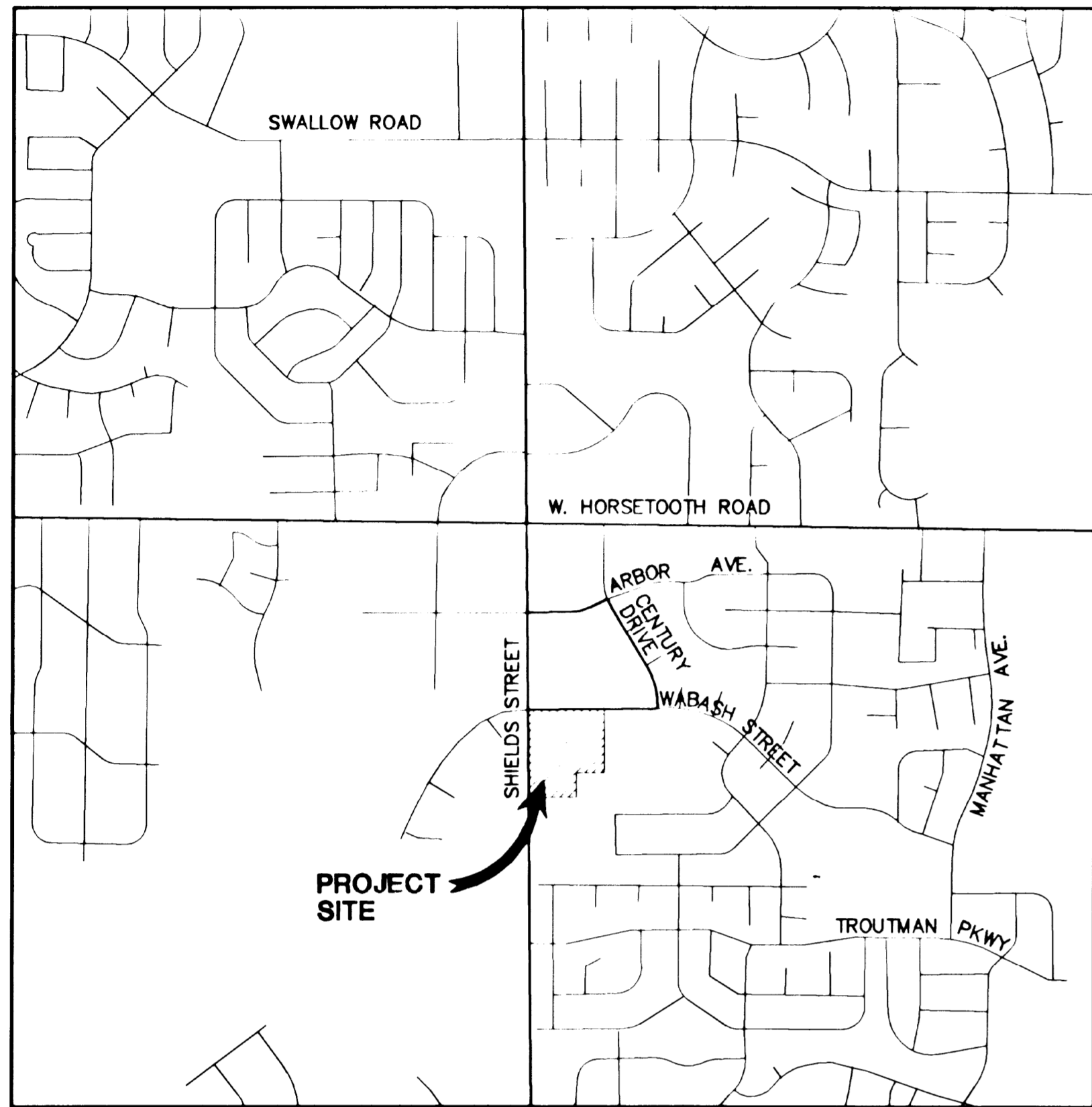


F-134 2263

A PLAT OF THE FAITH EVANGELICAL FREE CHURCH SECOND FILING

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF
SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, COUNTY OF LARIMER,
STATE OF COLORADO.



VICINITY MAP
SCALE: 1"=1000'

STATEMENT OF OWNERSHIP AND SUBDIVISION

Know all men by these presents, that the undersigned, being all the owners and proprietors of the following described land to-wit:
A Tract of land located in the Northwest Quarter of Section 35, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows:

Considering the West line of the Northwest Quarter of said Section 35 as bearing North 00°05'22" East from an aluminum cap at the West Quarter corner of said Section 35 to an aluminum cap in a range box at the Northwest corner of said Section 35 and with all bearings contained herein relative thereto:

Commencing at the West Quarter corner of said Section 35; thence along the West line of said Northwest Quarter, North 00°05'22" East, 1,247.22 feet; thence departing said West line, South 89°54'44" East, 50.00 feet to the POINT OF BEGINNING; thence, South 89°54'44" East, 417.59 feet to a curve concave to the North, having a central angle of 03°12'25", a radius of 240.00 feet and the chord of which bears North 88°29'03" East, 13.43 feet; thence along the arc of said curve 13.43 feet; thence, North 86°52'51" East, 161.51 feet to a curve concave to the South having a central angle of 03°12'25", a radius of 240.00 feet and the chord of which bears North 88°29'03" East, 13.43 feet; thence along the arc of said curve 13.43 feet; thence, South 89°54'44" East, 300.00 feet to a point on the West line of Four Seasons Second Filing; thence along said West line South 00°05'16" West, 18.00 feet to a point on the North line of Four Seasons Eighth Filing; thence along said North line, North 89°54'44" West, 95.00 feet to a point on the West line of said Four Seasons Eighth Filing; thence along said West line, South 00°05'16" West, 643.86 feet to a point on the North line of Four Seasons Eighth Filing; thence along said North line, North 89°47'20" West, 302.28 feet to a point on the West line of said Four Seasons Eighth Filing; thence along said West line and the West line of Four Seasons Sixth Filing, South 00°05'16" West, 285.00 feet to a point on the North line of that tract of land described at Reception No. 89043273 on file at the Larimer County Clerk and Recorder, Larimer County, Colorado; thence along said North line, North 89°47'20" West, 508.45 feet to a point on the East line of South Shields Street; thence along said East line, North 00°05'22" East, 935.33 feet to the Point of Beginning, EXCEPT portion conveyed to The Tulleries Condominiums, LLLP by Deed recorded October 13, 1997 as Reception No. 97067331 and by Warranty Deed recorded March 9, 1999 as Reception No. 99020410 and except that portion conveyed to the City of Fort Collins by Deed of Dedication for right of way recorded July 27, 1999 as Reception No. 99066579.

The above described tract contains 14.918 acres more or less.

The undersigned have caused the above described land to be surveyed and subdivided into lots, tracts, streets and easements as shown on this plat to be known as "THE FAITH EVANGELICAL FREE CHURCH SECOND FILING", subject to all easements and rights-of-way now of record or existing or indicated on this plat.

CERTIFICATE OF DEDICATION

The undersigned does hereby dedicate and convey to the City of Fort Collins, Colorado, for public use, forever, the streets and easements as laid out and designated on this plat; provided, however, that (1) acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the streets are inspected and accepted by City Engineer. All maintenance of the above described streets shall be performed by the undersigned (and his/her successors in interest) until such time as the City expressly assumes, in writing, the duty of such maintenance.

MAINTENANCE GUARANTEE

The undersigned, and its successors and assigns, hereby warrants and guarantees to the City of Fort Collins, for a period of two (2) years from the date of completion and acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements constructed under the authority of this plat. This warranty and guarantee is made in accordance with the City of Fort Collins Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The undersigned shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The undersigned shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the undersigned fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the undersigned. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the undersigned.

OWNER

Witness our hands and seals this _____ day of _____, A.D. 20____.

By: _____ By: _____

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 2001, by _____, Chairman of the Church and _____, Secretary of the Church.

Witness my hand and official seal.

My commission expires _____.

Notary Public

ATTORNEY'S CERTIFICATE

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to §2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon an examination of the records of the Clerk and Recorder of Larimer County, Colorado as of this _____ day of _____, 2001 and other information discovered by me through reasonable inquiry and is limited as authorized by §2(C)(3)(f) of the Land Use Code.

Attorney
Address: _____
Registration No. _____

SURVEYOR'S STATEMENT

I, James A. Anderson, a Professional Land Surveyor in the State of Colorado, do hereby state that the survey and legal description shown hereon was made under my direct responsibility, supervision and checking and that this plat accurately represents said survey and that all monuments exist as shown hereon.

James A. Anderson
Registered Land Surveyor
Colorado Registration No. 27596

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.

ENGINEERING DIVISION CERTIFICATE

Approved as to form by the City Engineer of the City of Fort Collins, on the 4th day of September, A.D., 2001.

City Engineer

PLANNING CERTIFICATE

Approved by the City of Fort Collins Planning and Zoning Board this 18th day of May, A.D., 2001.

Secretary of Planning and Zoning Board

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)
This map was filed for record in the office of the Clerk and Recorder at _____ o'clock _____ m. this _____ day of _____, A.D. 2001 and is duly recorded in Book _____ at Page _____ or Reception No. _____.

Clerk and Recorder
County of Larimer,
State of Colorado.

