

# A PLAT OF FOUR SEASONS EIGHTH FILING SUBDIVISION

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

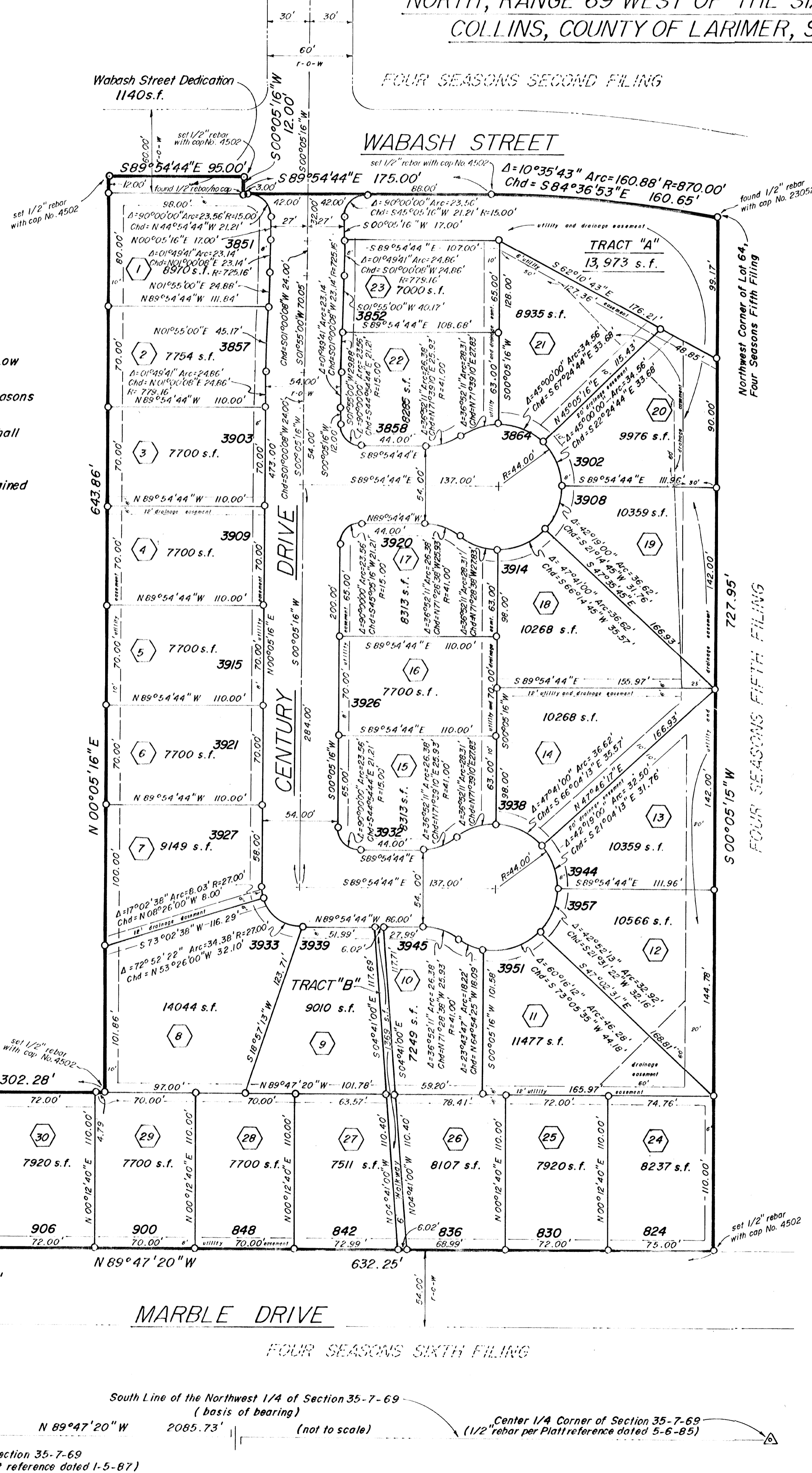
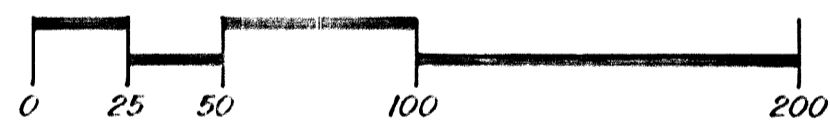


VICINITY MAP  
SCALE - 1" = 1000'

### NOTES:

- Existing zoning on this and surrounding properties is RLP - Low Density Planned Residential.
- Tract "A" detention area is to be maintained by the Four Seasons Homeowners Association.
- Fences located in drainage easements and around Tract "A" shall be constructed in such a manner that storm water flow is not impeded.
- Tract "B" is a 6' wide walkway, and is to be owned and maintained by the Four Seasons Homeowners Association.

SCALE - 1" = 50'  
MAY 2, 1991



### 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., City of Fort Collins, County of Larimer, State of Colorado, which, considering the South line of said Northwest 1/4 as bearing N 89°47'20"W and with all bearings contained herein relative thereto, begins at the Northwest Corner of Lot 45 of the Four Seasons Sixth Filing P.U.D. First Replat, which bears N 89°47'20"W 2085.73 feet, and again N 00°05'16"E 460.00 feet from the Center 1/4 Corner of said Section 35, and runs thence N 00°05'16"E 137.00 feet; thence S 89°47'20"E 302.28 feet; thence N 00°05'16"E 643.86 feet; thence S 89°54'44"E 95.00 feet; thence S 00°05'16"W 12.00 feet to a point on the South line of Wabash Street; thence along said South line S 89°54'44"E 175.00 feet, and again along the arc of a 870.00 foot radius curve to the right a distance of 160.88 feet, the long chord of which bears S 84°36'53"E 160.65 feet to the Northwest Corner of Lot 64 of the Four Seasons Fifth Filing; thence along the boundary lines of Four Seasons Fifth and Sixth Filings S 00°05'15"W 727.95 feet, and again N 89°47'20"W 632.25 feet, and again S 00°05'16"W 27.00 feet, and again N 89°47'20"W 100.00 feet to the point of beginning, containing 8.1606 acres, more or less, that the undersigned have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this plat to be known as A PLAT OF FOUR SEASONS EIGHTH FILING SUBDIVISION 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 streets and easements as are laid out and designated on this plat, provided however, that: 1) acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated, and 2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain the streets so dedicated until such time as the streets are inspected and accepted by the Director of Engineering. All maintenance of the above described streets shall be performed by the undersigned (and his/her successors in interest) until such time as the City assumes such maintenance.

Witness our hands and seals this 31<sup>st</sup> day of August, A.D., 1991.

ODAU CONSTRUCTION, INC., A COLORADO CORPORATION  
 State of Colorado } S.S. BY Lawrence A. Oda ATTEST Charlotte M. Oda  
 County of Larimer } LAWRENCE A. ODA, PRESIDENT CHARLOTTE M. ODA, SECRETARY

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of August, A.D., 1991, by Lawrence A. Oda, President, and by Charlotte M. Oda, Secretary.  
 My notarial commission expires January 6, 1993 NOTARY PUBLIC James Whelan

CHISM HOMES, INC., A NEVADA CORPORATION  
 State of Nevada } S.S. BY H.A. Chism ATTEST Marjorie L. Chism  
 County of Clark } H.A. CHISM, PRESIDENT MARJORIE L. CHISM, SECRETARY

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of August, A.D., 1991 by H. A. Chism, President, and by Marjorie L. Chism, Secretary.

My notarial commission expires 10/8/94 NOTARY PUBLIC Shirley B. Stinsonberg

### ATTORNEY'S CERTIFICATE:

This is to certify that on the 27 day of August, 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 Timothy W. Harber REGISTRATION No. 1958

### 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 EIGHTH FILING SUBDIVISION truly and correctly represents the results of a survey made by me or under my direct supervision.

Phillip I. Robinson 8/16/91  
 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 on this 22<sup>nd</sup> day of August, A.D., 1991.

Joseph J. Smith  
 DIRECTOR OF ENGINEERING

### APPROVED:

By the Planning and Zoning Board of the City of Fort Collins, Colorado on this 24<sup>th</sup> day of JUNE, A.D., 1991.

Ann M. Smith  
 SECRETARY OF PLANNING AND ZONING BOARD