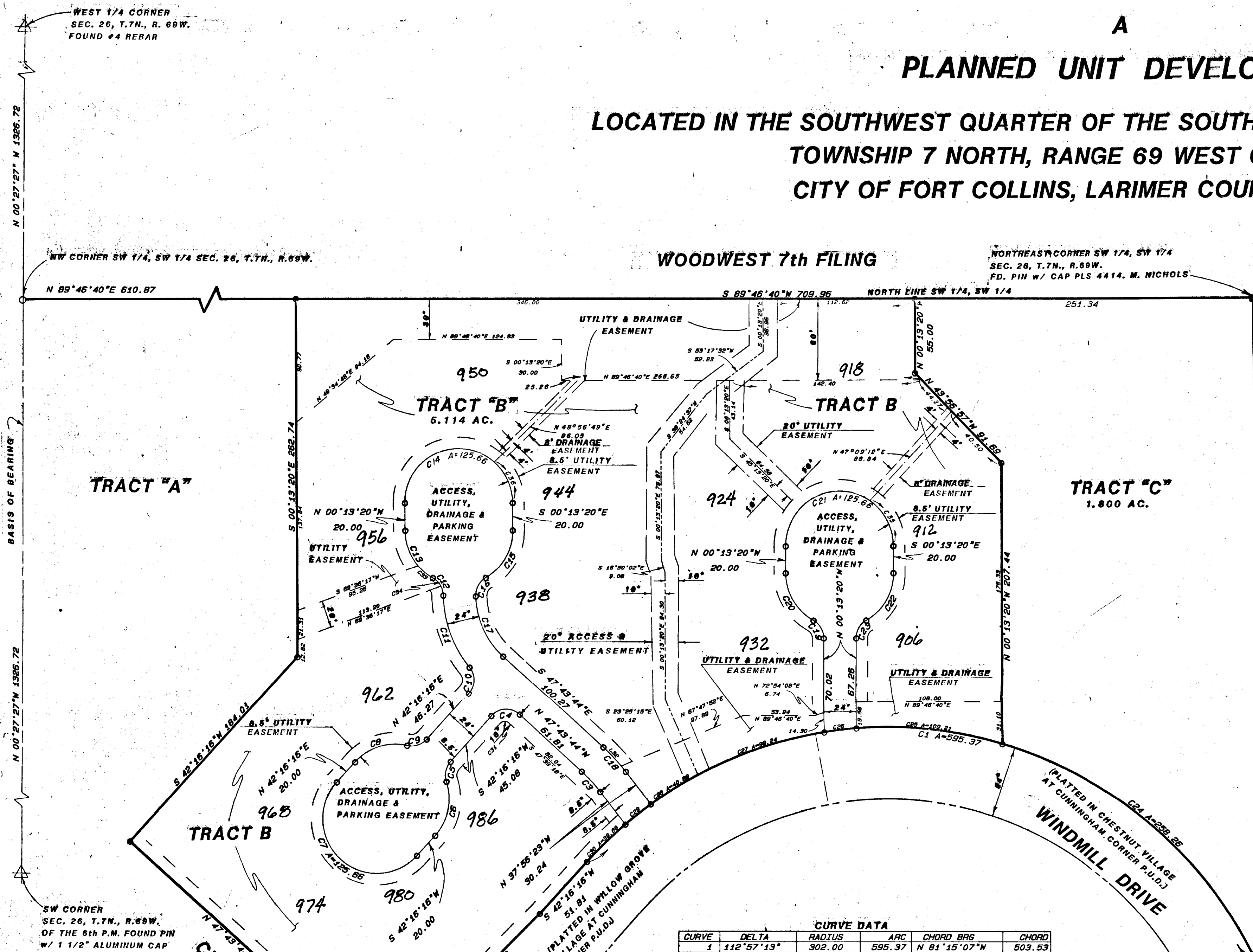


AMENDED PLAT OF TRACTS "B" AND "C" OF FIVE OAKS VILLAGE AT CUNNINGHAM CORNER

A PLANNED UNIT DEVELOPMENT

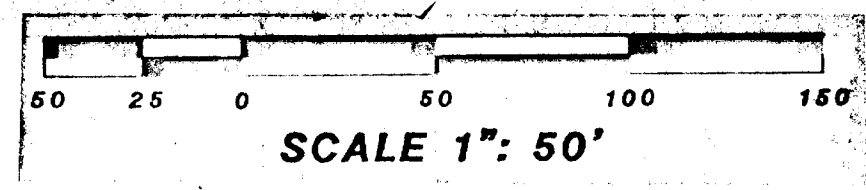
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6th P.M.,
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO



CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD BEG	CHORD
1	112°57'13"	302.00	595.37	N 81°15'07"W	503.53
2	30°00'00"	15.00	23.56	S 87°16'16"W	21.21
3	9°47'21"	118.67	20.28	N 42°50'03"W	20.25
4	90°00'00"	15.00	23.56	S 87°16'16"W	21.21
5	60°35'59"	15.00	15.86	S 11°58'16"W	15.14
6	60°35'59"	40.00	42.31	S 11°58'16"W	40.36
7	180°00'00"	40.00	125.66	N 47°43'44"W	80.00
8	60°35'59"	40.00	42.31	N 72°34'15"E	40.36
9	60°35'59"	15.00	15.86	N 72°34'15"E	15.14
10	81°14'13"	15.00	21.27	N 01°39'09"E	19.53
11	37°48'30"	82.00	57.41	N 20°03'42"W	56.37
12	59°40'50"	15.00	15.62	N 30°59'52"W	14.93
13	60°36'57"	40.00	42.32	N 30°31'49"W	40.37
14	180°00'00"	40.00	125.66	N 89°46'40"E	80.00
15	60°33'58"	40.00	42.28	S 30°03'39"W	40.34
16	62°31'33"	15.00	16.37	S 29°04'51"W	15.57
17	45°32'49"	63.00	50.08	S 24°57'20"E	48.77
18	9°47'21"	142.67	24.38	S 42°50'03"E	24.35
19	60°35'59"	15.00	15.86	N 30°31'19"W	15.14
20	60°35'59"	40.00	42.31	N 30°31'19"W	40.36
21	180°00'00"	40.00	125.66	N 89°46'40"E	80.00
22	60°35'59"	40.00	42.31	S 30°04'39"W	40.36
23	60°35'59"	15.00	15.86	S 30°04'39"W	15.14
24	48°59'48"	302.00	258.26	N 49°16'25"W	250.48
25	20°43'08"	302.00	109.21	N 84°07'53"W	109.61
26	4°35'04"	302.00	24.16	S 83°19'04"W	24.16
27	18°49'43"	302.00	95.24	S 71°50'37"W	96.80
28	7°45'30"	302.00	40.89	S 58°13'00"W	40.86
29	4°33'16"	302.00	24.01	S 52°03'37"W	24.00
30	7°30'43"	302.00	39.60	S 46°01'37"W	39.57
31	80°04'22"	5.00	7.85	S 87°18'28"W	7.08
32	7°39'34"	142.67	19.07	S 43°53'57"E	19.08
33	20°30'46"	40.00	14.32	S 50°34'54"E	14.24
34	32°36'52"	15.00	8.54	S 44°31'51"E	8.42
35	48°15'35"	40.00	33.69	S 24°21'08"E	32.71
36	42°50'37"	40.00	29.91	S 21°38'39"E	29.22

NOTES:
 * TRACT "C" IS DEDICATED AS A UTILITY AND DRAINAGE EASEMENT
 * DENOTES SET #4 REBAR W/ ALUMINUM CAP P.L.S. #22564
 * DENOTES FOUND PIN AS DESCRIBED



STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION AND DECLARATION OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: Metcalf, Ltd., a Colorado Limited partnership, being owner of all the following described land to-wit:

LEGAL DESCRIPTION
 A tract of land located in the Southwest Quarter of the Southwest Quarter of Section 26, Township 7 North, Range 69 West of the Sixth Principal Meridian, being a Replat of Tracts "B" and "C" of Five Oaks Village at Cunningham Corner a Planned Unit Development, City of Fort Collins, Larimer County, Colorado, being described as follows:

Commencing at the Southwest corner of said Section 26 and considering the West line of the Southwest Quarter of said Section 26 to bear North 00°27'27" West, with all bearings contained herein relative thereto; thence Northerly along said West line North 00°27'27" West 1326.72 feet to the Northwest corner of said Southwest Quarter of the Southwest Quarter; thence Easterly along the North line of said Southwest Quarter of the Southwest Quarter, North 89°46'40" East 610.87 feet to the Northwest corner of said Tract "B" and the POINT OF BEGINNING of this description; thence continuing Easterly along said North line, also being the South line of Woodwest Seventh Filing, according to the recorded plat thereof, North 89°46'40" East, 709.96 feet to the Northeast corner of said Southwest Quarter of the Southwest Quarter as platted in Cunningham Corner, a Planned Unit Development, according to the recorded plat thereof; thence Southerly along the East line of said Cunningham Corner, P.U.D., South 00°21'47" East, 492.84 feet to the Northerly right-of-way line of Windmill Drive as platted in Chestnut Village at Cunningham Corner, a Planned Unit Development, according to the recorded plat thereof; thence Westerly, along said Northerly right-of-way line and the Northerly right-of-way line of Richmond Drive as platted in Willow Grove Village, a Planned Unit Development, according to the recorded plat thereof, along a non-tangent curve to the left having a delta of 112°57'13", a radius of 302.00 feet, an arc of 595.37 feet and a long chord which bears North 81°15'07" West, 503.53 feet; thence South 42°16'16" West, 51.81 feet; thence South 44°56'45" West, 150.00 feet; thence along a curve to the right having a delta of 90°00'00", a radius of 15.00 feet, an arc of 23.56 feet, and a long chord which bears South 87°16'16" West, 21.21 feet to the Northerly right-of-way line of Cunningham Drive as platted in said Willow Grove Village at Cunningham Corner P.U.D.; thence Northwesterly along said Northerly right-of-way line, North 47°43'44" West, 238.05 feet to the Westerly line of said Tract "B"; thence Northerly along said Westerly line North 42°16'16" East, 184.01 feet; thence North 00°13'20" West, 262.74 feet to the point of beginning of this description. The above described tract contains 6.914 acres, more or less.

Have caused the same to be surveyed and subdivided into tracts as shown on this plat to be known as AMENDED PLAT OF TRACTS "B" AND "C" OF FIVE OAKS VILLAGE AT CUNNINGHAM CORNER, A PLANNED UNIT DEVELOPMENT, and do hereby dedicate and convey to the City of Fort Collins for the public use, forever hereafter, the easements as are laid out and designated on this plat.

Protective covenants for this planned unit development are as filed contemporaneously herewith in the Office of the Clerk and Recorder of Larimer County, Colorado.

WITNESS our hands and seals this 11 day of Dec. A.D., 1985

METCALF, LTD., a Colorado limited partnership.
 SIBBALD/LUSTIG COMPANY,
 a Colorado Corporation,
 General Partner

RONALD L. LUSTIG, Secretary
 THOMAS R. SIBBALD, President

NOTARY STATEMENT AND ACKNOWLEDGEMENT

STATE OF COLORADO)
) ss
 COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 11 day of Dec. A.D., 1985 by THOMAS R. SIBBALD, President and RONALD L. LUSTIG, Secretary of SIBBALD/LUSTIG COMPANY, a Colorado Corporation, General Partner of METCALF, LTD., a Colorado limited partnership.

My Commission expires: 8/30/89

WITNESS my hand and official seal.
 Notary Public
 Address: 1304 Southland
Fort Collins, CO 80521

ATTORNEY'S CERTIFICATE

This is to certify that on the 13th day of December, 1985, I examined the title to the property as described 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.

W. D. Stahl
 Attorney
 Address: 1405 S. College
Fort Collins, CO 80524
 Registration No. 11781

SURVEYOR'S CERTIFICATE

I, MICHAEL C. CREGGER, do hereby certify that this plat and legal description were prepared by me or under my direct supervision and are true and correct to the best of my knowledge.

Date December 11, 1985
Michael C. Cregger
 MICHAEL C. CREGGER,
 Professional Land Surveyor
 Colorado Registration Number 22564

ENGINEER'S APPROVAL

Approved by the City Engineer of the City of Fort Collins, Colorado, on the 16th day of January A.D., 1986.

Dan L. Alford
 City Engineer

PLANNING AND ZONING APPROVAL

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on the 16 day of December A.D., 1985.

W. D. Stahl
 Secretary of Planning and Zoning Board

The undersigned as lien holder of record hereby ratifies the statement of ownership, subdivision, dedication, and declaration of protective covenants.

Jan Wood VP Danna Weaver
 First Interstate Bank of Fort Collins, N.A. Attest

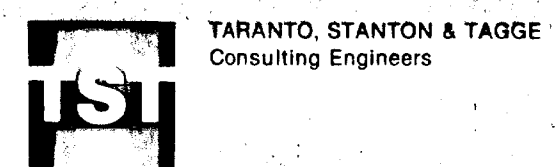
NOTARY STATEMENT AND ACKNOWLEDGEMENT

STATE OF COLORADO)
) ss
 COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 10th day of December A.D., 1985 by Jan Wood as vice President of First Interstate Bank of Fort Collins, N.A.

My Commission Expires: My commission expires September 7, 1989

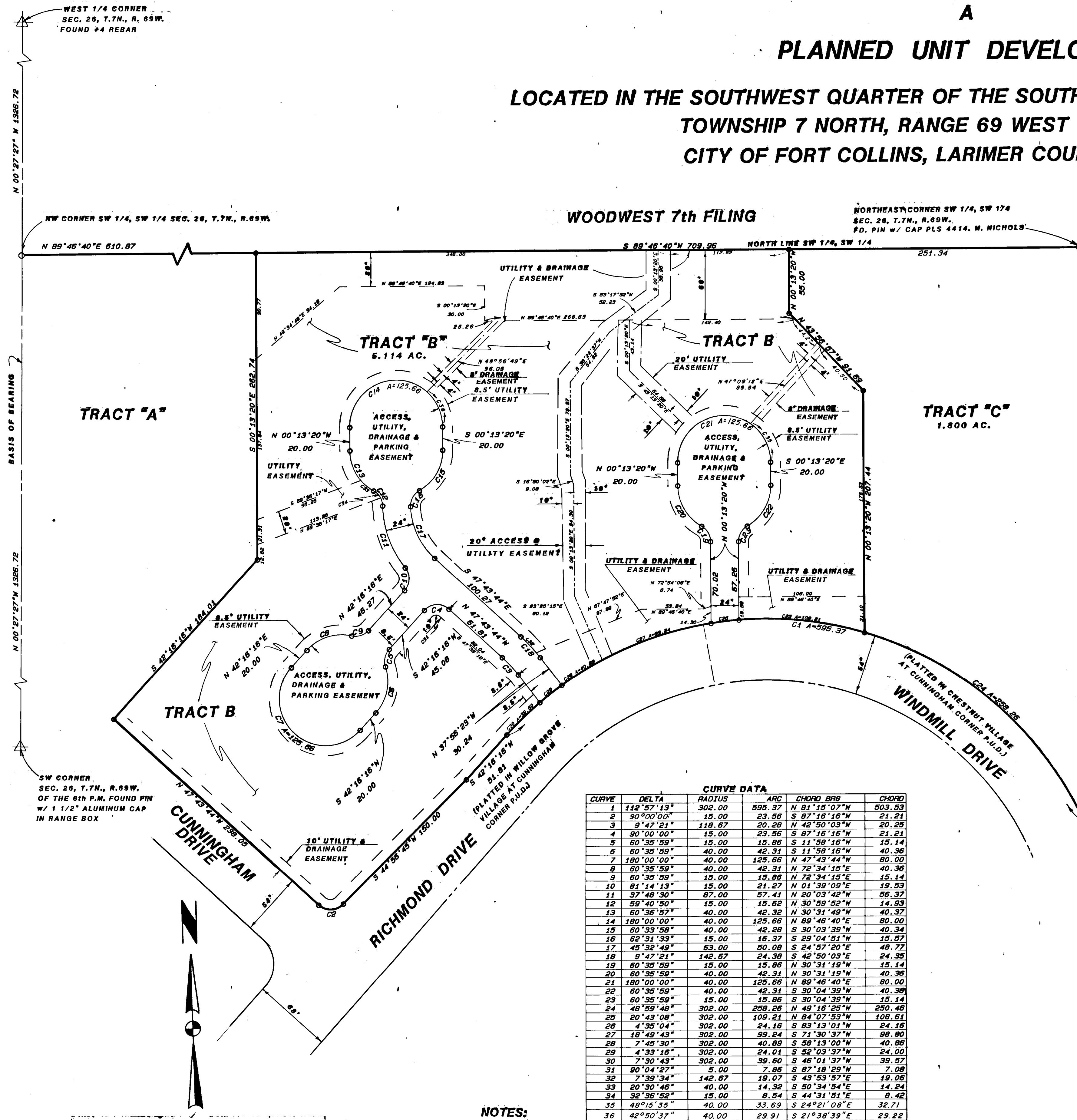
WITNESS my hand and official seal.
 Notary Public
 Address: P.O. Box 598
Fort Collins, CO 80521



AMENDED PLAT OF TRACTS "B" AND "C" OF FIVE OAKS VILLAGE AT CUNNINGHAM CORNER

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6th P.M.,
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO



CURVE	DELTA	RADIUS	ARC	CHORD BEG	CHORD
1	112°57'13"	302.00	535.37	N 81°15'07"W	503.53
2	130°00'00"	15.00	23.56	S 87°16'16"W	21.21
3	9°47'21"	118.67	20.28	N 42°50'03"E	20.28
4	90°00'00"	15.00	23.56	S 87°16'16"W	21.21
5	60°35'59"	15.00	15.86	S 11°58'16"W	15.14
6	60°35'59"	40.00	42.31	S 11°58'16"W	40.36
7	180°00'00"	40.00	125.66	N 47°43'44"W	80.00
8	60°35'59"	40.00	42.31	N 72°34'15"E	40.36
9	60°35'59"	15.00	15.86	N 72°34'15"E	15.14
10	81°14'13"	15.00	21.27	N 01°39'09"E	19.53
11	37°48'30"	87.00	57.41	N 20°03'42"W	56.37
12	59°40'50"	15.00	15.62	N 30°59'52"W	14.93
13	60°36'57"	40.00	42.32	N 30°31'49"W	40.37
14	180°00'00"	40.00	125.66	N 89°46'40"E	80.00
15	60°35'59"	40.00	42.29	S 30°03'39"W	40.34
16	62°31'33"	15.00	16.37	S 29°04'51"W	15.87
17	45°32'49"	63.00	50.08	S 24°57'20"E	48.77
18	9°47'21"	142.67	24.38	S 42°50'03"E	24.38
19	60°35'59"	15.00	15.86	N 30°31'19"W	15.14
20	60°35'59"	40.00	42.31	N 30°31'19"W	40.36
21	180°00'00"	40.00	125.66	N 89°46'40"E	80.00
22	60°35'59"	40.00	42.31	S 30°04'39"W	40.36
23	60°35'59"	15.00	15.86	S 30°04'39"W	15.14
24	48°59'49"	302.00	288.26	N 49°16'26"W	260.48
25	20°43'08"	302.00	109.21	N 84°07'53"W	108.61
26	4°38'04"	302.00	24.16	S 83°13'01"W	24.16
27	18°49'43"	302.00	99.24	S 71°30'37"W	98.80
28	7°45'30"	302.00	40.89	S 88°13'00"W	40.86
29	4°33'16"	302.00	24.01	S 82°03'37"W	24.00
30	7°30'49"	302.00	39.60	N 46°01'37"W	39.57
31	90°04'27"	5.00	7.86	S 87°18'29"W	7.08
32	7°39'34"	142.67	19.07	S 43°53'57"E	19.08
33	20°30'46"	40.00	14.32	S 50°34'54"E	14.24
34	32°36'52"	15.00	8.54	S 44°31'51"E	8.42
35	48°15'35"	40.00	33.69	S 24°21'08"E	32.71
36	42°50'37"	40.00	29.91	S 21°38'39"E	29.22

NOTES:
 TRACT "C" IS DEDICATED AS A UTILITY AND DRAINAGE EASEMENT
 ● DENOTES SET #4 REBAR W/ ALUMINUM CAP P.L.S. #22564
 ■ DENOTES FOUND PIN AS DESCRIBED

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION AND DECLARATION OF PROTECTIVE COVENANTS
 KNOW ALL MEN BY THESE PRESENTS: Metcalf, Ltd., a Colorado Limited partnership, being owner of all the following described land to-wit:
 LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of the Southwest Quarter of Section 26, Township 7 North, Range 69 West of the Sixth Principal Meridian, being a Replat of Tracts "B" and "C" of Five Oaks Village at Cunningham Corner a Planned Unit Development, City of Fort Collins, Larimer County, Colorado, being described as follows:

