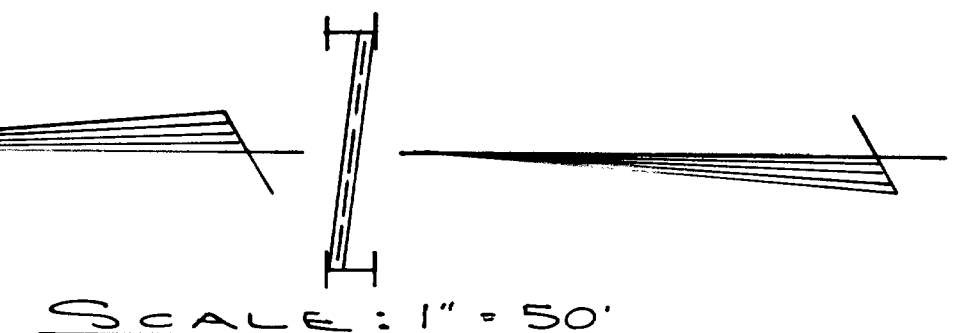
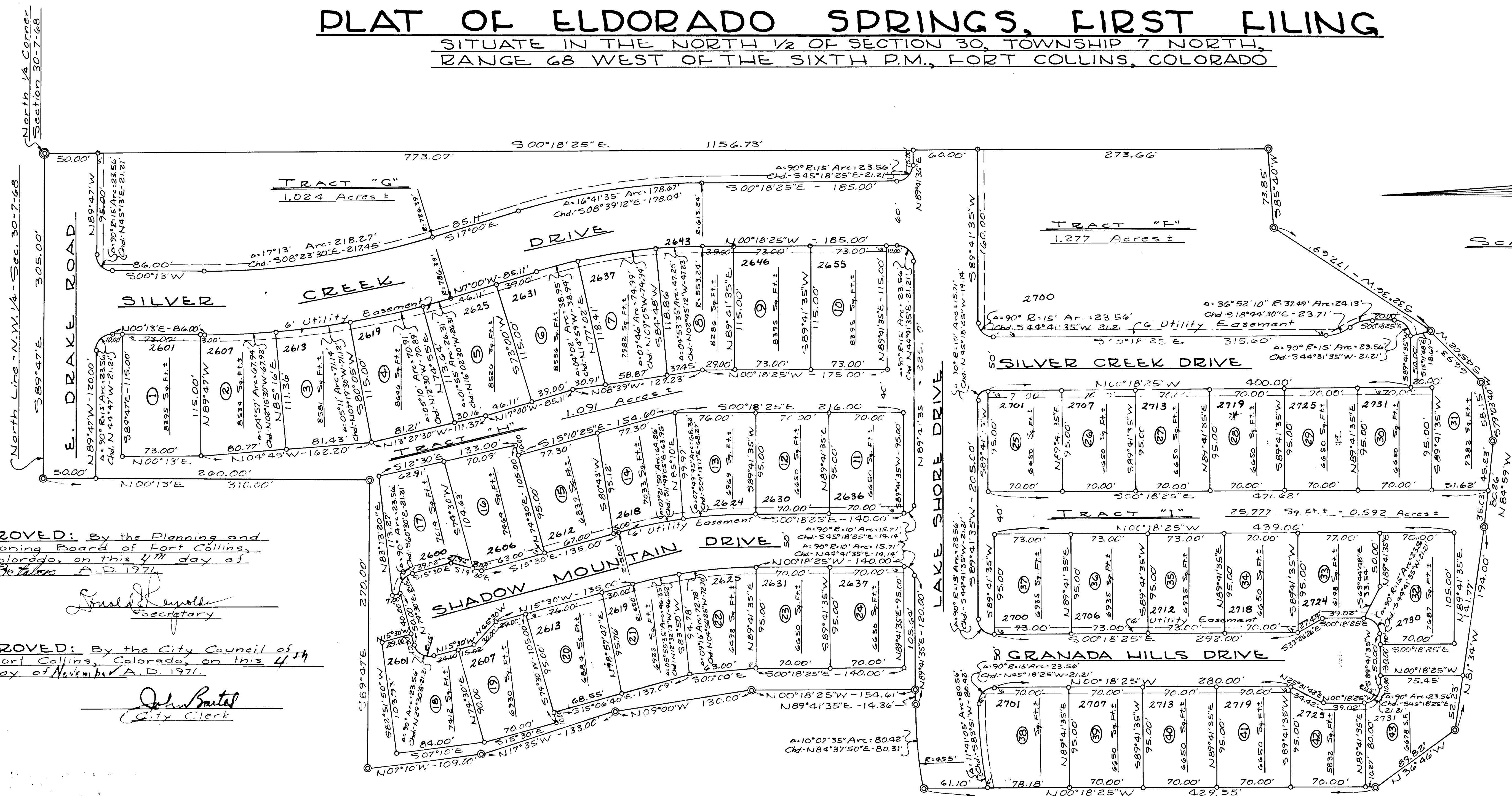


