jerry P. Japha, as Secretary, of Eight, Inc.

William F. Dural
Notary Public
My notarial commission expires April 2, 1978

Lot 13 rear setback changed approved 4-16-81
w/land survey and outside easements

* NEW ADDITION - CHANGE BACK LOT SETBACK APPROVED 10-28-81
SHEARY ALBERTSON PLANNERS

West Line of the Southeast 1/4 of Section 24-7-69



ENGINEER'S CERTIFICATE:
 Phillip I. Robinson, 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 Cottonwood 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.

Phillip I. Robinson
 Phillip I. Robinson
 Professional Engineer & Land Surveyor

Subscribed and sworn to before me
 this 12th day of August A.D. 1976.

Kimberly E. Beckman
 Notary Public

My notarial commission
 expires May 2, 1978

APPROVED:
 By the Planning and Zoning Board of Fort Collins, Colorado on this 9th day of August A.D. 1976.

Paul A. Diebel
 Secretary

APPROVED:
 By the City Council of the City of Fort Collins, Colorado on this 20th day of September A.D. 1976.

Verna Lewis
 City Clerk

PLAT OF
COTTONWOOD
 SITUATE IN THE SOUTHEAST 1/4 OF SECTION 24,
 TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
 FORT COLLINS, COLORADO
 BEING A REPLAT OF COLLEGE GREEN

MAIN CHANGE LOT A2 CHANGE REAR SETBACK
 APPROVED AS INDICATED ON AD. CHANG
 TEL SHEPARD PARR 10-3-90