



CREGER PLAZA SECOND REPLAT
 BEING A REPLAT OF LOTS 5,6,7,8,9,10,11,12, & 13,
 CREGER PLAZA SUBDIVISION, CITY OF FT. 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) AND PROPRIETORS 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°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°49'40" WEST 88.20 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 35, AND RUN THENCE SOUTH 00°05'00" EAST 30.00 FEET; THENCE SOUTH 45°11'00" EAST 70.60 FEET; THENCE SOUTH 00°05'00" EAST 646.81 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°05'00" EAST 330.09 FEET; THENCE NORTH 89°55'45" WEST 400.00 FEET; THENCE SOUTH 00°05'00" EAST 300.00 FEET; THENCE NORTH 89°55'45" WEST 482.10 FEET; THENCE NORTH 01°04'00" EAST 938.30 FEET; THENCE SOUTH 89°49'40" EAST 350.04 FEET; THENCE SOUTH 05°02'05" WEST 304.21 FEET; THENCE SOUTH 89°42'05" EAST 549.88 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 12.22 ACRES, MORE OR LESS, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS CREGER PLAZA SECOND REPLAT 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 HEREAFTER, THE STREETS AND EASEMENTS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT.

WITNESS OUR HANDS AND SEALS THIS 9th DAY OF March A.D. 1982
 CREGER PLAZA, LTD., A COLORADO LIMITED PARTNERSHIP
 BY
 REID L. ROSENTHAL, GENERAL PARTNER
 STATE OF COLORADO SS.
 COUNTY OF LARIMER
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March A.D. 1982
 BY REID L. ROSENTHAL AS GENERAL PARTNER, CREGER PLAZA, LTD., A COLORADO LIMITED PARTNERSHIP.

NOTARY PUBLIC
 MY NOTARIAL COMMISSION EXPIRES Nov. 8 1983
 WITNESS OUR HANDS AND SEALS THIS 9th DAY OF March A.D. 1982.
 OSPREY, INC., A COLORADO CORPORATION
 BY
 REID L. ROSENTHAL, PRESIDENT
 STATE OF COLORADO SS.
 COUNTY OF LARIMER
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March A.D. 1982
 BY REID L. ROSENTHAL AS PRESIDENT OF OSPREY, INC., A COLORADO CORPORATION.

NOTARY PUBLIC
 MY NOTARIAL COMMISSION EXPIRES Nov. 8 1983
 WITNESS OUR HANDS AND SEALS THIS 9th DAY OF March A.D. 1982.
 FURR'S CAFETERIAS, INC.
 BY
 HAROLD W. ANDREWS, PRESIDENT
 STATE OF TEXAS SS.
 COUNTY OF
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March A.D. 1982
 BY HAROLD W. ANDREWS, PRESIDENT, AND C. WAYNE SMITH, EXEC. VICE-PRESIDENT, FURR'S CAFETERIAS, INC.

NOTARY PUBLIC
 MY NOTARIAL COMMISSION EXPIRES
 WITNESS OUR HANDS AND SEALS THIS 9th DAY OF March A.D. 1982.
 FURR'S CAFETERIAS, INC.
 BY
 HAROLD W. ANDREWS, PRESIDENT
 STATE OF TEXAS SS.
 COUNTY OF
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March A.D. 1982
 BY HAROLD W. ANDREWS, PRESIDENT, AND C. WAYNE SMITH, EXEC. VICE-PRESIDENT, FURR'S CAFETERIAS, INC.

SURVEYOR'S CERTIFICATE
 I, LARRY G. INTERMILL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF CREGER PLAZA SECOND REPLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.
 LARRY G. INTERMILL, REGISTERED LAND SURVEYOR

APPROVED BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO, ON THE 16th DAY OF MARCH A.D. 1982.
 THOMAS E. HOYT, P.E.
 CITY ENGINEER

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, ON THIS 22 DAY OF FEBRUARY A.D. 1982.
 KENNETH M. WOODS
 SECRETARY OF PLANNING AND ZONING BOARD

ATTORNEY STATEMENT
 THIS IS TO CERTIFY THAT ON THE 24 DAY OF February A.D. 1982 I EXAMINED THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO, AND ESTABLISHED THAT THE OWNERS AND PROPRIETORS OF RECORD OF THE PROPOSED CREGER PLAZA SECOND REPLAT ARE AS SHOWN HEREON AS OF THIS DATE.
 JACK WILKINSON
 ATTORNEY