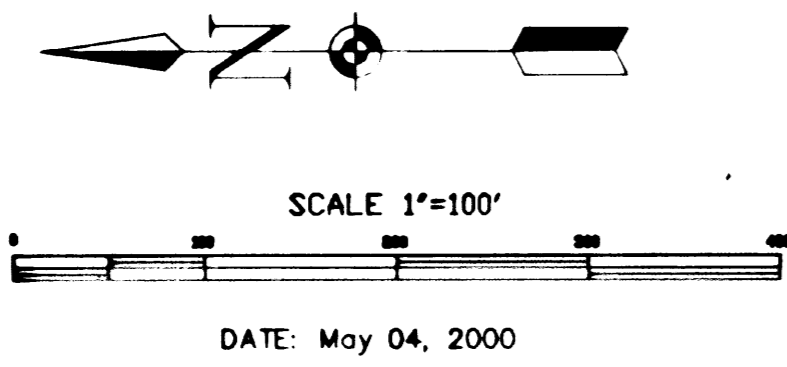
Deputy

SEAR·BROWN
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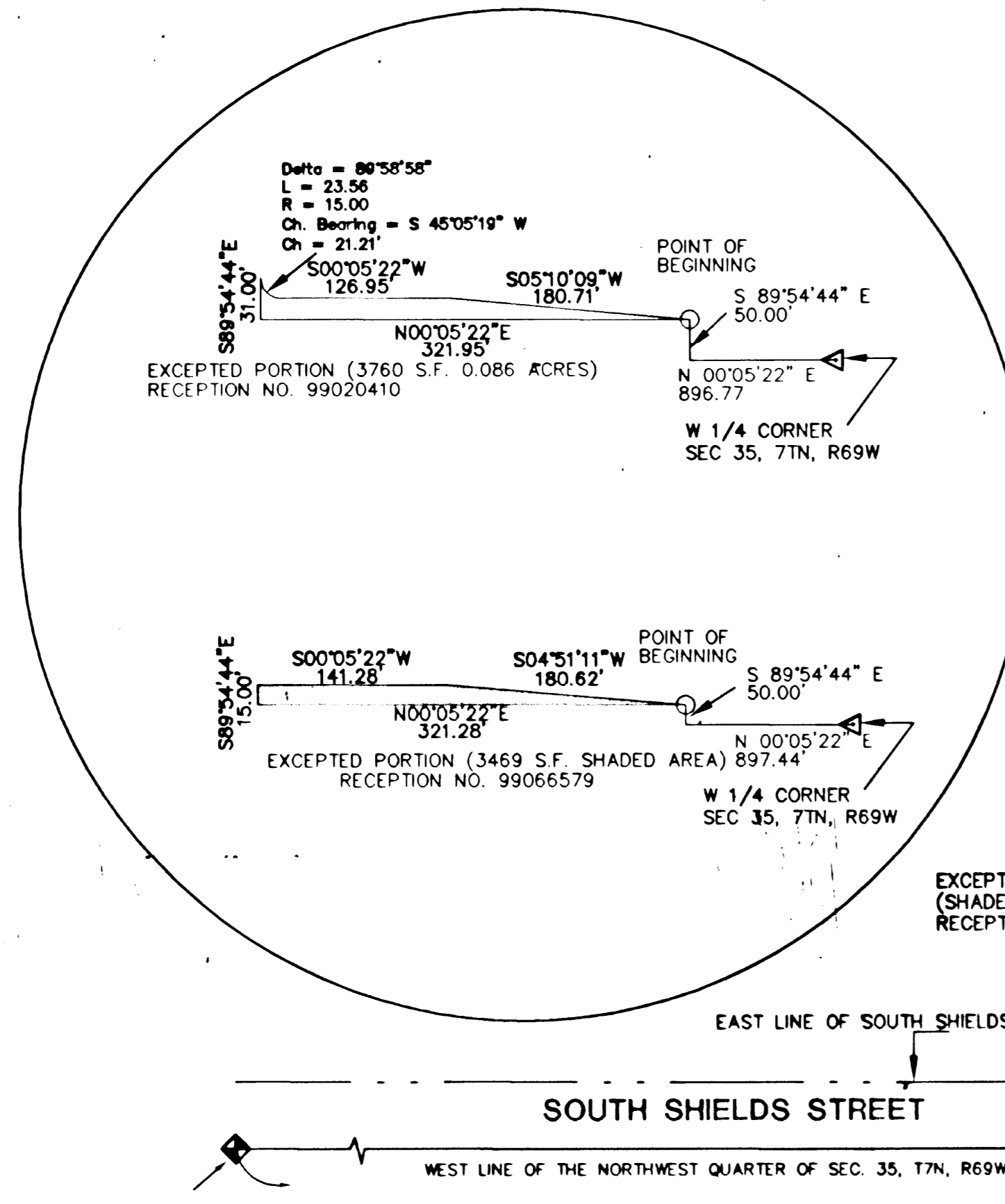
SHEET 1 OF 2

F-134 2263

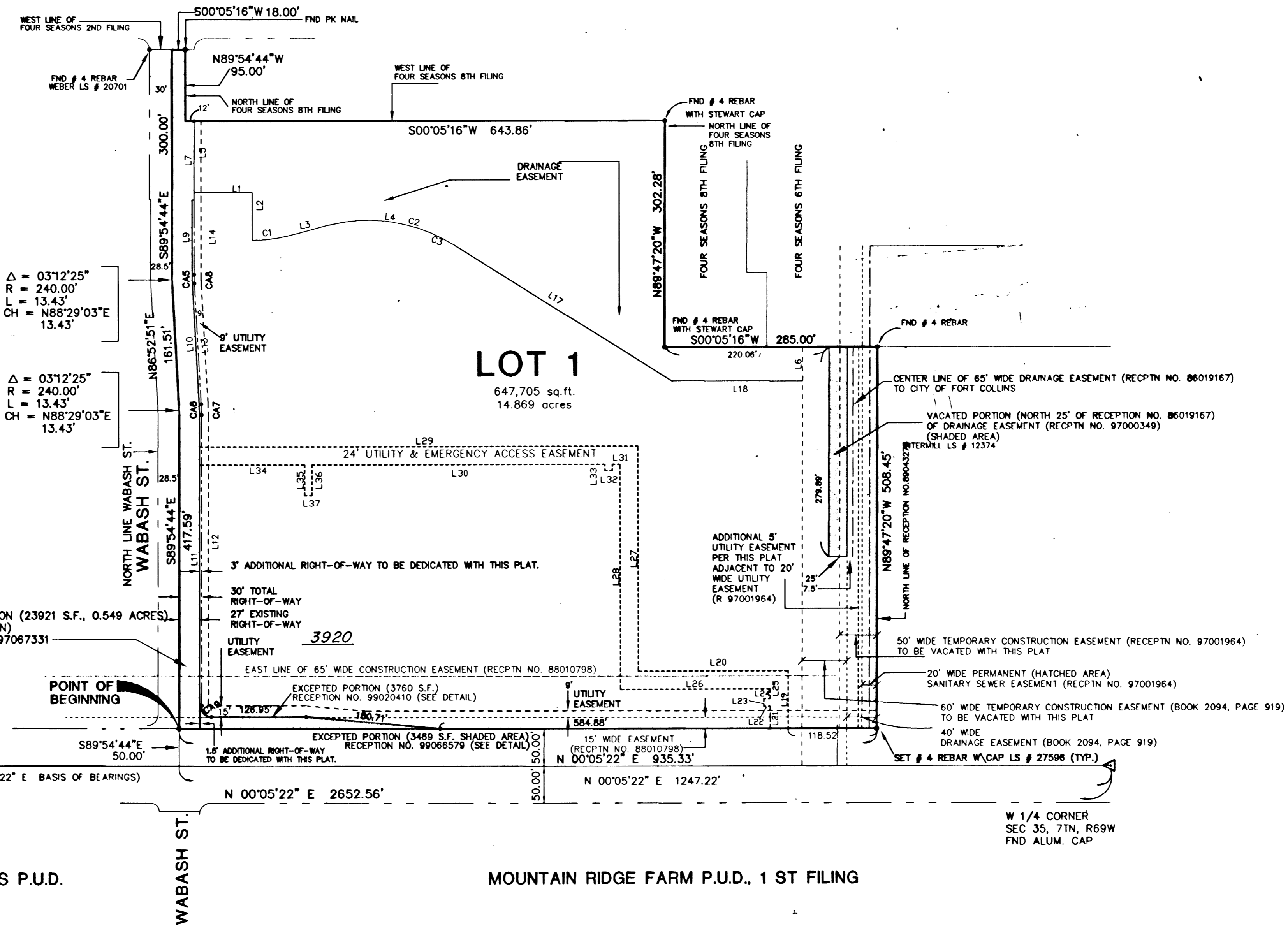
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DATE: May 04, 2000



FOUR SEASONS CONDOMINIUM, P.U.D.



CURVE TABLE with columns: CURVE, DELTA, RADIUS, BEARING, CHORD, LENGTH. Lists curves C1 through C9.

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists lines L1 through L37.

NW CORNER SEC. 35, 7N, R69W FND ALUM. CAP IN RANGE BOX

FIRST REPLAT OF COBBLESTONE CORNERS P.U.D.

MOUNTAIN RIDGE FARM P.U.D., 1 ST FILING

W 1/4 CORNER SEC. 35, 7N, R69W FND ALUM. CAP

NOTE: 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 certification shown hereon.

SEAR·BROWN logo and address: 5285 McWhinney Boulevard Suite 190 Loveland, CO 80538 (970) 461-2800 www.searbrown.com