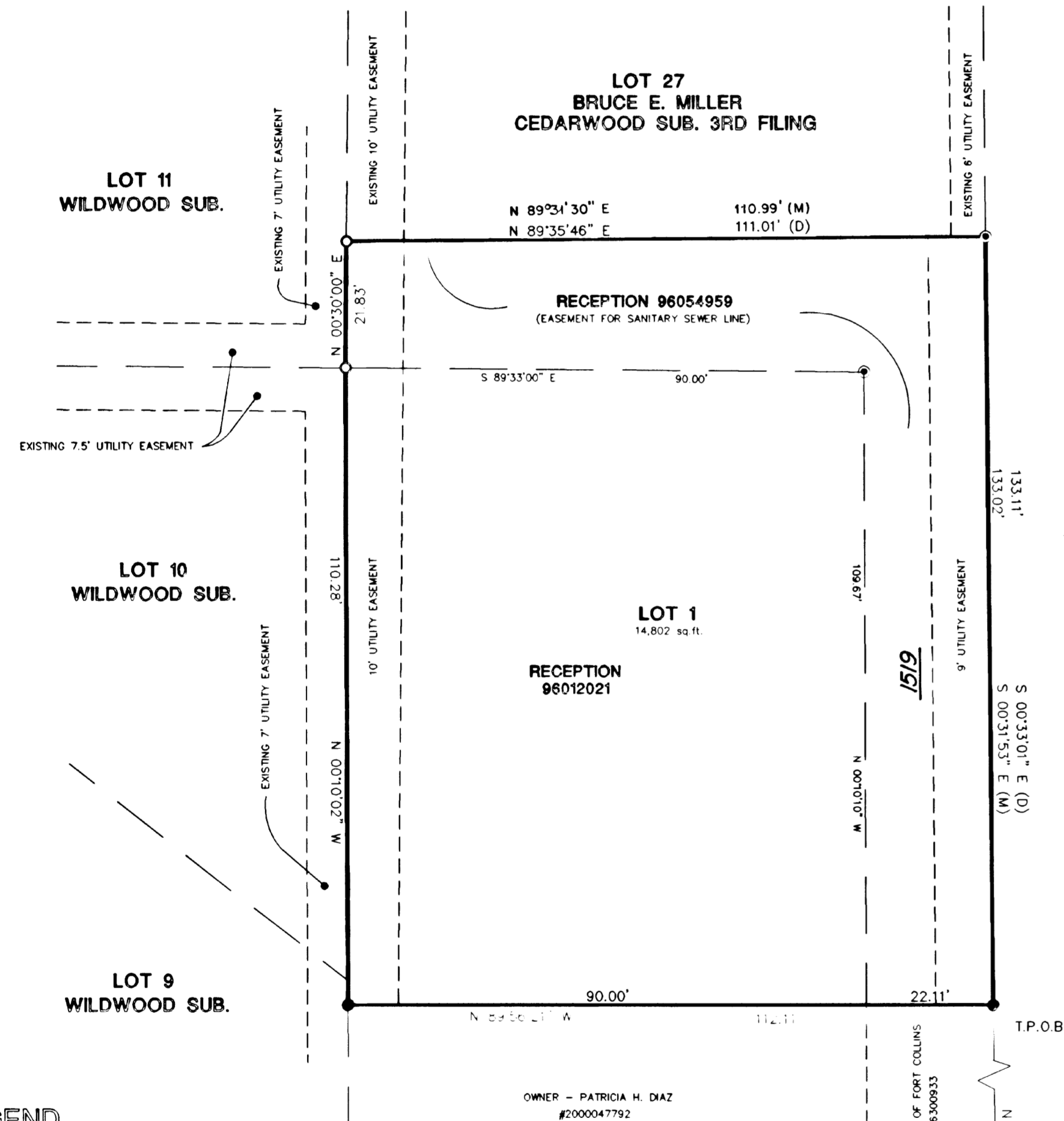


THE FINAL PLAT OF THE ELBRADER SUBDIVISION

SITUATE IN THE SW. 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



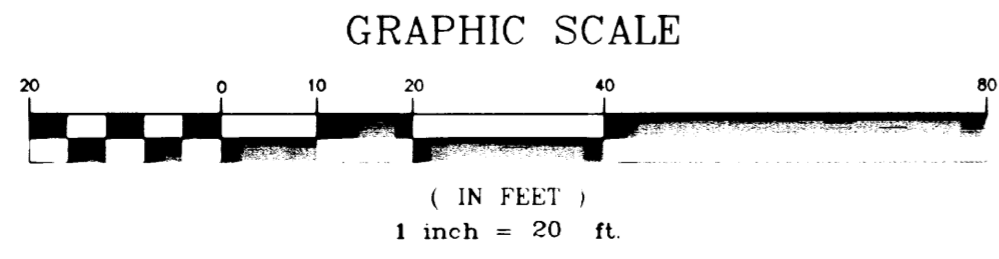
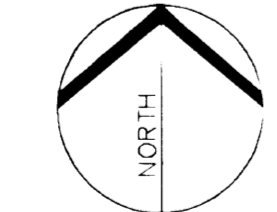
LEGEND

