

# REPLAT No.1 OF COUNTRY CLUB CORNERS THIRD FILING, A PLANNED UNIT DEVELOPMENT

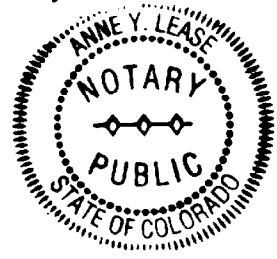
BEING A REPLAT OF LOTS 6, 9, 10 & 11, COUNTRY CLUB CORNERS THIRD FILING, A PLANNED UNIT DEVELOPMENT, CITY OF FT. COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, SITUATE IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M..

LIENHOLDER Daniel J. Yacovetta  
BY: [Signature]

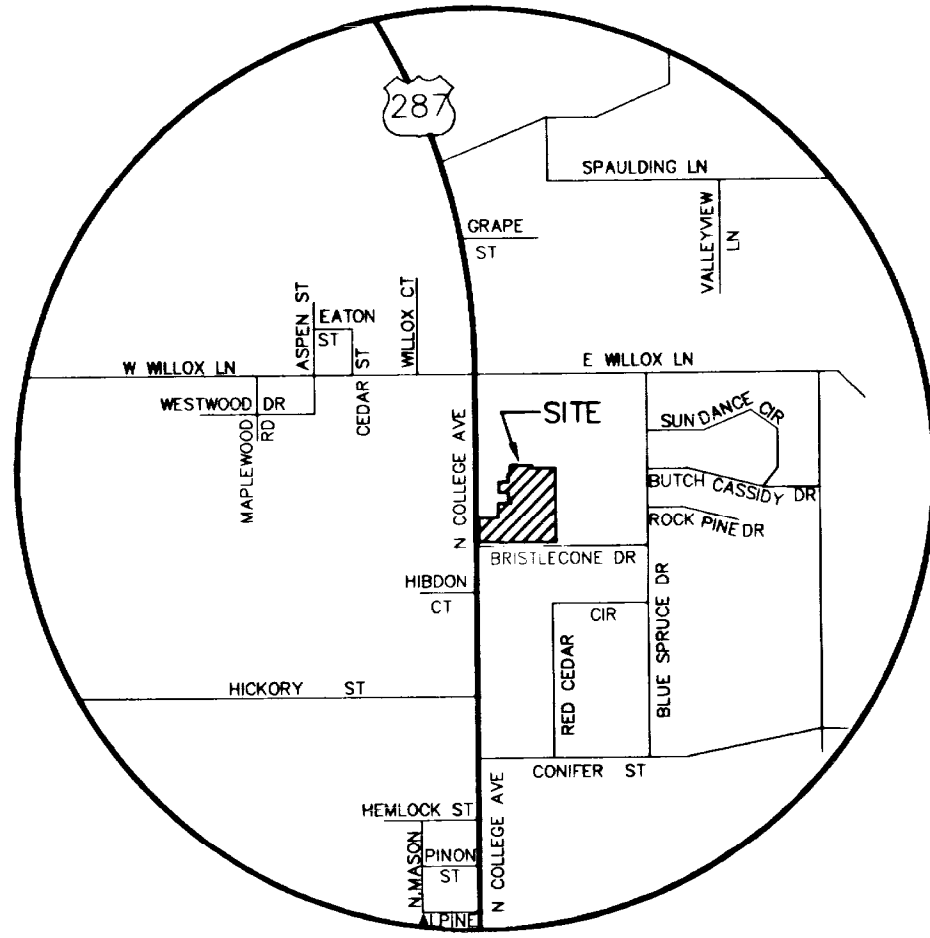
STATE OF Colorado )  
COUNTY OF Denver )SS

The foregoing instrument was acknowledged before me this 16th day of MAY, 1996 by DANIEL J. YACOVETTA

Witness my hand and official seal.  
My commission expires 10-14-97



Anne G. Lease  
Notary Public  
10065 E. HARVARD AVE. SUITE 803  
Address  
DENVER, CO 80231



VICINITY MAP  
NO SCALE  
PREPARED APRIL 22, 1996

### 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:

Lots 6, 9, 10 and 11, Country Club Corners Third Filing, a Planned Unit Development to the City of Ft. Collins, Colorado.

The above described tract of land contains 11,412 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 Replat No. 1, Country Club Corners Third Filing, a Planned Unit Development subject to all easements and rights-of-ways 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.

### 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.

### 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

### ATTORNEY'S CERTIFICATE

This is to certify that on the 17th day of May, 1996 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.R.S. 1973, 31-23-111, are as shown herein as of said date.

[Signature]  
10065 E. Harvard Avenue Suite 803 Denver, CO 80231  
Address  
14928  
Registration No.

### APPROVED:

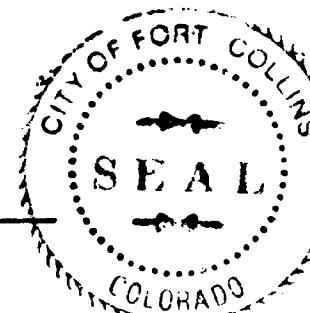
By the Director of Engineering of the City of Fort Collins, Colorado,  
this 24th day of May, 1996  
[Signature]  
Director of Engineering

### APPROVED:

By the Director of Planning of the City of Fort Collins, Colorado,  
this 11th day of April, 1996  
[Signature]  
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.



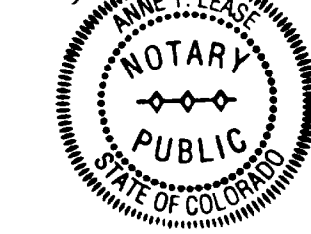
### PROPERTY OWNERS AND LIENHOLDERS SIGNATURES

OWNER: Zephyr Fort Collins, LP, a Colorado limited partnership  
BY: [Signature]  
Daniel J. Yacovetta, Manager

STATE OF Colorado )  
COUNTY OF Denver )SS

The foregoing instrument was acknowledged before me this 23rd day of April, 1996 by Daniel J. Yacovetta

Witness my hand and official seal.  
My commission expires 10-14-96



Anne G. Lease  
Notary Public  
10065 E. Harvard Ave., Suite 803  
Address  
Denver, CO 80231

BY: [Signature]  
Robert S. Wilcox or Robert J. Cristiano, Manager

STATE OF California )  
COUNTY OF Orange )SS

The foregoing instrument was acknowledged before me this 24th day of April, 1996 by Robert S. Wilcox

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



Connie Harrington  
Notary Public  
1151 Dove St. Ste 295  
Address  
Newport Beach, CA 92660

LIENHOLDER: Brothers Investment Partnership, an Indiana general partnership

BY: [Signature]  
Patricia M. Ferrick, Attorney-in-Fact for Brothers Investment Partnership

STATE OF Missouri )  
COUNTY OF St. Louis )SS

The foregoing instrument was acknowledged before me this 9th day of May, 1996 by Patricia M. Ferrick

Witness my hand and official seal.  
My commission expires September 27, 1997



Janet T. Johannes  
Notary Public  
3604 Brookville Dr.  
Address  
St. Louis, MO 63125

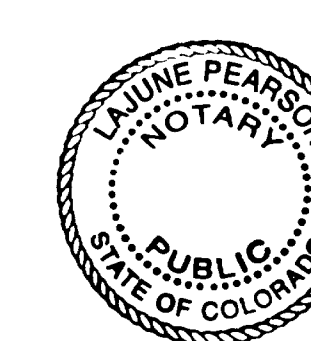
LIENHOLDER: Union Colony Bank

BY: [Signature]  
Dennis Mulholland, Vice President

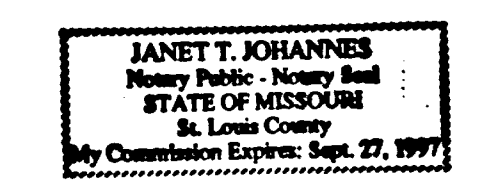
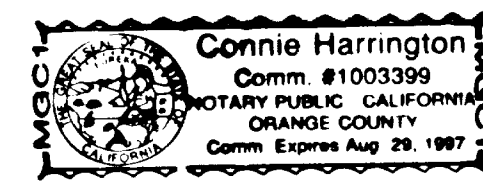
STATE OF Colorado )  
COUNTY OF Weld )SS

The foregoing instrument was acknowledged before me this 26th day of April, 1996 by Dennis Mulholland as Vice President of Union Colony Bank

Witness my hand and official seal.  
My commission expires 9/18/97



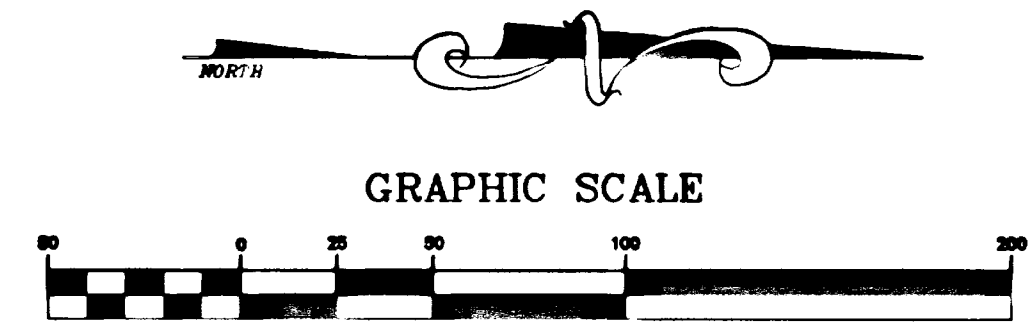
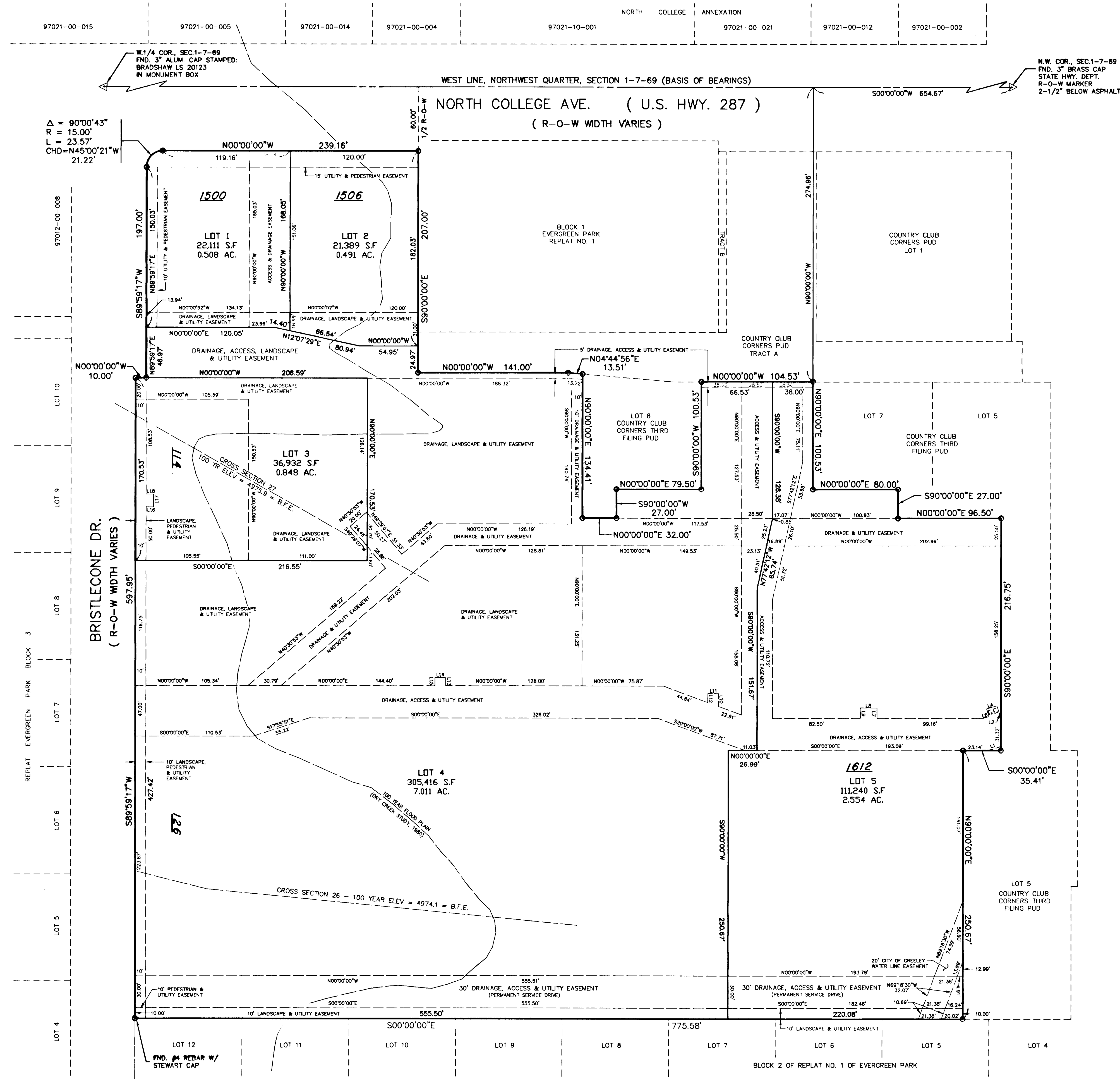
Lavine Pearson  
Notary Public  
1701 25th Avenue  
Address  
 Greeley, CO 80631



C-125 1991

# REPLAT No.1 OF COUNTRY CLUB CORNERS THIRD FILING, A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF LOTS 6, 9, 10 & 11, 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..



PREPARED FEBRUARY 15, 1996  
 O - FOUND #4 REBAR WITH 1" PLASTIC SEAL STAMPED: LS 16415.  
 ( UNLESS OTHERWISE NOTED )

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N16°41'44"W	12.81'
L2	N16°41'44"W	1.55'
L3	N73°18'16"E	7.50'
L4	N16°41'44"W	10.00'
L5	S73°18'16"E	7.50'
L6	S16°41'44"E	5.86'
L7	S90°00'00"W	9.92'
L8	S00°00'00"W	15.67'
L9	N90°00'00"E	9.92'
L10	N90°00'00"E	12.16'
L11	S00°00'00"E	10.00'
L12	N90°00'00"E	8.52'
L13	S90°00'00"E	7.50'
L14	N00°00'00"W	10.00'
L15	S90°00'00"E	7.50'
L16	N00°00'43"W	7.00'
L17	N89°59'17"E	12.00'
L18	S00°00'43"E	7.00'

- NOTES:
- 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 THROUGH 5, REPLAT No.1 OF COUNTRY CLUB CORNERS THIRD 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).