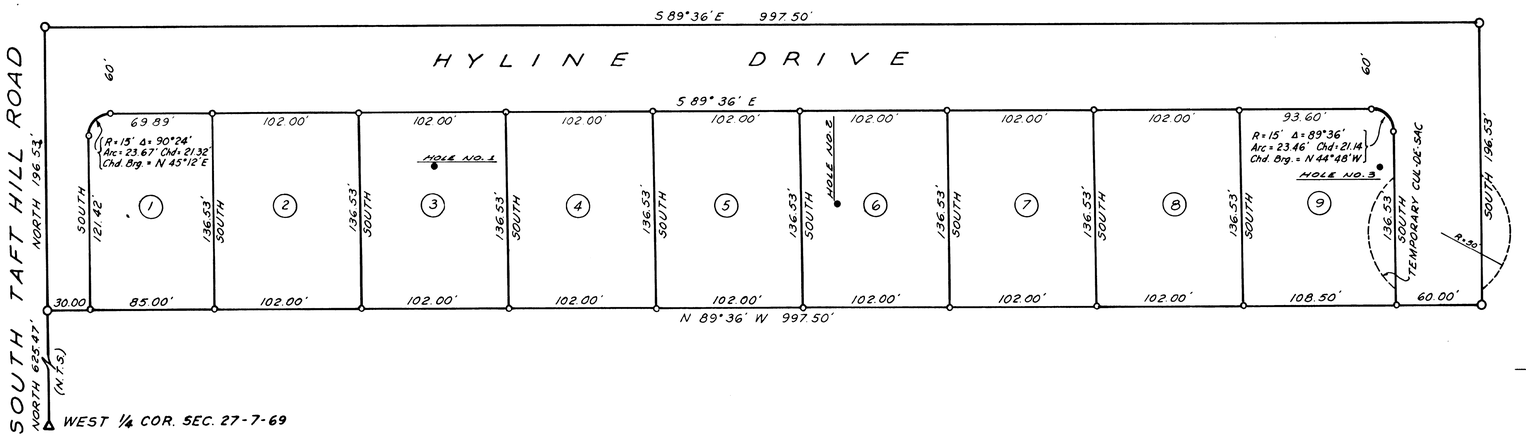
C-16 570

PLAT OF CRAW'S RESUBDIVISION OF A PART OF LOTS 7 AND 9 OF THE SUBDIVISION OF THE W½ OF THE N.W.¼ OF SEC. 27, T. 7 N., R. 69 W., OF 6th P.M. LARIMER COUNTY, COLORADO



SCALE : 1" = 50'

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: that Frank C. Fisch, Margaret B. Fisch, Harold B. Craw, Florence F. Craw and Andy N. Anderson, being the owners of a part of Lots 7 and 9 of the Subdivision of the W ½ of the N.W. ¼ of Sec. 27, Township 7 North, Range 69 West, of 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of the N.W. ¼ of Sec. 27-7-69 as bearing North and with all bearings contained therein relative to thereto, begin at a point which bears North 625.47 feet from the West one-quarter cor. of said Sec. 27 and run thence North 196.53 feet; thence S 89°36' E 997.50 feet, thence South 196.53 feet; thence N 89°36' W 997.50 feet to the point of beginning, have caused the same to be surveyed and subdivided into lots as shown on this Plat, to be known as CRAW'S RESUBDIVISION of a part of Lots 7 and 9 of the Subdivision of the W. ½ of the N.W. ¼ of Sec. 27, T. 7 N., R. 69 W. of the 6th P.M., and do hereby dedicate for public use, forever hereafter, the streets and roadway as are laid out and designated on this plat, and do also hereby reserve perpetual easements for the installation and maintenance of utilities, drainage and irrigation facilities as are laid out and designated on this plat

WITNESS our hands and seals this 25th day of May, A.D. 1964.

Frank C Fisch
Frank C. Fisch

Margaret B. Fisch
Margaret B. Fisch

Harold B Craw
Harold B. Craw

Florence F. Craw
Florence F. Craw

Andy N. Anderson
Andy N. Anderson

State of Colorado } s.s.
County of Larimer }

The foregoing instrument was acknowledged before me this 25th day of May, A.D. 1964, by Frank C. Fisch, Margaret B. Fisch, Harold B. Craw, Florence F. Craw and Andy N. Anderson

Notary Public
My notarial commission expires September 8, 1967

DECLARATION OF PROTECTIVE COVENANTS:

KNOW ALL MEN BY THESE PRESENTS: that the undersigned, Frank C. Fisch, Margaret B. Fisch, Florence F. Craw and Andy N. Anderson, being the owners of all land in part of Lots 7 and 9 of the Subdivision of the W. ½ of the N.W. ¼ of Sec. 27, T. 7 N., R. 69 W. of 6th P.M., as shown on this plat and described in the statement hereon, do hereby make this Declaration of Protective Covenants applicable to all of the lots in Craw's Resubdivision.

