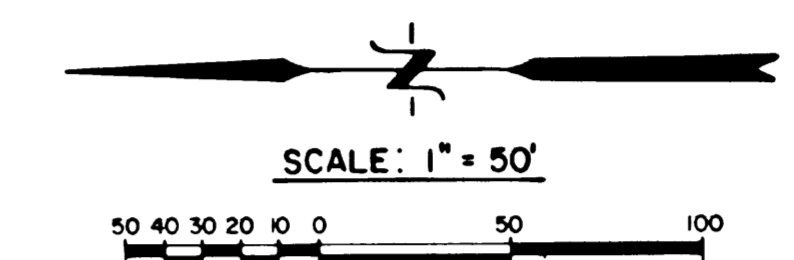
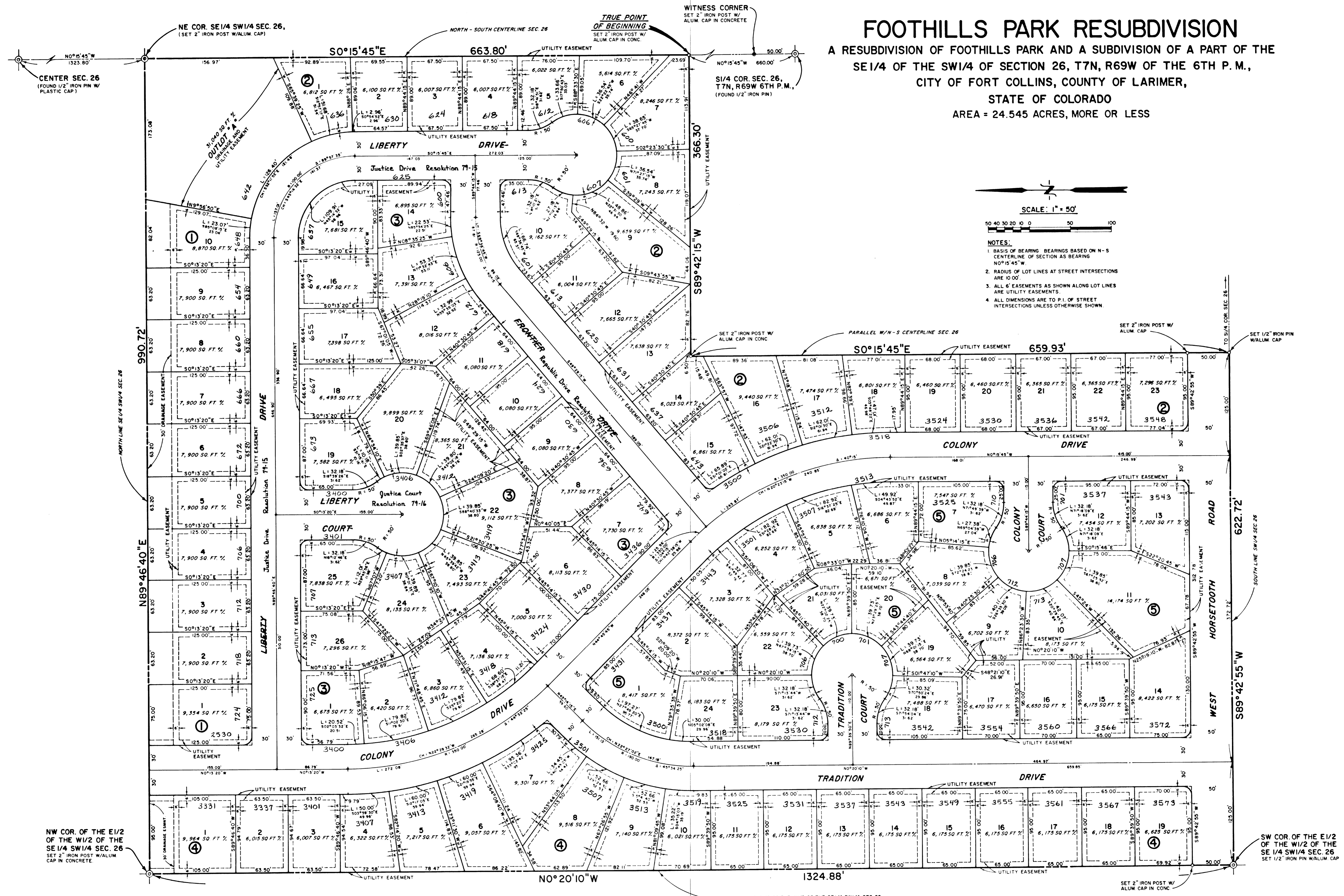


