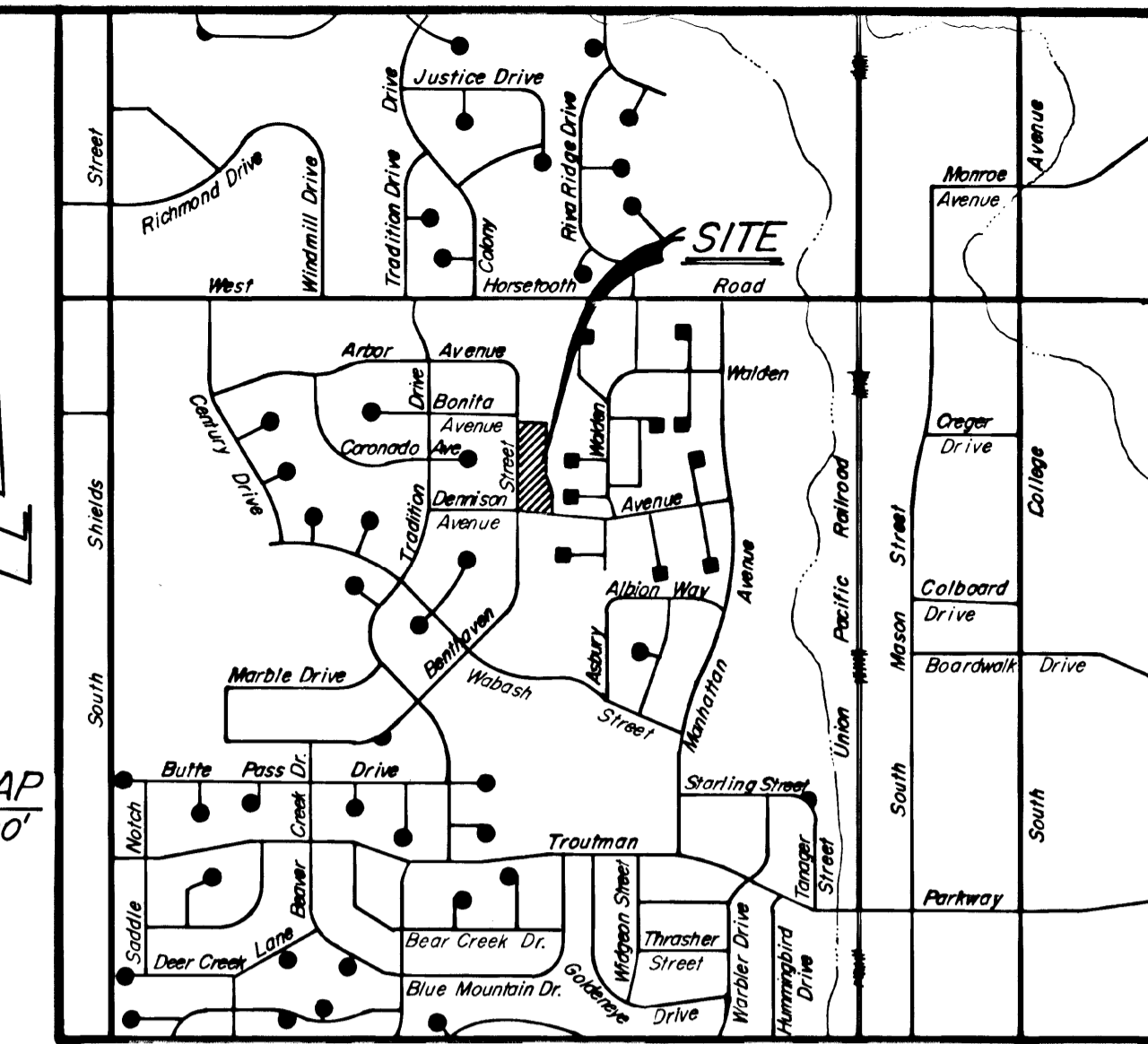
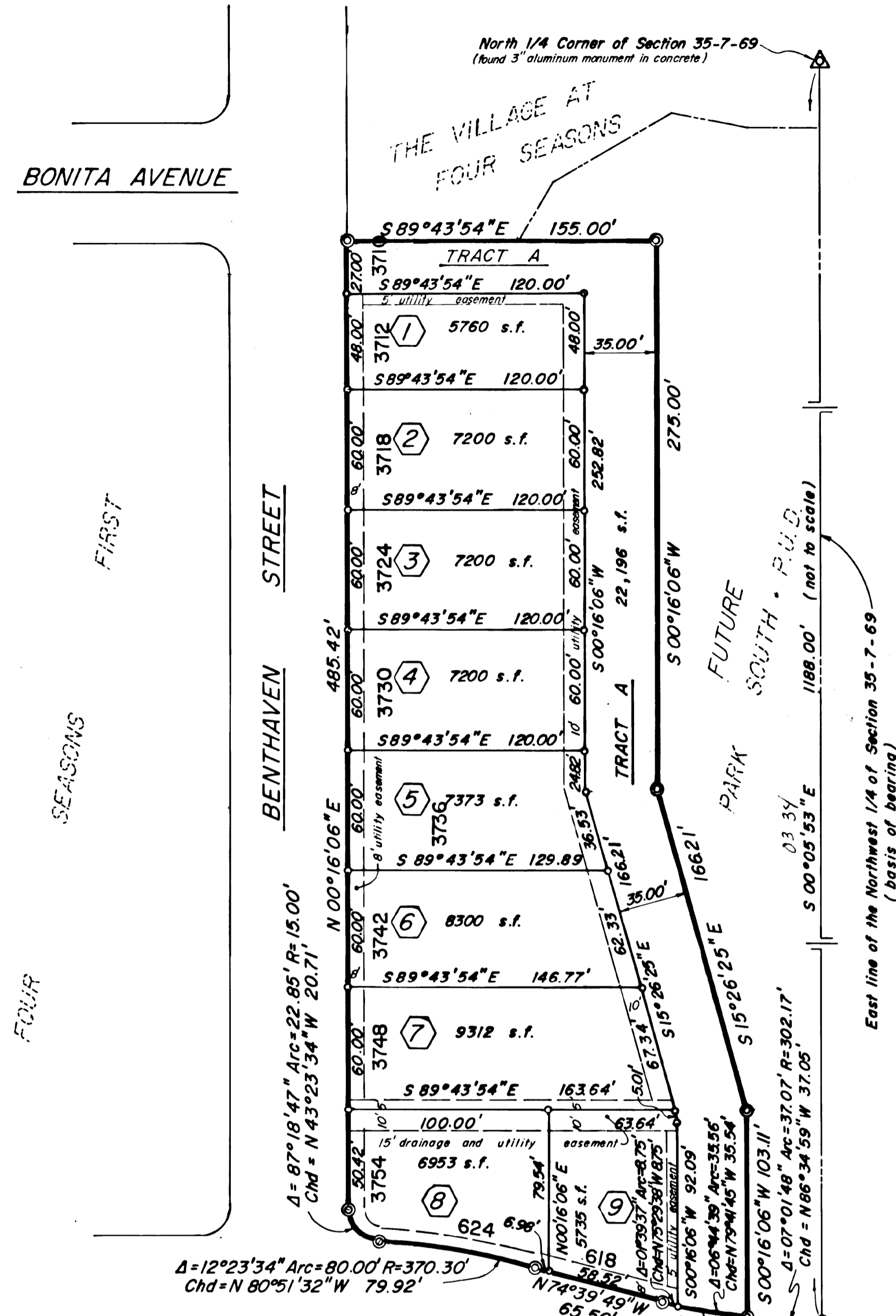


# A PLAT OF FOUR SEASONS SEVENTH FILING P. U. D.

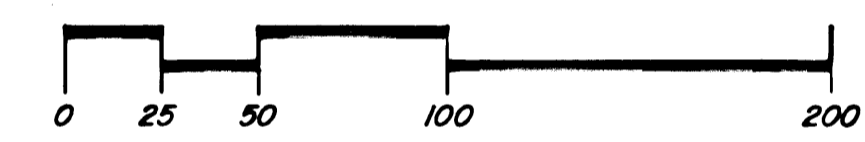
SITUATE IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M., FORT COLLINS, COLORADO



VICINITY MAP  
SCALE - 1"=1000'



SCALE - 1"=50'



⊖ Indicates 1/2" rebar with cap No. 4502

### 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 Northwest 1/4 of Section 35, Township 7 North, Range 69 West of the Sixth P.M., Fort Collins, Colorado, which, considering the East line of said Northwest 1/4 as bearing S 00°05'53"E and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on the North right-of-way line of Dennison Avenue which bears S 00°05'53"E 1188.00 feet, and again N 86°34'59"W 37.05 feet from the North 1/4 Corner of said Section 35; thence along said North right-of-way line along the arc of a 302.17 foot radius curve to the right a distance of 44.32 feet, the long chord of which bears N 78°51'57"W 44.28 feet, and again N 74°39'49"W 65.50 feet, and again along the arc of a 370.30 foot radius curve to the left a distance of 80.00 feet, the long chord of which bears N 80°51'32"W 79.92 feet; thence along the arc of a 15.00 foot radius curve to the right a distance of 22.85 feet, the long chord of which bears N 43°23'34"W 20.71 feet to a point on the East right-of-way line of Benthaven Street; thence along said East right-of-way line N 00°16'06"E 485.42 feet; thence S 89°43'54"E 155.00 feet; thence S 00°16'06"W 275.00 feet; thence S 15°26'25"E 166.21 feet; thence S 00°16'06"W 103.11 feet to the point of beginning, containing 2.0025 acres, more or less, that the undersigned have caused the same to be surveyed and subdivided into lots as shown on this plat to be known as FOUR SEASONS SEVENTH FILING P. U. D. and is subject to all easements and rights-of-way now on record or existing or indicated on this plat and does hereby dedicate and convey to and for public use, forever, the easements as are laid out and designated on this plat, provided however, that, acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated.

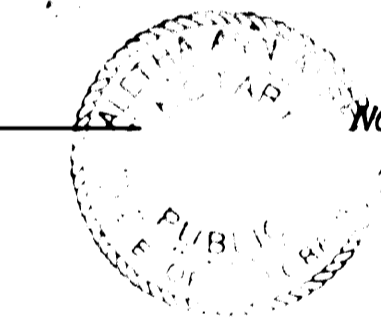
Witness our hands and seals this 31st day of December A. D., 1991.

PARK SOUTH JOINT VENTURE  
BY Marc Middel  
MARC MIDDEL  
By Fort Collins Associates, A Colorado Limited Partnership - Middel Enterprises, General Partner

MIDDEL ENTERPRISES, GENERAL PARTNER  
BY Donna J. Middel  
DONNA J. MIDDEL, President  
ATTEST Marc Middel  
MARC MIDDEL, Secretary, Treasurer

State of Colorado } S.S. The foregoing instrument was acknowledged before me this 31st day of December A. D., 1991 by Marc Middel and Donna J. Middel.  
County of Larimer }

My notarial commission expires 8-29-93



NOTARY PUBLIC Alexha Ann Allen

### ATTORNEY'S CERTIFICATE:

This is to certify that on the 31st day of December A. D., 1991, 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 [Signature] Registration No. 9432

### SURVEYOR'S CERTIFICATE:

I, Phillip I. Robinson, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this plat of FOUR SEASONS SEVENTH FILING P.U.D. truly and correctly represents the results of a survey made by me or under my direct supervision.

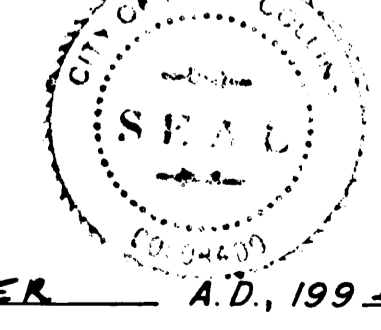
Phillip I. Robinson  
PHILLIP I. ROBINSON  
Colorado Registered P.E. & L.S. No. 4502



### APPROVED AS TO FORM:

By the Director of Engineering of the City of Fort Collins, Colorado this 31st day of January A. D., 1992.

[Signature]  
DIRECTOR OF ENGINEERING



### APPROVED:

By the Planning and Zoning Board of the City of Fort Collins, Colorado this 16th day of DECEMBER A. D., 1991.

[Signature]  
SECRETARY OF PLANNING AND ZONING BOARD

### NOTES:

- No building permits shall be issued for Lot 9 until water and sewer service lines have been constructed to Lot 9, and until Dennison Avenue through Park South or a temporary turnaround is dedicated and constructed.
- Tract A is dedicated for drainage, utilities and access. Construction of walks and bikepaths within Tract A must be approved by the Storm water utility.
- Lots 1,2,3,4,5,6,7,8 and 9 of Four Seasons Seventh Filing P.U.D. shall be required to join the Four Seasons Homeowners Association.
- One 1-1/2" caliper deciduous tree shall be planted, by the developer, on Lots 1,2,3,4,5,6,7 and 9, and two deciduous trees shall be planted on Lot 8, front and side.
- Four foot high fences are preferred and encouraged along the boundary of Tract A, and any fencing over four feet must have an open characteristic between the four and six foot height.
- Tract A is to be deeded to the Four Seasons Homeowners association.