

PLAT OF FOOTHILLS APARTMENTS

STATEMENT OF OWNERSHIP, SUBDIVISION & DEDICATION!

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED BEING THE OWNERS OF ALL OF THE FOLLOWING DESCRIBED LAND, TO-WIT:

A TRACT OF LAND LOCATED IN THE S 1/2, NE 1/4 OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LAZARUS COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS N 89° 30' W A DISTANCE OF 50.00 FEET FROM THE NE CORNER OF THE S 1/2, NE 1/4 OF SAID SECTION 22-7-69 AND CONSIDERING THE EAST LINE OF THE NE 1/4 OF SAID SECTION AS BEARING N 00° 10' 30" W WITH ALL BEARINGS RELATIVE THERETO;

THENCE N 89° 30' W, 700.00 FEET ALONG THE NORTH LINE OF THE S 1/2, NE 1/4; THENCE S 04° 17' W, 140.55 FEET; THENCE S 60° 55' W, 94.74 FEET; THENCE N 85° 12' 30" W, 152.10 FEET; THENCE S 04° 33' W, 131.90 FEET; THENCE S 41° 07' E, 141.18 FEET; THENCE S 07° 15' E, 63.55 FEET; THENCE S 89° 30' E, 634.00 FEET; THENCE N 00° 10' 30" W, 504.00 FEET; THENCE S 89° 30' E, 226.00 FEET TO THE WEST B.O.W. LINE OF SHIELDS STREET; THENCE N 00° 10' 30" W, 40.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 8.604 ACRES,

HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS, BLOCKS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS **FOOTHILLS APARTMENTS** SUBDIVISION IN THE CITY OF FORT COLLINS, COLORADO, AND DO HEREBY DEDICATE AND CONVEY TO FOR PUBLIC USE FOREVER HEREAFTER THE STREETS AND EASEMENTS AS LAID OUT AND DESIGNATED ON THIS PLAT. WE DO FURTHER HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS A PERPETUAL EASEMENT ACROSS THE AREA ON THE PLAT DESIGNATED AS PARKING AND SERVICE DRIVE FOR THE PURPOSE OF PROVIDING ACCESS FOR POLICE, FIRE, AMBULANCE, AND OTHER EMERGENCY SERVICES, IT BEING UNDERSTOOD THAT THE CITY OF FORT COLLINS SHALL NOT BY THIS DEDICATION ACQUIRE OR ASSUME ANY RESPONSIBILITY ON SUCH ACCESS EASEMENTS.

WITNESS OUR HANDS AND SEALS THIS 14th DAY OF August, A.D., 1968

FOOTHILLS APARTMENTS:

[Signature]
H. D. McDraw

STATE OF COLORADO } ss.
COUNTY OF LAZARUS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14th DAY OF August, A.D., 1968 BY THE ABOVE SIGNED FOR THE PURPOSES SET FORTH THEREIN.

MY COMMISSION EXPIRES: 1-3-72

[Signature]
NOTARY PUBLIC

ENGINEER'S CERTIFICATE:

KENT M. ANDERSON, A PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF COLORADO, BEING DULY SWORN ON HIS OATH, DEPOSES AND SAYS THAT THE SURVEY AND PLAT OF **FOOTHILLS APARTMENTS** WERE MADE UNDER HIS SUPERVISION AND THAT SAID PLAT REPRESENTS A TRUE AND ACCURATE DELINEATION OF SAID SURVEY, THAT HE HAS READ THE STATEMENTS THEREON AND THAT THE SAME ARE TRUE OF HIS OWN KNOWLEDGE.

[Signature]
KENT M. ANDERSON, P.E., L.S.
COLORADO REG. NO. 6181

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF AUGUST, A.D., 1968

MY COMMISSION EXPIRES: June 27, 1972

[Signature]
NOTARY PUBLIC

APPROVED:

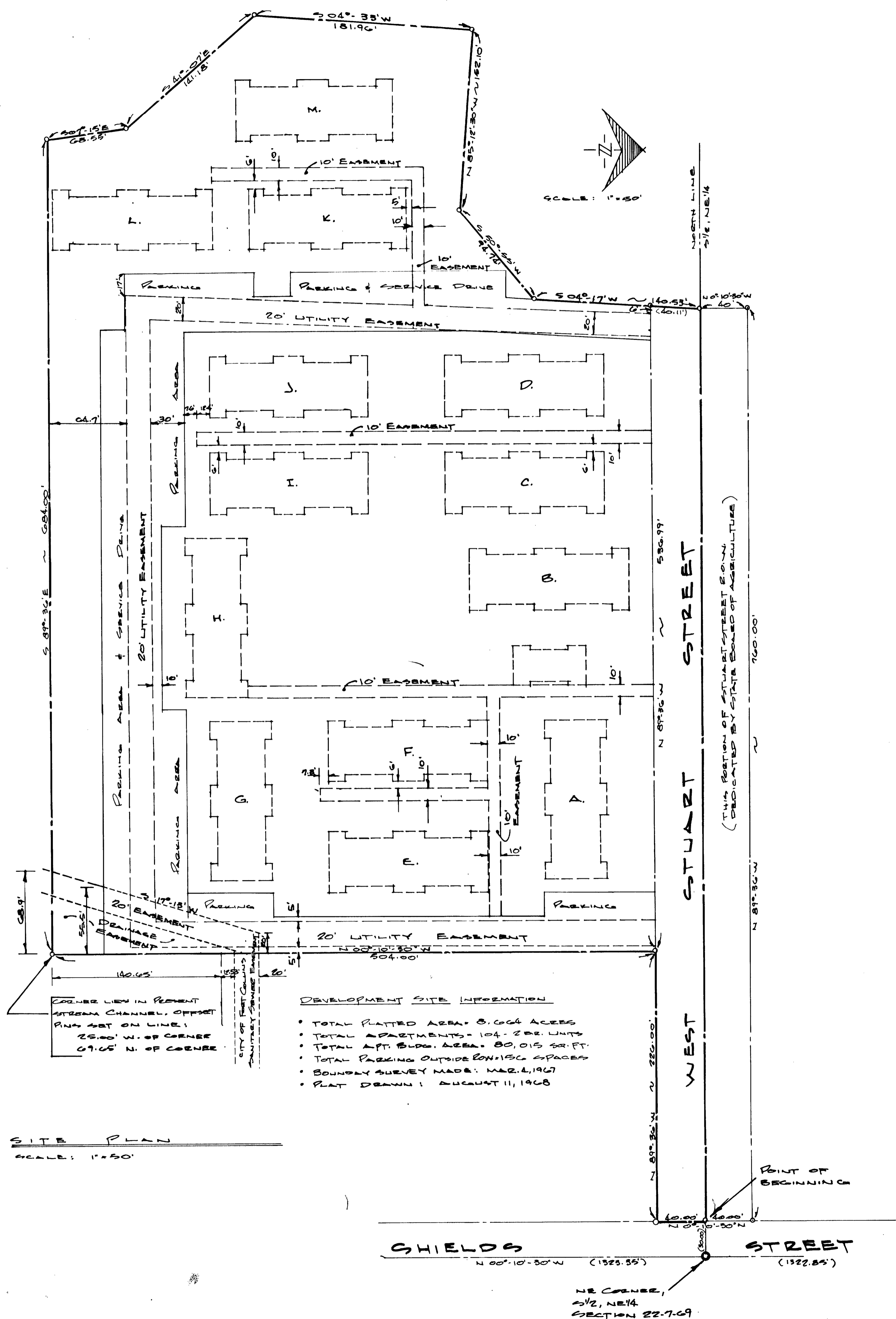
BY THE PLANNING AND ZONING BOARD OF FORT COLLINS THIS 3 DAY OF September, A.D., 1968.

[Signature]
SECRETARY

APPROVED:

BY THE CITY COUNCIL OF FORT COLLINS, COLORADO, THIS 5th DAY OF September, A.D., 1968.

[Signature]
CITY CLERK



COENRE LIE IN PRESENT STREAM CHANNEL, OFFSET RUN 430' ON LINE, 25.00' W. OF CORNER 07.05' N. OF COENRE

- DEVELOPMENT SITE INFORMATION
- TOTAL PLATTED AREA: 8.604 ACRES
 - TOTAL APARTMENTS: 104 - 2 BR. UNITS
 - TOTAL APT. BLDG. AREA: 80,015 SQ. FT.
 - TOTAL PARKING OUTSIDE CON-150 SPACES
 - BOUNDARY SURVEY MADE: MAR. 4, 1967
 - PLAT DRAWN: AUGUST 11, 1968

SITE PLAN
SCALE: 1" = 50'