1. BUILDING LOCATION - No building shall be located on any lot nearer to the front lot line, interior lot line, or side street line than the following minimum building set-back lines: (a) front lot line; in any event no building shall be located nearer than 30 feet to the front lot line (b) side lot line; no building shall be located nearer than 15 feet to any side street line (c) interior lot line; no building shall be located nearer than 5 feet to an interior lot line, (d) rear lot line; no structure shall be located on any interior lot nearer than feet to the rear lot line.
2. LAND USE: No tract shall be used except for residential purposes.
3. TEMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any tract at any time as a residence either temporarily or permanently.
4. No noxious or offensive trade or activity shall be carried on upon any tract, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.
5. No part of any septic tank, cess pool or sanitation disposal facilities, including leaching field, shall be located less than 10 feet from any lot line or from buildings having a basement or sub-surface portion. Vault privies are strictly prohibited. All sewage disposal facilities shall be constructed in accordance with the State Plumbing Code of the State of Colorado and in accordance with the Larimer County Sanitation Specifications.
6. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until , 197 , at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is then agreed to change said covenants in whole or in part.
7. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating any such covenant, and either to prevent him or them from so doing or to recover damages or dues for such violation.
8. DWELLING IMPROVEMENT QUALITY: All improvements shall be constructed of good and suitable material, of first class workmanship.
9. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
10. LIVESTOCK AND POULTRY: No pigs shall be allowed on any tract. Animals, livestock or poultry may be raised, bred or kept on any tract provided that they are not kept, bred or maintained for any commercial purposes.
11. No yard fences of any kind shall be located or extended nearer to the front tract line than the minimum building set-back line as provided in Section 1(a).
12. HEALTH COVENANT: It is covenanted and agreed by the subdividers, their heirs, successors and assigns that in the event that the proper authorities of the County of Larimer shall determine that the surface and subsurface water in the area is becoming contaminated by the use of septic tanks or sewage disposal systems in the area, the owners of the properties in the subdivision shall install, at their own expense, a commercial or public sewage disposal system. This covenant is to run with the land.

WITNESS our hands and seals this 25th day of May, A.D. 1964.

Frank C Fisch
Frank C Fisch

Margaret B. Fisch
Margaret B. Fisch

Harold B Craw
Harold B. Craw

Florence F. Craw
Florence F Craw

Andy N. Anderson
Andy N. Anderson

State of Colorado } s.s.
County of Larimer }

The foregoing instrument was acknowledged before me this 25th day of May, A.D. 1964, by Frank C. Fisch, Margaret B. Fisch, Harold B. Craw, Florence F. Craw and Andy N. Anderson.

Notary Public
My notarial commission expires September 8, 1967

ENGINEER'S CERTIFICATE:

James H. Stewart, a Professional Engineer and Land Surveyor under the Laws of the State of Colorado, first being duly sworn on his oath deposes and says that the survey and plat of Craw's Resubdivision of a part of Lots 7 and 9 of the Subdivision of the W ½ of the N.W. ¼ of Sec. 27, T.7N., R.69W. of 6th P.M., Larimer County, Colorado, 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 5th day of May, A.D. 1964.

Notary Public, My notarial commission expires September 8, 1967

APPROVED by the Larimer County Planning Commission this 6th day of July A.D. 1964. This approval does not constitute acceptance by the Board of County Commissioners of the County of Larimer of any dedication to public use of streets or roadways or other property contained in the plat, which acceptance can be given only by action of the Board of County Commissioners of the County of Larimer. Until such acceptance shall be made, The County of Larimer assumes no responsibility for the construction, repair or maintenance of the streets and roadways laid out or dedicated hereon.

Chairman, Larimer County Planning Commission

Secretary, Larimer County Planning Commission

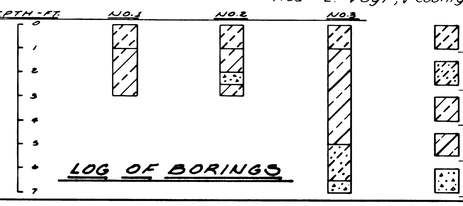
APPROVED by the Fort Collins Regional Planning Board this 2nd day of June A.D. 1964.

Vice Chairman

Secretary

APPROVED by the Larimer County Public Health Service this 2nd day of June A.D. 1964.
All construction on this subdivision or on any lot therein, including the development of domestic water and the provision of sewage disposal shall be done in a manner which will meet all the requirements of the Colorado State Department of Health and the Larimer County Public Health Department and of the officers authorized to enforce such requirements.

Fred L. Vogt, County Health Sanitarian



This unofficial copy was downloaded on Aug-15-2020 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA