

A PLAT OF THE ENGLISH RANCH FOURTH FILING

SITUATE IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH 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 and proprietors of the following described land, to-wit: a tract of land situate in the Northeast 1/4 of Section 32, Township 7 North, Range 68 West of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, which, considering the North line of said Northeast 1/4 as bearing S89°34'14"E and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at the Northeast Corner of said Section 32, and run thence along the East line of said Northeast 1/4, S00°09'53"E 168.02' feet; thence S89°34'14"W 476.65' feet; thence S00°25'46"W 236.18' feet; thence S11°02'01"W 172.50' feet; thence S16°19'49"W 177.46' feet; thence S23°53'39"W 236.14' feet; thence S26°29'44"W 99.60' feet; thence S14°18'19"W 128.13' feet; thence S24°45'39"W 59.09' feet; thence S00°47'54"W 210.00' feet; thence S09°41'35"E 54.93' feet; thence S00°47'54"W 105.02' feet; thence N89°12'06"W 534.00' feet to a point on the Easterly line of The English Ranch Third Filing; thence along said Easterly line, N00°47'54"E 515.00' feet, and again N07°30'40"E 132.57' feet, and again N27°08'00"E 240.00' feet, and again N20°54'00"W 172.00' feet; thence along the Easterly line of The English Ranch First Filing, N14°15'00"E 172.91' feet, and again N07°45'45"E 178.26' feet, and again N00°25'46"E 54.24' feet, and again S85°05'00"W 29.64' feet, and again N00°25'46"E 286.09' feet; thence along the North line of said Northeast 1/4, S89°34'14"E 942.29' feet to the point of beginning, containing 23,327 acres, more or less.

Witness our hands and seals this 18 day of February A.D., 1994

BARTRAN & CO., INC. SPRING CREEK FARMS

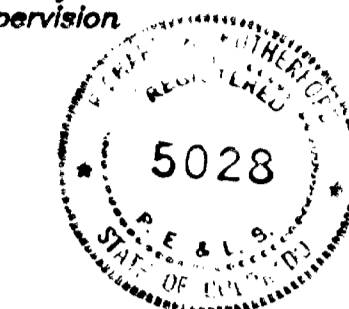
BY *William D. Bartran*
WILLIAM D. BARTRAN, President
BY *Glen A. Johnson*
GLEN A. JOHNSON, Managing Partner
BY *Arthur E. March*
ARTHUR E. MARCH, Secretary

State of Colorado
County of Larimer } S.S.
I, *Michael R. Henning*, County Clerk, do hereby certify that the foregoing dedication was acknowledged before me on the 18 day of February A.D., 1994, by William D. Bartran as President, and Glen A. Johnson as Managing Partner of Spring Creek Farms, and by Arthur E. March as Secretary of Bartran & Co., Inc., and by Glen A. Johnson as Managing Partner of Spring Creek Farms. My commission expires 2/23/97.

SURVEYOR'S CERTIFICATE:

I, Richard A. Rutherford, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this plat of THE ENGLISH RANCH FOURTH FILING truly and correctly represents the results of a survey made by me or under my direct supervision.

Richard A. Rutherford
RICHARD A. RUTHERFORD
Colorado registered P.E. & L.S. No. 5028



ATTORNEY'S CERTIFICATE:

To certify that on the 18 day of February A.D., 1994, 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 *Michael R. Henning* Registration No. 391

APPROVED AS TO FORM:

