

REPLAT OF LOTS 40 thru 60, TRACT "E", 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 40 thru 60, Tract "E", 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 said Tract "B" and run thence N 81° 31' E 47.68 feet along the South line of Stuart Street; thence along the arc of a 1196.00 foot radius curve to the left a distance of 199.52 feet, the long chord of which bears N 76° 44' 15" E 199.30 feet along said South line; thence along the arc of a 473.90 foot radius curve to the right a distance of 66.90 feet, the long chord of which bears N 76° 00' 10" E 66.86 feet along said South line; thence South 235.00 feet; thence East 32.03 feet; thence South 158.52 feet; thence S 66° 42' W 110.00 feet; thence West 237.00 feet; thence North 368.11 feet to the point of beginning, containing 2.9000 acres, more or less, has caused the same to be surveyed and resubdivided into lots, tracts, and streets, as shown on this plat to be known as the REPLAT OF LOTS 40 thru 60, TRACT "E", 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 40 thru 60, Tract "E", 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 6th day of January A.D. 1972.

Attest: PHASE III, INC. Gene E. Fischer, Secretary; H.D. McGraw, President

State of Colorado, ss: County of Larimer. The foregoing instrument was acknowledged before me this 6th day of January A.D. 1972 by H.D. McGraw, as President, and by Gene E. Fischer, as Secretary of Phase III, Inc.

My notarial commission expires November 8, 1975. Notary Public

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 40 thru 60, Tract "E", 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, Professional Engineer & Land Surveyor

Subscribed and sworn to before me this 6th day of January A.D. 1972.

My notarial commission expires November 8, 1975. Notary Public

APPROVED:

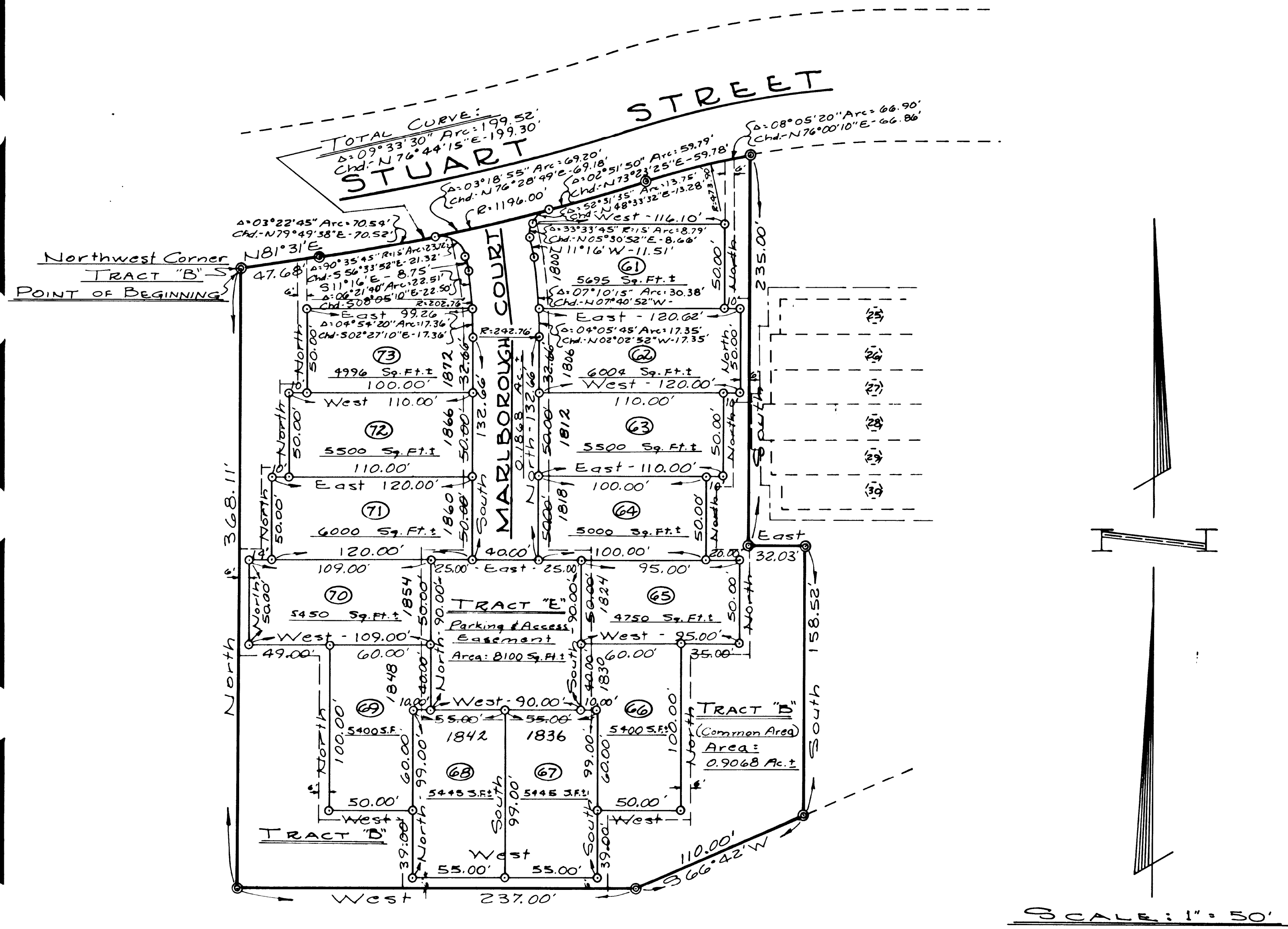
By the Planning and Zoning Board of the City of Fort Collins, Colorado, this 7th day of January, A.D. 1972.

Ronald E. Reynolds, Secretary

APPROVED:

By the City Council of the City of Fort Collins, Colorado, this 23rd day of March A.D. 1972.

Verna Lewis, City Clerk



SCALE: 1" = 50'