- = FOUND #4 REBAR W/ ILLEGIBLE CAP
- = FOUND #4 REBAR W/ NO CAP
- = FOUND #4 REBAR W/ PLASTIC CAP LS 29407
- (D) = PER RECEPTION #96085370
- (M) = MEASURED

FOUND 3 1/4" ALUM. CAP IN MONUMENT BOX LS 23899 SW. CORNER SEC. 16, T7N, R69W

SOUTH LINE OF THE SW. 1/4 (BASIS OF BEARING PER PLAT OF RECORD OF BRUCE E. MILLER CEDARWOOD SUBDIVISION THIRD FILING)

FOUND 3 1/4" ALUM. CAP IN MONUMENT BOX LS 20123 S. 1/4 CORNER SEC. 16, T7N, R69W



STATEMENT OF OWNERSHIP AND SUBDIVISION

Know all men by these presents, that the undersigned, being the owner(s) of the following described land, to wit:

A parcel of land situate in the Southwest quarter of Section 16, Township 7 North, Range 69 West, of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows: Considering the South line of said Southwest quarter as bearing North 89°33'00" West, and with all recordings contained herein relative thereto; Commencing at the South quarter corner of said Section 16; thence along said South line of the Southwest quarter, North 89°33'00" West 480.00 feet; thence North 00°28'30" West 224.54 feet to the Southeast corner of that certain parcel of land as described in Reception #96054959, records of said County, said point also being the TRUE POINT OF BEGINNING of this description; thence along the South line of said parcel as described in Reception #96054959 and the South line of that certain parcel of land as described in Reception #96012021, records of said County, North 89°35'21" West 112.11 feet to the Southwest corner said parcel of land as described in Reception #96012021; thence along the West line of said parcel in Reception #96012021 and the East line of Lot 10, Wildwood Subdivision, a subdivision on record in the office of the Clerk and Recorder of said County, North 00°10'02" West 110.28 feet; thence along the West line, as monumented, of said parcel as described in Reception #96054959, North 00°30'00" East 21.83 feet; thence along the South line of said Lot 27, Cedarwood Subdivision, North 89°31'30" East 110.99 feet; thence along the East line of said parcel as described in Reception #96054959, South 00°31'53" East 133.02 feet (previously recorded as South 00°33'01" East 133.11 feet) to the point of beginning. The above described tract contains 0.340 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 Elbrader Subdivision, subject to all easements and rights-of-way now of record or existing or indicated on this plat.

CERTIFICATION 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 the streets so dedicated until such time as the provisions of the maintenance guarantee have been fully satisfied.

MAINTENANCE

The undersigned, hereby warrants and guarantees to the City of Fort Collins, for a period of two (2) years from the date of completion and first 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 curbs, 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 with 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.

REPAIR GUARANTEE

In consideration of the approval of this final plat and other valuable consideration, the undersigned does hereby agree to hold the City of Fort Collins, Colorado, harmless for a five (5) year period, commencing on the date of completion and first acceptance by the City of the improvements constructed under the authority of this plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way easements and other public properties, resulting from failures caused by design and/or defects in materials and workmanship, as well as defects caused by or consisting of settling, trenches, fills or excavations.

Further, the undersigned warrants that he/she owns fee simple title to the property shown herein and agrees that the City of Fort Collins shall not be liable to the undersigned or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings; the changing of courses of streams and rivers; flooding from natural creeks and rivers; and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the owner. I further warrant that I have the right to convey said land according to this plat.

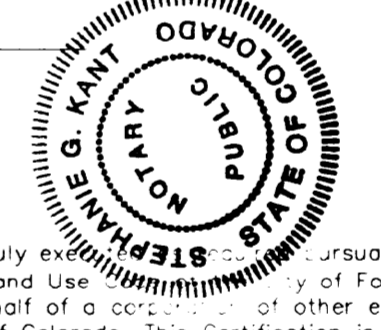
The obligations of the undersigned pursuant to the "Maintenance Guarantee" and "Repair Guarantee" provisions set forth above may not be assigned or transferred to any other person or entity unless the warranted improvements are completed by, and a letter of acceptance of the warranted improvements is received from the City by, such other person or entity.

