

# PLAT OF COOK COURT MINOR SUBDIVISION

SITUATE IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

### STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION

Know all men by these presents that the undersigned, being the owners of the following described land, to wit:

A parcel of land situate in the Northwest quarter of Section 15, 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 North line of said Section 15 as bearing South 90°00'00" East and with all bearings contained herein relative thereto:

Commencing at the Northwest corner of said Section 15; thence along said North line of Section 15, South 90°00'00" East 2114.17 feet; thence South 00°00'00" East 612.09 feet to a point on the South right-of-way of Homer Drive said point also being the TRUE POINT OF BEGINNING of this description; thence along said South right-of-way of Homer Drive the following two (2) courses and distances: (1) 8.00 feet along the arc of a curve concave to the South, having a radius of 123.55 feet, a central angle of 03°42'38", and the long chord which bears South 79°52'39" East 8.00 feet; (2) thence South 81°02'13" East 32.13 feet; thence South 72°08'17" West 2.22 feet; thence South 07°38'40" West 98.96 feet to a point on the South line of the Roscoe Anderson Subdivision, a subdivision of record in the office of the Clerk and Recorder of said County; thence along said South line of the Roscoe Anderson Subdivision the following four (4) courses and distances: (1) South 81°44'00" East 88.16 feet; (2) 60.43 feet along the arc of a curve concave to the Southwest, having a radius of 75.00 feet, a central angle of 46°10'00", and the long chord which bears South 58°39'00" East 58.81 feet; (3) South 35°34'00" East 102.30 feet; (4) South 33°53'00" East 34.03 feet to a point on the prolongation of the Miller Brothers Third Subdivision; thence along said prolongation and the Miller Brothers Third subdivision the following two (2) courses and distances: (1) North 30°00'00" West 481.64 feet; (2) North 00°29'00" West 150.01 feet; thence South 90°00'00" East 232.36 feet; thence North 05°20'06" East 110.39 feet to the point of beginning.

Have cause the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this plat to be known as the "Cook Court Minor Subdivision". That the undersigned does hereby dedicate and convey to an 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 streets are inspected and accepted by the Director of Engineering. 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.

#### OWNER

*Mary Criss*  
Mary Criss

STATE OF COLORADO ) SS  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of March, A.D., 1994. Witness my hand and official seal.

My notary public expires: \_\_\_\_\_

*Adolpho Martinez*  
Adolpho Martinez  
Notary Public  
209 Capitol Ave  
Fort Collins, Co 80521

#### SURVEYOR'S CERTIFICATION

I, Brian T. Nelson, being a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of the COOK COURT MINOR SUBDIVISION truly and correctly represents the results of a survey made by me or under my direct supervision.

*B. T. Nelson*  
Brian T. Nelson  
Colorado Registration No. 23513

#### ENGINEER'S CERTIFICATION

Approved as to form by the Director of Engineering of the City of Fort Collins, Colorado on the 23<sup>rd</sup> day of March, A.D., 1994.

*Michael R. Kenig*  
Michael R. Kenig  
Director of Engineering

#### PLANNING AND ZONING CERTIFICATION

Approved by the Planning Director of the City of Fort Collins, Colorado on this 14<sup>th</sup> day of October, A.D., 1993.

*Ronald V. Phillips*  
Ronald V. Phillips  
Planning Director

#### CITY CLERK'S CERTIFICATION

Accepted by the City Clerk of the City of Fort Collins, Colorado on this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1994.

*Shirley M. Quince*  
Shirley M. Quince  
City Clerk

#### ATTORNEY'S CERTIFICATION

This is to certify that on the 16 day of March, A.D., 1994, I examined title to the property hereon and established that the owner(s) of record to the said property, as construed in C.R.S. 1973, 31-23-111, are as shown hereon as of said date, with the exception of a lienholder relating to a non-critical sliver of the property.

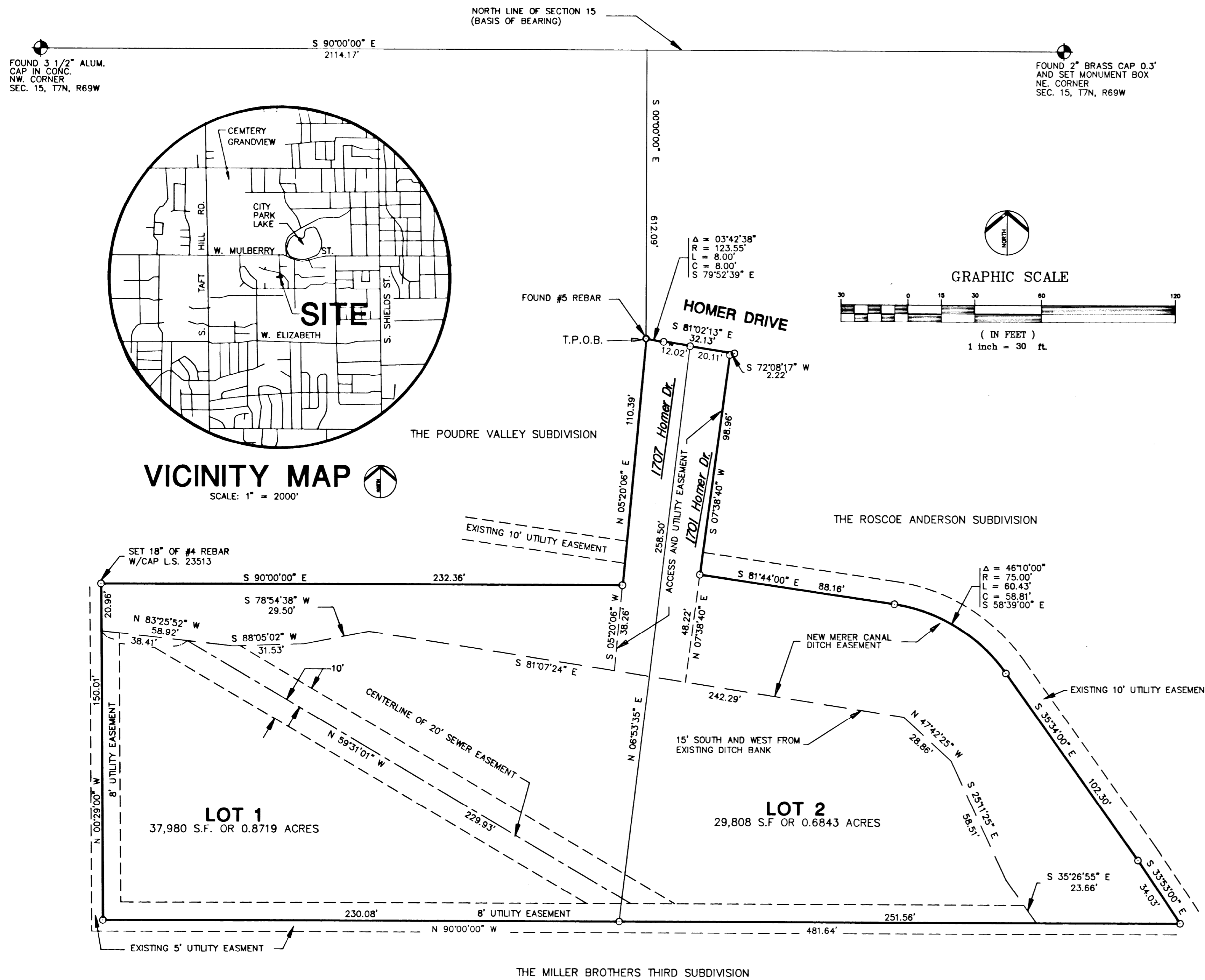
*Timothy W. Hasler*  
Timothy W. Hasler  
P.O. Box 12267  
Fort Collins, Co. 80522

Registration No. 1958

#### NEW MERCER CANAL DITCH COMPANY

Approved by the New Mercer Canal Ditch Company to accept the storm drainage on this \_\_\_\_\_ day of March, 1994.

*Clayton*  
Clayton



NOTICE: According to Colorado Law, you must commence any legal action based on any defect in this survey within three years after you discover such defect. In no event may any legal action based on any defect in this survey be commenced more than ten years as from the date of survey shown hereon.

RCE  
RESOURCE CONSULTANTS & ENGINEERS, INC.  
A KHL Engineering Group Company

COOK COURT  
MINOR SUBDIVISION

Date	
Revisions	
Drawn By: BTN	Checked By: BTN
Book: 93145	Job #: 93145
Date: 03-14-94	

Sheet 1 of 1