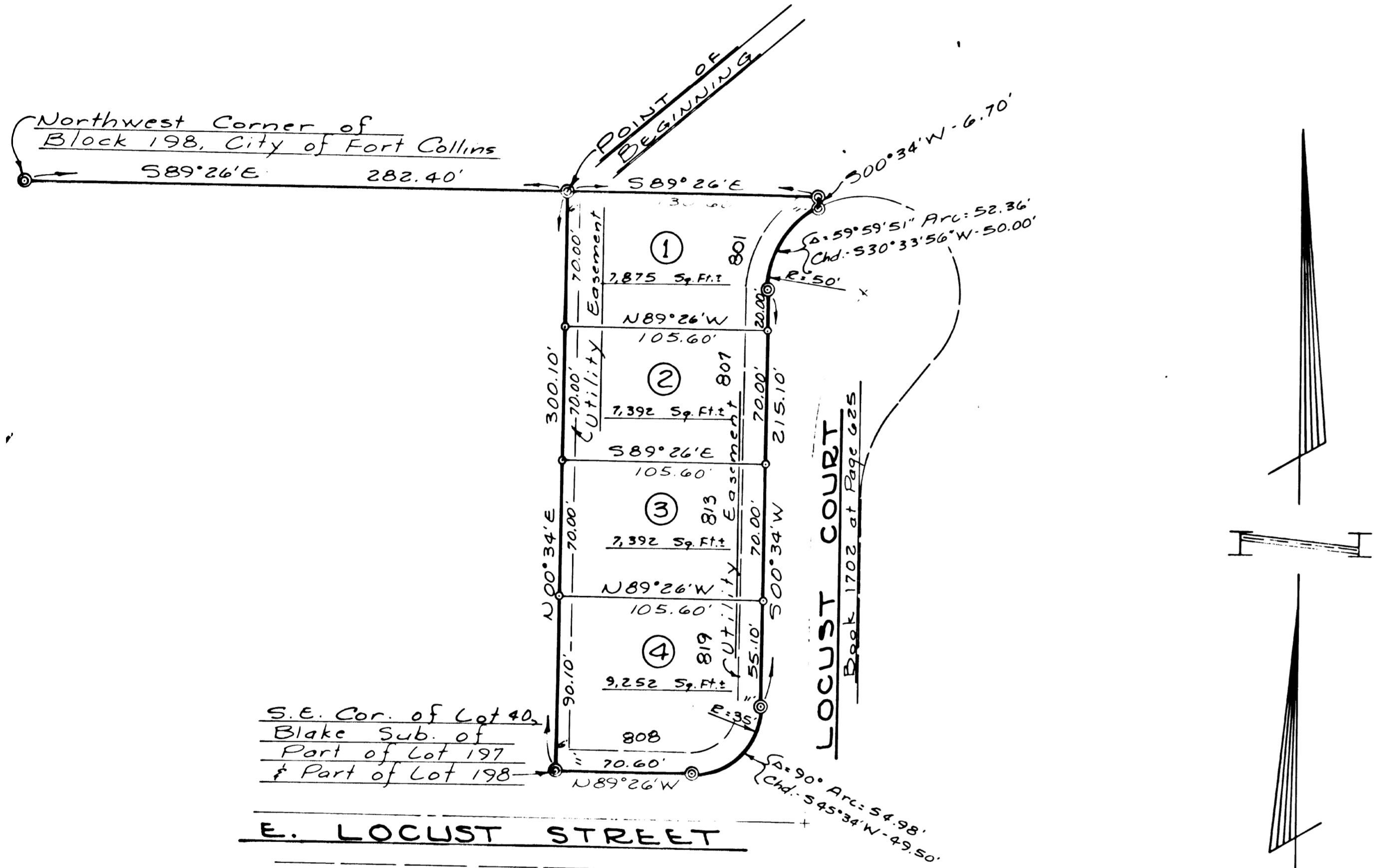


PLAT OF THE  
**FALK - SEABERG SUBDIVISION**  
SITUATE IN SECTION 13, TOWNSHIP 7 NORTH,  
RANGE 69 WEST OF THE SIXTH P.M.,  
FORT COLLINS, COLORADO



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

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of the following described land, to-wit: A tract of land situate in Section 13, Township 7 North, Range 69 West of the Sixth P.M., Fort Collins, Colorado, which begins at a point which bears  $S89^{\circ}26'E$  282.40 feet from the Northwest corner of Block 198, in the City of Fort Collins, Colorado and runs thence  $S89^{\circ}26'E$  130.60 feet; thence  $S00^{\circ}34'W$  6.70 feet; thence along the arc of a 50.00 foot radius curve to the left a distance of 52.36 feet, the long chord of which bears  $S30^{\circ}33'56''W$  50.00 feet; thence  $S00^{\circ}34'W$  215.10 feet; thence along the arc of a 35.00 foot radius curve to the right a distance of 54.98 feet, the long chord of which bears  $S45^{\circ}34'W$  49.50 feet; thence  $N89^{\circ}26'W$  70.60 feet to the Southeast corner of Lot 40 of the Blake Subdivision of Part of Lot 197 and Part of Lot 198; thence  $N00^{\circ}34'E$  300.10 feet to the point of beginning, containing 0.7326 acres, more or less, have caused the same to be surveyed and subdivided into lots as shown on this plat to be known as the FALK-SEABERG SUBDIVISION and do hereby dedicate and convey to and for public use, forever hereafter, the easements as laid out and designated on this plat.

PROTECTIVE COVENANTS for the Falk-Seaberg Subdivision are as filed contemporaneously herewith in the office of the Clerk and Recorder of Larimer County, Colorado.

WITNESS our hands and seals this 22<sup>nd</sup> day of June A.D. 1976.

Martin E. Falk Dale M. Falk  
Martin E. Falk Dale M. Falk

State of Colorado, ss:  
County of Larimer, ss:  
The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of June A.D. 1976 by Martin E. Falk and Dale M. Falk as owners of the Falk-Seaberg Subdivision.

Patricia J. Lorenz  
Notary Public

My notarial commission expires March 13, 1979

ENGINEER'S CERTIFICATE:

Richard A. Rutherford, a Professional Engineer and Land Surveyor under the laws of the State of Colorado, being duly sworn on his oath, deposes and says, that the survey and plat of the Falk-Seaberg Subdivision were made under his supervision, that said plat is an accurate delineation of said survey, that he has read the statements thereon, and that the same are true of his own knowledge.

Richard A. Rutherford  
Professional Engineer & Land Surveyor

Subscribed and sworn to before me this 21<sup>st</sup> day of June A.D. 1976.

Patricia J. Lorenz  
Notary Public

My notarial commission expires March 13, 1979

APPROVED:

By the Planning and Zoning Board of Fort Collins, Colorado, on this 7<sup>th</sup> day of June A.D. 1976.

Les Kaplan  
Secretary

APPROVED:

By the City Council of the City of Fort Collins, Colorado, on this 22<sup>nd</sup> day of June A.D. 1976.

Verna Lewis  
City Clerk