Roger D. Elbrader
 Roger D. Elbrader
Karen A. Elbrader
 Karen A. Elbrader
 Address: 1518 Wildwood Court
 Fort Collins, Colorado 80526

STATE OF COLORADO) ss
 COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 14th day of November, 2001, by Roger D. Elbrader & Karen A. Elbrader

Witness of hand and official seal:
 My commission expires: 7/23/05
Stephanie D. Kane



ATTORNEY'S CERTIFICATION
 I hereby certify that this Subdivision Plat has been duly executed pursuant to Section 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 the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

Attorney: Charles R. Hultbehn
 Address: PO Denver 7
Fort Collins CO 80522
 Registration No. 2089

ENGINEERING CERTIFICATE
 By the City Engineer of the City of Fort Collins, Colorado this 18th day of April, A.D., 2002
Cheryl W. Nair
 City Engineer

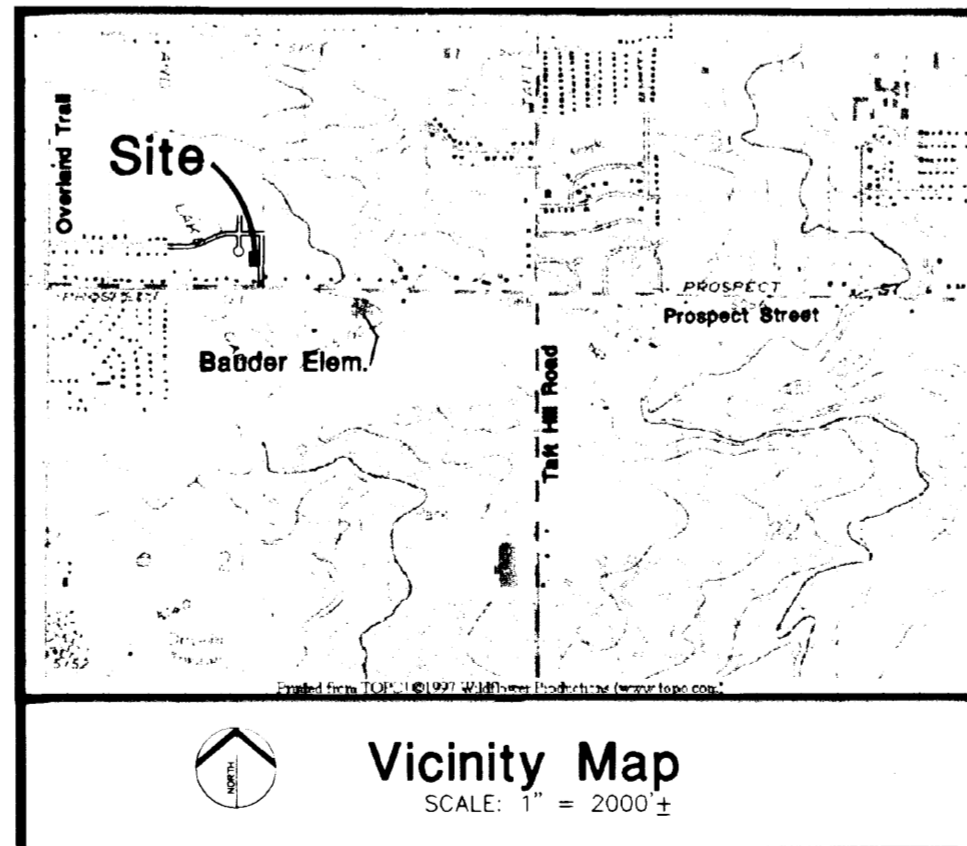


PLANNING CERTIFICATE
 By the Director of Planning of the City of Fort Collins, Colorado, on this 2nd day of April, A.D., 2002
James M. Shaw
 Director

SURVEYORS CERTIFICATE
 I, Brian T. Nelson, a Colorado Registered Professional Land Surveyor, acting as an agent for Ayres Associates, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

Brian T. Nelson
 Brian T. Nelson
 Colorado Registered Professional Land Surveyor License No. 23673

NOTICE OF OTHER DOCUMENTS
 All persons take notice that the developer and/or owner has executed certain documents pertaining to the development which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development site, many of which obligations constitute promises and covenants which run with the land. The said documents may include, without limitation, the development agreement, site and landscape covenants, final site plan, final landscape plan, and architectural elevations, which documents are on file in the office of the Clerk of the City of Fort Collins, and should be closely examined by all persons interested in purchasing any portion of the development site.



Designed By: BTN	Date
Drawn By: CADD	Revisions
Checked By: BTN	
Approved By: BTN	
Job #: 32-0467	
Date: 08-11-01	Filename: Roger.dwg