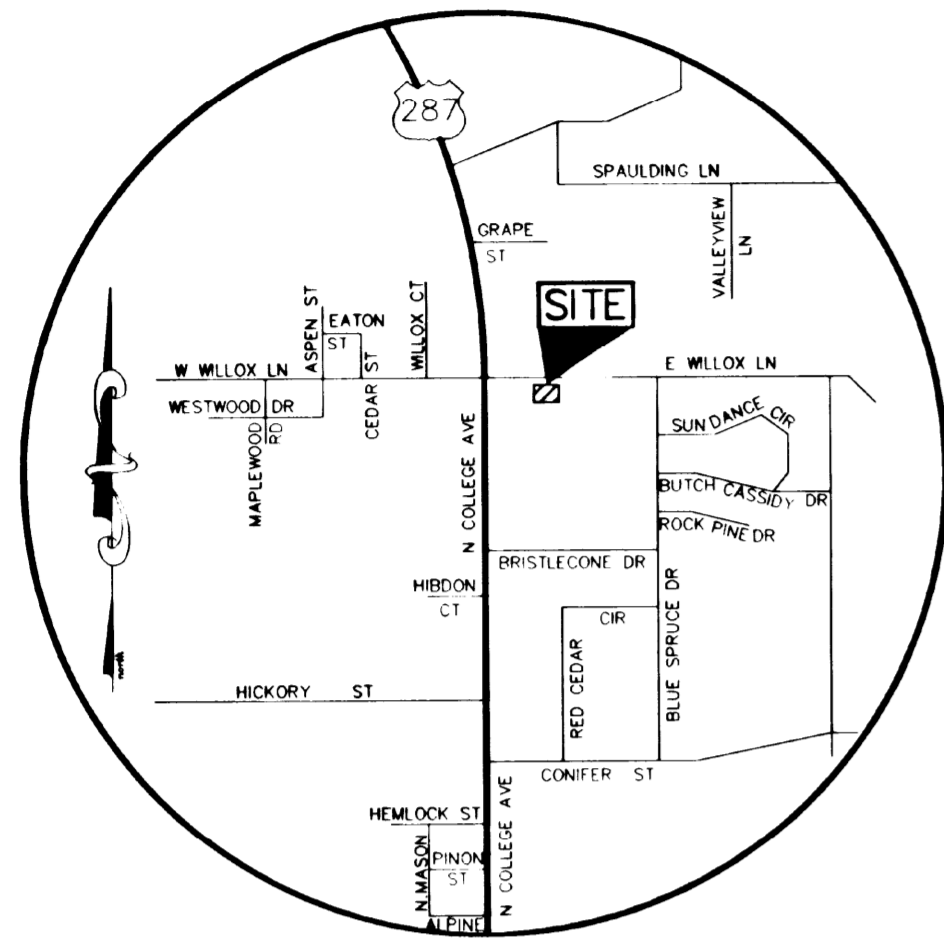


REPLAT OF LOT 4, COUNTRY CLUB CORNERS THIRD FILING, A P.U.D., CITY OF FT. COLLINS, LARIMER COUNTY, COLORADO, SITUATE IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M..



VICINITY MAP
NO SCALE

STATEMENT OF OWNERSHIP, SUBMISSION DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being all the owners and proprietors 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, Country Club Corners Third Filing, a Planned Unit Development to the City of Ft. Collins, Colorado.

Containing 10,252 square feet 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 the Replat of Lot 4, Country Club Corners Third Filing, a Planned Unit Development, subject to all easements and rights-of-way now existing or indicated on this plat. The undersigned does hereby dedicate and convey to and for public use, forever, the streets and easements as laid out and designated on this plat, providing, 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 Director of Engineering. 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 ___ day of _____ 1998.

APPROVED AS TO FORM:

By the Director of Engineering of the City of Ft. Collins, Colorado this 18th day of November A.D. 1998.

Shari A. Wankhoff
Director of Engineering

Basis of Bearings:

Assuming the North line of Lot 4, as bearing South 89°57'20" East and with all bearings contained herein relative thereto. Being monumented as shown hereon.

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.

PROPERTY OWNERS AND LIENHOLDERS SIGNATURES

OWNER: The Dennis B. Dierenfield Family Trust dated September 7, 1988

BY: *Dennis B. Dierenfield*
Dennis B. Dierenfield

STATE OF California)
COUNTY OF Santa Barbara)

The foregoing instrument was acknowledged before me this 9th day of September 1998 by *Dennis B. Dierenfield*

Witness my hand and official seal 8-7-2002
My commission expires

Diane Palacio
Notary Public
126 E Carrillo St
Santa Barbara Ca 93101

OWNER: Revocable Trust of Douglas H. Dierenfield dated March 29, 1983

BY: *Douglas H. Dierenfield*
Douglas H. Dierenfield

STATE OF Hawaii)
COUNTY OF Hawaii)

The foregoing instrument was acknowledged before me this 4th day of September 1998 by *Douglas H. Dierenfield*

Witness my hand and official seal 9-24-2000
My commission expires

Eileen M. Blake
Notary Public
Bank of Hawaii -
Kailua Kona HI 96740

LIENHOLDER: Bank One Colorado N.A.

BY: *Greg McCann*
Greg McCann, Vice President

STATE OF Colorado)
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 9th day of October 1998 by *Greg McCann*

Witness my hand and official seal 10-1-2000
My commission expires

Sara A. Wright
Notary Public
1125 17th St, 3rd Fl. Box
Denver, CO 80202

LIENHOLDER: Zephyr Fort Collins, LP, a Colorado Limited Partnership

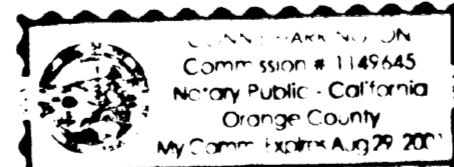
BY: *Robert S. Wilcox*
Robert S. Wilcox, Manager

STATE OF California)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me this 30th day of September 1998 by *Robert S. Wilcox*

Witness my hand and official seal August 29, 2001 #1149645
My commission expires

Connie Harrington
Notary Public
1151 Dove St #295
Newport Beach CA 92660



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.

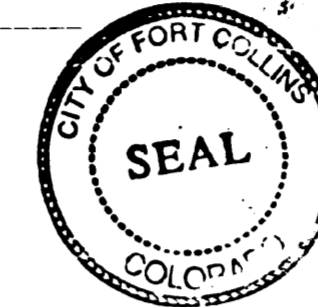
By: *Robert J. Nelson*
Robert J. Nelson
Colo. L.S. 16415

12 Oct 1998
Robert J. Nelson

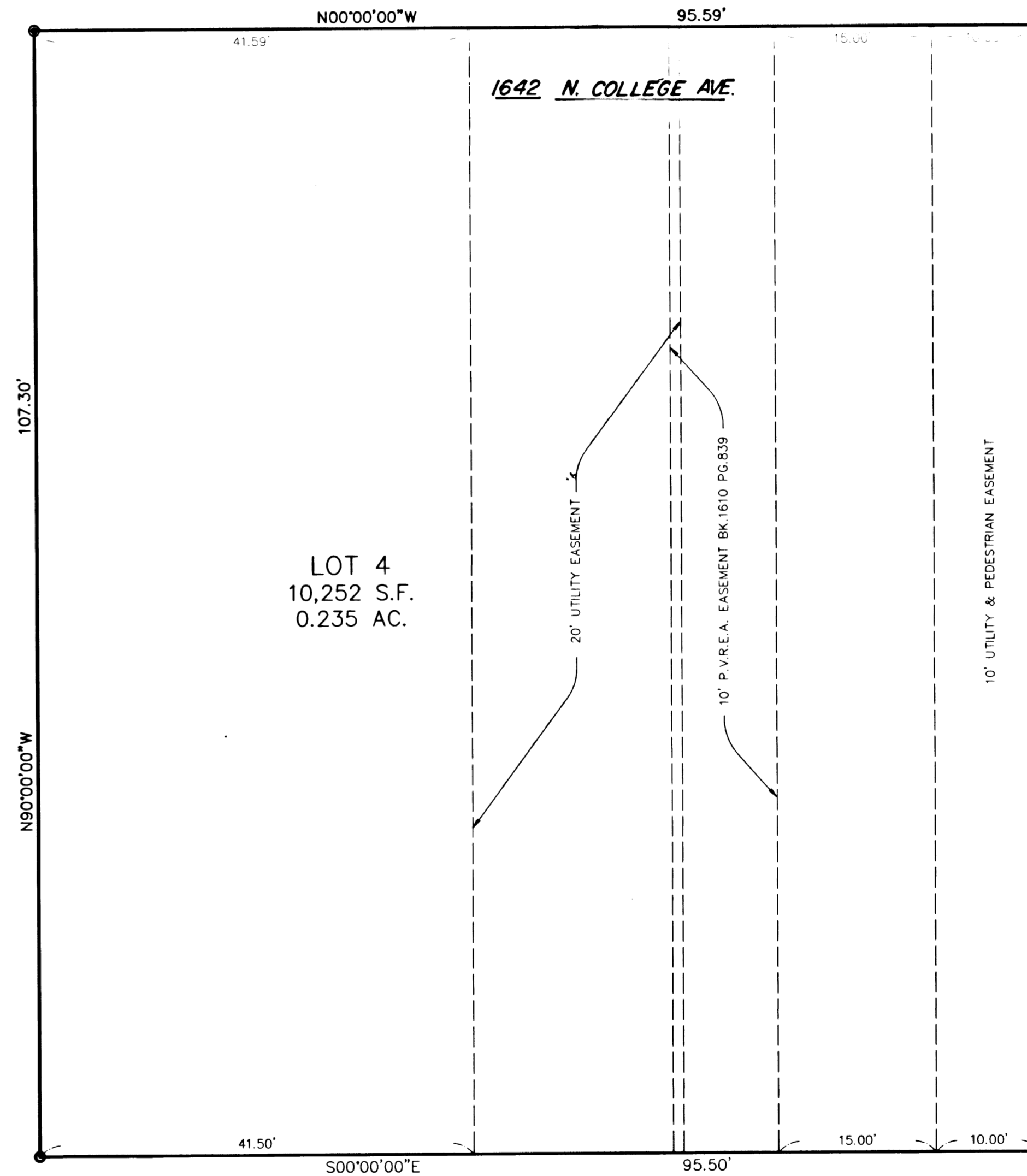
APPROVED:

