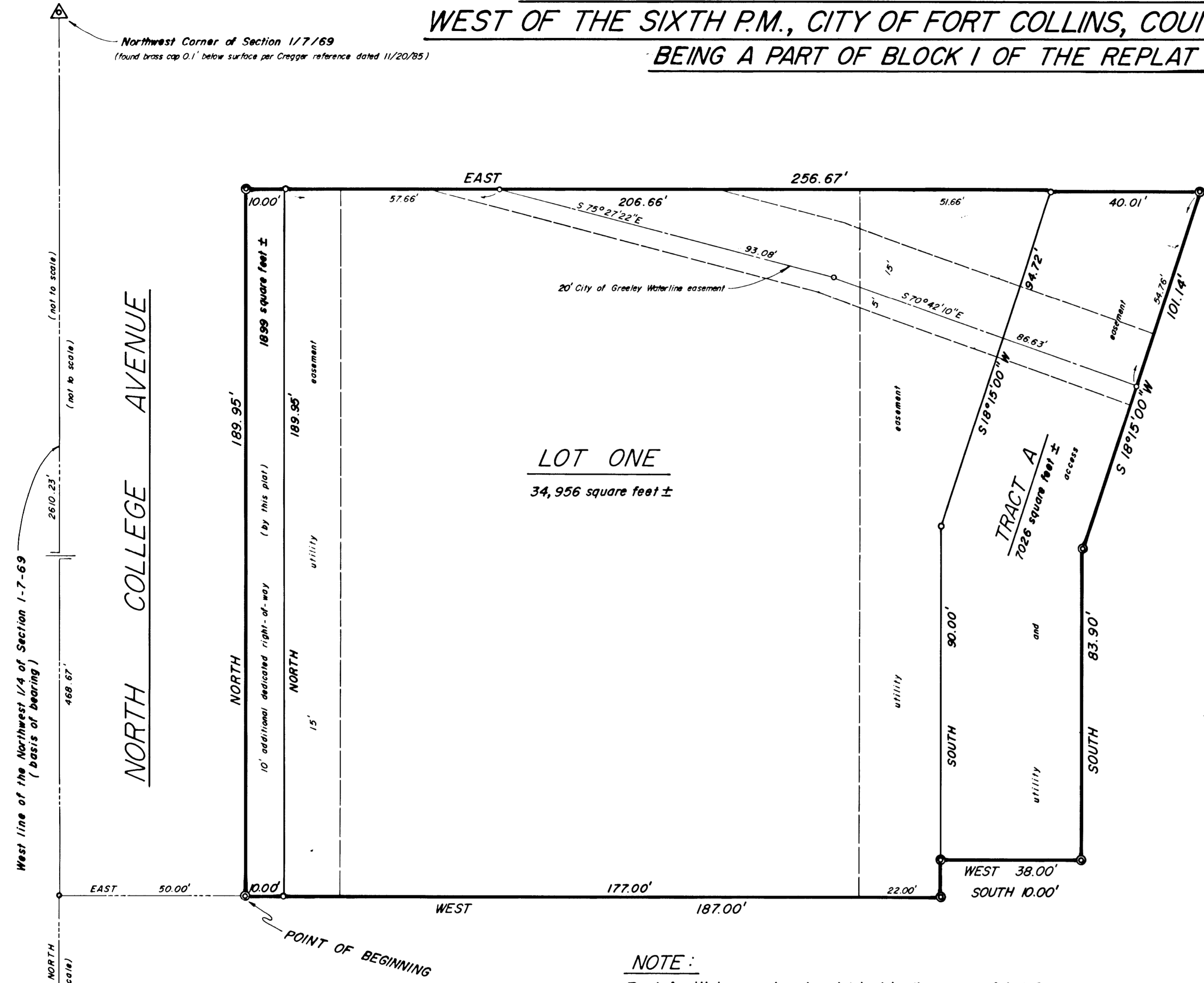


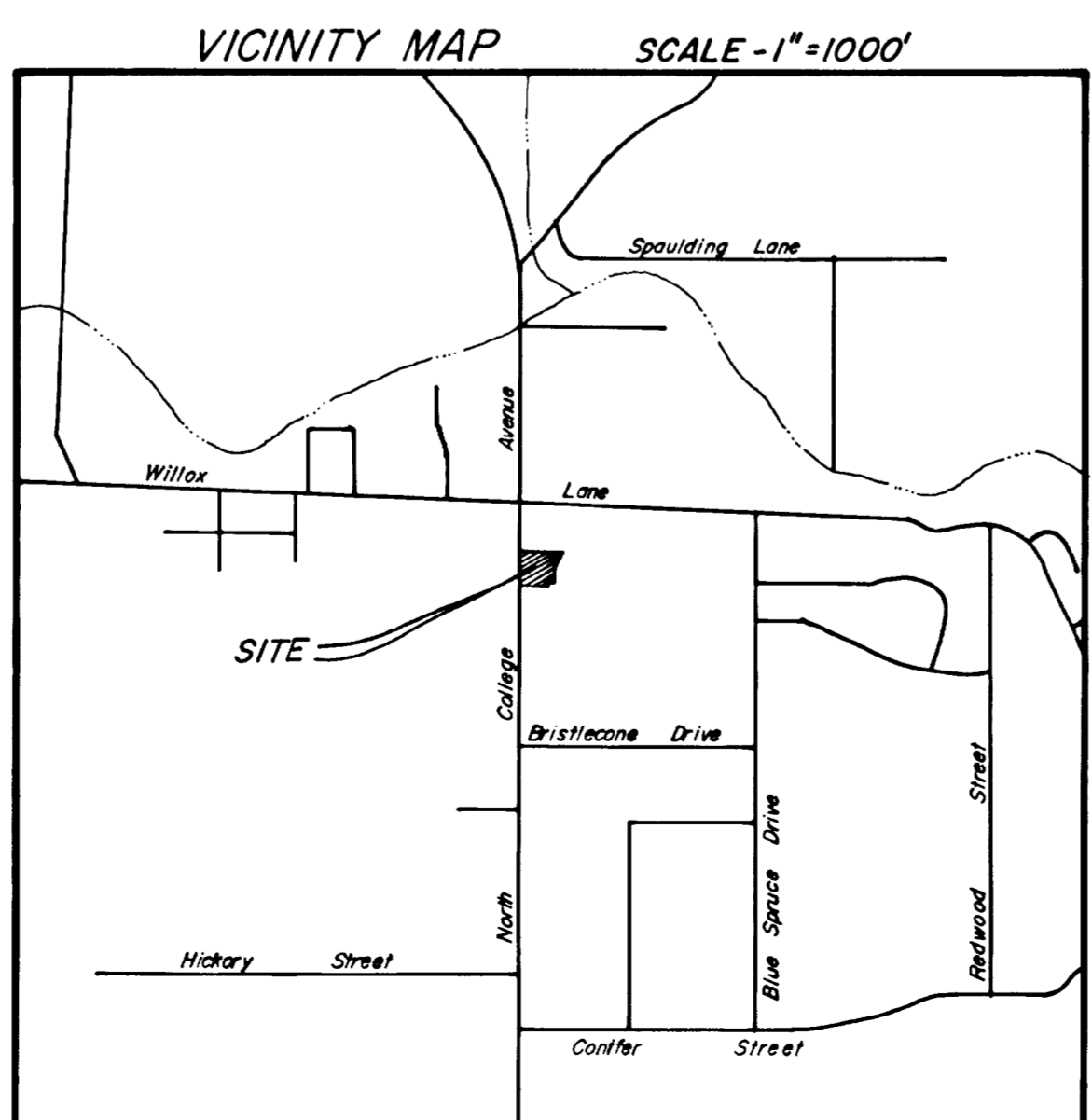
