

PLAT OF CREGER PLAZA SUBDIVISION

SITUATE IN THE NORTHEAST 1/4
OF SECTION 35, 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, DEDICATION, AND DECLARATION OF PROTECTIVE COVENANTS:

KNOW ALL MEN BY THESE PRESENTS, THAT REID L. ROSENTHAL, AND FORT COLLINS MOTORS INC., OWNER - TENANT IN COMMON, BEING THE OWNER OF THE FOLLOWING DESCRIBED LAND, TO-WIT; A PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST, OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH, CONSIDERING THE EAST LINE OF SAID NORTHEAST 1/4 AS BEARING 500°29'E, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4 WHICH BEARS S89°49'40"E 88.20 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 35, AND RUN THENCE 500°05'E 30.00 FEET; THENCE S45°11'E 70.60 FEET; THENCE 500°05'E 976.90 FEET; THENCE N89°55'45"W 400.00 FEET; THENCE 500°05'E 300.00 FEET; THENCE N89°55'45"W 482.10 FEET; THENCE N01°04'E 938.30 FEET; THENCE S89°49'40"E 300.00 FEET; THENCE N01°04'E 420.00 FEET; THENCE S89°49'40"E 504.94 FEET TO THE POINT OF BEGINNING, CONTAINING 21.35 ACRES, MORE OR LESS, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT TO BE KNOWN AS CREGER PLAZA, AND DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, FOREVER HEREAFTER, THE EASEMENTS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT.

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 4 DAY OF October, A.D. 1978

BY Reid L. Rosenthal
REID L. ROSENTHAL

BY Robert E. Cregar FORT COLLINS MOTORS INC.
ROBERT E. CREGER, PRESIDENT ATTEST Eleanor Cregar
ELEANOR CREGER, SECRETARY

STATE OF COLORADO } ss
COUNTY OF LARIMER }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 4 DAY OF October, A.D. 1978, BY REID L. ROSENTHAL,

; AND BY ROBERT E. CREGER, AS PRESIDENT, AND BY
ELEANOR CREGER, AS SECRETARY, OF FORT COLLINS MOTORS INC.

NOTARY PUBLIC

MY NOTARIAL COMMISSION EXPIRES July 27, 1982

APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES FOR THE
CITY OF FORT COLLINS, COLORADO, ON THIS 4 DAY OF October, A.D. 1978.

DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF FORT COLLINS,
COLORADO, ON THIS 4 DAY OF October, A.D. 1978.

CITY CLERK

THE CITY OF FORT COLLINS HEREBY ACCEPTS THE DEDICATION OF THE
LAND AND EASEMENTS HEREIN DESCRIBED AND HEREBY
ACKNOWLEDGES THE CITY'S RESPONSIBILITY FOR THE
LAND AND EASEMENTS HEREIN DESCRIBED AND HEREBY
ACKNOWLEDGES THE CITY'S RESPONSIBILITY FOR THE

NOTES

- 1. NO DIRECT ACCESS TO LOT 1 FROM HORSETOOTH RD. OR COLLEGE AVE. ACCESS FROM FRONTAGE RD. ONLY. ALSO, NO DIRECT ACCESS TO LOT 2 FROM HORSETOOTH RD. ACCESS FROM McCLELLAND DR. ONLY.
- 2. EASEMENTS SHOWN ON PLAT INCLUDE 10' UTILITY EASEMENT AROUND OUTER BOUNDARY; 60' R.O.W. FOR McCLELLAND DR. & CREGER DR. W/ 6' UTILITY EASEMENT ON EACH SIDE; 50.01' R.O.W. FOR HORSETOOTH RD. W/ 6' UTILITY EASEMENT ON SOUTH SIDE; AND 44' R.O.W. FOR FRONTAGE RD. W/ 6' UTILITY EASEMENT ON WEST SIDE AND NORTH END.

| NO. | Δ | R | ARC | CHD. BEG. | CHD. END | T |
|-----|-------------|---------|---------|-----------------|----------|--------|
| 1 | 24° 51' 45" | 314.35' | 136.42' | S 12° 36' 12" W | 135.35' | 69.30' |
| 2 | 22° 00' 00" | 300.00' | 115.19' | S 14° 02' 05" W | 114.49' | 58.31' |
| A | 21° 42' 44" | 300.00' | 113.68' | S 14° 10' 44" W | 113.01' | 57.53' |
| B | 00° 17' 16" | 300.00' | 1.51' | S 03° 10' 43" W | 1.51' | 0.75' |
| 3 | 30° 00' 00" | 300.00' | 157.08' | S 18° 02' 05" W | 155.29' | 80.39' |
| A | 09° 56' 48" | 300.00' | 52.08' | S 08° 00' 29" W | 52.02' | 26.12' |
| B | 20° 03' 12" | 300.00' | 105.00' | S 23° 00' 29" W | 104.46' | 53.04' |
| 4 | 33° 07' 05" | 242.44' | 140.13' | S 16° 28' 35" W | 138.19' | 72.09' |
| A | 01° 02' 18" | 242.44' | 4.39' | S 32° 30' 56" W | 4.39' | 2.20' |
| B | 25° 13' 37" | 242.44' | 106.74' | S 19° 22' 58" W | 105.88' | 54.25' |
| C | 06° 51' 10" | 242.44' | 29.00' | S 03° 20' 35" W | 28.98' | 14.52' |

ATTORNEY'S CERTIFICATE:

THIS IS TO CERTIFY THAT ON THE 10 DAY OF October, A.D. 1978, I EXAMINED THE LEGAL DESCRIPTION APPEARING HEREON, OF THE LAND WITHIN THE BOUNDARY LINES OF CREGER PLAZA, AND FOUND THE OWNERS OF RECORD ON THIS DATE TO BE AS SHOWN HEREON.

ATTORNEY

SURVEYOR'S CERTIFICATE:

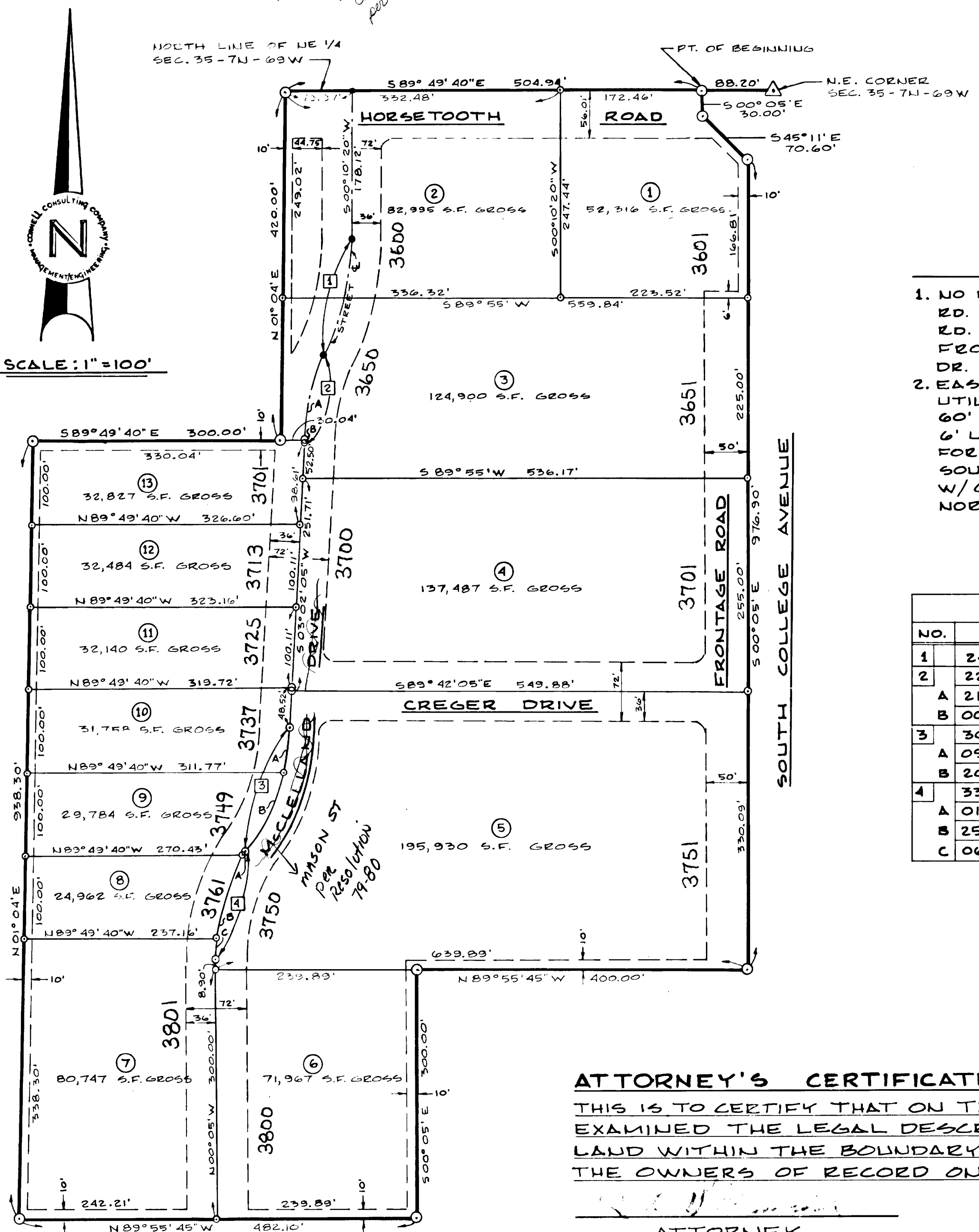
RICHARD A. RUTHERFORD, A PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO, BEING DULY SWORN ON HIS OATH, DEPOSES AND SAYS, THAT THE SURVEY AND PLAT OF CREGER PLAZA, WERE MADE UNDER HIS SUPERVISION, THAT SAID PLAT IS AN ACCURATE DELINEATION OF SAID SURVEY, THAT HE HAS READ THE STATEMENTS THEREON, AND THAT THE SAME ARE TRUE OF HIS OWN KNOWLEDGE.

Richard A. Rutherford
RICHARD A. RUTHERFORD
PROFESSIONAL ENGINEER & LAND SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF October, A.D. 1978.

Carol A. Linnick
NOTARY PUBLIC

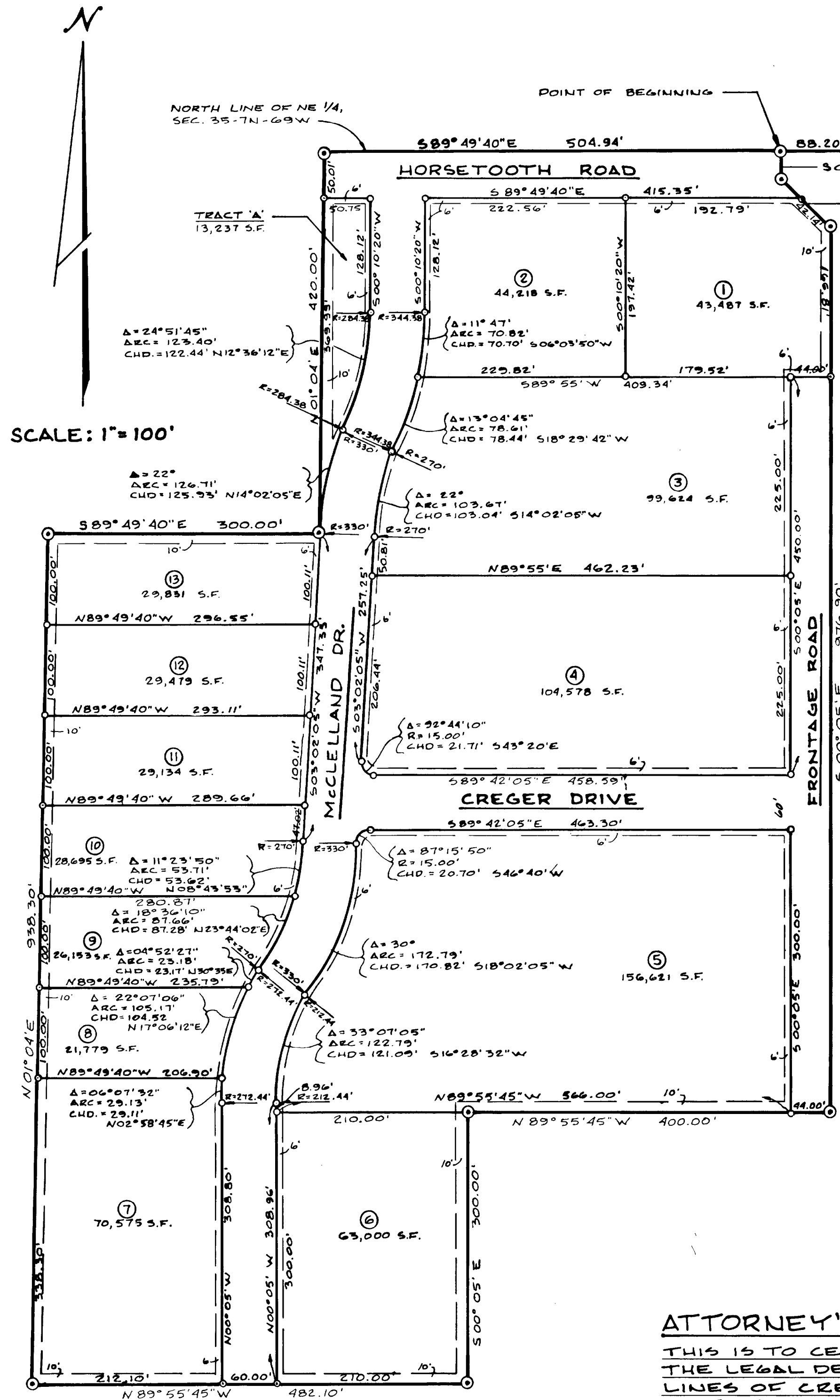
MY NOTARIAL COMMISSION EXPIRES July 27, 1982



McClelland Ave
changed to Main Street
per 1980 subdivision 79-79

PLAT OF CREGER PLAZA SUBDIVISION

SITUATE IN THE NORTHEAST 1/4 OF SECTION 35,
TOWNSHIP 7 NORTH, RANGE 69 WEST, SIXTH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



NOTE: NO DIRECT ACCESS TO LOT 1 FROM HORSETOOTH RD. OR COLLEGE AVE. ACCESS FROM FRONTAGE RD. ONLY. ALSO, NO DIRECT ACCESS TO LOT 2 FROM HORSETOOTH RD. ACCESS FROM MCCLELLAND RD. ONLY.

*NOT FILED
SEE OTHER PLAT*

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION, AND DECLARATION OF PROTECTIVE COVENANTS:

KNOW ALL MEN BY THESE PRESENTS, THAT OSPREY HOMES INC., AND FORT COLLINS MOTORS, INC., OWNER-TENANT IN COMMON, BEING THE OWNER OF THE FOLLOWING DESCRIBED LAND, TO-WIT; A PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST, OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH, CONSIDERING THE EAST LINE OF SAID NORTHEAST 1/4 AS BEARING S 00° 29' E, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4 WHICH BEARS S 89° 49' 40" E 88.20 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 35, AND RUN THENCE S 00° 05' E 30.00 FEET; THENCE S 45° 11' E 70.60 FEET; THENCE S 00° 05' E 976.90 FEET; THENCE N 89° 55' 45" W 400.00 FEET; THENCE S 00° 05' E 300.00 FEET; THENCE N 89° 55' 45" W 482.10 FEET; THENCE N 01° 04' E 938.30 FEET; THENCE S 89° 49' 40" E 300.00 FEET; THENCE N 01° 04' E 420.00 FEET; THENCE S 89° 49' 40" E 504.94 FEET TO THE POINT OF BEGINNING, CONTAINING 21.3522 ACRES, MORE OR LESS, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS CREGER PLAZA, AND DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, FOREVER HEREAFTER, THE STREETS AND EASEMENTS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT.

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. 1978.

BY _____ OSPREY HOMES, INC.
 REID L. ROSENTHAL, PRESIDENT ATTEST ROBERT G. BUTLER, SECRETARY
 FORT COLLINS MOTORS, INC.
 BY _____ ATTEST
 ROBERT E. CREGER, PRESIDENT ELEANOR CREGER, SECRETARY

STATE OF COLORADO } ss
 COUNTY OF LARIMER }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF A.D. 1978, BY REID L. ROSENTHAL, AS PRESIDENT, AND BY ROBERT G. BUTLER, AS SECRETARY, OF OSPREY HOMES, INC., AND BY ROBERT E. CREGER, AS PRESIDENT, AND BY ELEANOR CREGER, AS SECRETARY, OF FORT COLLINS MOTORS, INC.

NOTARY PUBLIC
 MY NOTARIAL COMMISSION EXPIRES _____

ATTORNEY'S CERTIFICATE:
 THIS IS TO CERTIFY THAT ON THE DAY OF _____, A.D. 1978, I EXAMINED THE LEGAL DESCRIPTION APPEARING HEREON, OF THE LAND WITHIN THE BOUNDARY LINES OF CREGER PLAZA, AND FOUND THE OWNERS OF RECORD ON THIS DATE, TO BE AS SHOWN HEREON.

And. L. Helms, et al
 ATTORNEY

SURVEYOR'S CERTIFICATE:
 RICHARD A. RUTHERFORD, A PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO, BEING DULY SWORN ON HIS OATH, DEPOSES AND SAYS, THAT THE SURVEY AND PLAT OF CREGER PLAZA, WERE MADE UNDER HIS SUPERVISION, THAT SAID PLAT IS AN ACCURATE DELINEATION OF SAID SURVEY, THAT HE HAS READ THE STATEMENTS THEREON, AND THAT THE SAME ARE TRUE OF HIS OWN KNOWLEDGE.

Richard A. Rutherford
 RICHARD A. RUTHERFORD
 PROFESSIONAL ENGINEER & LAND SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF May, A.D. 1978.

George Grant
 NOTARY PUBLIC

MY NOTARIAL COMMISSION EXPIRES October 20, 1980

APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES FOR THE CITY OF FORT COLLINS, COLORADO, ON THIS DAY OF _____, A.D. 1978.
 DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF FORT COLLINS, COLORADO, ON THIS DAY OF _____, A.D. 1978.
 CITY CLERK