

NW corner of Section 15-7-69.

North line of Section 15-7-69.

2122.00' (Not to scale.)

WEST MULBERRY STREET.

THE COOK SUBDIVISION.
Part of the NE 1/4 of the NW 1/4 of Section 15,
Township 7 North, Range 69 West of the 6th P.M.
Larimer County, Colorado.



Scale: 1" = 50'

HOWARD E. EVANS, BEING FIRST DULY SWORN ON HIS OATH, DEPOSES AND SAYS THAT, HE IS A PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO, THAT THE SURVEY AND PLAT OF THE COOK SUBDIVISION WERE MADE BY HIM, THAT SAID PLAT ACCURATELY REPRESENTS SAID SURVEY AND THAT HE HAS READ THE STATEMENTS HEREON AND THE SAME ARE TRUE OF HIS OWN KNOWLEDGE.

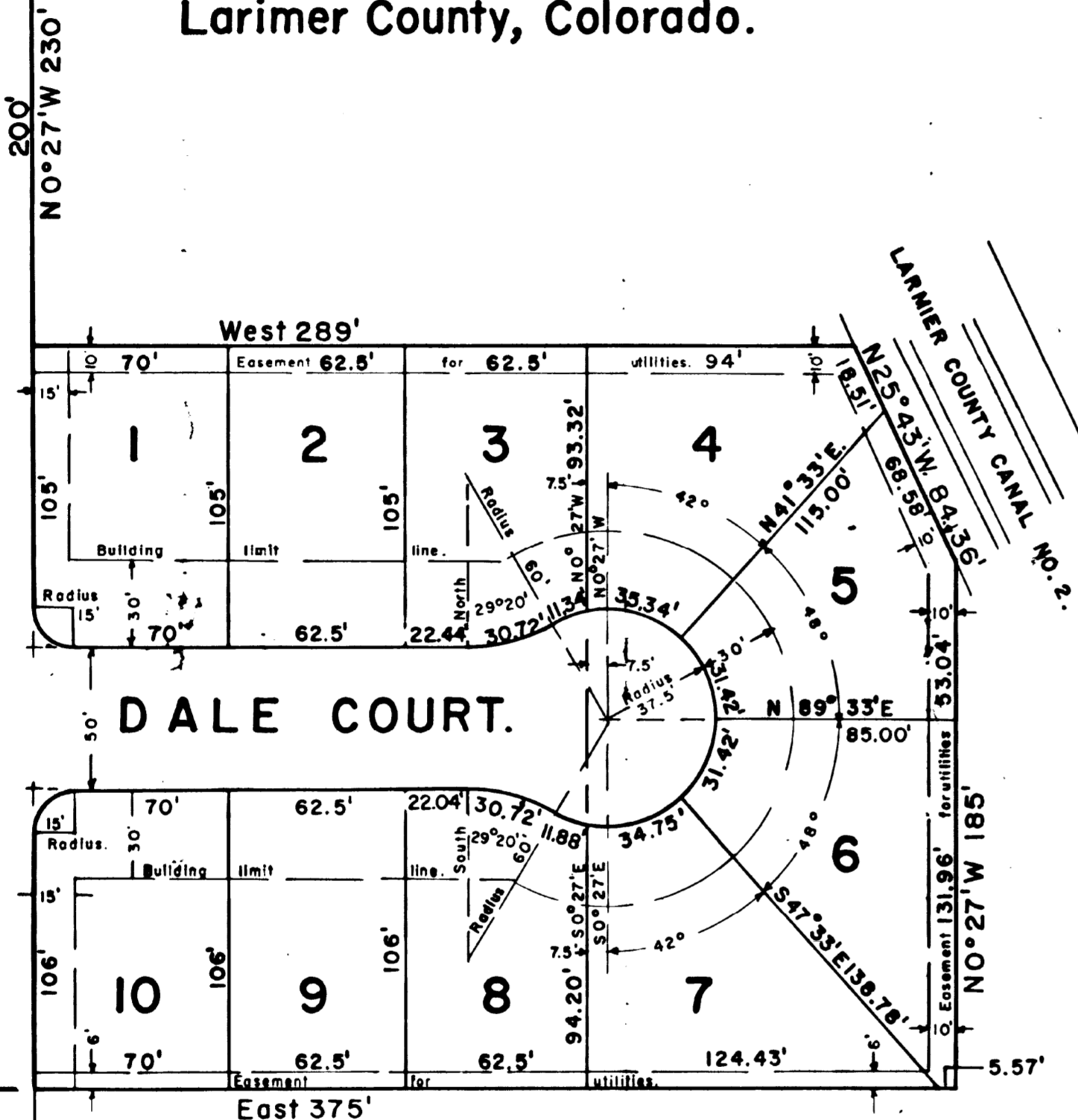
Howard E. Evans,
PROFESSIONAL ENGINEER.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF OCTOBER, A.D. 1955.

My COMMISSION EXPIRES
March 17, 1957.

Waldo Riffenburg
NOTARY PUBLIC.

COOK DRIVE.
50' 27' E 491' 461'



NOTE: The street line dimensions of Lots 1 and 10 include the external tangents of the 15 foot radius curves.

FORT COLLINS, COLORADO,
OCTOBER 17, 1955.
THE ABOVE PLAT WAS APPROVED BY THE CITY OF FORT COLLINS PLANNING AND ZONING BOARD ON October 17, 1955.
Edward H. Withers
SECRETARY.

MILDRED A. HAWLEY, CHARLES S. COOK AND STEPHEN M. COOK, BEING THE OWNERS OF THE FOLLOWING DESCRIBED LAND, TO WIT: - PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH. P.M., LARIMER COUNTY, COLORADO, (CONSIDERING THE NORTH LINE OF SAID SECTION AS BEARING DUE EAST AND WITH ALL BEARINGS HEREIN RELATIVE THERETO), CONTAINED WITHIN BOUNDARY LINES BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION AND 2122 FEET EAST OF THE NW CORNER THEREOF AND RUNNING THENCE 50°27'E 491 FEET, THENCE EAST 375 FEET, THENCE N0°27'W 185 FEET, TO THE WESTERLY LINE OF THE RIGHT-OF-WAY OF THE LARIMER COUNTY CANAL No. 2, THENCE N25°43' W 84.36 FEET, ALONG SAID RIGHT-OF-WAY, TO A POINT WHICH IS 230 FEET SOUTH OF THE NORTH LINE OF SAID SECTION, THENCE WEST 289 FEET, THENCE N0°27' W 230 FEET, TO THE NORTH LINE OF SAID SECTION, AND THENCE WEST 50 FEET, TO THE POINT OF BEGINNING; HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS, NUMBERED 1 TO 10, INCLUSIVE, AND STREETS, AS LAID OUT AND DESIGNATED ON THE WITHIN PLAT, TO BE KNOWN AS THE COOK SUBDIVISION; DO HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE FOREVER, HEREAFTER, THE STREETS AS LAID OUT AND DESIGNATED ON SAID PLAT, AND DO ALSO HEREBY RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, AS ARE LAID OUT AND DESIGNATED ON SAID PLAT.

WITNESS OUR HANDS AND SEALS THIS 17th DAY OF OCTOBER, A.D. 1955.

Mildred A. Hawley L.S.
Charles S. Cook L.S.
Stephen M. Cook L.S.

STATE OF COLORADO } S.S.
COUNTY OF LARIMER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MILDRED A. HAWLEY, CHARLES S. COOK AND STEPHEN M. COOK, THIS 17th DAY OF OCTOBER, A.D. 1955, FOR THE PURPOSES THEREIN SET FORTH.

My COMMISSION EXPIRES March 17, 1957
Waldo Riffenburg
NOTARY PUBLIC.