PLAT OF ELDORADO SPRINGS, FIRST FILING

SITUATE IN THE NORTH 1/2 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M., FORT COLLINS, COLORADO



APPROVED: By the Planning and Zoning Board of Fort Collins, Colorado, on this 4th day of October A.D. 1971.

Harold H. Miller
Secretary

APPROVED: By the City Council of Fort Collins, Colorado, on this 4th day of November A.D. 1971.

John Bantel
City Clerk

NOTE: Tracts H and I are hereby reserved and dedicated as perpetual easements for the installation and maintenance of utilities and irrigation facilities.
* ADMINISTRATIVE CHANGE Request to decrease front yard setback on Lot 28 from 20' to 17.65' approved 10/15/81 by frame planner

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

KNOW ALL MEN BY THESE PRESENTS, That the Poudre Valley Construction Co., Inc., being the owner of the following described land, to-wit: a tract of land situate in the North 1/2 of Section 30, 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 the Northwest 1/4 of said Section 30 as bearing S 89° 47' E and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at the North 1/4 corner of said Section 30 and run thence S 00° 18' 25" E 1156.73 feet; thence S 85° 40' W 73.85 feet; thence S 32° 36' W 177.69 feet; thence S 45° 02' W 66.93 feet; thence S 79° 03' 40" W 58.15 feet; thence N 84° 59' W 80.26 feet; thence N 81° 34' W 194.00 feet; thence N 36° 46' W 89.82 feet; thence N 00° 18' 25" W 429.55 feet; thence along the arc of a 455.00 foot radius curve to the right a distance of 80.92 feet, the long chord of which bears N 84° 37' 50" E 80.31 feet; thence N 89° 41' 35" E 19.36 feet; thence N 00° 18' 25" W 154.61 feet; thence N 09° 00' W 130.00 feet; thence N 17° 35' W 133.00 feet; thence N 07° 10' W 109.00 feet; thence S 89° 47' E 270.00 feet; thence N 00° 13' E 310.00 feet to a point on the North line of the Northwest 1/4 of said Section 30; thence S 89° 47' E 305.00 feet to the point of beginning, containing 15,097 acres, more or less, has caused the same to be surveyed and subdivided into lots, tracts, and streets, as shown on this plat to be known as ELDORADO SPRINGS, FIRST FILING, and does hereby dedicate and convey and convey to and for public use, forever hereafter, the streets and easements as are laid out and designated on this plat. PROTECTIVE COVENANTS for Eldorado Springs, First Filing, are as filed contemporaneously herewith in the office of the Clerk and Recorder of Larimer County, Colorado.
IN WITNESS whereof, the said Poudre Valley Construction Co., Inc., has caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Secretary, on this 24th day of September, A.D. 1971.

POUDRE VALLEY CONSTRUCTION CO., INC.

By: *Harold H. Miller*
Harold H. Miller, President

Attest: *Emma M. Miller*
Emma M. Miller, Secretary

State of Colorado }
County of Larimer }

The foregoing instrument was acknowledged before me this 24th day of September, A.D. 1971, by Harold H. Miller, as President, and by Emma M. Miller, as Secretary, of Poudre Valley Construction Co., Inc.

William J. Johnson
Notary Public

My notarial commission expires November 8, 1971

ENGINEER'S CERTIFICATE:

James H. Stewart, 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 Eldorado Springs, First Filing, 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.

James H. Stewart
James H. Stewart
Professional Engineer & Land Surveyor

Subscribed and sworn to before me this 24th day of September, A.D. 1971.

William J. Johnson
Notary Public
My notarial commission expires November 8, 1971