Approved by the Director of Planning of the City of Ft. Collins, Colorado this 13 day of November A.D. 1998.

Robert Steward
Director of Planning



LOT 2
COUNTRY CLUB CORNERS
THIRD FILING



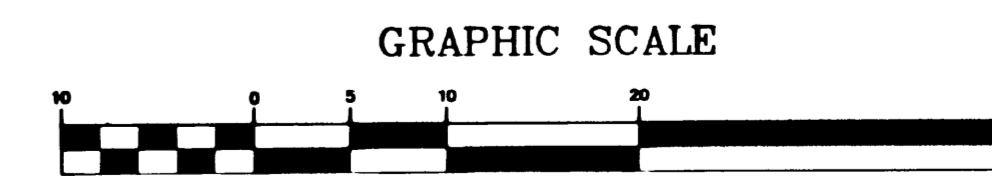
LOT 4
10,252 S.F.
0.235 AC.

LOT 2
COUNTRY CLUB CORNERS
THIRD FILING

NOTES:

- - FOUND #4 REBAR WITH 1" PLASTIC SEAL STAMPED: LS 16415.
- - FOUND CONCRETE NAIL W/ 1-1/4" BRASS TAG STAMPED: LS 16415.

- 1) THE "NO BUILDING CONSTRUCTION ALLOWED AREA" AS SHOWN ON THE FINAL PLAT OF COUNTRY CLUB CORNERS THIRD FILING, A P.U.D., FOR LOT 4, IS HEREBY VACATED BY THIS PLAT.
- 2) THIS PLAT IS SUBJECT TO ALL ITEMS SET FORTH ON THE PLAT OF COUNTRY CLUB CORNERS THIRD FILING, A P.U.D., AT REC. NO. 95041258.
- 3) RECORDED AND APPARENT RIGHTS-OF-WAY AND EASEMENTS ARE SHOWN PER THE RECORDED PLAT OF COUNTRY CLUB CORNERS THIRD FILING, A P.U.D., AND THE TITLE COMMITMENT PREPARED BY SECURITY TITLE GUARANTY CO., COMMITMENT NO. F063142497 C-5, DATED MARCH 21, 1998.



(IN FEET)
1 inch = 10 ft
PREPARED MAY 6, 1998

REVISIONS	By	Date

Landmark Engineering Ltd.
ENGINEERS/ARCHITECTS/PLANNERS/SURVEYORS
3521 West Eisenhower Blvd., Loveland, Colorado 80537
(970) 667-6286 Denver (303) 629-7124 Fax (970) 667-6288

DATE: MAY, 1998
SCALE: 1"=10'
DRAWN: PAH
CHECKED: PAH
APPROVED: RJN

CLIENT: DIERENFIELD, DOUGLAS & DENNIS
TITLE: REPLAT OF LOT 4,
COUNTRY CLUB CORNERS, THIRD FILING

JOB NO.: D100
8A6B01-209-A1

SHEET 1 OF 1

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