Commencing at the Southwest corner of said Section 26 and considering the West line of the Southwest Quarter of said Section 26 to bear North 00°27'27" West, with all bearings contained herein relative thereto; thence Northerly along said West line North 00°27'27" West 1326.72 feet to the Northwest corner of said Southwest Quarter of the Southwest Quarter; thence Easterly along the North line of said Southwest Quarter of the Southwest Quarter, North 89°46'40" East 610.87 feet to the Northwest corner of said Tract "B"; and the POINT OF BEGINNING of this description; thence continuing Easterly along said North line, also being the South line of Woodwest Seventh Filing, according to the recorded plat thereof, North 89°46'40" East, 709.96 feet to the Northeast corner of said Southwest Quarter of the Southwest Quarter as platted in Cunningham Corner, a Planned Unit Development, according to the recorded plat thereof; thence Southerly along the East line of said Cunningham Corner, P.U.D., South 00°21'47" East, 492.84 feet to the Northerly right-of-way line of Windmill Drive as platted in Chestnut Village at Cunningham Corner, a Planned Unit Development, according to the recorded plat thereof; thence Westerly, along said Northerly right-of-way line and the Northerly right-of-way line of Richmond Drive as platted in Willow Grove Village, a Planned Unit Development, according to the recorded plat thereof, along a non-tangent curve to the left having a delta of 112°57'13", a radius of 302.00 feet, an arc of 535.37 feet and a long chord which bears North 81°15'07" West, 503.53 feet; thence South 42°16'16" West, 51.81 feet; thence South 44°56'45" West, 150.00 feet; thence along a curve to the right having a delta of 90°00'00", a radius of 15.00 feet, an arc of 23.56 feet, and a long chord which bears South 87°16'16" West, 21.21 feet to the Northerly right-of-way line of Cunningham Drive as platted in said Willow Grove Village at Cunningham Corner P.U.D.; thence Northwesterly along said Northerly right-of-way line, North 47°43'44" West, 238.05 feet to the Westerly line of said Tract "B"; thence Northerly along said Westerly line North 42°16'16" East, 184.01 feet; thence North 00°13'20" West, 262.74 feet to the point of beginning of this description. The above described tract contains 6.914 acres, more or less.

Have caused the same to be surveyed and subdivided into tracts as shown on this plat to be known as AMENDED PLAT OF TRACTS "B" AND "C" OF FIVE OAKS VILLAGE AT CUNNINGHAM CORNER, A PLANNED UNIT DEVELOPMENT, and do hereby dedicate and convey to the City of Fort Collins for the public use, forever hereafter, the easements as are laid out and designated on this plat.

Protective covenants for this planned unit development are as filed contemporaneously herewith in the Office of the Clerk and Recorder of Larimer County, Colorado.

WITNESS our hands and seals this 11 day of Dec. A.D., 1985

METCALF, LTD., a Colorado limited partnership.
 SIBBALD/LUSTIG COMPANY,
 a Colorado Corporation,
 General Partner
 RONALD L. LUSTIG, Secretary
 THOMAS R. SIBBALD, President

NOTARY STATEMENT AND ACKNOWLEDGEMENT
 STATE OF COLORADO)
 COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 11 day of Dec. A.D., 1985 by THOMAS R. SIBBALD, President and RONALD L. LUSTIG, Secretary of SIBBALD/LUSTIG COMPANY, a Colorado Corporation, General Partner of METCALF, LTD., a Colorado limited partnership.

My Commission expires: 8/30/89
 WITNESS my hand and official seal.
 Notary Public
 Address: 1304 Southland
Fort Collins, CO 80521

ATTORNEY'S CERTIFICATE
 This is to certify that on the 13th day of December, 1985, I examined the title to the property as described 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.
 Attorney
 Address: 1405 S. College
Fort Collins, Co 80524
 Registration No. 11781

SURVEYOR'S CERTIFICATE
 I, MICHAEL C. CREGGER, do hereby certify that this plat and legal description were prepared by me or under my direct supervision and are true and correct to the best of my knowledge.
 Date December 11, 1985
 Michael C. Cregger
 MICHAEL C. CREGGER,
 Professional Land Surveyor
 Colorado Registration Number 22564

ENGINEER'S APPROVAL
 Approved by the City Engineer of the City of Fort Collins, Colorado, on the 10th day of January A.D., 1985.

PLANNING AND ZONING APPROVAL
 Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on the 16 day of December A.D., 1985.
 Secretary of Planning and Zoning Board

The undersigned as lien holder of record hereby ratifies the statement of ownership, subdivision, dedication, and declaration of protective covenants.
 First Interstate Bank of Fort Collins, N.A.
 Deanna Weaver AOP

NOTARY STATEMENT AND ACKNOWLEDGEMENT
 STATE OF COLORADO)
 COUNTY OF LARIMER)
 The foregoing instrument was acknowledged before me this 12th day of December A.D., 1985 by Larry D. Wood as Vice President of First Interstate Bank of Fort Collins, N.A.

My Commission Expires: My commission expires September 7, 1988
 WITNESS my hand and official seal.
 Notary Public
 Address: P.O. Box 508

Fort Collins, Co 80522

