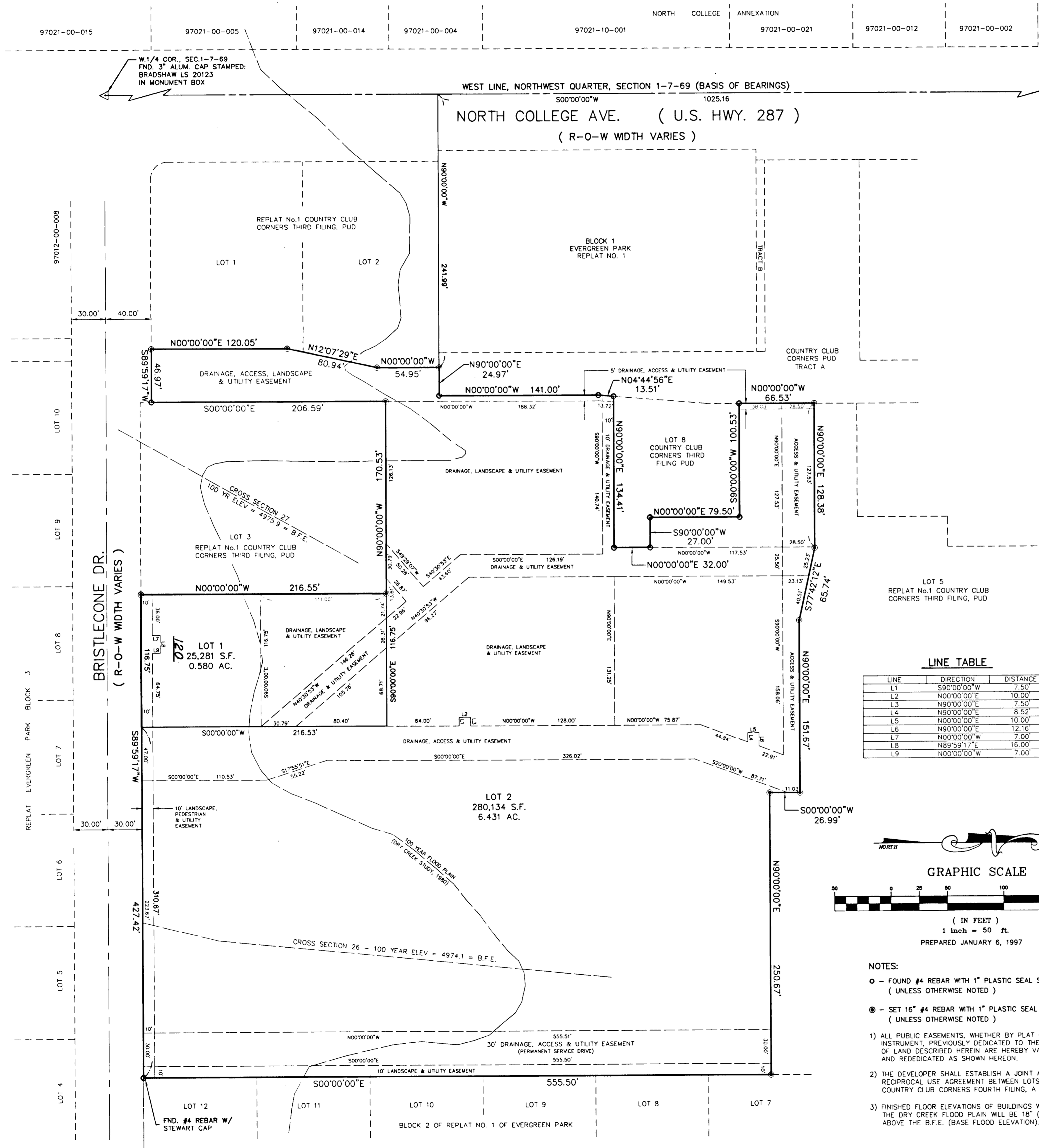


PLAT of COUNTRY CLUB CORNERS FOURTH FILING, A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF LOT 4, REPLAT No.1 OF COUNTRY CLUB CORNERS THIRD FILING, A PLANNED UNIT DEVELOPMENT, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, SITUATE IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.



STATEMENT OF OWNERSHIP, SUBDIVISION DEDICATION

Know all men by these presents that the undersigned being the Owners of the following described land to wit:

A tract of land located in the Northwest Quarter of Section 1, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Ft. Collins, County of Larimer, State of Colorado being more particularly described as follows:

Lot 4, Replat No.1 of Country Club Corners Third Filing, a Planned Unit Development to the City of Ft. Collins, Colorado.

The above described tract of land contains 7.011 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 Fourth Filing, a Planned Unit Development subject to all easements and rights-of-way now of record, existing or indicated on this plat. The undersigned does hereby dedicate and convey to and for public use forever the easements as 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.

ATTORNEY'S CERTIFICATE

This is to certify that on the 17th day of April, 1997 I examined the title to the property as described hereon and established that the Owners and Proprietors of record of said property as construed in C.F.S. 1973-23-111, are as shown herein as of said date.

Thomas D. Bromberg
 1775 Sherman St 1001
 Denver, Colo
 80202

Registration No. _____

ENGINEERING APPROVAL

Approved as to form by the Director of Engineering of the City of Ft. Collins on the 17th day of April, 1997 AD.

Michael R. Henjig
 Director of Engineering

PLANNING AND ZONING APPROVAL

Approved by the City of Ft. Collins Planning Department on this 27 day of January, 1997 AD.

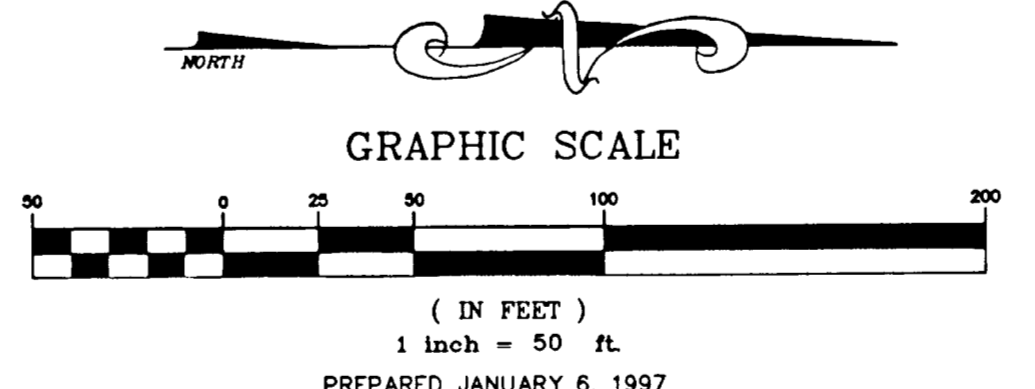
Robert E. Blanchard
 Director of Planning

Basis of Bearings:

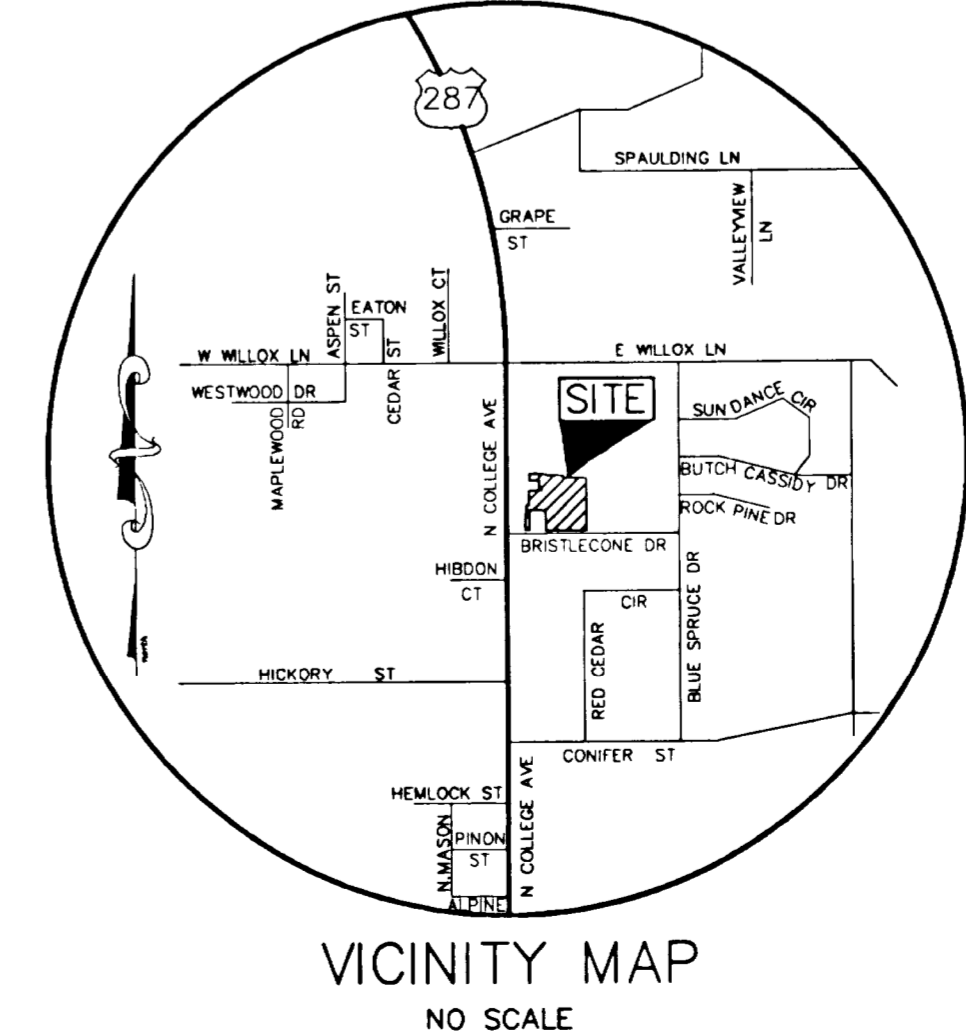
Assuming the West line of the Northwest Quarter of Section 1-7-69 as bearing South 00°00'00" West and with all bearings contained herein relative thereto. The W1/4 Corner of Section 1 is a 3" aluminum cap stamped Bradshaw LS20123 in a monument box. The Northwest Corner of Section 1 is a 3" brass cap State Highway Department R-0-W marker.

