

A PLAT OF DIAMOND SHAMROCK CORNER STORE SUBDIVISION

BEING A REPLAT OF THE REPLAT OF LOT 2, FAIRVIEW SHOPPING CENTER - FILING II,
SITUATE IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 69 WEST OF
THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED BEING THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED LAND, TO-WIT: REPLAT OF LOT 2, FAIRVIEW SHOPPING CENTER - FILING II, ACCORDING TO THE PLAT RECORDED ON APRIL 10, 1984, AT RECEPTION NO. 86017841, SITUATE IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, CONTAINING 1.4641 ACRES, MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND RESUBDIVIDED INTO A LOT AS SHOWN ON THIS PLAT TO BE KNOWN AS THE DIAMOND SHAMROCK CORNER STORE SUBDIVISION AND DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS THE UTILITY EASEMENTS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. THE ACCESS EASEMENTS LAID OUT AND DESIGNATED ON THIS PLAT ARE PRIVATE AND NOT PUBLIC EASEMENTS, BUT THE UNDERSIGNED DOES DEDICATE AND CONVEY SAID EASEMENTS TO THE CITY AS ACCESSWAYS FOR POLICE, FIRE AND OTHER EMERGENCY VEHICLES AS SUCH ACCESS MAY BE NEEDED FROM TIME TO TIME. BY ACCEPTING THIS DEDICATION OF UTILITY AND EMERGENCY ACCESS EASEMENTS, THE CITY OF FORT COLLINS ASSUMES NO OBLIGATION TO MAINTAIN THE SURFACE OF SAID AREA. ALL EASEMENTS DEDICATED BY THE REPLAT OF LOT 2, FAIRVIEW SHOPPING CENTER - FILING II AS REFERENCED ABOVE WHICH ARE NOT LAID OUT AND DESIGNATED ON THIS PLAT ARE HEREBY VACATED.
WITNESS OUR HAND AND SEAL THIS 5th DAY OF May A.D., 1989.

William D. Bartran
WILLIAM D. BARTRAN

STATE OF COLORADO } S.S.
COUNTY OF LARIMER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF May A.D., 1989,
BY WILLIAM D. BARTRAN.

Martha S. Casey
NOTARY PUBLIC

MY NOTARIAL COMMISSION EXPIRES 9/24/89

ATTORNEY'S CERTIFICATE:

THIS IS TO CERTIFY THAT ON THE 5th DAY OF March A.D., 1989, 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. 371

SURVEYOR'S CERTIFICATE:

I, RICHARD A. RUTHERFORD, A FULLY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF DIAMOND SHAMROCK CORNER STORE SUBDIVISION, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Richard A. Rutherford
RICHARD A. RUTHERFORD
COLORADO PE & LS REGISTRATION No. 5008

APPROVED AS TO FORM:

