Kechter Farm

Annexation Plat

Being a part of Section 8, Township 6 North, Range 68 West, 6th Principal Meridian, Larimer County, Colorado

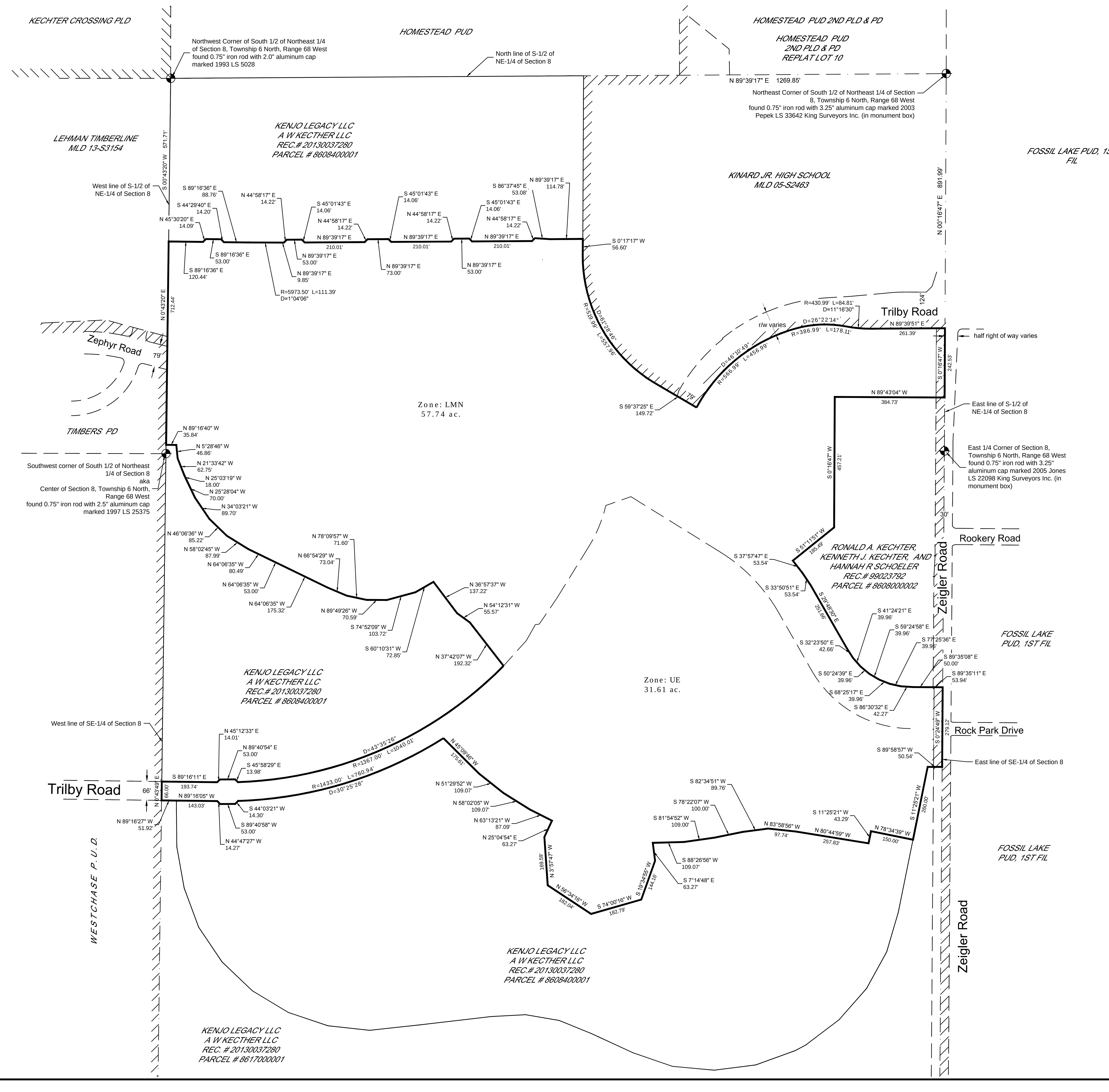
Description - Annexation:

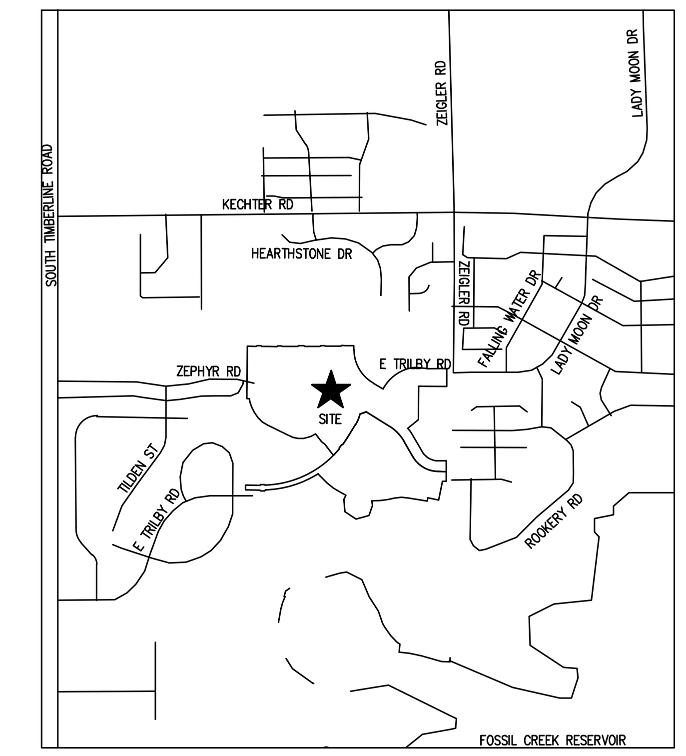
A portion of land lying in the South 1/2 of the Northeast 1/4 of Section 8, Township 6 North, Range 68 West and the Southeast 1/4 of Section 8, Township 6 North, Range 68 West of 6th Principal Meridian, County of Larimer, State of Colorado being more particularly described as follows:

Considering the North line of the South 1/2 of the Northeast 1/4 of Section 8, Township 6 North, Range 68 West of 6th Principal Meridian, County of Larimer, State of Colorado as bearing N 89°39'17" E, with all bearings contained herein relative thereto;

COMMENCE at the Northwest corner of the South 1/2 of the Northeast 1/4 of Section 8, Township 6 North, Range 68 West of 6th Principal Meridian, County of Larimer, State of Colorado;
thence S 00°43'20" W along the West line of said South 1/2 for a distance of 571.71 feet to the POINT OF BEGINNING;
thence leaving said West line S 89°16'36" E for a distance of 120.44 feet;
thence N 45°30'20" E for a distance of 14.09 feet;
thence S 89°16'36" E for a distance of 53.00 feet;
thence S 44°29'40" E for a distance of 14.20 feet;
thence S 89°16'36" E for a distance of 88.76 feet to the beginning of a tangent curve, concave to the North and having a radius of 5973.50 feet, a chord bearing S 89°48'40" E and a chord distance of 111.39 feet;
thence Easterly along the arc of said curve for a distance of 111.39 feet, through a central angle of 01°04'06 to the end of said curve;
thence N 89°39'17" E for a distance of 9.85 feet;
thence N 44°58'17" E for a distance of 14.22 feet;
thence N 89°39'17" E for a distance of 53.00 feet;
thence S 45°01'43" E for a distance of 14.06 feet;
thence N 89°39'17" E for a distance of 210.01 feet;
thence N 44°58'17" E for a distance of 14.22 feet;
thence N 89°39'17" E for a distance of 73.00 feet;
thence S 45°01'43" E for a distance of 14.06 feet;
thence N 89°39'17" E for a distance of 210.01 feet;
thence N 44°58'17" E for a distance of 14.22 feet;
thence N 89°39'17" E for a distance of 53.00 feet;
thence S 45°01'43" E for a distance of 14.06 feet;
thence N 89°39'17" E for a distance of 210.01 feet;
thence N 44°58'17" E for a distance of 14.22 feet;
thence S 86°37'45" E for a distance of 53.08 feet;
thence N 89°39'17" E for a distance of 114.78 feet;
thence S 00°17'17" W for a distance of 56.60 feet to the beginning of a tangent curve, concave to the Northeast and having a radius of 519.99 feet, a chord bearing of S 30°27'06" E and a chord distance of 531.58 feet;
thence Southeasterly along the arc of said curve for a distance of 557.96 feet, through a central angle of 61°28'46" to the end of said curve;
thence S 59°37'25" E for a distance of 149.72 feet;
to the beginning of a non-tangent curve, concave to the Southeast and having a radius of 566.99 feet, a chord bearing of N 51°28'41" E and a chord distance of 444.72 feet;
thence Northeasterly along the arc of said curve for a distance of 456.99 feet, through a central angle of 46°10'49" to the beginning of a tangent curve, concave to the South and having a radius of 386.99 feet, a chord bearing of N 87°45'14" E and a chord distance of 176.55 feet;
thence Easterly along the arc of said curve for a distance of 178.11 feet, through a central angle of 26°22'14" to the beginning of a tangent curve, concave to the North and having a radius of 430.99 feet, a chord bearing of S 84°41'54" E and a chord distance of 84.68 feet;
thence Easterly along the arc of said curve for a distance of 84.81 feet, through a central angle of 11°16'30" to the end of said curve;
thence N 89°39'51" E for a distance of 261.39 feet to the East line of the aforesaid South 1/2;
thence S 00°16'47" W along said East line for a distance of 242.53 feet;
thence leaving said East line N 89°43'04" W for a distance of 384.73 feet;
thence S 00°16'47" W for a distance of 457.21 feet;
thence S 51°11'51" W for a distance of 185.49 feet;
thence S 37°57'47" E for a distance of 53.54 feet;
thence S 33°50'51" E for a distance of 53.54 feet;
thence S 29°48'30" E for a distance of 251.66 feet;
thence S 32°23'50" E for a distance of 42.66 feet;
thence S 41°24'21" E for a distance of 39.96 feet;
thence S 50°24'39" E for a distance of 39.96 feet;
thence S 59°24'58" E for a distance of 39.96 feet;
thence S 68°25'17" E for a distance of 39.96 feet;
thence S 77°25'36" E for a distance of 39.96 feet;
thence S 86°30'32" E for a distance of 42.27 feet;
thence S 89°35'08" E for a distance of 50.00 feet;
thence S 89°35'11" E for a distance of 53.94 feet to the East line of the Southeast 1/4 of aforesaid Section 8;
thence S 00°24'49" W along said East line for a distance of 279.12 feet;
thence leaving said East line S 89°58'57" W for a distance of 50.54 feet;
thence S 11°25'21" W for a distance of 260.00 feet;
thence N 78°34'39" W for a distance of 150.00 feet;
thence S 11°25'21" W for a distance of 43.29 feet;
thence N 80°44'59" W for a distance of 257.83 feet;
thence N 83°58'56" W for a distance of 97.74 feet;
thence S 82°34'51" W for a distance of 89.76 feet;
thence S 78°22'07" W for a distance of 100.00 feet;
thence S 81°54'52" W for a distance of 109.00 feet;
thence S 88°26'56" W for a distance of 109.07 feet;
thence S 07°14'48" E for a distance of 63.27 feet;
thence S 19°34'55" W for a distance of 144.16 feet;
thence S 74°00'16" W for a distance of 182.79 feet;
thence N 56°34'16" W for a distance of 182.04 feet;
thence N 03°57'47" W for a distance of 169.59 feet;
thence N 25°04'54" E for a distance of 63.27 feet;
thence N 63°13'21" W for a distance of 87.09 feet;
thence N 58°02'05" W for a distance of 109.07 feet;
thence N 51°29'52" W for a distance of 109.07 feet;
thence N 45°09'46" W for a distance of 175.61 feet;
to the beginning of a non-tangent curve, concave to the Northwest and having a radius of 1433.00 feet, a chord bearing of S 73°00'40" W and a chord distance of 752.03 feet;
thence Southwesterly along the arc of said curve for a distance of 760.94 feet, through a central angle of 30°25'28" to the end of said curve;
thence S 44°03'21" W for a distance of 14.30 feet;
thence S 89°40'58" W for a distance of 53.00 feet;
thence N 44°47'27" W for a distance of 14.27 feet;
thence N 89°16'05" W for a distance of 143.03 feet;
thence N 89°16'27" W for a distance of 51.92 feet to the West line of the aforesaid Southeast 1/4 of Section 8;
thence N 00°43'49" E along said West line for a distance of 66.00 feet;
thence leaving said West line S 89°16'11" E for a distance of 193.74 feet;
thence N 45°12'33" E for a distance of 14.01 feet;
thence N 89°40'54" E for a distance of 53.00 feet;
thence S 45°58'29" E for a distance of 13.98 feet to the beginning of a non-tangent curve, concave to the Northwest and having a radius of 1367.00 feet, a chord bearing of N 66°21'26" E and a chord distance of 1015.11 feet;
thence Northeasterly along the arc of said curve for a distance of 1040.01 feet, through a central angle of 43°35'26"to the end of said curve;
thence N 37°42'07" W for a distance of 192.32 feet;
thence N 54°12'31" W for a distance of 55.57 feet;
thence N 36°57'37" W for a distance of 137.22 feet;
thence S 60°10'31" W for a distance of 72.85 feet;
thence S 74°52'09" W for a distance of 103.72 feet;
thence N 89°49'26" W for a distance of 70.59 feet;
thence N 78°09'57" W for a distance of 71.60 feet;
thence N 66°54'29" W for a distance of 73.04 feet;
thence N 64°06'35" W for a distance of 175.32 feet;
thence N 64°06'35" W for a distance of 53.00 feet;
thence N 64°06'35" W for a distance of 80.49 feet;
thence N 58°02'45" W for a distance of 87.99 feet;
thence N 46°06'36" W for a distance of 85.22 feet;
thence N 34°03'21" W for a distance of 89.70 feet;
thence N 25°28'04" W for a distance of 70.00 feet;
thence N 25°03'19" W for a distance of 18.00 feet;
thence N 21°33'42" W for a distance of 62.75 feet;
thence N 05°28'46" W for a distance of 46.86 feet;
thence N 89°16'40" W for a distance of 35.84 feet to the aforesaid West line of the South 1/2 of the Northeast 1/4 of Section 8;
thence N 00°43'20" E along said West line for a distance of 712.44 feet to the Point of Beginning.

Containing 89.35 acres, more or less (3,892,143 square feet) and being subject to any easement or rights of way of record.





VICINITY MAP
NTS

Legend:

- denotes monument as noted on drawing
- denotes 0.5" found iron rod & 1.0" plastic cap marked LS 16406
- denotes contiguous boundary

Scale 1 inch = 200 feet

Notes:

Total Acres:	89.35 +/-
Perimeter:	12795.69'
Contiguous Boundary:	2627.62'
1/6th Perimeter:	2132.62'

SURVEYOR'S STATEMENT:

I, M. Bryan Short, a Colorado Registered Professional Land Surveyor, do hereby state that this Annexation Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the forgoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

____
M. Bryan Short

Colorado Registered Professional Land Surveyor # 32444

PLANNING APPROVAL:

By the Director of Planning the City of Fort Collins, Colorado this _______ day of ______________ A.D., ________ .

____
Director of Planning

APPROVED AS TO FORM, CITY ENGINEER:

By the City Engineer of the City of Fort Collins, Colorado this _______ day of ______________ A.D., ________ .

____
City Engineer

ATTORNEY CERTIFICATION

I, ________________________________, an attorney licensed to practice in the State of Colorado, hereby certify that, as of the date of this certificate, the signers of this Annexation Petition for the area referred to as the Kecther Farms Annexation No. 3 to the City of Fort Collins are the owners of real property in the area proposed for annexation. Furthermore, I certify that said owners constitute more than 50% of the landowners in the area proposed for annexation, as said area is described on Attachment "A" of said Annexation Petition, and own more than 50% of the land in said area, exclusive of streets and alleys.

Date ________ Signature ________ Attorney Reg. No. ________

This Plat to be known as the Kecther Annexation No. 3 to the City of Fort Collins, County of Larimer, State of Colorado by ordinance No. ___________ passed and adopted of final reading at a regular meeting of the City Council of Fort Collins Colorado.

By the Clerk of the City of Fort Collins, Colorado this _______ day of ______________ A.D., ________ .

____
City Clerk

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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 years from the date of the certification shown hereon.

Z:\Project\2010\10021\dwg\10021d010.dwg October 18, 2013 - 10:42am

CLIENT

Ripley Design Inc.

TITLE

Annexation Plat
Kechter Farm No. 3
Section 8, Township 6 North, Range 68 West, 6th P.M., Larimer County, Colorado

PLS Group, LLC
6843 North Franklin Avenue, Loveland, Colorado 80538
Phone: 970.669.2100 Fax: 970.669.3652

Field Date	August 2013	ST	n/a
Party Chief	DCB	PM	CLT
Scale	1"=200'	PLS	MBS

PROJECT NO. 10021.013

SHEET NO. 1

NO. OF SHEETS 1

REVISIONS
Date ____ By ____ Description
Date ____ By ____ Description
Date ____ By ____ Description