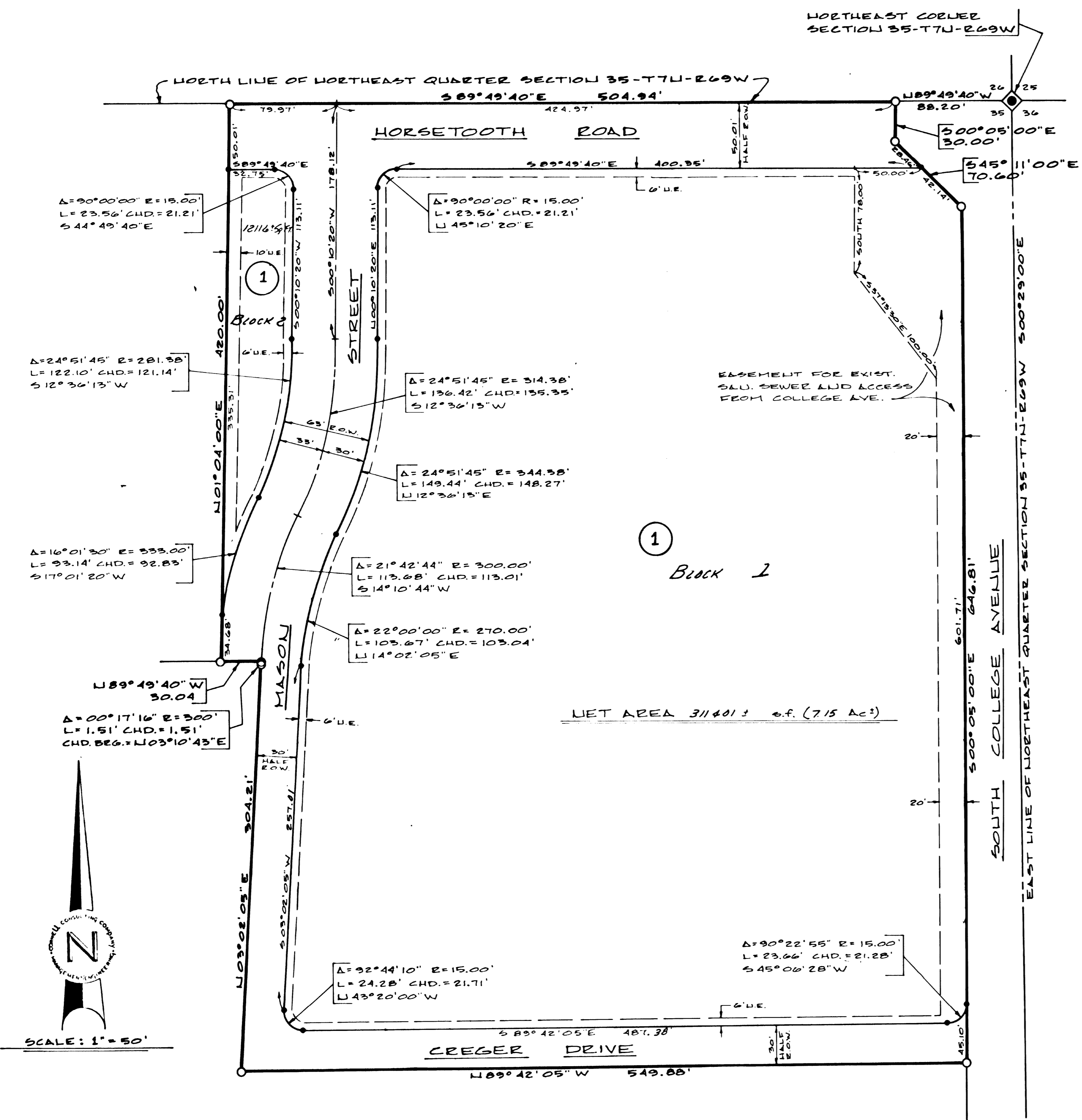


REPLAT OF LOTS 1, 2, 3 & 4 - CREGER PLAZA SUBDIVISION

SITUATE IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, 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 THE UNDERSIGNED, BEING THE OWNER(S) OF THE FOLLOWING DESCRIBED LAND, TO-WIT: A PORTION OF CREGER PLAZA SUBDIVISION TO THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH, CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING SOUTH $00^{\circ} 29' 00''$ EAST, AND WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO, IS CONTAINED WITHIN THE BOUNDARY LINES MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER WHICH BEARS NORTH $89^{\circ} 49' 40''$ WEST 88.20 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 35, AND RUN THENCE SOUTH $00^{\circ} 05' 00''$ EAST 30.00 FEET; THENCE SOUTH $45^{\circ} 11' 00''$ EAST 70.60 FEET; THENCE SOUTH $00^{\circ} 05' 00''$ EAST 646.81 FEET; THENCE NORTH $89^{\circ} 42' 05''$ WEST 549.88 FEET; THENCE NORTH $03^{\circ} 02' 05''$ WEST 204.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF $00^{\circ} 17' 16''$ AND A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 7.51 FEET; THENCE NORTH $89^{\circ} 49' 40''$ WEST 30.04 FEET; THENCE NORTH $01^{\circ} 04' 00''$ EAST 420.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER SOUTH $89^{\circ} 49' 40''$ EAST 504.94 FEET TO THE POINT OF BEGINNING CONTAINING 9.13 ACRES MORE OR LESS, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS REPLAT TO BE KNOWN AS THE REPLAT OF LOTS 1, 2, 3, AND 4 CREGER PLAZA SUBDIVISION, 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 REPLAT.

PROTECTIVE COVENANTS FOR CREGER PLAZA ARE AS FILED CONTEMPORANEOUSLY HERewith IN THE OFFICE OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____ A.D., 19__.

CREGER PLAZA, LTD., A COLORADO LIMITED PARTNERSHIP

BY _____
REID L. ROSENTHAL, GENERAL PARTNER

STATE OF COLORADO)
COUNTY OF LARIMER) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF December, A.D. 1977 BY REID L. ROSENTHAL AS GENERAL PARTNER, CREGER PLAZA, LTD., A COLORADO LIMITED PARTNERSHIP.

NOTARY PUBLIC

MY NOTARIAL COMMISSION EXPIRES 11/6/80

ATTORNEY'S CERTIFICATE:
THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____ A.D. 19__ I EXAMINED THE LEGAL DESCRIPTION APPEARING HEREON, OF THE LAND WITHIN THE BOUNDARY LINES OF THE REPLAT OF LOTS 1, 2, 3 AND 4, CREGER PLAZA SUBDIVISION, AND FOUND THE OWNERS OF RECORD ON THIS DATE TO BE AS SHOWN HEREON.

ATTORNEY

SURVEYOR'S CERTIFICATE:
LARRY G. INTERMILL, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO, BEING DULY SWORN ON HIS OATH, DEPOSES AND SAYS, THAT THE SURVEY AND REPLAT OF LOTS 1, 2, 3, AND 4 CREGER PLAZA SUBDIVISION, WERE MADE UNDER HIS SUPERVISION, THAT SAID REPLAT IS AN ACCURATE DELINEATION OF SAID SURVEY, THAT HE HAS READ THE STATEMENTS THEREON, AND THAT THE SAME ARE TRUE OF HIS OWN KNOWLEDGE.

INTERMILL LAND SURVEYING, INC.
LARRY G. INTERMILL
COLORADO L.S. 12374

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF Dec. A.D. 1977

NOTARY PUBLIC

MY NOTARIAL COMMISSION EXPIRES _____

APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES FOR THE CITY OF FORT COLLINS, COLORADO, ON THIS _____ DAY OF _____ A.D. 19__

DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF FORT COLLINS, COLORADO, ON THIS _____ DAY OF _____ A.D. 19__

CITY CLERK