

PLAT OF A MONUMENTED LAND SURVEY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36 TOWNSHIP 8 NORTH AND IN THE NORTHEAST QUARTER OF SECTION 1 TOWNSHIP 7 NORTH ALL OF RANGE 69 WEST OF THE SIXTH P.M. CITY OF FORT COLLINS LARIMER COUNTY COLORADO

DESCRIPTION  
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO. THE SAID TRACT IS ALL OF TRACT Q AND A PORTION OF TRACT P OF THE PLAT OF GREENBRIAR, A PLAT OF RECORD WITH THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 1 AS BEARING NORTH 89 DEGREES 56 MINUTES 14 SECONDS WEST AS SHOWN ON THE ATTACHED PLAT, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE NORTH QUARTER CORNER OF THE SAID SECTION 1; THENCE ALONG THE CENTERLINE OF REDWOOD STREET AS MONUMENTED, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 8806 FEET; THENCE LEAVING THE SAID CENTERLINE, SOUTH 89 DEGREES 59 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 4000 FEET TO THE NORTH WEST CORNER OF THE SAID TRACT Q AND TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY OF VILLOX LANE, THE FOLLOWING SIX CURVES AND DISTANCES: (1) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1500 FEET A CENTRAL ANGLE OF 90 DEGREES 02 MINUTES 42 SECONDS AND AN ARC LENGTH OF 2357 FEET, BEING SUBTENDED BY A CHORD OF NORTH 45 DEGREES 00 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 2122 FEET; (2) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 272.89 FEET A CENTRAL ANGLE OF 63 DEGREES 22 MINUTES 41 SECONDS AND AN ARC LENGTH OF 301.86 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 58 DEGREES 16 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 286.70 FEET; (3) SOUTH 26 DEGREES 35 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 488.56 FEET; (4) SOUTH 63 DEGREES 25 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 17.00 FEET; (5) SOUTH 26 DEGREES 35 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 184.73 FEET; (6) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET A CENTRAL ANGLE OF 05 DEGREES 55 MINUTES 53 SECONDS (PREVIOUSLY RECORDED AS 06 DEGREES 00 MINUTES 11 SECONDS) AND AN ARC LENGTH OF 72.46 FEET (PREVIOUSLY RECORDED AS 73.34 FEET), BEING SUBTENDED BY A CHORD OF SOUTH 29 DEGREES 32 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 72.43 FEET TO THE NORTH LINE OF THE PLAT OF GREENBRIAR VILLAGE P.U.D., THIRD FILING, A PLAT OF RECORD WITH THE SAID CLERK AND RECORDER;

THENCE ALONG THE NORTH LINE OF THE SAID PLAT THE FOLLOWING ELEVEN CURSES AND DISTANCES: (1) SOUTH 46 DEGREES 39 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 198.80 FEET (PREVIOUSLY RECORDED AS 199.11 FEET); (2) SOUTH 52 DEGREES 29 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 52.93 FEET; (3) SOUTH 63 DEGREES 58 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 52.93 FEET; (4) NORTH 12 DEGREES 29 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 56.85 FEET; (5) NORTH 32 DEGREES 57 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 56.85 FEET; (6) NORTH 53 DEGREES 25 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 56.85 FEET; (7) NORTH 73 DEGREES 53 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 56.85 FEET; (8) SOUTH 85 DEGREES 38 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 56.85 FEET; (9) SOUTH 65 DEGREES 10 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 56.85 FEET; (10) SOUTH 44 DEGREES 42 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 56.85 FEET; (11) SOUTH 29 DEGREES 56 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 57.90 FEET TO THE EAST RIGHT OF WAY OF REDWOOD STREET; THENCE ALONG THE SAID EAST RIGHT OF WAY AND ALONG THE WEST LINE OF THE SAID TRACT P AND TRACT Q, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 913.18 FEET TO THE POINT OF BEGINNING, CONTAINING 7.551 ACRES MORE LESS.

TOGETHER WITH  
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, A PORTION OF THE SAID TRACT IS ALL OF TRACT TWO OF THE REPLAT OF SANDCREEK VILLAGE P.U.D., A PLAT OF RECORD WITH THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WITH THE ABOVE DESCRIBED BASIS OF BEARINGS:  
COMMENCING AT THE SOUTH QUARTER CORNER OF THE SAID SECTION 36, ALSO BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER, NORTH 00 DEGREES 02 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 27000 FEET TO THE CENTERLINE OF THE LARIMER AND WELD CANAL;

THENCE ALONG THE SAID CENTERLINE THE FOLLOWING EIGHT CURSES AND DISTANCES: (1) NORTH 72 DEGREES 03 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 117.51 FEET; (2) SOUTH 86 DEGREES 42 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 108.00 FEET; (3) SOUTH 71 DEGREES 22 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 133.00 FEET; (4) SOUTH 51 DEGREES 52 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 190.00 FEET; (5) SOUTH 29 DEGREES 45 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 1200.00 FEET; (6) NORTH 65 DEGREES 16 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 543.00 FEET; (7) NORTH 32 DEGREES 58 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 215.00 FEET; (8) NORTH 53 DEGREES 42 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 113.69 FEET; THENCE LEAVING THE SAID CENTERLINE, SOUTH 00 DEGREES 29 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 593.16 FEET TO THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER;

THENCE ALONG THE SAID SOUTH LINE, NORTH 89 DEGREES 56 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 945.25 FEET (PREVIOUSLY RECORDED AS 942.95 FEET); THENCE SOUTH 00 DEGREES 03 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 0.09 FEET (PREVIOUSLY RECORDED AS 0.16 FEET) TO THE SOUTH LINE OF THE SAID TRACT TWO;

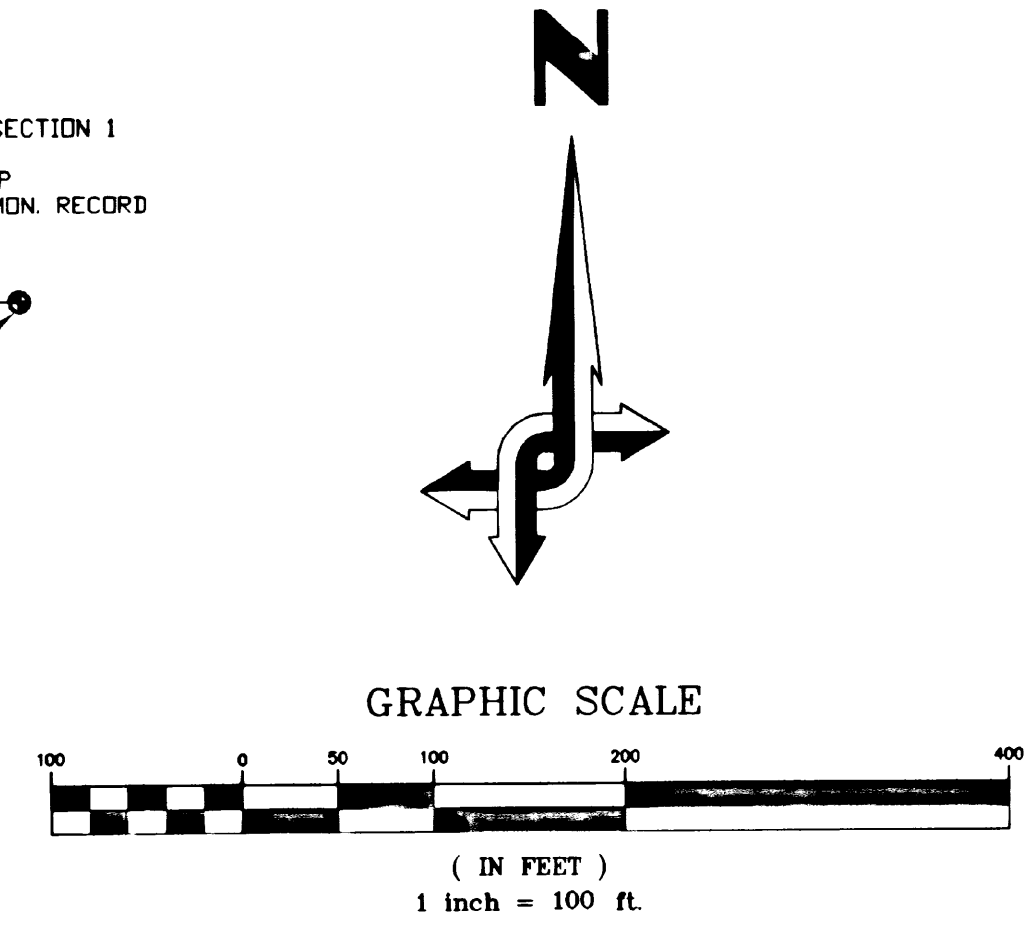
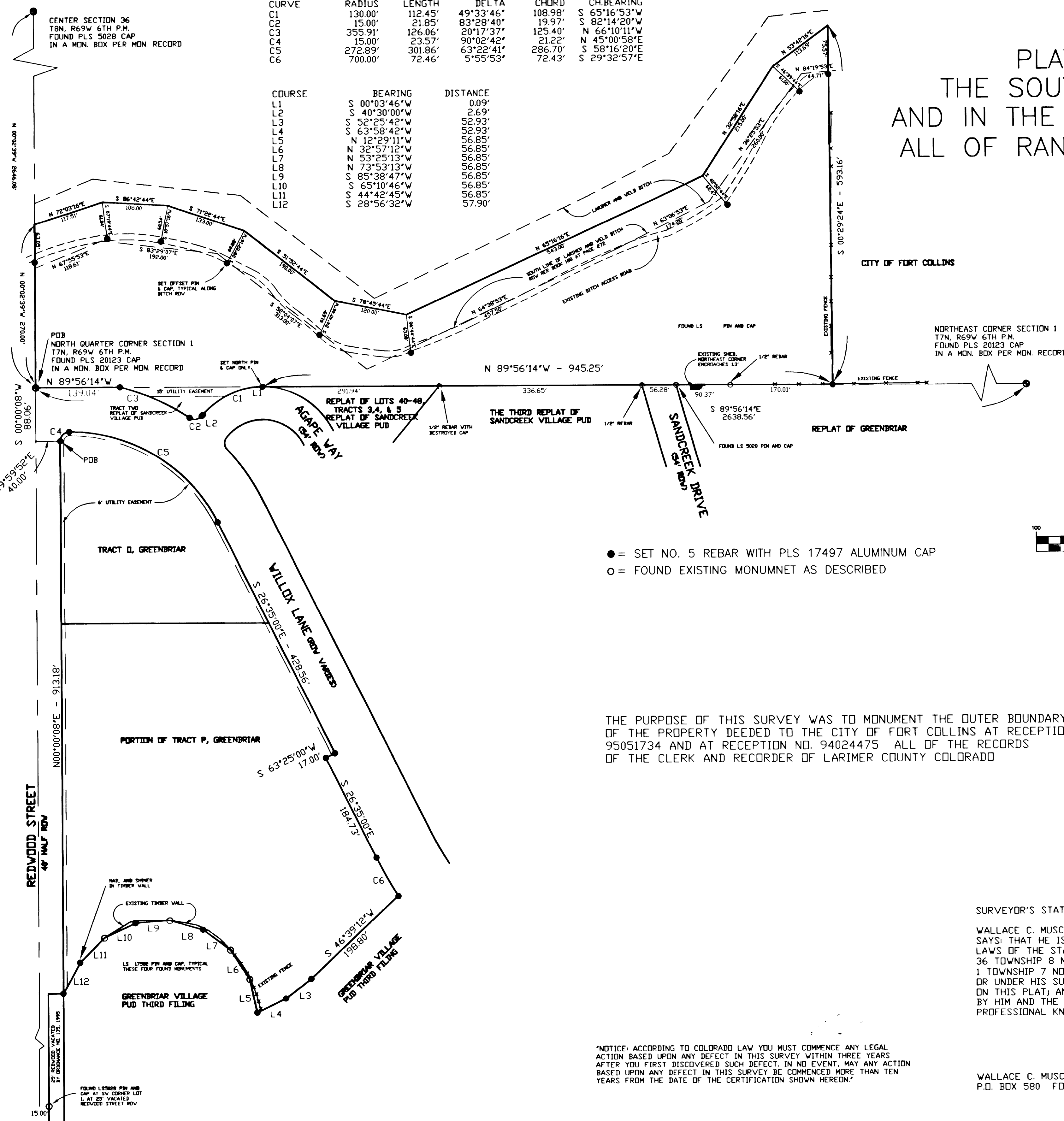
THENCE ALONG THE SAID SOUTH LINE THE FOLLOWING FOUR CURSES AND DISTANCES: (1) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1300.00 FEET A CENTRAL ANGLE OF 49 DEGREES 33 MINUTES 46 SECONDS AND AN ARC LENGTH OF 112.45 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 65 DEGREES 16 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 108.98 FEET; (2) SOUTH 40 DEGREES 30 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 2.69 FEET; (3) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1500 FEET A CENTRAL ANGLE OF 83 DEGREES 29 MINUTES 40 SECONDS AND AN ARC LENGTH OF 21.85 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 82 DEGREES 14 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 19.97 FEET; (4) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 355.91 FEET A CENTRAL ANGLE OF 20 DEGREES 17 MINUTES 38 SECONDS AND AN ARC LENGTH OF 126.06 FEET, BEING SUBTENDED BY A CHORD OF NORTH 66 DEGREES 10 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 125.40 FEET TO THE SAID SOUTH LINE OF THE SOUTHEAST QUARTER;

THENCE ALONG THE SAID SOUTH LINE, NORTH 89 DEGREES 56 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 139.04 FEET TO THE POINT OF BEGINNING, CONTAINING 8.444 ACRES MORE LESS.

THE ABOVE DESCRIBED TRACTS ARE SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAYS NOW EXISTING OR OF RECORD.

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH BEARING
C1	130.00'	112.45'	49°33'46"	108.98'	S 65°16'53"W
C2	15.00'	21.85'	83°28'40"	19.97'	S 82°14'20"W
C3	355.91'	126.06'	2017'37"	125.40'	N 66°10'11"W
C4	15.00'	23.57'	90°02'42"	21.22'	N 45°00'58"E
C5	272.89'	301.86'	63°22'41"	286.70'	S 58°16'20"E
C6	700.00'	72.46'	5°55'53"	72.43'	S 29°32'57"E

COURSE	BEARING	DISTANCE
L1	S 00°03'46"W	2.69'
L2	S 40°30'00"W	2.69'
L3	S 52°25'42"W	52.93'
L4	S 63°58'42"W	52.93'
L5	S 12°29'11"W	56.85'
L6	N 32°57'12"W	56.85'
L7	N 53°25'13"W	56.85'
L8	N 73°53'13"W	56.85'
L9	S 85°38'47"W	56.85'
L10	S 65°10'46"W	56.85'
L11	S 44°42'45"W	56.85'
L12	S 28°56'32"W	57.90'



● = SET NO. 5 REBAR WITH PLS 17497 ALUMINUM CAP  
○ = FOUND EXISTING MONUMENT AS DESCRIBED

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE OUTER BOUNDARY OF THE PROPERTY DEEDED TO THE CITY OF FORT COLLINS AT RECEPTION NO. 95051734 AND AT RECEPTION NO. 94024475 ALL OF THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY COLORADO

**SURVEYOR'S STATEMENT**  
WALLACE C. MUSCOTT, BEING FIRST DULY SWORN ON HIS OATH, DEPOSES AND SAYS: THAT HE IS A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS SURVEY LOCATED IN SECTION 36 TOWNSHIP 8 NORTH RANGE 69 WEST OF THE SIXTH P.M. AND IN SECTION 1 TOWNSHIP 7 NORTH RANGE 69 WEST OF THE SIXTH P.M. WAS DONE BY HIM OR UNDER HIS SUPERVISION; THAT THE SURVEY IS ACCURATELY REPRESENTED ON THIS PLAT; AND THAT THE STATEMENTS CONTAINED HEREIN WERE READ BY HIM AND THE SAME ARE TRUE AND CORRECT TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

WALLACE C. MUSCOTT, COLORADO P.L.S. 17497  
P.O. BOX 580 FORT COLLINS, CO 80522

Professional seal for Wallace C. Muscott, P.L.S. 17497, dated 7.12.00.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

REVISIONS:	DATE:

CITY OF FORT COLLINS, COLORADO  
ENGINEERING DIVISION



DESIGNED BY: WCM  
SCALE: 1"=100'  
DRAWN BY: WCM  
DATE: 7-11-2000  
APPROVED BY: WCM  
CHECKED BY: WCM  
DATE:  

PLAT OF A MONUMENTED LAND SURVEY  
LOCATED IN SECTION 36, T8N, R69W 6th PM  
AND IN SECTION 1, T7N, R69W 6th PM

SHEET 1 OF 1