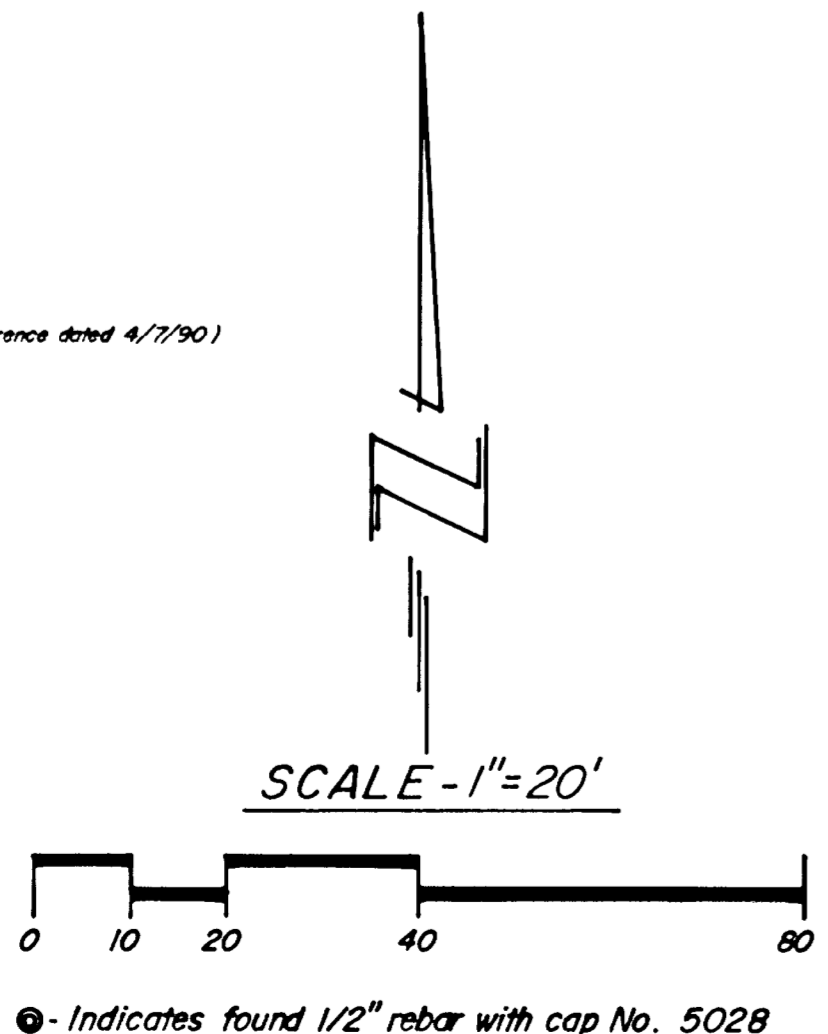
C-105 1747

A MINOR SUBDIVISION PLAT OF COUNTRY CLUB CORNERS FILING TWO

SITUATE IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69
WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
BEING A PART OF BLOCK 1 OF THE REPLAT No. 1 OF EVERGREEN PARK



NOTE:
Tract A will be owned and maintained by the owners of Lot One.



STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners and proprietors of the following described land to-wit; A tract of land situate in the Northwest 1/4 of Section 1, Township 7 North, Range 69 West of the Sixth P.M., Fort Collins, Colorado, being more particularly described as follows: Considering the West line of said Northwest 1/4 as bearing NORTH and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point which bears SOUTH 468.67 feet, and again EAST 50.00 feet from the Northwest Corner of said Section 1, and run thence NORTH 189.95 feet; thence EAST 256.67 feet; thence S18°15'00"W 101.14 feet; thence SOUTH 83.90 feet; thence WEST 38.00 feet; thence SOUTH 10.00 feet; thence WEST 187.00 feet to the point of beginning, containing 43,881 square feet, more or less; have caused the same to be surveyed and subdivided into a lot as shown on this plat to be known as A MINOR SUBDIVISION PLAT OF COUNTRY CLUB CORNERS FILING TWO, 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 the streets and easements as are 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; and 2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain the streets so dedicated until such time as the streets are inspected and accepted by the City Engineer. All maintenance of the above described streets shall be performed by the undersigned (and his/her successors in interest) until such time as the City expressly assumes, in writing, the duty of such maintenance. Witness our hands and seals this 15 day of October A.D., 1992.

CAPITAL VENTURES DEVELOPMENT I FORT COLLINS LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
BY: CAPITAL VENTURES DEVELOPMENT I, GENERAL PARTNER
BY: Harry Giotis
HARRY GIOTIS, General Partner
State of Illinois } S.S. The foregoing dedication was acknowledged before me this 15th day of October A.D., 1992 by Harry Giotis as a general partner of Capital Ventures Development I, as general partner of Capital Ventures Development I Fort Collins Limited Partnership, an Illinois County of Cook } My notarial commission expires 1-10-95 NOTARY PUBLIC Kathleen A. Aragon Limited Partnership.

State of Colorado } S.S. The foregoing dedication was acknowledged before me this 15th day of October A.D., 1992 by Frank J. Stephens, as Director of the County of Weld } My notarial commission expires 1-10-95 NOTARY PUBLIC Frank J. Stephens City of Greeley, Colorado Water Department.

State of Colorado } S.S. The foregoing dedication was acknowledged before me this 15th day of October A.D., 1992 by Gary A. Mosco as President of the County of DENVER } My notarial commission expires 1-10-95 NOTARY PUBLIC Gary A. Mosco Southwest State Bank.

State of Colorado } S.S. The foregoing dedication was acknowledged before me this 19th day of October A.D., 1992 by Randal B. Ship as President of the County of DENVER } My notarial commission expires DECEMBER 4, 1994 NOTARY PUBLIC Randal B. Ship Mayflower Capital Company.

SURVEYOR'S CERTIFICATE:
I, Richard A. Rutherford, a duly registered Professional Engineer and Land Surveyor in the State of Colorado do hereby certify that this MINOR SUBDIVISION PLAT OF COUNTRY CLUB CORNERS FILING TWO truly and correctly represents the results of a survey made by me or under my direct supervision.
Richard A. Rutherford
RICHARD A. RUTHERFORD
Colorado registered P.E. & L.S. No. 5028

ATTORNEY'S CERTIFICATE:
This is to certify that on the 4th day of October A.D., 1992 I examined the title to the property as described herein 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.
ATTORNEY Paul M. Wood Registration No. 13355

APPROVED AS TO FORM:
By the Director of Engineering of the City of Fort Collins, Colorado this 15th day of October A.D., 1992.
Michael H. Lewis
DIRECTOR OF ENGINEERING

APPROVED:
By the Director of Planning of the City of Fort Collins, Colorado this 5th day of November A.D., 1992.
William J. ...
DIRECTOR OF PLANNING
Molly ...
Deputy CITY CLERK

CLIENT:	BURGER KING		
PROJECT:	TRACT IN THE NORTHWEST 1/4 OF SECTION 1-7-69 FORT COLLINS, COLORADO		
UNIT:	MINOR SUBDIVISION PLAT		
JOE NUMBERS	CLIENT		
J.N.S. & A.			
SHEET NUMBER	ONE OF ONE		
NO.	DATE	BY	REVISIONS
APPROVED FOR CONSTRUCTION:			
SCALE:	1" = 20'		
DRAWN:	J.S.R.	CHECKED:	
DESIGNED:		DATE:	10/23/92
ENGINEER:	R.A.R.	DATE:	
24 N. HOMES STREET, FORT COLLINS, CO 80521	(303) 482-9331		
STEWART & ASSOCIATES	Consulting Engineers and Surveyors		

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