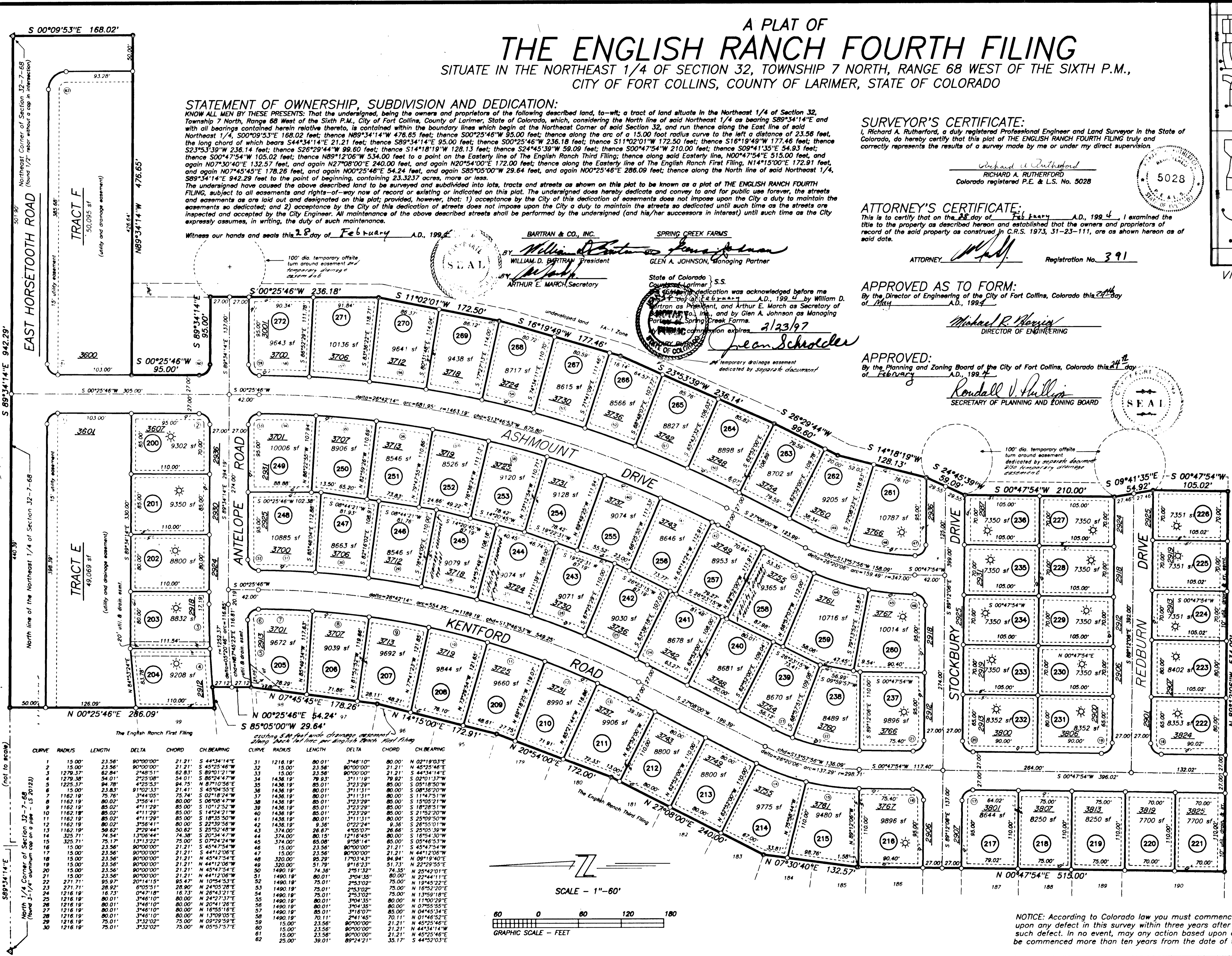
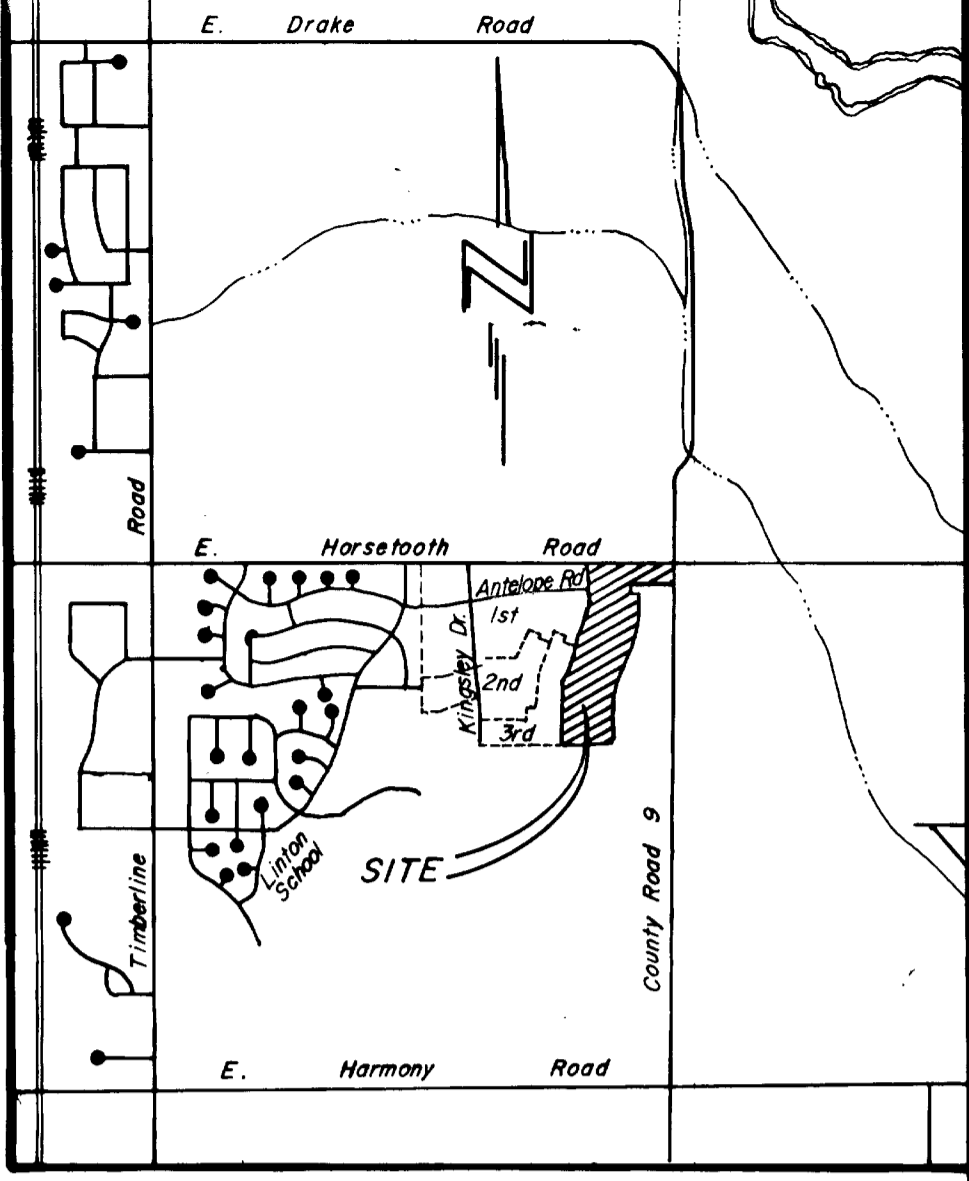
By the Director of Engineering of the City of Fort Collins, Colorado this 24 day of February A.D., 1994

Michael R. Henning
DIRECTOR OF ENGINEERING

APPROVED:

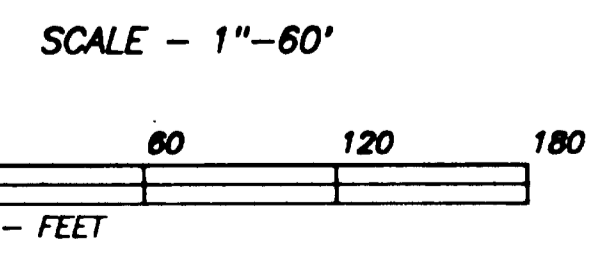
By the Planning and Zoning Board of the City of Fort Collins, Colorado this 24 day of February A.D., 1994

Randall V. Sullivan
SECRETARY OF PLANNING AND ZONING BOARD



- ### NOTES:
- Due to water pressure in excess of 90 psi, pressure reducing valves may be required in all homes.
 - There is a 5 foot drainage easement on the side lot line of each lot, a 6 foot utility and drainage easement on the rear lot line of each lot, and a 9 foot utility easement on the front lot line of each lot in this subdivision.
 - The temporary offsite turn around easement shown on the Easterly end of Stockbury Drive on the plat of The English Ranch Third Filing is vacated by this plat.
 - Indicates 1/2" rebar with cap No. 5028.
 - 24 lots are solar oriented lots which is 33% of the lots.
 - Tracts E and F are dedicated to the City and shall be maintained by the City. Dedication will be done by separate deeded document.
 - Indicates solar oriented lots. A variance to the Solar Orientation Ordinance was granted at the time of preliminary approval by the Planning and Zoning Board.

LAND USE DATA
Total No. of lots - 73
Average lot size - 8949 sq ft



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