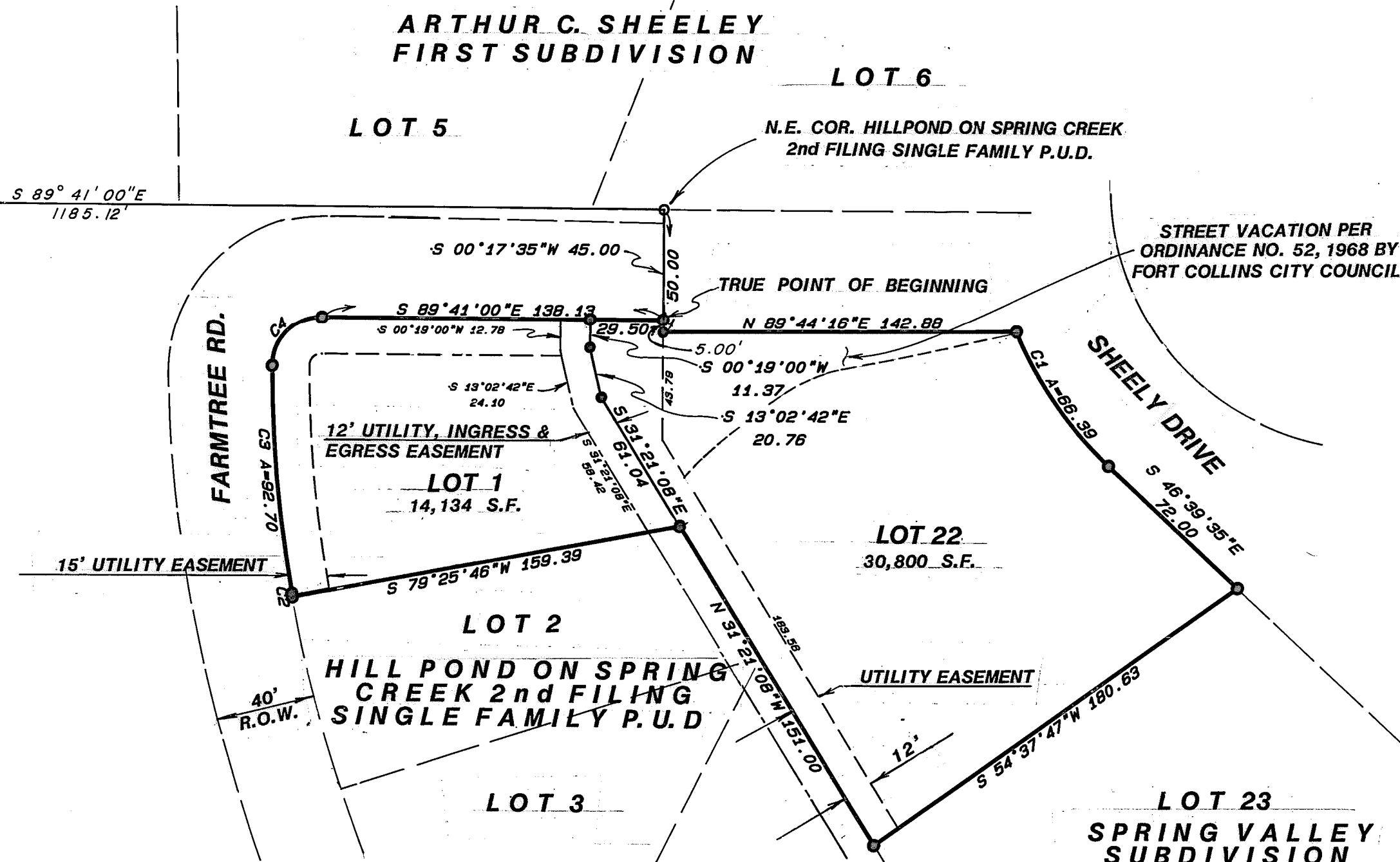


A REPLAT OF LOT 1 OF HILL POND ON SPRING CREEK 2ND FILING A SINGLE FAMILY P.U.D., LOT 22 OF SPRING VALLEY SUBDIVISION, AND A PORTION OF VACATED RIGHT-OF-WAY,

ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6th P.M., CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO

N.W. Cor. Sec. 23,
T. 7 N., R. 69 W.
of the 6th P.M.
Fd. Bolt

W 1/4 Cor. Sec. 23,
T. 7 N., R. 69 W.
of the 6th P.M.
Fd. #4 Rebar

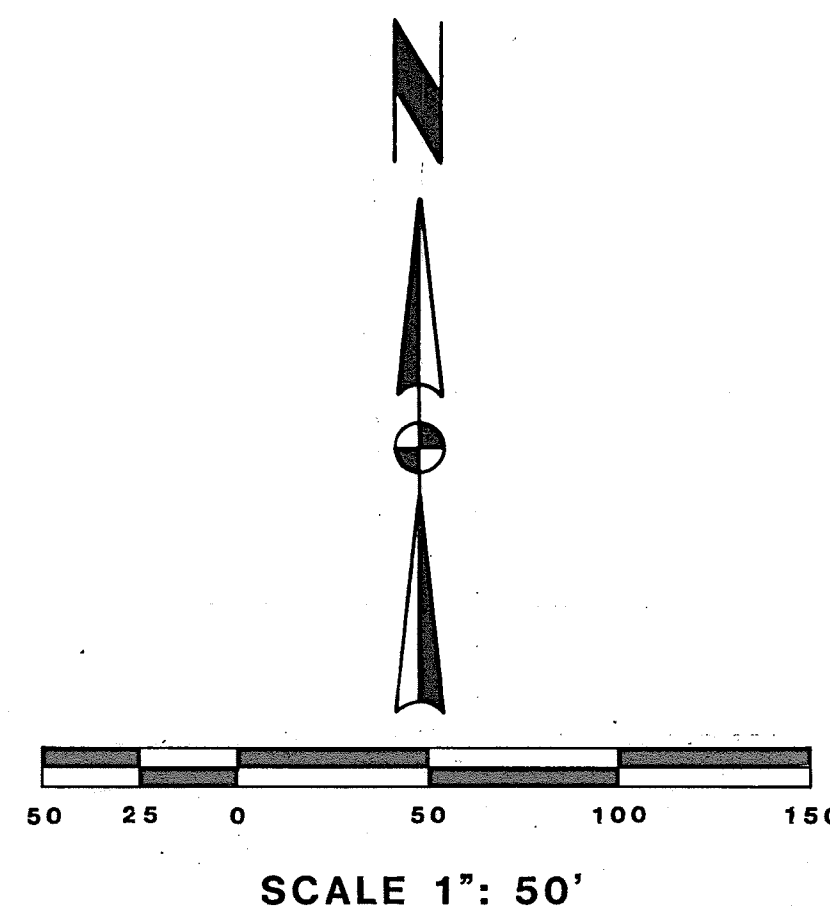


CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD BRG.	CHORD
1	23°54'48"	159.07	66.39	S 34°42'11"E	65.91
2	0°08'14"	624.52	1.50	N 10°30'58"W	1.50
3	10°45'00"	494.05	92.70	N 05°03'30"W	92.56
4	90°00'00"	20.00	31.42	N 45°19'00"E	28.28

LEGEND

- Set #4 rebar w/ cap LS #14166.



ATTORNEY'S CERTIFICATE

This is to certify that on the 17 day of October A.D., 1983, I examined the title to the property as described hereon 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.

May Ammon
Address: 323 So. College

Ft. Collins, Co.

Registration No. 1703

SURVEYOR'S CERTIFICATE

I, TIMOTHY WAGNER, do hereby certify that this plat and legal description were prepared under my direct supervision from an actual field survey and are true and correct to the best of my knowledge.

October 14, 1983
Date

Timothy Wagner
TIMOTHY WAGNER, Registered Land Surveyor
Colorado Registration Number: 14166

ENGINEER'S APPROVAL

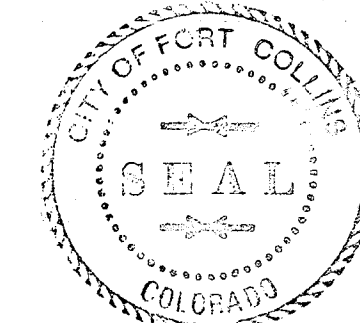
Approved by the City Engineer of the City of Fort Collins, Colorado, on the 15th day of November A.D., 1983.

Thomas E. Hayd
City Engineer

PLANNING AND ZONING APPROVAL

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on the 24th day of October A.D., 1983.

Maurice E. Bupel
Secretary of Planning and Zoning Board



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

KNOW ALL MEN BY THESE PRESENTS: Gandalf Partnership, a Colorado limited partnership, being owner of Lot 1, Hill Pond on Spring Creek 2nd Filing, a single-family planned unit development, and Leslie P. Ware and Ruth A. Ware, owners of Lot 22, Spring Valley Subdivision described as follows to-wit:

LEGAL DESCRIPTION

Beginning at the Northeast corner of Hill Pond on Spring Creek 2nd Filing, a single-family planned unit development, as recorded with the Clerk and Recorder of Larimer County in Book 2099 and Page 149, being 5 feet North of the North right-of-way of Farmtree Road; thence Southerly along the Easterly line of said Hill Pond on Spring Creek 2nd Filing, South 00° 17' 35" West, 45.00 feet to the Northeast corner of Lot 1 of said Hill Pond on Spring Creek 2nd Filing, and the True Point of Beginning of this description; thence continuing Southerly, South 00° 17' 35" West, 5.00 feet; thence Easterly along the Southerly line of Farmtree Road, as established by Ordinance No. 52, of the City of Fort Collins dated December 5, 1968, North 89° 44' 16" East, 142.88 feet to the Westerly right-of-way line of Sheely Drive and the Northeast corner of Lot 22 of the Spring Valley Subdivision; thence Southeasterly along the Easterly line of said Lot 22, along a non-tangent curve to the left having a delta of 23° 54' 48", a radius of 159.07 feet, an arc of 66.39 feet, and a long chord which bears South 34° 42' 11" East, 65.91 feet; thence South 46° 39' 35" East, 72.00 feet to the Southeasterly corner of said Lot 22; thence Southwesterly along the Southerly line of said Lot 22, South 54° 37' 47" West, 180.63 feet to the Westerly line of Spring Valley Subdivision and the Southwest corner of said Lot 22; thence Northerly along said Westerly line, North 31° 21' 08" West, 151.00 feet to the Southeasterly corner of Lot 1 of Hill Pond on Spring Creek 2nd Filing, a single-family planned unit development; thence Westerly along the Southerly line of said Lot 1, South 79° 25' 46" West, 159.39 feet to the Easterly line of River Meadows Drive and the Southwest corner of said Lot 1; thence along a non-tangent curve to the right having a delta of 00° 08' 14", a radius of 624.52 feet, an arc of 1.50 feet and a long chord which bears North 10° 30' 58" West, 1.50 feet; thence along a compound curve to the right having a delta of 10° 45' 00", a radius of 494.05 feet, an arc of 92.70 feet, and a long chord which bears North 05° 03' 30" West, 92.56 feet; thence along a compound curve to the right having a delta of 90° 00' 00", a radius of 20.00 feet, an arc of 31.42 feet, and a long chord which bears North 45° 19' 00" East, 28.28 feet to the Southerly line of Farmtree Road; thence Easterly along said Southerly line, South 89° 41' 00" East, 138.13 feet to the point of beginning of this description. The above described tract contains 44,934 square feet or 1.03 acres, more or less.

Have caused the same to be surveyed and subdivided into lots as of record or as shown on this plat known as a REPLAT OF LOT 1, HILL POND ON SPRING CREEK 2ND FILING, A SINGLE-FAMILY PLANNED UNIT DEVELOPMENT, AND A REPLAT OF LOT 22 OF SPRING VALLEY SUBDIVISION AND A PORTION OF VACATED RIGHT-OF-WAY OF Farmtree Road, City of Fort Collins, Colorado and do hereby dedicate and convey to and for the public use forever hereafter the easements as are laid out and designated on this plat.

WITNESS our hands and seals this 18th day of October A.D., 1983.

GANDALF PARTNERSHIP, a Colorado
limited partnership

Jack E. Trigg
JACK E. TRIGG, General Partner

LESLIE P. WARE and RUTH A. WARE,
Owners

Leslie P. Ware
LESLIE P. WARE, Owner

Ruth A. Ware
RUTH A. WARE, Owner

NOTARY STATEMENT AND ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF LARIMER) ss

The foregoing instrument was acknowledged before me this 18th day of October A.D., 1983 by JACK E. TRIGG, General Partner of GANDALF PARTNERSHIP, a Colorado limited partnership, owner of Lot 1, Hill Pond on Spring Creek 2nd Filing, a single-family planned unit development.

My Commission Expires: March 11, 1986

WITNESS my hand and official seal.

Thomas E. Hayd
Notary Public

Address: 217 W. 1st

John A. Ware

STATE OF COLORADO)
COUNTY OF LARIMER) ss

The foregoing instrument was acknowledged before me this 18th day of October A.D., 1983 by LESLIE P. WARE and RUTH A. WARE, owners of Lot 22, Spring Valley Subdivision.

My Commission Expires: March 11, 1986

WITNESS my hand and official seal.

Thomas E. Hayd
Notary Public

Address: 217 W. 1st

John A. Ware



TARANTO, STANTON & TAGGE
CONSULTING ENGINEERS
FORT COLLINS, COLORADO