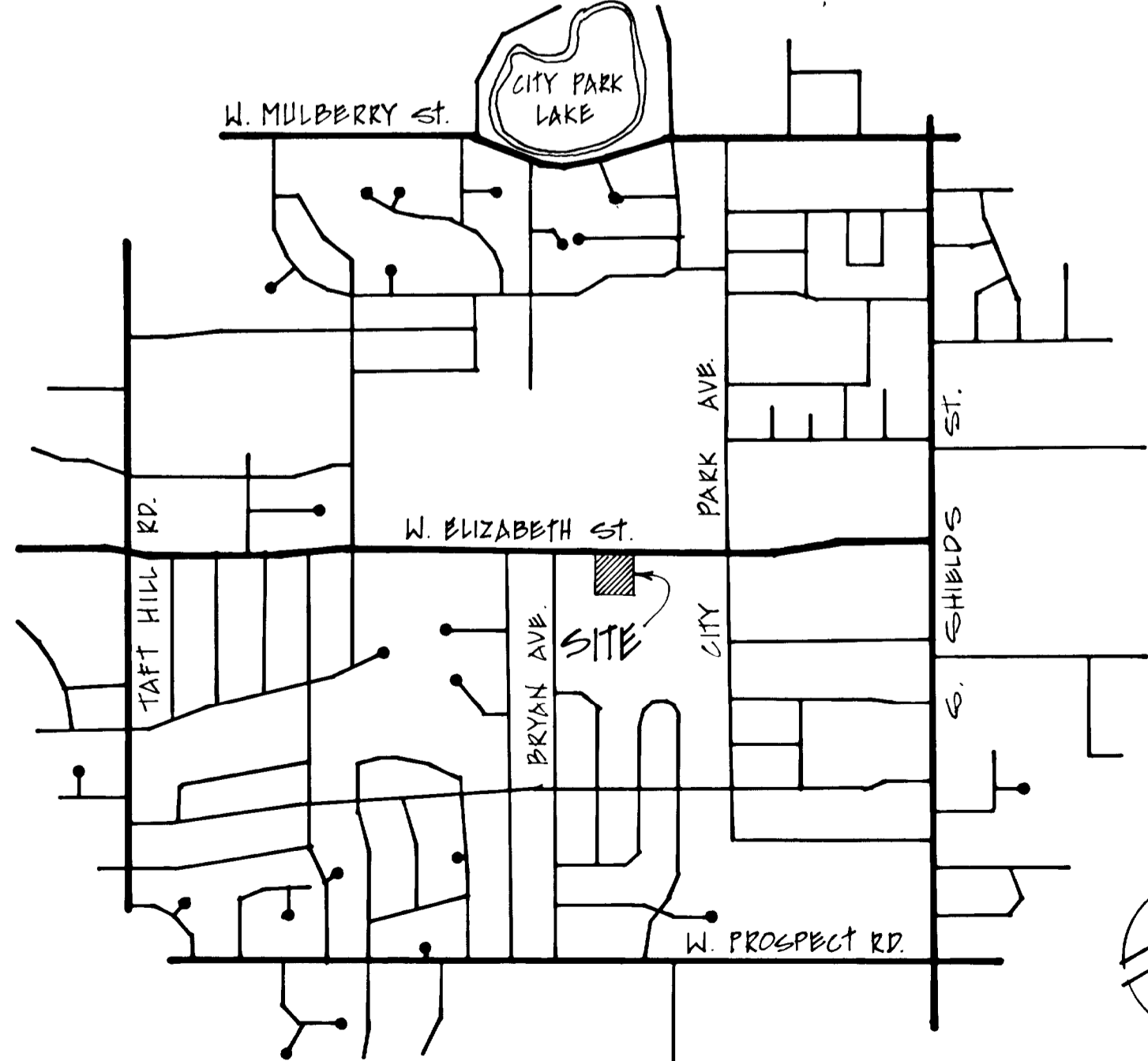
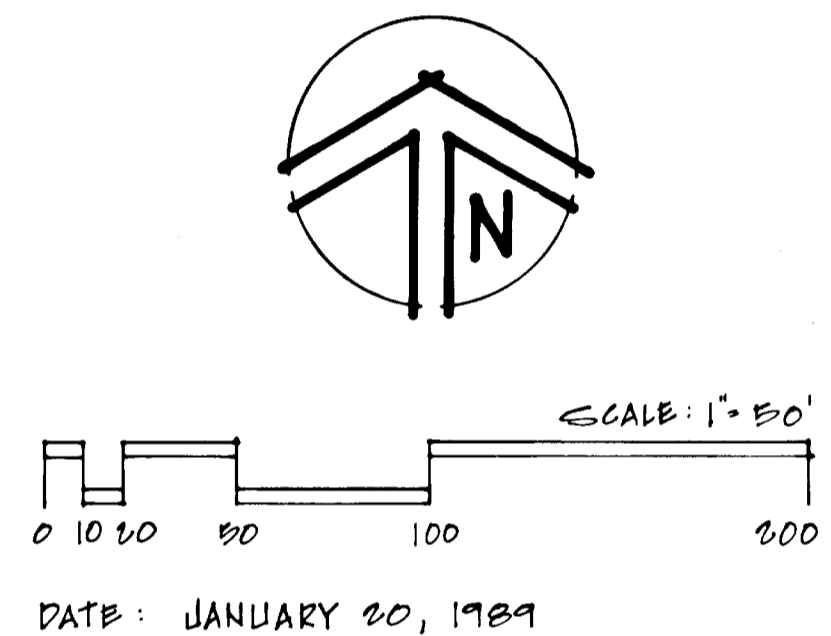
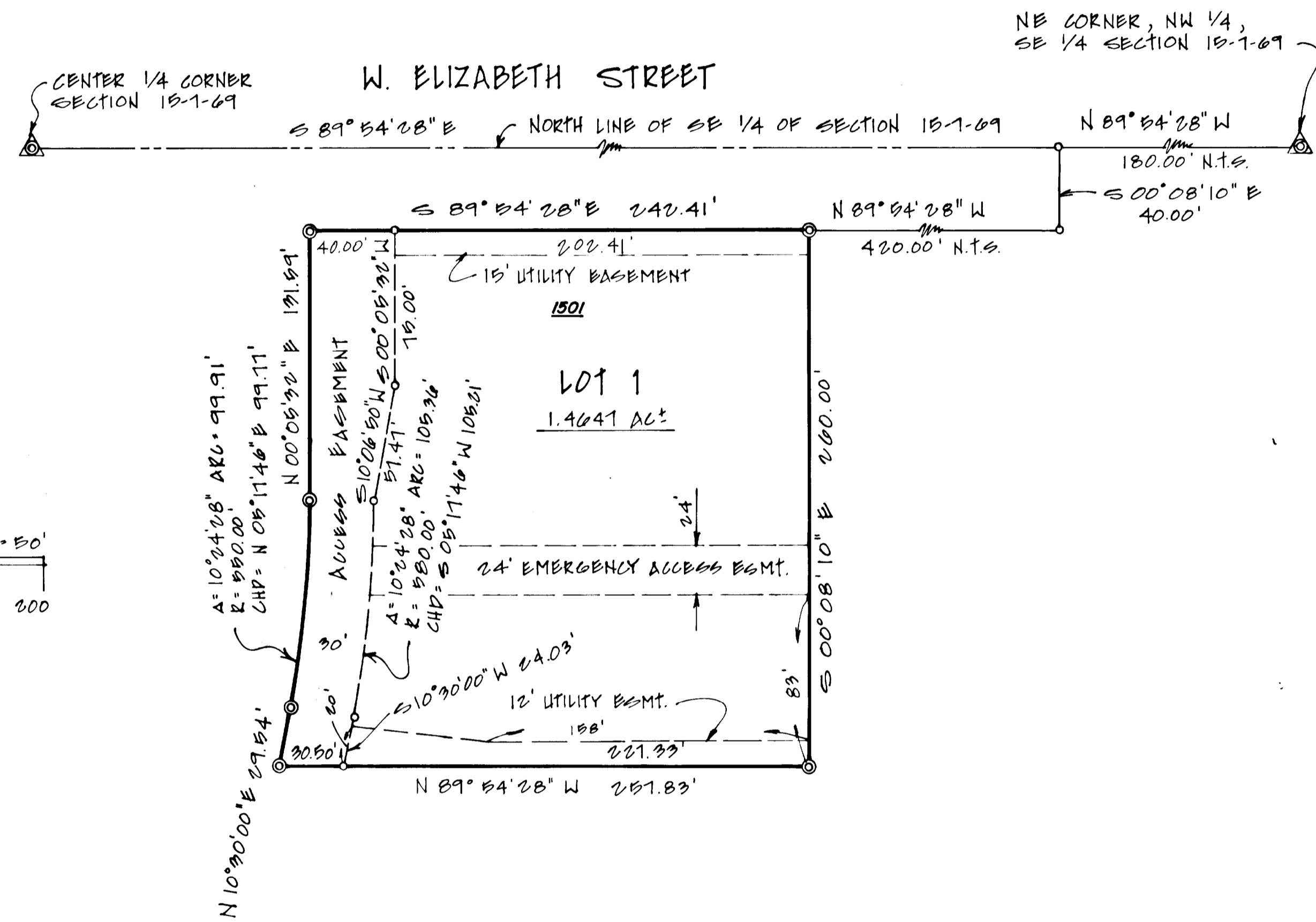
BY THE DIRECTOR OF ENGINEERING SERVICES OF THE CITY OF FORT COLLINS, COLORADO ON THE 11th DAY OF July A.D., 1989.

Michael R. Stojan
DIRECTOR OF ENGINEERING

APPROVED:

BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 22nd DAY OF May A.D., 1989.

Michael R. Stojan
SECRETARY OF PLANNING AND ZONING BOARD



VICINITY MAP
SCALE: 1" = 1000'