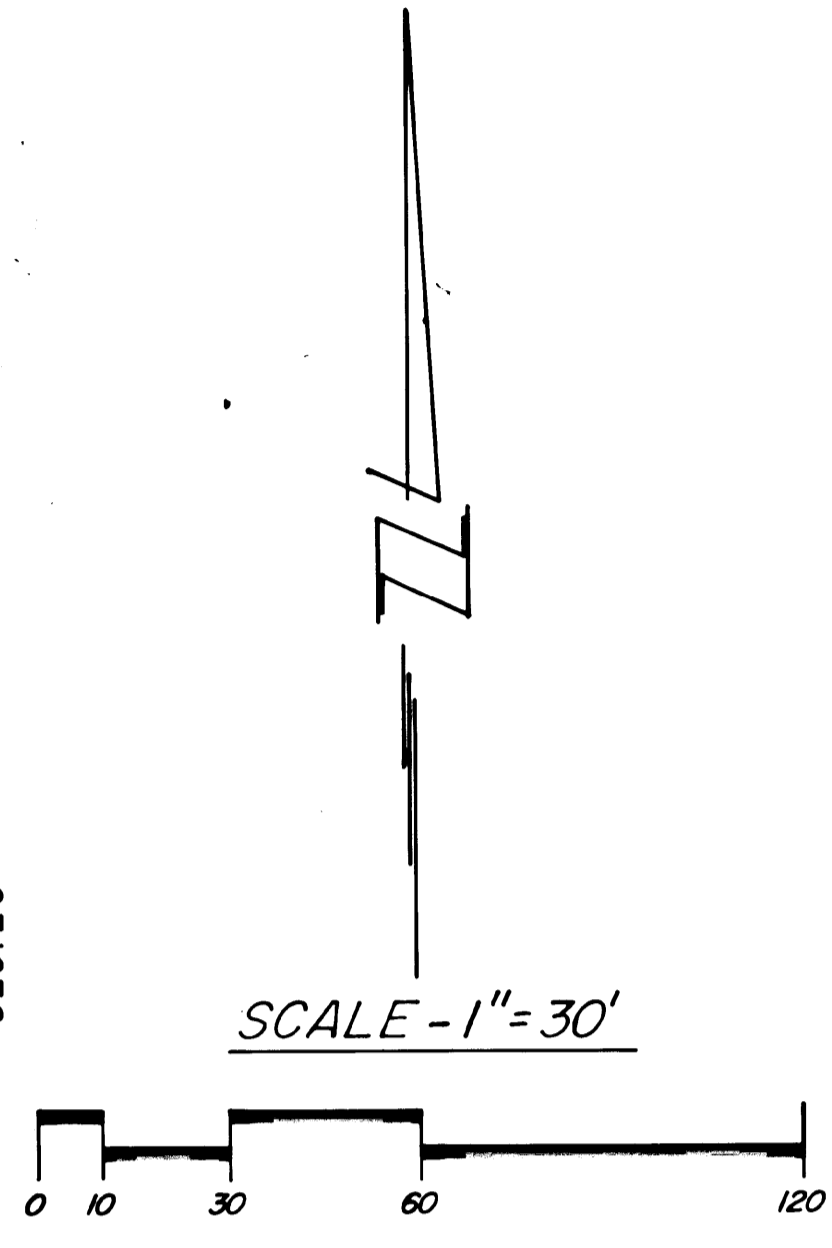
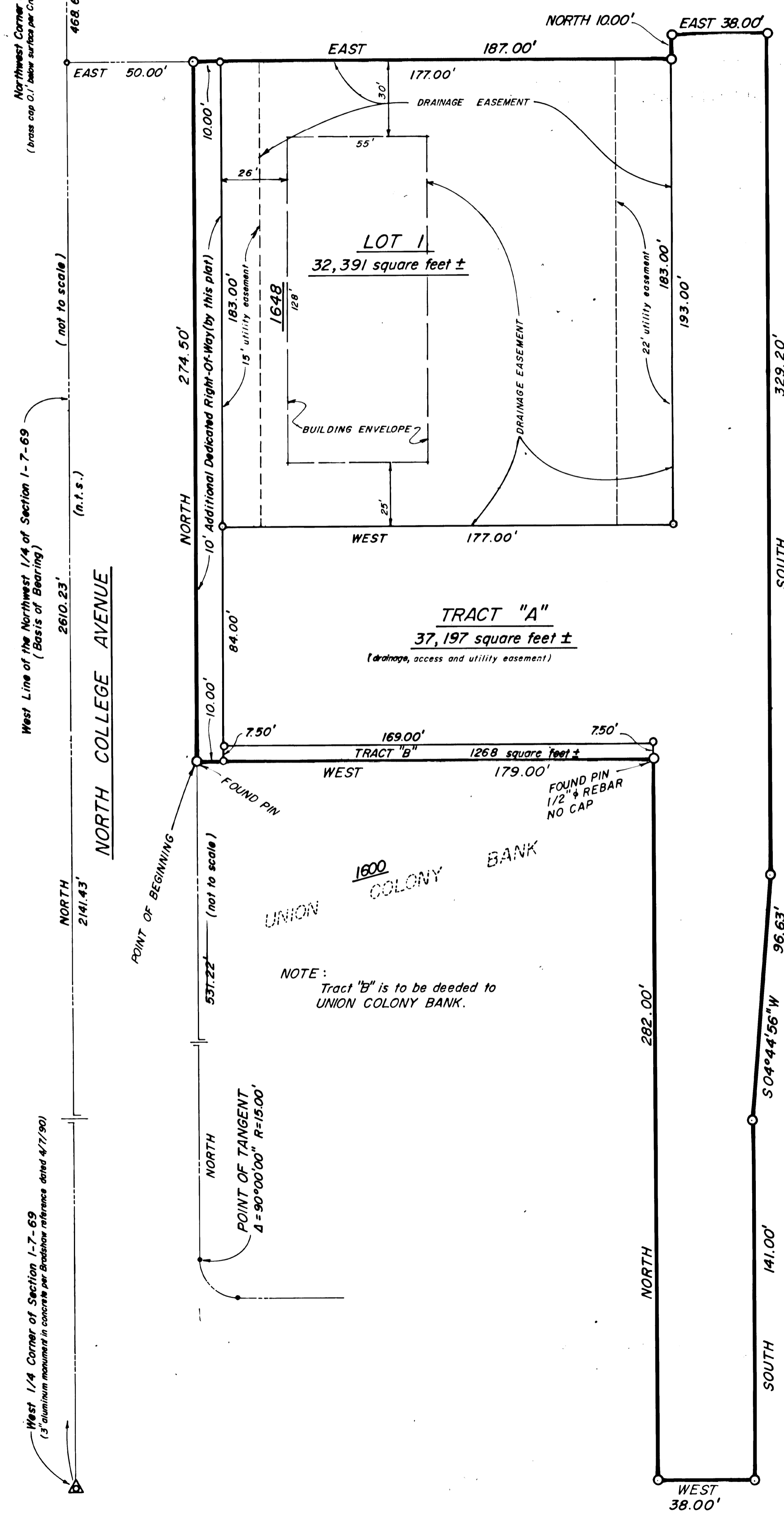
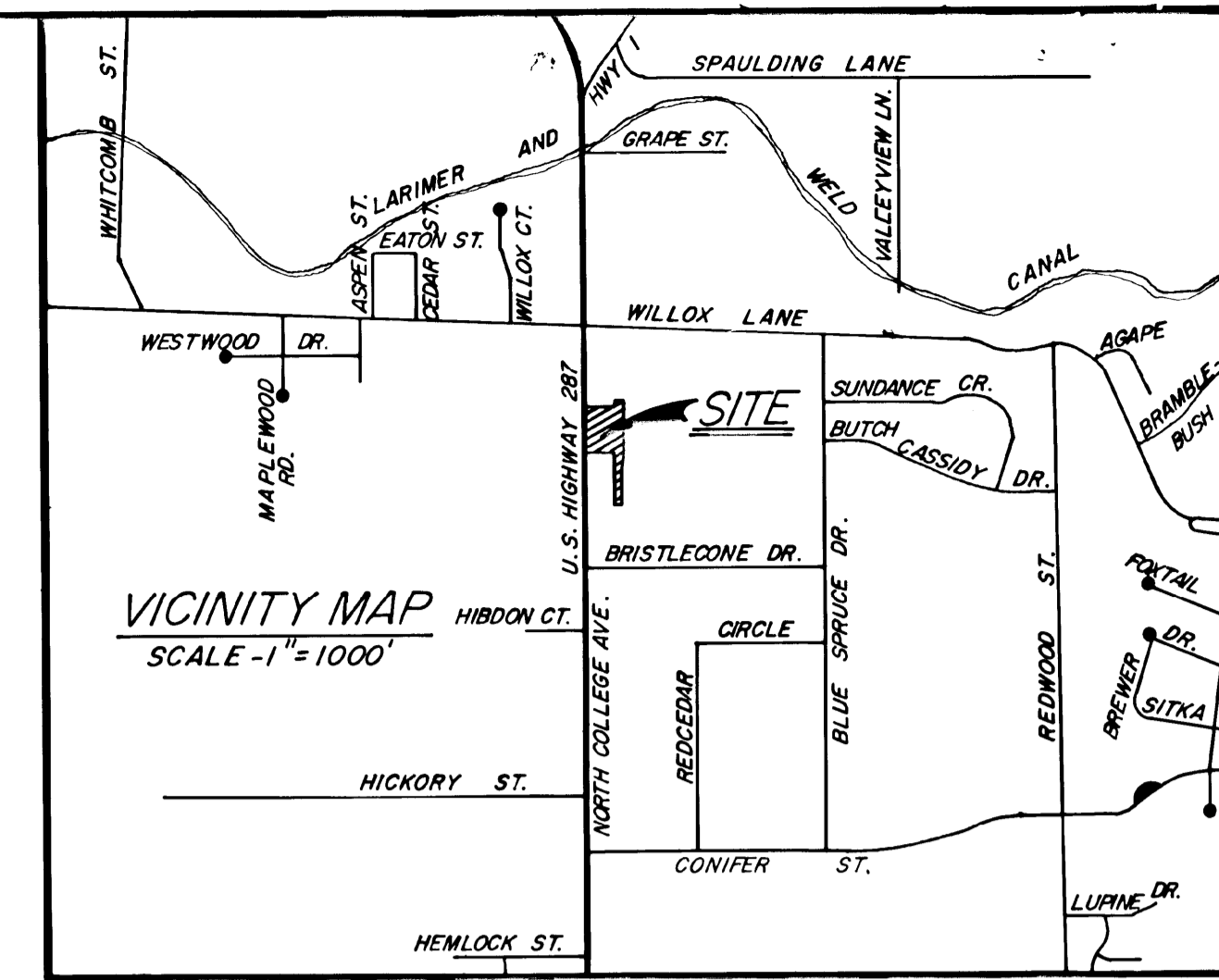


# A PLAT OF COUNTRY CLUB CORNERS, P.U.D.

## A PART OF BLOCK I OF THE REPLAT No. 1 OF EVERGREEN PARK

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



### STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned being the owners and proprietors of a tract of land situate in the Northwest 1/4 of Section 1, Township 7 North, Range 69 West of the Sixth P.M., Fort Collins, Colorado, which, considering the West line of said Northwest 1/4 as bearing NORTH-SOUTH and with all bearings contained herein relative thereto, is contained within the boundary lines being more particularly described as follows: A part of Block I of the Replat No. 1 of Evergreen Park, which begins at a point on the West line of said Block I which bears NORTH 531.22 feet from the Point of Tangent of a curve having a central angle of 90°00'00" and radius of 15.00 feet, said point being 15.00 feet North of the intersection of the East right-of-way line of North College Avenue and the North right-of-way line of Bristlecone Drive and run thence NORTH 274.58 feet along the West line of said Block I; thence EAST 187.00 feet; thence NORTH 10.00 feet; thence EAST 38.00 feet; thence SOUTH 329.20 feet; thence S04°44'56"W 96.63 feet; thence SOUTH 141.00 feet; thence WEST 38.00 feet; thence NORTH 282.00 feet; thence WEST 179.00 feet to the point of beginning, containing 1.6897 acres, more or less. 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 COUNTRY CLUB CORNERS, P.U.D., subject to all easements and rights-of-way now of record or existing or indicated on this plat. The undersigned 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 City Engineer. 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 expressly assumes, in writing, the duty of such maintenance.

Witness our hands and seals this 4<sup>th</sup> day of NOVEMBER A.D., 1991.

CAPITAL VENTURES DEVELOPMENT I FORT COLLINS LIMITED PARTNERSHIP an Illinois Limited Partnership  
BY: Harry Giotis HARRY GIOTIS, General Partner

State of ILLINOIS } S.S. The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of NOVEMBER A.D., 1991 by Harry Giotis.  
County of COOK

My notarial commission expires 1-10-95 NOTARY PUBLIC Kathleen A. Campbell

UNITED BANK OF FORT COLLINS N.A.  
BY: D. David Jones, V.P.

State of Colorado } S.S. The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of November A.D., 1991 by D. David Jones, V.P.  
County of Larimer

My notarial commission expires 4-23-94 NOTARY PUBLIC Alvin Seamus

UNION COLONY BANK  
BY: James J. Johnson, S.T.P.

State of Colorado } S.S. The foregoing instrument was acknowledged before me this 2nd day of July A.D., 1992 by Harry J. Johnson  
County of Larimer

My notarial commission expires 5-10-95 NOTARY PUBLIC John P. Johnson

SURVEYOR'S CERTIFICATE:  
I, Richard A. Rutherford, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this plat of COUNTRY CLUB CORNERS, P.U.D. truly and correctly represents the results of a survey made by me or under my direct supervision.  
Richard A. Rutherford  
RICHARD A. RUTHERFORD  
Colorado Registered P.E. & L.S. No. 5028

APPROVED AS TO FORM:  
By the Director of Engineering of the City of Fort Collins, Colorado this 20<sup>th</sup> day of August A.D., 1992.  
Michael R. Hervey  
DIRECTOR OF ENGINEERING

APPROVED:  
By the Planning and Zoning Board of the City of Fort Collins, Colorado this 21<sup>st</sup> day of October A.D., 1991.  
Monroe Heller  
SECRETARY OF PLANNING AND ZONING BOARD

ATTORNEY'S CERTIFICATE:  
This is to certify that on the 2<sup>nd</sup> day of July A.D., 1992, 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.  
Richard A. Rutherford  
ATTORNEY  
registration no. 13355