

# SECOND REPLAT OF LOTS 11, 12, AND 29 THRU 36 BRISTOL SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE  
SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

## STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION.

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF THE FOLLOWING DESCRIBED LAND, TO WIT: LOTS 11, 12, AND 29 THRU 36 AND THE VACATED BRISTOL COURT, REPLAT OF BRISTOL SUBDIVISION, FORT COLLINS, COLORADO, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH 1/4 CORNER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M.; THENCE 600°07'30"W, 1521.10 FEET; THENCE S89°56'00"W, 444.08 FEET; THENCE N00°07'30"E, 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°07'30"E, 165.00 FEET; THENCE N89°54'12"E, 75.00 FEET; THENCE N00°07'30"E, 50.00 FEET; THENCE N63°24'15"E, 90.80 FEET; THENCE N89°56'00"E, 257.98 FEET; THENCE 600°07'30"W, 85.55 FEET; THENCE S89°56'00"W, 100.00 FEET; THENCE 500°07'30"W, 70.00 FEET; THENCE S89°56'00"W, 84.12 FEET; THENCE ALONG THE ARC OF A 5000' FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 52.49 FEET; THE LONG CHORD WHICH BEARS S30°05'36"W, 50.12 FEET; THENCE 500°07'30"W, 46.70 FEET; THENCE ALONG THE ARC OF A 1000' FOOT RADIUS TANGENT CURVE TO THE LEFT, A DISTANCE OF 15.67 FEET; THE LONG CHORD WHICH BEARS S45°09'45"E, 14.12 FEET; THENCE S89°56'00"W, 214.96 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 1.603 ACRES MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND RESUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT, TO BE KNOWN AS THE SECOND REPLAT OF LOTS 11, 12, AND 29 THRU 36 BRISTOL SUBDIVISION AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, FOREVER HEREAFTER, THE EASEMENTS AS LAID OUT AND DESIGNATED ON THIS PLAT, CONSIDERING 600°07'30"W BASIS OF BEARINGS.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 1979.  
SECOND REPLAT OF LOTS 11, 12, AND 29 THRU 36 BRISTOL SUBDIVISION.

\_\_\_\_\_  
MORRIS G. BRISTOL

\_\_\_\_\_  
ERMA H. BRISTOL

SCALE 1"=50'

0 DENOTES #5 REBAR 18" LONG WITH PLASTIC 6EAL #10828 AFFIXED.

STATE OF COLORADO }  
COUNTY OF LARIMER } 55

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 1979 BY MORRIS G. BRISTOL AND ERMA H. BRISTOL AS OWNERS OF THE SECOND REPLAT OF LOTS 11, 12, AND 29 THRU 36, BRISTOL SUBDIVISION.

\_\_\_\_\_  
NOTARY PUBLIC

MY NOTARIAL COMMISSION EXPIRES \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

I, MAURICE E. RUPEL, A PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO, CERTIFY THAT THE ADJACENT PLAT PORTRAYS A SURVEY MADE UNDER MY DIRECTION AND THAT THE DIMENSIONS AND MONUMENTS SHOWN THEREON ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Maurice E. Rupel*  
MAURICE E. RUPEL  
RE. # L.S. #10828

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 1979.

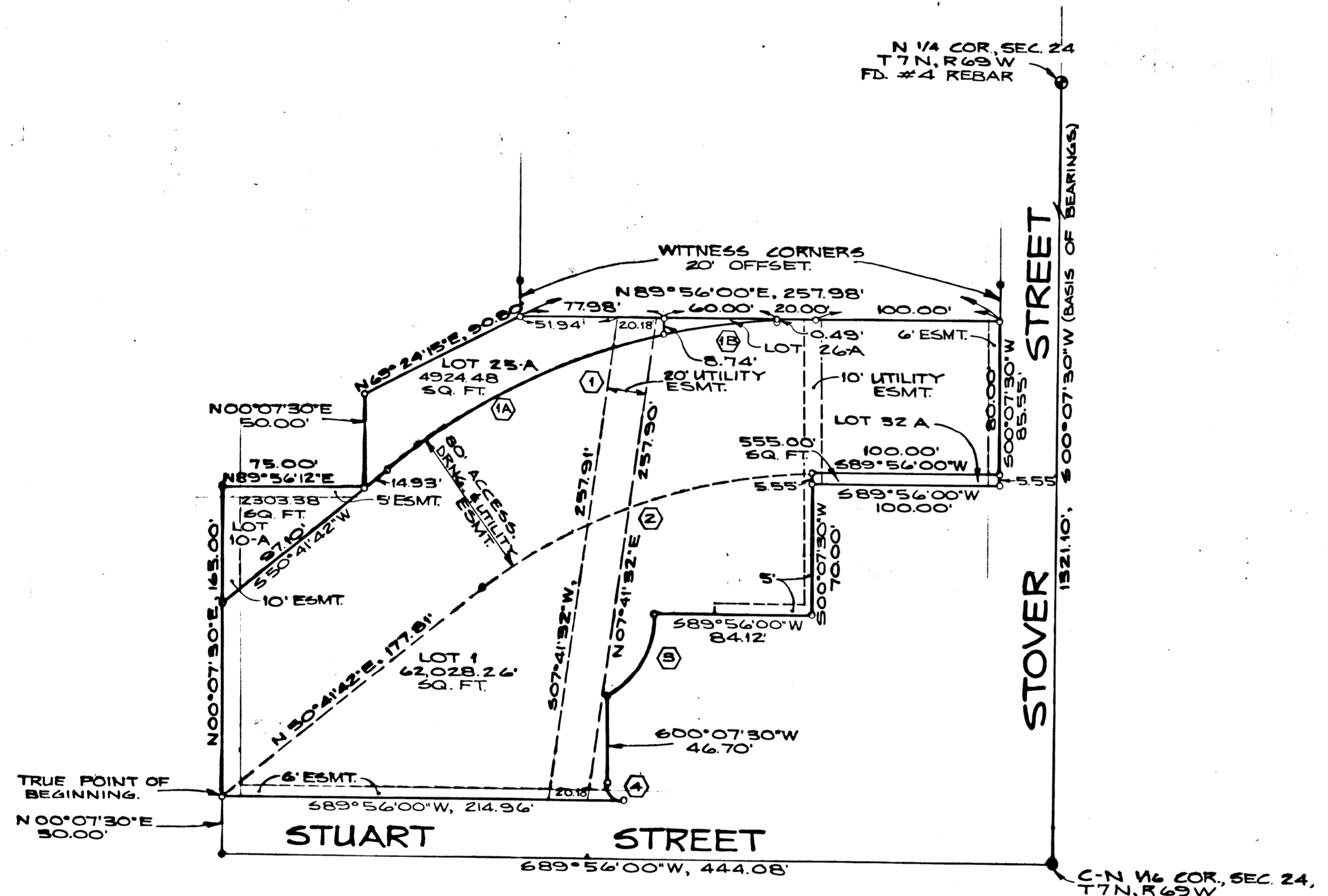
\_\_\_\_\_  
NOTARY PUBLIC

MY NOTARIAL COMMISSION EXPIRES \_\_\_\_\_

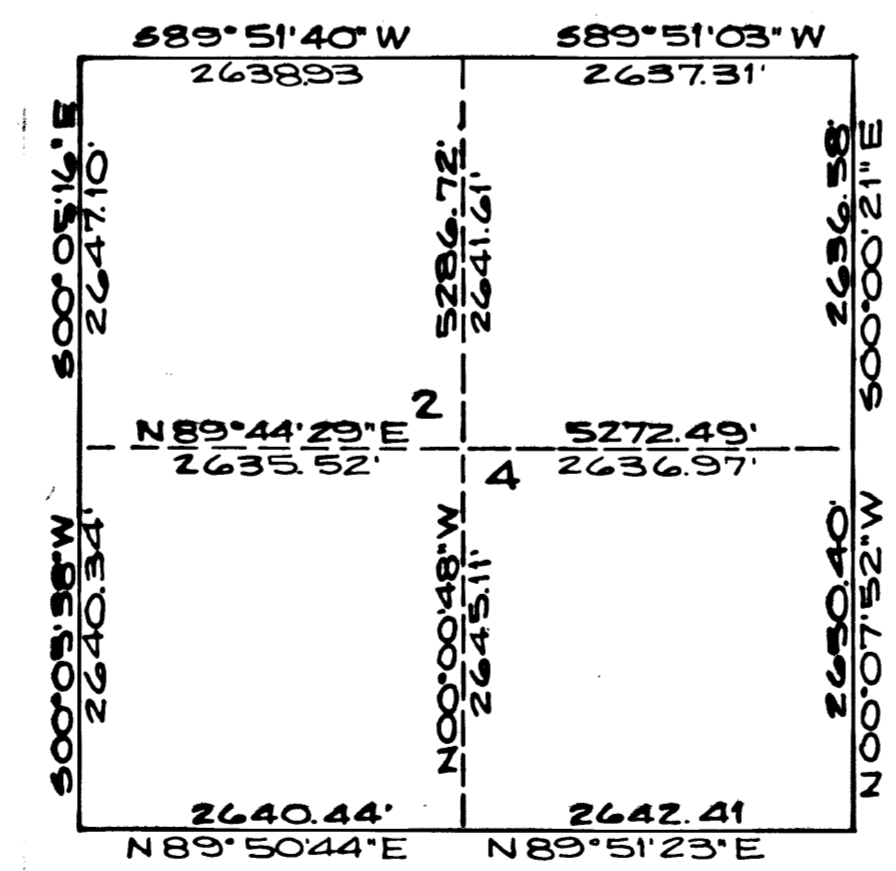
## ATTORNEY'S CERTIFICATE:

THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 1979, I EXAMINED THE LEGAL DESCRIPTION, APPEARING HEREON, OF THE LAND WITHIN THE BOUNDARY LINES OF THE SECOND REPLAT OF LOTS 11, 12, AND 29 THRU 36, BRISTOL SUBDIVISION AND FOUND THE OWNERS OF RECORD, ON THIS DATE TO BE AS SHOWN HEREON.

\_\_\_\_\_  
ATTORNEY



NR.	RADIUS	DELTA	CHD. BEARING	DIST.	ARC.	TAN.
1	559.74'	56°03'11.1"	N68°43'17.5"E	222.65'	226.96'	—
1A	559.74'	26°24'09.4"	N63°48'03.9"E	164.31'	165.77'	84.38'
1B	359.74'	09°39'41.8"	N82°06'25"E	60.59'	60.66'	30.40'
2	279.74'	89°14'17.5"	N70°18'51"E	187.85'	191.58'	99.72'
3	50.00'	60°09'15"	S30°05'36"W	50.12'	52.49'	28.95'
4	10.00'	89°48'30"	S45°09'45"E	14.12'	15.67'	9.97'



**APPROVED:**  
BY THE DIRECTOR OF ENGINEERING SERVICES FOR THE CITY OF FORT COLLINS, COLORADO, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 1979.

\_\_\_\_\_  
DIRECTOR OF ENGINEERING SERVICES

**APPROVED:**  
BY THE CITY COUNCIL OF THE CITY OF FORT COLLINS, COLORADO, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 1979.

\_\_\_\_\_  
CITY CLERK