Notice:

According to Colorado law you must commence any legal action based upon any defect of this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the survey shown hereon.



- NOTES:**
- - FOUND #4 REBAR WITH 1" PLASTIC SEAL STAMPED: LS 16415. (UNLESS OTHERWISE NOTED)
 - ⊙ - SET 16" #4 REBAR WITH 1" PLASTIC SEAL STAMPED: LS 16415. (UNLESS OTHERWISE NOTED)
- 1) ALL PUBLIC EASEMENTS, WHETHER BY PLAT OR BY SEPARATE INSTRUMENT, PREVIOUSLY DEDICATED TO THE TRACTS OF LAND DESCRIBED HEREIN ARE HEREBY VACATED AND REDEDICATED AS SHOWN HEREON.
 - 2) THE DEVELOPER SHALL ESTABLISH A JOINT ACCESS AND RECIPROCAL USE AGREEMENT BETWEEN LOTS 1 & 2, COUNTRY CLUB CORNERS FOURTH FILING, A P.U.D.
 - 3) FINISHED FLOOR ELEVATIONS OF BUILDINGS WITHIN THE DRY CREEK FLOOD PLAIN WILL BE 18" (MIN.) ABOVE THE B.F.E. (BASE FLOOD ELEVATION).



PROPERTY OWNERS AND LIENHOLDERS SIGNATURES

OWNER: Zephyr Fort Collins, LP, a Colorado limited partnership
 By: [Signature]
 STATE OF COLORADO
 COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 20th day of FEBRUARY, 1997 by DANIEL J. YAROVETTA

Witness my hand and official seal
 My commission expires JUNE 25, 1999

Notary Public: [Signature]
 Address: 10065 E. HARVARD #703, DENVER, CO 80231

By: Zephyr Partners LLC, a California limited liability company, its general partner
 By: [Signature]
 STATE OF California
 COUNTY OF Orange

The foregoing instrument was acknowledged before me this 21st day of February, 1997 by Robert S. Wilcox

Witness my hand and official seal
 My commission expires August 29, 1997

Notary Public: [Signature]
 Address: 1151 Dove St #295 Newport Beach CA 92660

LIENHOLDER: Brotha Investment Partnership, an Indiana general partnership
 By: [Signature]
 STATE OF California
 COUNTY OF Orange

The foregoing instrument was acknowledged before me this 21st day of February, 1997 by Robert S. Wilcox

Witness my hand and official seal
 My commission expires August 29, 1997

Notary Public: [Signature]
 Address: 1151 Dove St #295 Newport Beach CA 92660

LIENHOLDER: Bank One
 By: [Signature]
 STATE OF Colorado
 COUNTY OF Denver

The foregoing instrument was acknowledged before me this 25th day of February, 1997 by [Signature]

Witness my hand and official seal
 My commission expires 4-1-00

Notary Public: [Signature]
 Address: Denver, CO 80202

LIENHOLDER: Daniel J. Yarovetta
 By: [Signature]
 STATE OF COLORADO
 COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 20th day of FEBRUARY, 1997 by DANIEL J. YAROVETTA

Witness my hand and official seal
 My commission expires JUNE 25, 1999

Notary Public: [Signature]
 Address: 10065 E. HARVARD #703, DENVER, CO 80231

SURVEYOR'S STATEMENT

I, Robert J. Nelson, a Professional Land Surveyor in the State of Colorado do hereby state that the survey and legal description shown hereon was made under my direct responsibility, supervision and checking, and that this plat accurately represents said survey and that all monuments exist as shown hereon.

Landmark Engineering Ltd.
 By: [Signature]
 Robert J. Nelson
 Colo. L.S. 16415
25 Feb 1997

This unofficial copy was downloaded on Aug-08-2020 from the City of Fort Collins Public Records Website: <http://citydocs.fgov.com>
 For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA