

# FORT FUN M.L.D. No. 01-S1764

BEING A MINOR LAND DIVISION AND A BOUNDARY LINE ADJUSTMENT  
OF A PORTION OF THE NORTH HALF OF SECTION 18,  
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF LARIMER, STATE OF COLORADO

BOARD OF COUNTY COMMISSIONERS:

APPROVED by the Board of County Commissioners this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_. All dedications are hereby accepted on behalf of the public. This approval does not constitute acceptance of responsibility by the County for construction, repair, or maintenance of any streets, highways, alleys, bridges, rights of ways, or other improvements designated on this plat.

Chairman \_\_\_\_\_

Attest: \_\_\_\_\_

Clerk to the Board \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, Robert George Perschitte, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of FORT FUN M.L.D. #01-S1764 truly and correctly represents the results of a survey made by me or under my direct supervision.

INTERMILL LAND SURVEYING, INC.  
Robert George Perschitte  
Colorado PLS 34174



Sign / Seal

**APPROVAL OF SURVEY PLAT:**

This final plat has been reviewed and is hereby approved as to form as complying with all current survey requirements of Larimer County and of State law pertaining to platting and monumentation. This approval constitutes neither a warranty by Larimer County concerning such compliance, nor a release or indemnity of the subdivider and his surveyor concerning any noncompliance of this plat with current survey requirements.

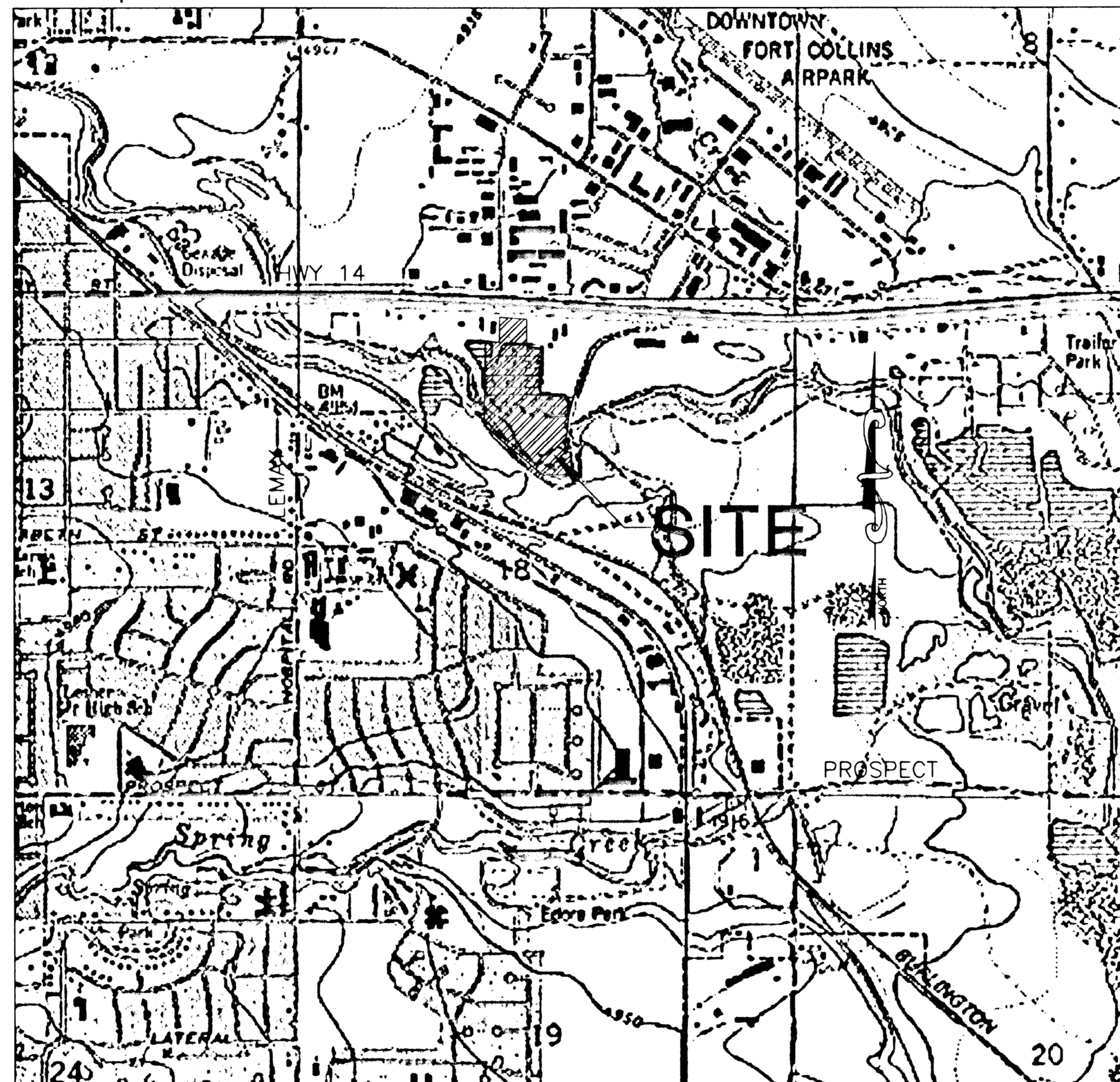
Date: \_\_\_\_\_

Signature \_\_\_\_\_ Colorado P.L.S. No. \_\_\_\_\_

\_\_\_\_\_, Larimer County Engineering Department

**GENERAL NOTES:**

- Basis of Bearings: The North line of the Northwest Quarter of Section 18, Township 7 North, Range 68 West as monumented by this survey is assumed to bear N89°21'45"E.
- = Set No. 4 rebar (16" long) with 1" diameter blue plastic cap marked LS 34174 in river bed. (unless otherwise noted)
  - = Found No. 4 rebar (length unknown) with 1" diameter orange plastic cap marked LS 4502. (unless otherwise noted)
  - ▲ = Did not find or set, per clients request.
- (M) = Measured bearing and/or distance
  - (R) = Record bearing and/or distance per the Plat of ALTA Survey prepared by Stewart & Associates (Job #J.H.S. & A. 1567), signed by P.I. Robinson L.S. #4502 on May 23, 2000.
  - (M&R) = Measured and Record bearing and/or distance
  - (C) = Calculated bearing and/or distance
  - (D) = Deeded bearing and/or distance per Deed recorded on December, 06, 1995 at Reception No. 9507709, records of Larimer County, Colorado.
- Client: Jeffrey McClure  
c/o Wellington Pointe, LLC  
412 South Hawes Street  
Ft. Collins, CO 80521



SCALE: 1" = 1000'

KNOW ALL MEN BY THESE PRESENTS that, the undersigned, being the owner(s) of that portion of

A portion of the North Half of Section 18, Township 7 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado being more particularly described as follows:

Considering the North line of the Northwest Quarter of said Section 18 as bearing North 89°21'45" East and with all bearings contained herein relative thereto:

Beginning at a point on the Southerly Right of Way line of the South Frontage Road of Colorado State Highway No. 14, which bears North 89°21'45" East 1253.70 feet; thence South 00°18'45" West 200.00 feet; thence South 88°49'15" East 80.00 feet; thence South 87°28'35" East 150.80 feet; thence South 86°11'05" East 478.52 feet; thence South 86°28'09" East 145.15 feet from the Northwest corner of said Section 18; thence along said Southerly Right of Way line, South 86°06'00" East 290.14 feet; thence departing said Southerly right of way line, South 00°44'10" West 295.15 feet; thence South 85°21'32" East 175.92 feet; thence South 03°54'04" West 503.11 feet; thence South 86°08'01" East 48.45 feet; thence South 86°08'01" East 315.76 feet; thence South 15°43'40" West 187.36 feet; thence South 07°46'43" West 377.37 feet thence South 65°39'17" East 91.29 feet; thence South 05°30'45" West 216.68 feet; thence South 87°36'00" West 279.59 feet; thence North 52°22'55" West 129.37 feet; thence North 49°08'25" West 223.66 feet; thence North 53°00'05" West 179.22 feet; thence North 47°16'25" West 253.87 feet; thence North 58°06'15" West 43.33 feet; thence North 01°05'00" East 267.74 feet; thence North 01°05'00" East 619.72 feet; thence South 86°28'22" East 46.83 feet; thence South 86°06'02" East 100.04 feet; thence North 00°43'24" East 268.99 feet, more or less a point on the Southerly Right of Way line of the South Frontage Road of Colorado State Highway No. 14 and the Point of Beginning

The above described parcel contains 22.86 Acres, more or less; have by these presents caused the same to be surveyed and subdivided into lots to be known as FORT FUN MINOR LAND DIVISION #01-S1764 and do hereby dedicate and convey to and for public use forever hereafter the streets as are laid out and designated on this plat, and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat.

OWNER(S)

WELLINGTON POINTE, LLC

*Jeff McClure*  
Jeff McClure for Wellington Pointe, LLC

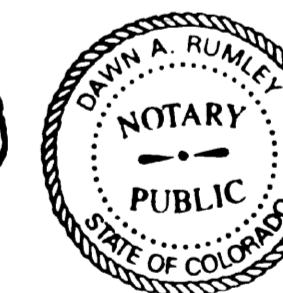
STATE OF COLORADO )  
                                  ) SS  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August, 2001 by Jeffrey McClure for Wellington Pointe, LLC, owners.

My commission expires 12/19/04

Witness my hand and official seal.

*Dawn A. Rumbly*  
Dawn A. Rumbly



OWNER(S)

CITY OF FORT COLLINS

BY: \_\_\_\_\_ AS: \_\_\_\_\_  
STATE OF COLORADO )  
                                  ) SS  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2001 by \_\_\_\_\_ as \_\_\_\_\_ of the City of Fort Collins.

My commission expires \_\_\_\_\_  
Witness my hand and official seal.

Notary Public \_\_\_\_\_

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.

**INTERMILL LAND SURVEYING, INC.**  
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516 / FAX (970)-635-9775

REVISIONS: BY: DATE:  
Add Utility Easement JEB 05/04/01  
Revise Property Description - Address County Comments (04/16/01) JEB 05/16/01

DATE: 02/26/01 DRAWN BY: JEB  
SCALE: AS NOTED CHECKED BY:  
APPROVED BY:

CLIENT: JEFFREY McCLURE

PROJECT TITLE: FORT FUN M.L.D. #01-S1764  
Part. N1/2 Sec.18-T7N-R68W, Larimer County, Colorado

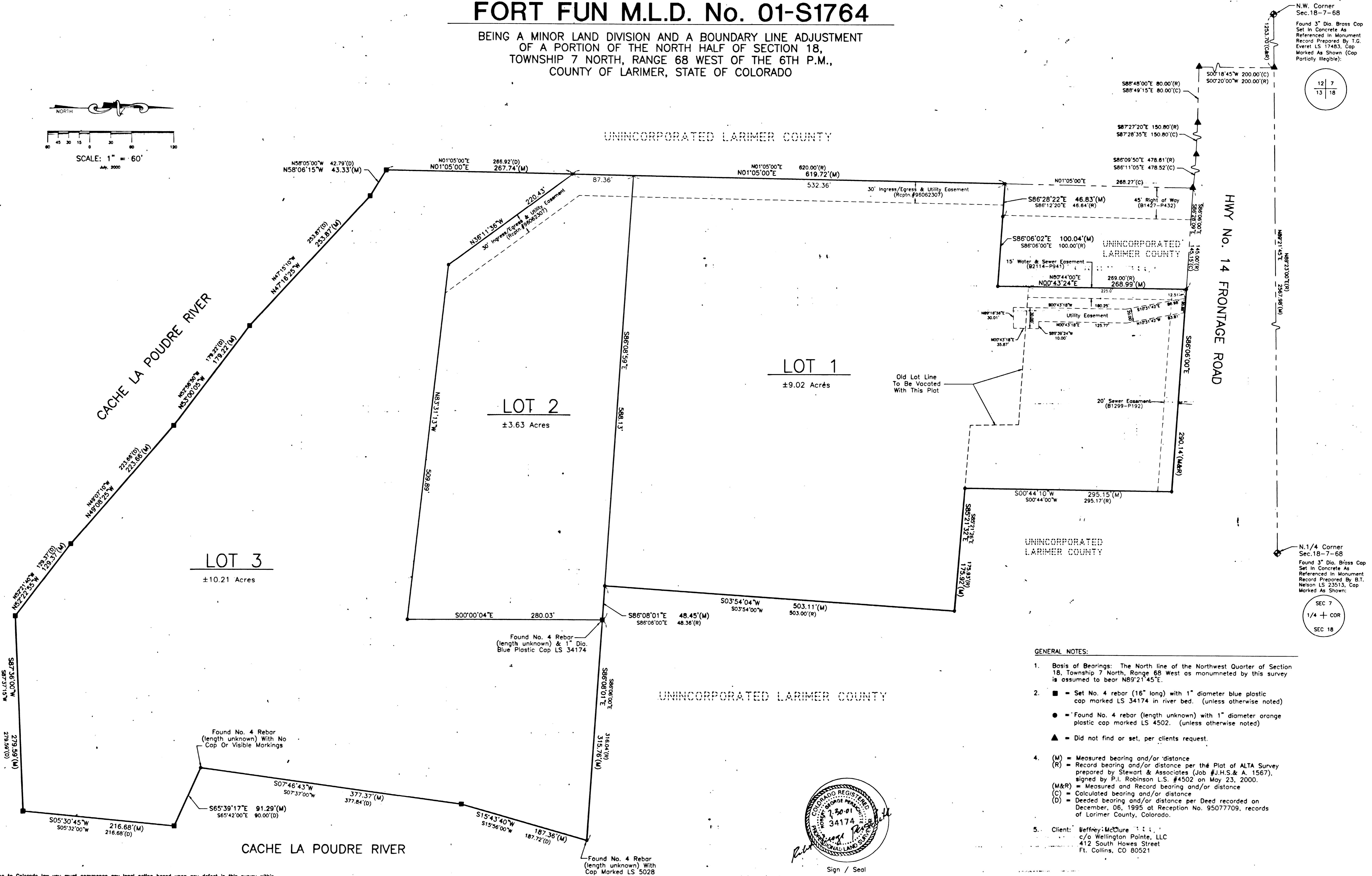
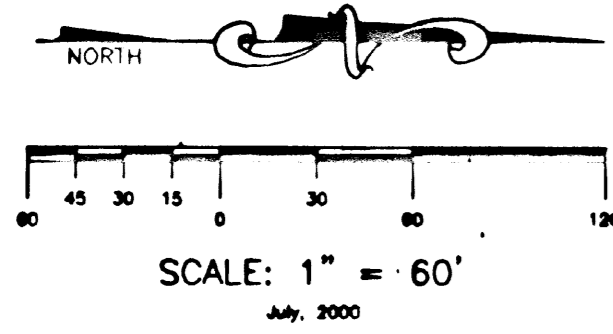
SHEET NO. 1

