

REPLAT OF LOTS 16 thru 30, TRACT "G", AND A PORTION OF TRACT "B", OF FOOTHILLS VILLAGE, FIRST FILING

SITUATE IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

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

KNOW ALL MEN BY THESE PRESENTS: That Phase III, Inc. being the owner of the following described land, to-wit: Lots 16 thru 30, Tract "G", and a portion of Tract "B", of Foothills Village, First Filing, situate in the Northeast 1/4 of Section 22, Township 7 North, Range 69 West of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, all being more particularly described as follows: Begin at the Northwest corner of Tract "D", of Foothills Village, First Filing and run thence South 141.74 feet; thence West 118.57 feet; thence North 235.00 feet to a point on the South line of Stuart Street; thence along said South line, along the arc of a 473.90 foot radius curve to the right a distance of 81.34 feet, the long chord of which bears N84°57'50"E 81.24 feet and again N89°52'50"E 271.41 feet; thence along the arc of a 15.00 foot radius curve to the right a distance of 23.56 feet, the long chord of which bears S45°07'10"E 21.21 feet to a point on the West line of Heatheridge Road; thence along said West line, 300°07'10"E 18.00 feet and again along the arc of a 293.55 foot radius curve to the left a distance of 81.45 feet, the long chord of which bears S08°04'05"E 81.19 feet; thence along the arc of a 15.00 foot radius curve to the right a distance of 20.38 feet, the long chord of which bears S22°54'05"W 18.85 feet to a point on the North line of Edgewood Court; thence along said North line, along the arc of a 49.26 foot radius curve to the right a distance of 21.77 feet, the long chord of which bears S75°54'35"W 21.55 feet and again West 126.33 feet; thence North 35.00 feet; thence West 105.66 feet to the point of beginning, containing 1.3546 acres, more or less, has caused the same to be surveyed and resubdivided into lots, and a tract as shown on this plat to be known as the REPLAT OF LOTS 16 thru 30, TRACT "G", and a PORTION OF TRACT "B", OF FOOTHILLS VILLAGE, FIRST FILING, and does hereby dedicate and convey to and for public use, forever hereafter, the streets and easements as are laid out and designated on this plat. All easements shown on that part of Foothills Village, First Filing which is replatted hereon, and not shown on this plat are hereby vacated. PROTECTIVE COVENANTS for the Replat of Lots 16 thru 30, Tract "G", and a Portion of Tract "B", of Foothills Village, First Filing are as filed contemporaneously with Foothills Village, First Filing. WITNESS our hands and seals this 15th day of February, A.D. 1974.

By: Gene E. Fischer PHASE III, Inc. Attest: Winfred Kurtz
Gene E. Fischer, President Winfred Kurtz, Secretary

State of Colorado
County of Larimer
The foregoing instrument was acknowledged before me this 15th day of February, A.D. 1974 by Gene E. Fischer, as President, and by Winfred Kurtz, as Secretary of Phase III, Inc.

My notarial commission expires 7-1-83, 11:00 AM

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 the Replat of Lots 16 thru 30, Tract "G", and a Portion of Tract "B", of Foothills Village, 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 15th day of February A.D. 1974.

Judy A. Junk
Judy A. Junk
Notary Public

My notarial commission expires October 20, 1975.

APPROVED:

By the Planning and Zoning Board of the City of Fort Collins, Colorado, on this 4th day of March A.D. 1974.

Hilmar P. Rose
Hilmar P. Rose
Secretary

APPROVED:

By the City Council of the City of Fort Collins, Colorado, on this 6th day of March A.D. 1974.

Verna Lewis
Verna Lewis
City Clerk

