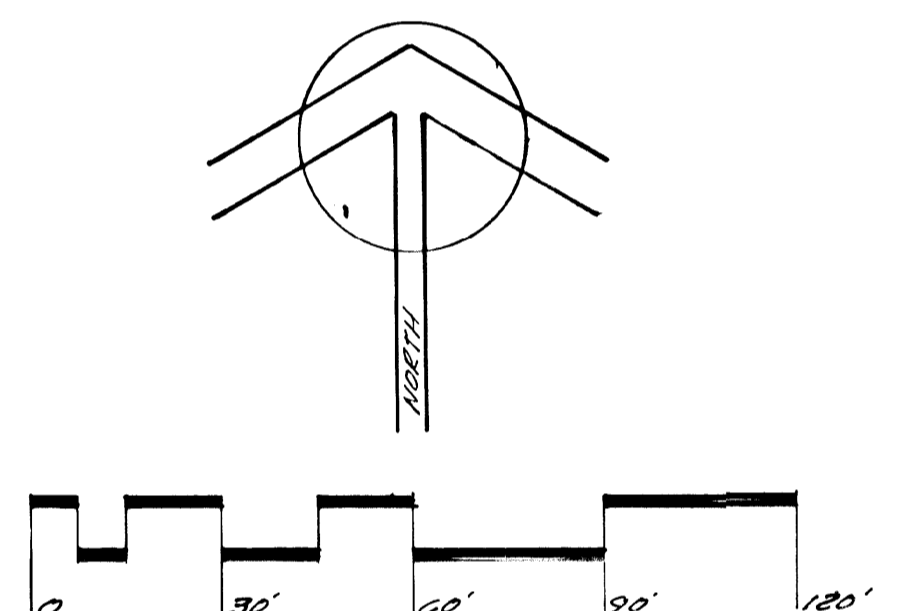
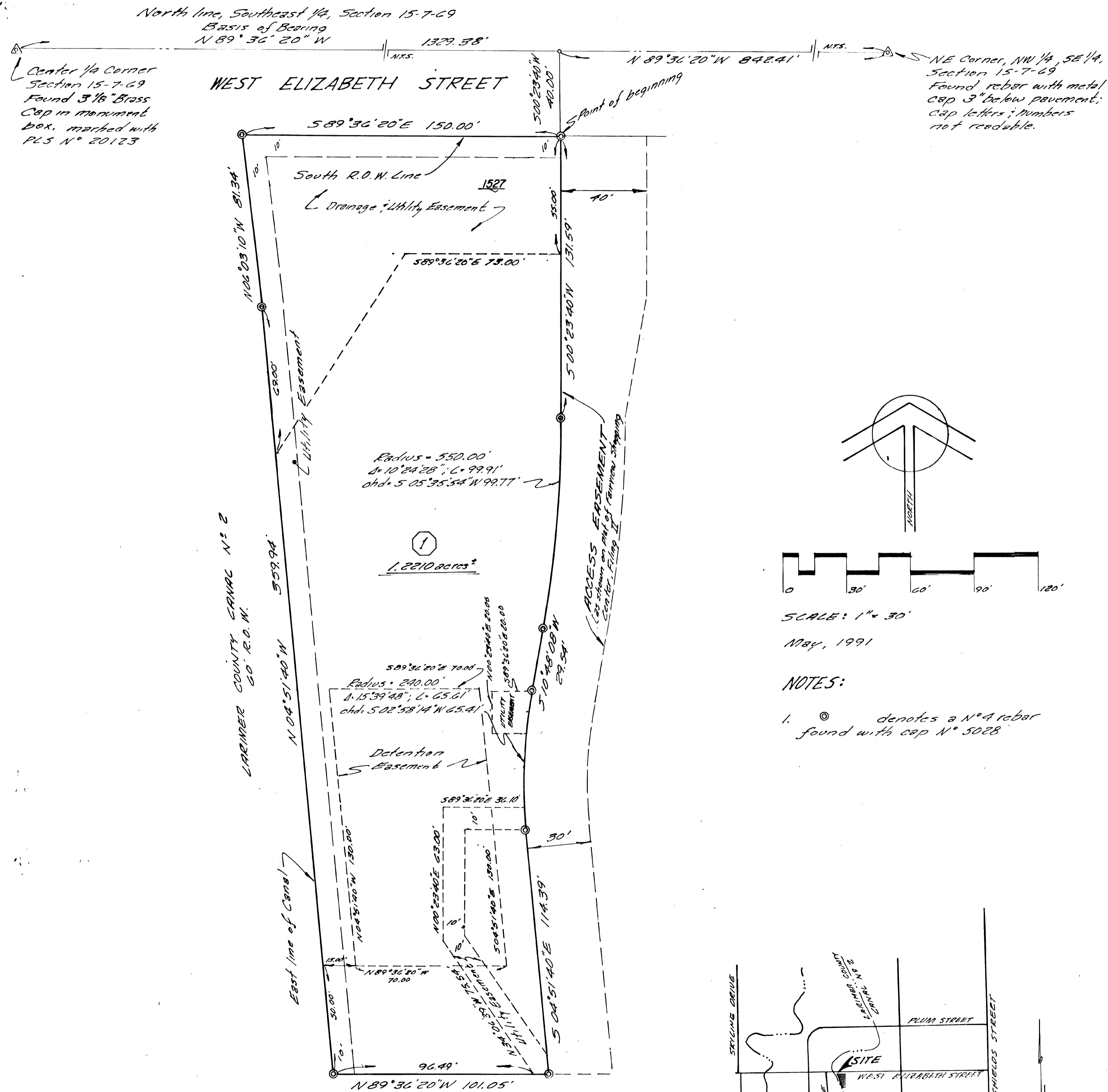
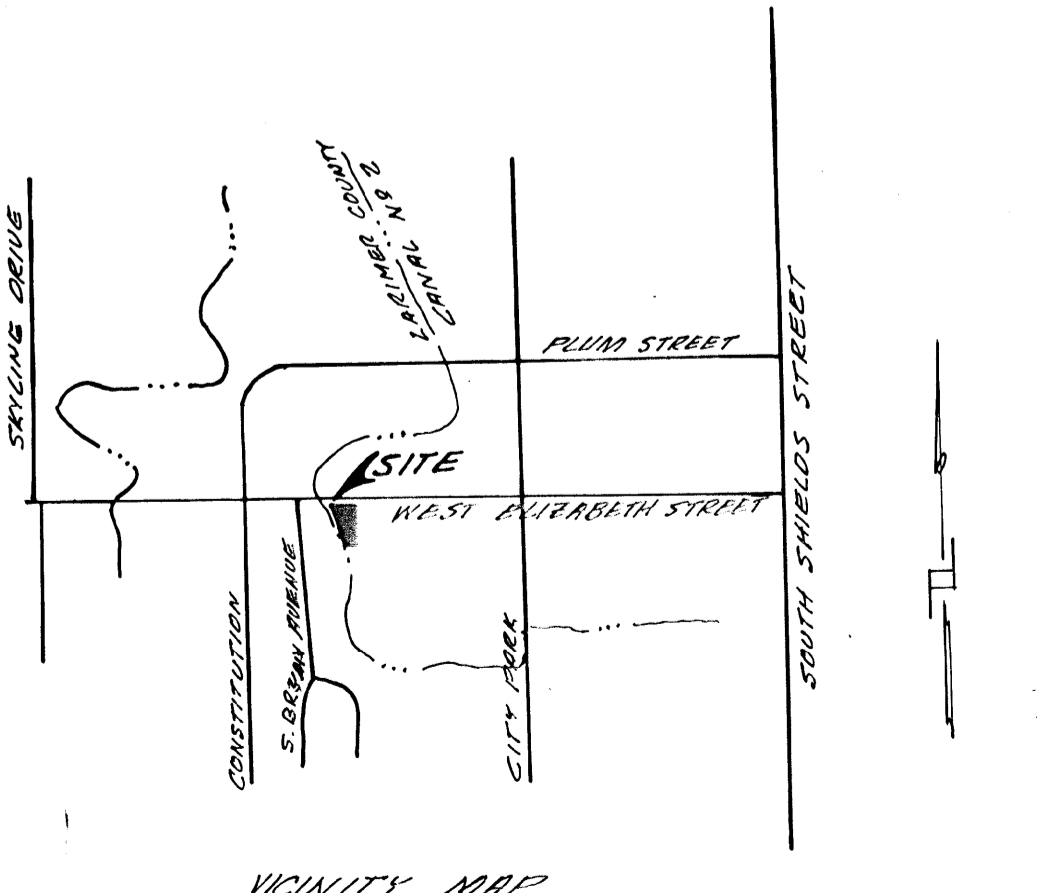


A PLAT OF  
**FAIRVIEW SHOPPING CENTER - FILING III**  
 BEING A REPLAT OF LOT 1, FAIRVIEW SHOPPING CENTER - FILING II, AND OF A PART OF THE  
 MATADOR APARTMENTS - PHASE IV SITUATE IN THE SOUTHEAST 1/4 OF SECTION 15,  
 T. 7 N., R. 69 W., OF THE SIXTH P.M., FORT COLLINS, LARIMER COUNTY, COLORADO



- NOTES:
- 1. ⊙ denotes a N°4 rebar found with cap N° 5028



**STATEMENT OF OWNERSHIP, SUBDIVISION, AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned being the owners and proprietors of record of the following described land, to-wit; Lot 1 of the Fairview Shopping Center - Filing II and of a part of the Matador Apartments - Phase IV all being more particularly described as follows: A tract of land situate in the Southeast 1/4 of Section 15, Township 7 North, Range 69 West of the Sixth P.M., Fort Collins, Larimer County, Colorado which considering the North line of the said Southeast 1/4 as bearing N 89°36'20" W and with all bearings contained herein relative thereto is contained within the boundary lines which begin at a point on the South right-of-way line of West Elizabeth Street and the Northeast corner of said Lot 1 which bears N 89°36'20" W 842.41' feet, and again 5°00'23'40" N 40.00' feet from the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 15 and run thence along the East line of said Lot 1, 5.00°23'40" W 131.59' feet, and again along the arc of a 550.00 foot radius curve to the right, a distance of 99.91' feet, the long chord of which bears 5.02°51'40" W 99.77' feet, and again 5°10'48'00" W 29.50' feet; thence along the arc of a 240.00 foot radius curve to the left, a distance of 65.41' feet, the long chord of which bears 5.02°58'14" W 65.41' feet; thence 5.04°51'40" W 114.59' feet; thence N 89°36'20" W 101.05' feet, thence N 04°51'40" W 359.94' feet; thence N 04°51'40" W 61.34' feet; thence 5.59°36'20" E 150.00' feet to the point of beginning containing 1,2210 acres more or less, and that the undersigned have caused the above described land to be surveyed and subdivided into a lot to be known as FAIRVIEW SHOPPING CENTER - FILING III and is subject to all easements and rights-of-way now on record or indicated on this plat and 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 of easements does not impose upon the City a duty to maintain the easements so dedicated. All easements shown on Lot 1 of Fairview Shopping Center - Filing II and on that part of the Matador Apartments - Phase IV described herein are hereby vacated by this plat.

Witness our hands and seals this 8<sup>th</sup> day of August A.D. 1991.

COOK AND ASSOCIATES, a Colorado General Partnership

By: LES H. NEWMAN, partner

State of Colorado } s.s.  
 County of Larimer }

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August A.D. 1991 by LES H. NEWMAN as partner for Cook and Associates.

My notarial commission expires: 9-4-93

Charles G. King  
 Notary Public

**SURVEYOR'S CERTIFICATE:**

I, Richard A. Rutherford, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this plat of Fairview Shopping Center - Filing III truly and correctly represents the results of a survey made by me or under my direct supervision.

Richard A. Rutherford  
 Richard A. Rutherford  
 Colorado Registered No. E 1-5-N-5028

**ATTORNEY'S CERTIFICATE:**

This is to certify that on the 8<sup>th</sup> day of August A.D. 1991, I examined the title to the property as described herein and established that the owners and proprietors of record of said property as construed in C.R.S. 1972, 31-23-111 are as shown herein as of said date.

Roz E. Clark  
 Attorney  
 Registration No. 6186

**APPROVED AS TO FORM:**

By the Director of Engineering of the City of Fort Collins, Colorado on this 27<sup>th</sup> day of August A.D. 1991.

Ray L. Smith  
 Director of Engineering

**APPROVED:**

By the Planning and Zoning Board of the City of Fort Collins, Colorado on this 27<sup>th</sup> day of August A.D. 1991.

William J. Chee  
 Secretary of Planning and Zoning Board

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