F-37 849

# FOOTHILLS PARK RESUBDIVISION

A RESUBDIVISION OF FOOTHILLS PARK AND A SUBDIVISION OF A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 26, T7N, R69W OF THE 6TH P. M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO  
 AREA = 24.545 ACRES, MORE OR LESS



- NOTES:**
1. BASIS OF BEARING: BEARINGS BASED ON N-S CENTERLINE OF SECTION AS BEARING N0°15'45"W.
  2. RADIUS OF LOT LINES AT STREET INTERSECTIONS ARE 10.00'.
  3. ALL 'E' EASEMENTS AS SHOWN ALONG LOT LINES ARE UTILITY EASEMENTS.
  4. ALL DIMENSIONS ARE TO P.I. OF STREET INTERSECTIONS UNLESS OTHERWISE SHOWN.

CENTER SEC. 26  
 (FOUND 1/2" IRON PIN W/  
 PLASTIC CAP)

TRUE POINT  
 OF BEGINNING  
 SET 2" IRON POST W/  
 ALUM. CAP IN CONC.

WITNESS CORNER  
 SET 2" IRON POST W/  
 ALUM. CAP IN CONCRETE

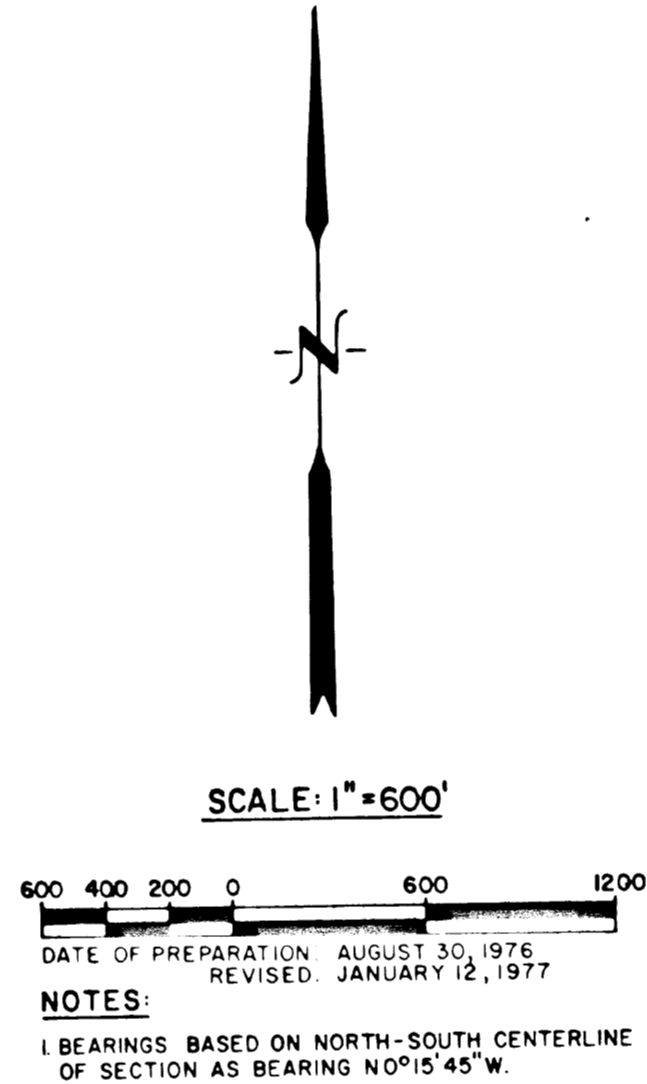
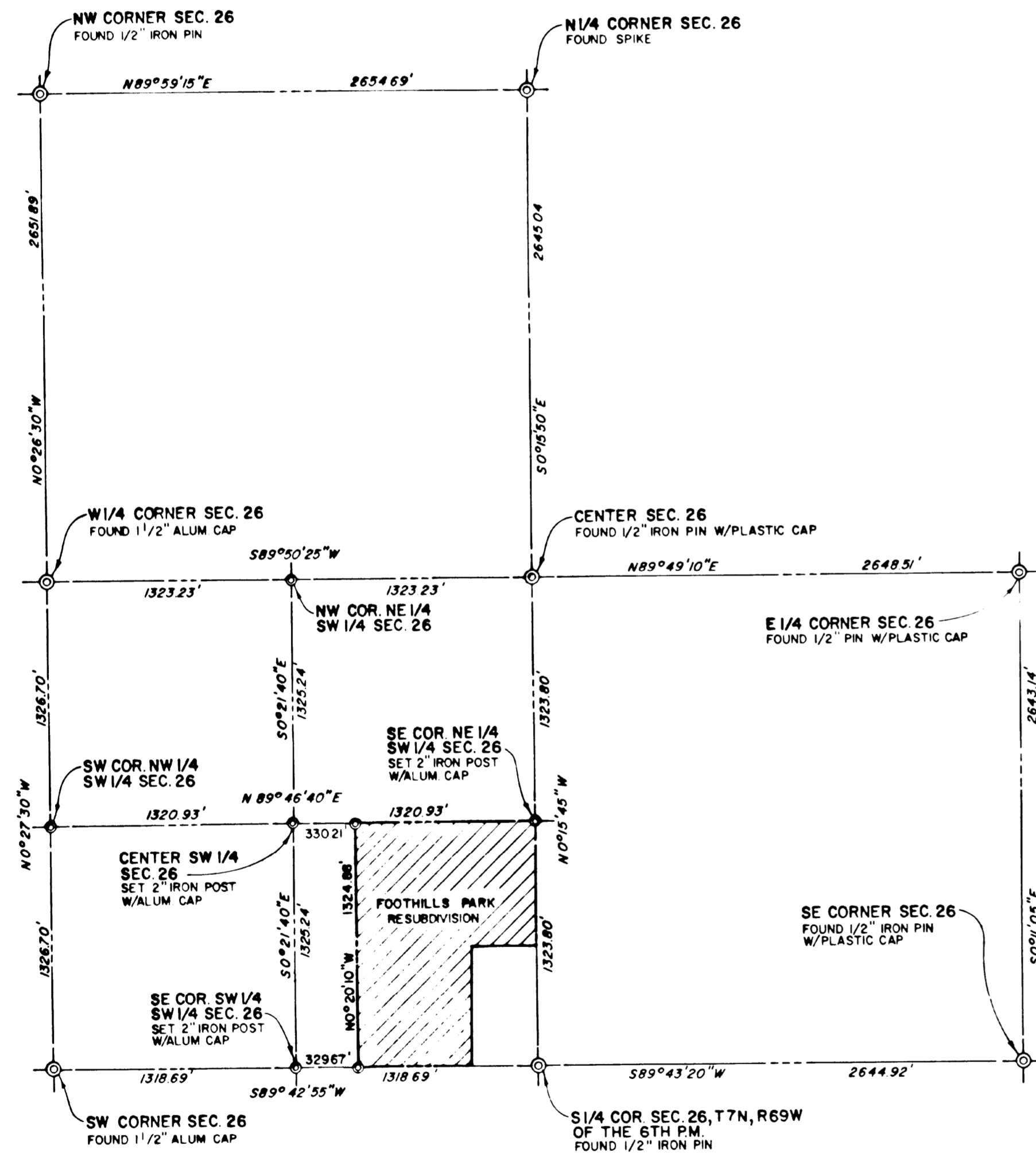
SI/4 COR. SEC. 26,  
 T7N, R69W 6TH P.M.,  
 (FOUND 1/2" IRON PIN)

NW COR. OF THE E 1/2  
 OF THE W 1/2 OF THE  
 SE 1/4 SW 1/4 SEC. 26  
 SET 2" IRON POST W/  
 ALUM. CAP IN CONCRETE

SW COR. OF THE E 1/2  
 OF THE W 1/2 OF THE  
 SE 1/4 SW 1/4 SEC. 26  
 SET 1/2" IRON PIN W/  
 ALUM. CAP

# FOOTHILLS PARK RESUBDIVISION

A RESUBDIVISION OF FOOTHILLS PARK AND A SUBDIVISION OF A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 26, T7N, R69W OF THE 6TH P.M.,  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO  
AREA = 24.545 ACRES, MORE OR LESS



### SURVEYOR'S CERTIFICATE

I, FRANK R. DREXEL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "FOOTHILLS PARK RESUBDIVISION," TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION.

*Frank R. Drexel*  
 COLORADO REGISTERED LAND SURVEYOR  
 NO. 42149

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS

THAT COURT SQUARE INVESTMENT CO., A COLORADO CORPORATION, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF "FOOTHILLS PARK RESUBDIVISION," A RESUBDIVISION OF FOOTHILLS PARK AND A SUBDIVISION OF A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 26, T7N, R69W OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 26, THENCE N0°15'45"W, 660.00 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 26 TO THE TRUE POINT OF BEGINNING;

THENCE S89°42'15"W, 366.30 FEET;

THENCE S0°15'45"E, 659.93 FEET PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 26 TO THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 26;

THENCE S89°42'55"W, 622.72 FEET ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 26 TO THE WEST LINE OF THE E 1/4 OF THE SW 1/4 OF SAID SECTION 26;

THENCE N0°20'10"W, 1324.88 FEET ALONG THE WEST LINE OF THE E 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 26 TO THE NORTHWEST CORNER THEREOF;

THENCE N89°46'40"E, 990.72 FEET ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 26 TO THE NORTHEAST CORNER THEREOF;

THENCE S0°15'45"E, 663.80 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 26 TO THE TRUE POINT OF BEGINNING.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "FOOTHILLS PARK RESUBDIVISION," AND DOES HEREBY SET APART AND DEDICATE THE STREETS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF THE PUBLIC UTILITIES. DRAINAGE EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED FOR THE INSTALLATION AND MAINTENANCE OF A DRAINAGE DITCH. NO STRUCTURES, PLANTINGS, FENCES OR OTHER MATERIAL SHALL BE PLACED, OR PERMITTED TO REMAIN WITHIN SAID DRAINAGE EASEMENTS WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES OR WHICH MAY OBSTRUCT, CHANGE, OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS WITHIN SAID DRAINAGE EASEMENTS.

IN WITNESS WHEREOF COURT SQUARE INVESTMENT CO., A COLORADO CORPORATION, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED, ATTESTED BY ITS SECRETARY THIS 17th DAY OF MAY A.D., 1977.

COURT SQUARE INVESTMENT CO.

ATTEST *John R. Waggoner*  
 JOHN R. WAGGONER, SECRETARY

BY *James H. Tull*  
 JAMES H. TULL, PRESIDENT

STATE OF COLORADO) SS  
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF MAY A.D., 1977, BY JAMES H. TULL AND JOHN R. WAGGONER.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES Oct. 18, 1980

*John R. Waggoner*  
 NOTARY PUBLIC

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, THIS 12th DAY OF July A.D., 1976.

*Paul G. Dittel*  
 SECRETARY

APPROVED BY THE CITY COUNCIL OF THE CITY OF FORT COLLINS, COLORADO, THIS 17th DAY OF May A.D., 1977.

*Verma Lewis*  
 CITY CLERK