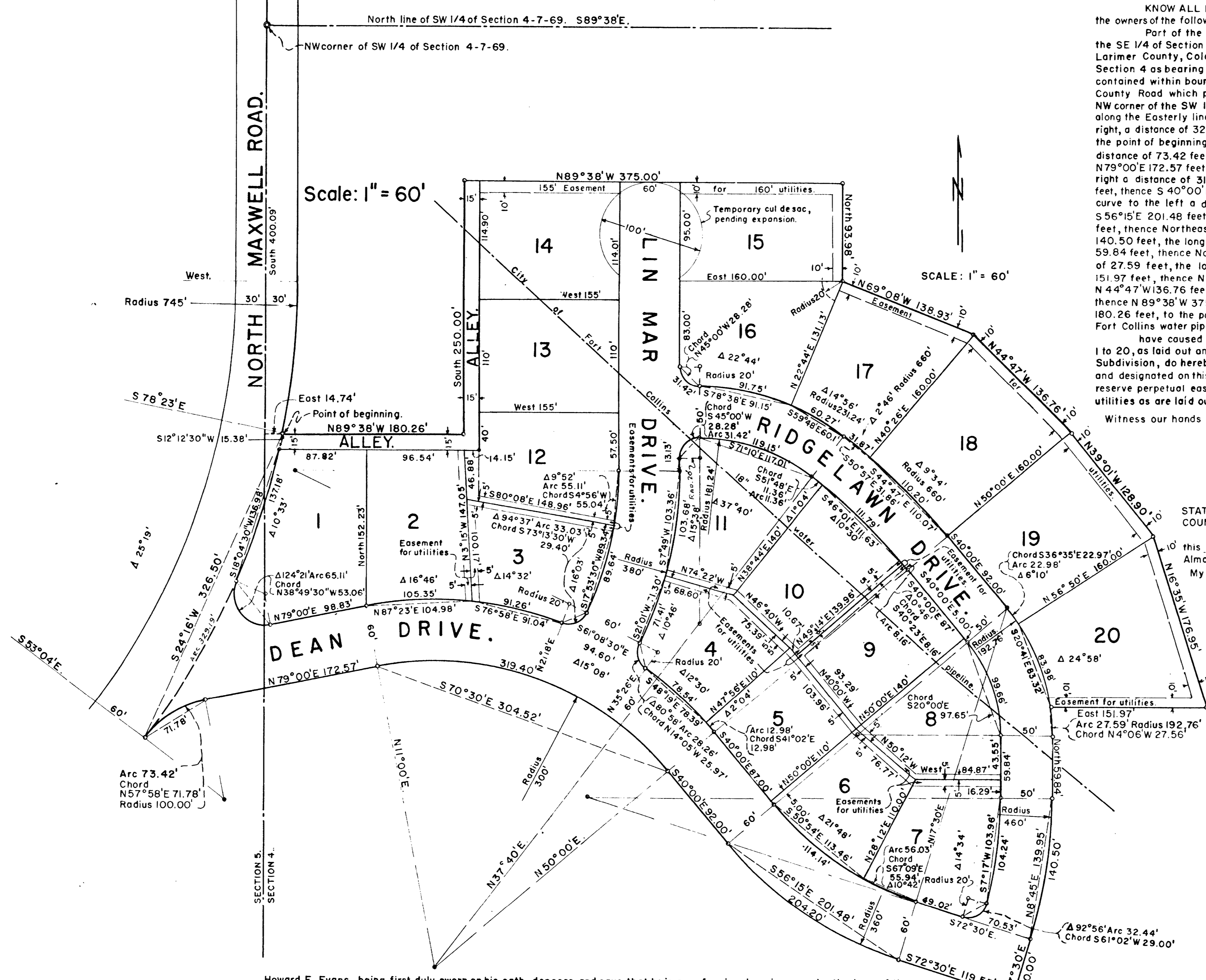


# THE DEAN ACRES SUBDIVISION.

Part of the NW 1/4 of the SW 1/4 of Section 4 and part of the NE 1/4 of the SE 1/4 of Section 5 in Township 7 North, Range 69 West of the 6th P. M. Larimer County, Colorado.



Scale: 1" = 60'

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KNOW ALL MEN BY THESE PRESENTS:— That the undersigned, being the owners of the following described land, to wit:—  
Part of the NW 1/4 of the SW 1/4 of Section 4 and part of the NE 1/4 of the SE 1/4 of Section 5 in Township 7 North, Range 69 West of the 6th P. M., Larimer County, Colorado, which, considering the West line of the SW 1/4 of said Section 4 as bearing due North and with all bearings herein relative thereto, is contained within boundary lines beginning at a point on the Easterly line of the County Road which point is South 400.09 feet and East 14.74 feet from the NW corner of the SW 1/4 of said Section 4 and running thence Southwesterly along the Easterly line of the County Road, which is a 745 foot radius curve to the right, a distance of 329.19 feet, more or less, to a point which bears S24°16'W 326.50 feet from the point of beginning, thence Northeasterly on a 100 foot radius curve to the right a distance of 73.42 feet, the long chord of which bears N 57°58' E 71.78 feet, thence N79°00'E 172.57 feet, thence Southeasterly along a 300 foot radius curve to the right a distance of 319.40 feet, the long chord of which bears S 70°30' E 304.52 feet, thence S 40°00' E 92.00 feet, thence Southeasterly on a 360 foot radius curve to the left a distance of 204.20 feet, the long chord of which bears S 56°15' E 201.48 feet, thence S 72°30' E 119.55 feet, thence N 17°30' E 60.00 feet, thence Northeasterly on a 460 foot radius curve to the left a distance of 140.50 feet, the long chord of which bears N 8°45' E 139.95 feet, thence North 59.84 feet, thence Northwesterly on a 192.76 foot radius curve to the left a distance of 27.59 feet, the long chord of which bears N 4°06' W 27.56 feet, thence East 151.97 feet, thence N 16°35' W 176.95 feet, thence N 39°01' W 128.90 feet, thence N 44°47' W 136.76 feet, thence N 69°08' W 138.93 feet, thence North 93.98 feet, thence N 89°38' W 375.00 feet, thence South 250.00 feet and thence N 89°38' W 180.26 feet, to the point of beginning, and subject to an easement for a City of Fort Collins water pipe line,  
I, the undersigned, have caused the same to be surveyed and subdivided into lots numbered 1 to 20, as laid out and designated on this plat, to be known as The Dean Acres Subdivision, do hereby dedicate and convey the streets and alleys, as laid out and designated on this plat, to and for public use, forever hereafter, and do hereby reserve perpetual easements for the installation, maintenance and operation of utilities as are laid out and designated on this plat.  
Witness our hands and seals this 7 day of February, A.D. 1957.

STATE OF COLORADO S.S.  
COUNTY OF LARIMER S.S.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of February, A.D. 1957, by James C. Dean and Alma Dean.  
My commission expires \_\_\_\_\_  
Notary Public.

Approved by the Fort Collins Regional Planning Commission on February 7, 1957  
Secretary.

Approved by the Larimer County Planning Commission on \_\_\_\_\_  
President.  
Secretary.

Howard E. Evans, being first duly sworn on his oath, deposes and says that he is a professional engineer under the laws of the State of Colorado, that the survey and plat of The Dean Acres Subdivision were made by him, that this plat is an accurate representation of said survey, that he has read the statements hereon and that the same are true of his own knowledge.

Howard E. Evans  
Professional Engineer.

Subscribed and sworn to before me this \_\_\_\_\_ day of February, A.D. 1957.  
My commission expires \_\_\_\_\_  
Notary Public.