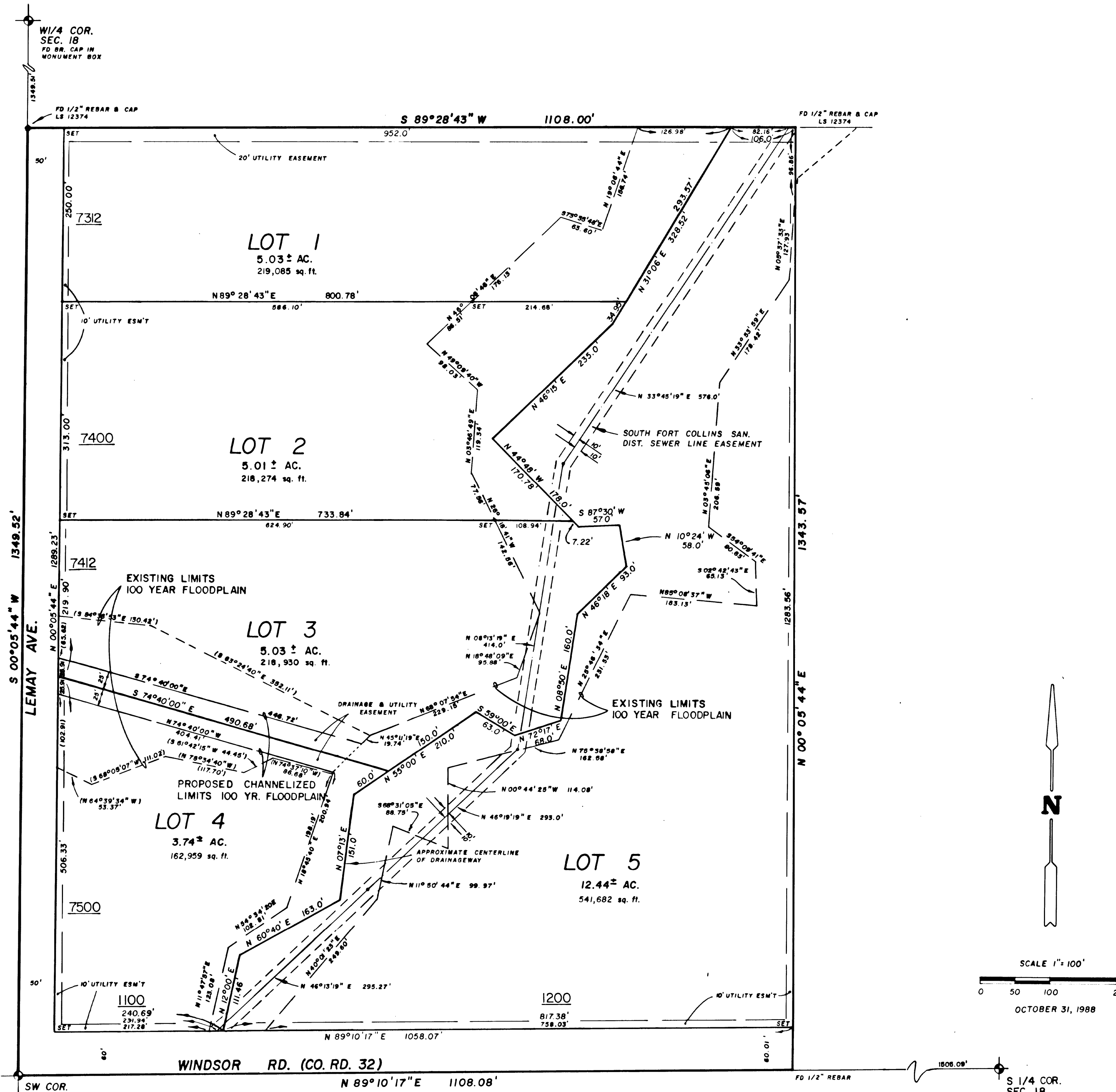


EMERSON ACRES SUBDIVISION

BEING THAT PORTION OF "EMERSON ACRES ANNEXATION" TO FORT COLLINS, COLO. SITUATE IN THE SW1/4 OF SECTION 18, T6N R68W OF THE 6TH P.M., LARIMER COUNTY, COLO.



NOTE: ALL CORNERS 'SET' ARE 1/2" REBAR @ CAP LS12374

ATTORNEYS CERTIFICATE

This is to certify that on the 8th day of November, 1988, I examined the title to the property hereon and established that the owners and proprietors of record of the said property as construed in C.R.S. 1973, 31-23-111, are as shown hereon as of said date.

Thomas W. McIntyre
 Address: 1255 Horace, 1st Flr
Living Bldg, Fort Collins, Colo 80521
 Registration No. 367

SURVEYORS CERTIFICATE

I, Larry G. Intermill, a registered land surveyor under the laws of the State of Colorado, being duly sworn on his oath, deposes and says, on the basis of my knowledge, information and belief, that the survey and plat of EMERSON ACRES SUBDIVISION, to the City of Fort Collins, Colorado were made under his supervision, that said plat is an accurate delineation of said land, and that he has read statements thereon, and that the same are true of his own knowledge.

INTERMILL LAND SURVEYING, INC. 12374

Larry G. Intermill Co. L.S. #12374, COLORADO

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION AND DECLARATION OF PROTECTIVE COVENANTS.
 Know all men by these presents that the undersigned, being the owner(s) and proprietors of the following described land, to-wit; That portion of the Southwest Quarter of Section 18, Township 6 North, Range 68 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:
 Beginning at the Southwest Corner of Section 18, thence along the South line of the Southwest Quarter of said Section 18, North 89°10'17" East 1108.08 feet; thence North 00°05'44" East 1343.57 feet to the North line of the Southwest Quarter of said Southwest Quarter, thence along said North line South 89°28'43" West 1108.00 feet to the West line of said Southwest Quarter, thence along said West line South 00°05'44" West 1349.52 feet to the POINT OF BEGINNING.

The above described tract contains 34.25 Acres, more or less and is subject to all easements and rights of way of now existing or of record and has caused the same to be surveyed and subdivided as shown on this plat to be known as EMERSON ACRES SUBDIVISION and is subject to all easements and rights of way now on record or existing or indicated on this plat and does hereby dedicate and convey to and for public use, forever hereafter, the streets and easements as laid out and designated on this plat, provided however, that; (1) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain the easement so dedicated and (2) acceptance by the City of this dedication of streets does not impose upon the City the obligation to maintain the street rights of way so dedicated until such time as the street improvements are completed, inspected and accepted by the City Engineer, and the owner hereby expressly assumes the obligation to maintain such rights of way until accepted by the City.

Robert A. Dickinson
ROBERT A. DICKINSON - OWNER

Karen Dickinson
KAREN DICKINSON - OWNER

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

The foregoing agreement was acknowledged before me this 4 day of Nov, 1988 by Robert A. Dickinson and Karen Dickinson.

Witness my hand and official seal.
My commission expires Aug 14 1991

Delores D. Ulrey
NOTARY PUBLIC

FEDERAL LAND BANK OF WICHITA - LEINHOLDER

Alan S. Feit

STATE OF ~~KANSAS~~ Colorado)
)SS
COUNTY OF ~~SENECA~~ Larimer)

The foregoing agreement was acknowledged before me this 4th day of November, 1988 by Alan S. Feit as Alan S. Feit of Federal Land Bank of Wichita.

Witness my hand and official seal.
My commission expires September 27, 1992

Maureen J. Ulrey
NOTARY PUBLIC

FARMERS HOME ADMINISTRATION - LEINHOLDER

Robert A. Miller

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

The foregoing agreement was acknowledged before me this 8th day of November, 1988 by Robert A. Miller as County Supervisor of Farmers Home Administration.

Witness my hand and official seal.
My commission expires 4-21-90

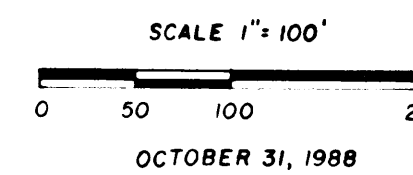
Betty E. Wilkins
NOTARY PUBLIC

APPROVED as to form by the City Engineer of the City of Fort Collins, Colorado on this 5th day of December, 1988

Stephen L. ...
CITY ENGINEER

APPROVED by the Planning Director of the City of Fort Collins, Colorado on this 1st day of December, 1988 A.D., 1988.

...
PLANNING DIRECTOR



EMERSON ACRES SUBDIVISION

A subdivision of "Emerson Acres Annexation" to the City of Fort Collins, Colorado situate in the Southwest Quarter of Section 18 Township 6 North, Range 68 West of the 6th Principal Meridian Larimer County, Colorado February 8, 1988 Scale 1"=100' Owners: Robert Dickinson and Karen Dickinson 2817 E. Cty. Rd. 30 Loveland, Co. 80537 Surveyor: Larry G. Intermill Co. L.S. #12374

DATE	OCT 31, 1988	DRAWN	MP - MC	REVISIONS		CLIENT	ROBERT DICKINSON	TITLE	EMERSON ACRES SUBDIVISION	SHEET NO	NO OF SHEETS	PROJECT NO
SCALE	1"=100'	CHECKED								1	1	P-87-1191
INTERMILL LAND SURVEYING, INC. 1301 N. CLEVELAND AVENUE, LOVELAND, COLORADO 80537 Ft. Collins PH. 224-2362 PH. 669-0516												