NO. OF SHEETS 2

PROJECT NO. P-00-4547

# FORT FUN M.L.D. No. 01-S1764

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TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
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N.W. Corner  
Sec. 18-7-68  
Found 3" Dia. Brass Cap  
Set in Concrete As  
Referenced in Monument  
Record Prepared By T.G.  
Everet LS 17483, Cap  
Marked As Shown (Cap  
Partially Illegible):

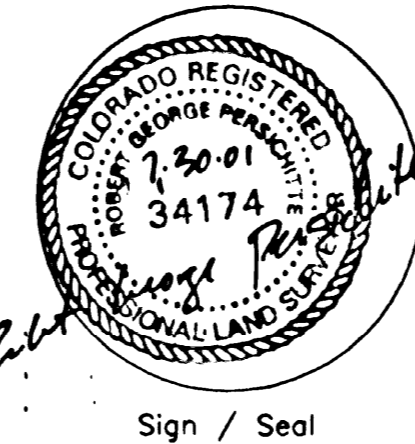
12 7  
13 18

N.1/4 Corner  
Sec. 18-7-68  
Found 3" Dia. Brass Cap  
Set in Concrete As  
Referenced in Monument  
Record Prepared By B.T.  
Nelson LS 23513, Cap  
Marked As Shown:

SEC 7  
1/4 + COR  
SEC 18

**GENERAL NOTES:**

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<b>INTERMILL LAND SURVEYING, INC.</b> 1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516 / FAX (970)-635-9775	REVISIONS: Add Utility Easement Revise Property Description - Address County Comments (04/16/01)	BY: JEB DATE: 02/04/01 JEB 05/16/01	DATE: 02/26/01 SCALE: 1" = 60' DRAWN BY: JEB CHECKED BY: APPROVED BY:	CLIENT: JEFFREY MCCLURE	PROJECT TITLE: <b>FORT FUN M.L.D. #01-S1764</b> Part. N1/2 Sec.18-17N-R68W, Larimer County, Colorado	SHEET NO.: 2	NO. OF SHEETS: 2	PROJECT NO.: P-00-4547
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This unofficial copy was downloaded on Oct-14-2019 from the City of Fort Collins Public Records Website: <http://citydocs.fcgov.com>  
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA