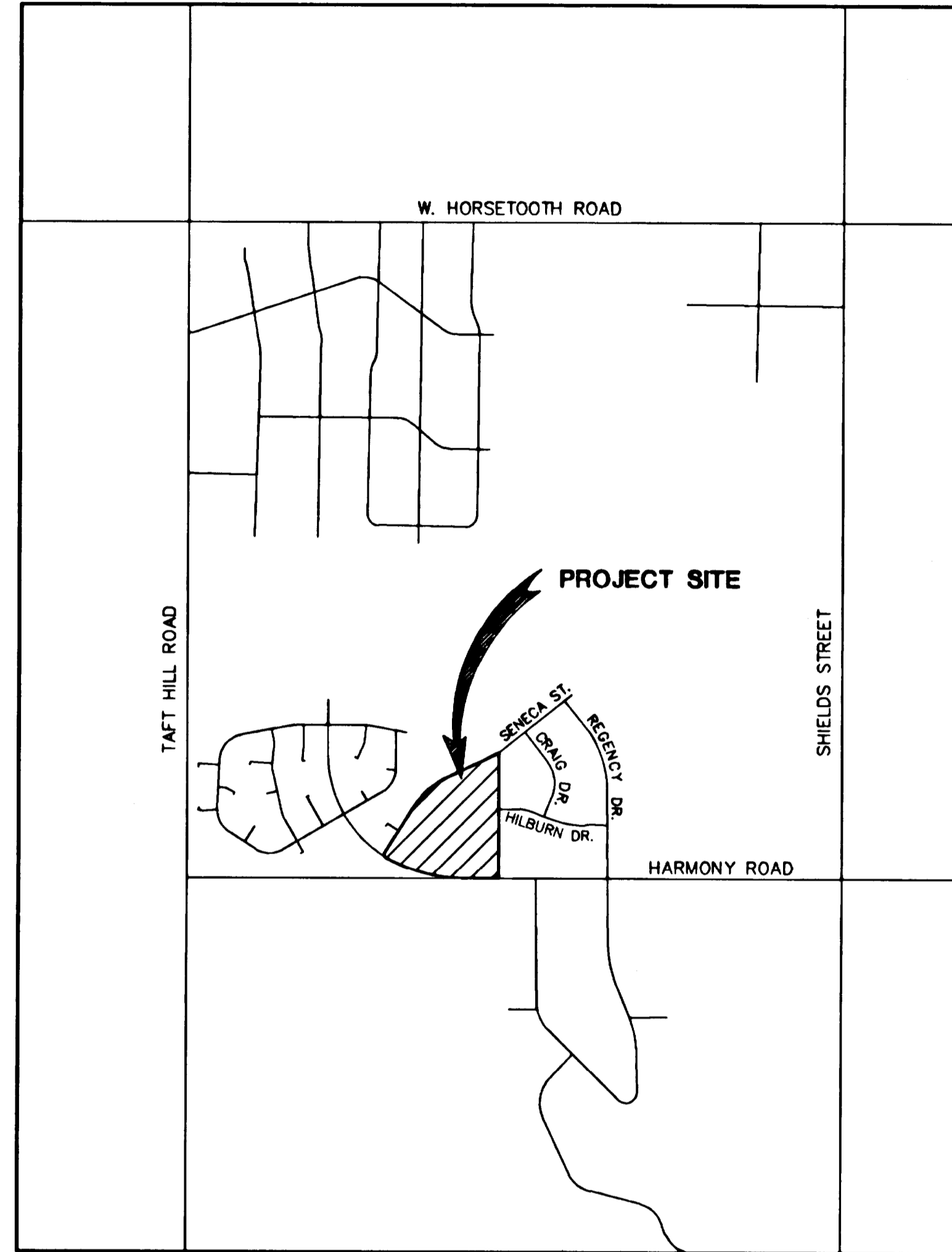


A PLAT OF  
ARAPAHOE FARM TOWNHOMES P.U.D.  
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF  
SECTION 34, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE  
6th P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER,  
STATE OF COLORADO.



VICINITY MAP  
SCALE: 1"=1000'

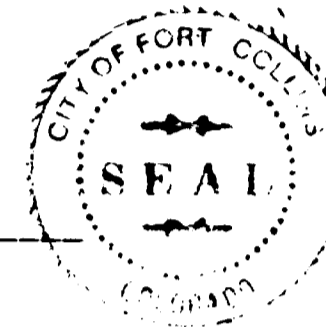
ATTORNEY'S CERTIFICATE

This is to certify that on the 13<sup>th</sup> day of September, 1994, 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.

Andrew R. Simpson  
Address: 2336 Canyon #200  
Boulder, CO 80302  
Registration No. 8496

Approved as to form by the Director of Engineering of the City of Fort Collins, on the 26<sup>th</sup> day of September, A.D., 1994

Michael R. Varrig  
Director of Engineering



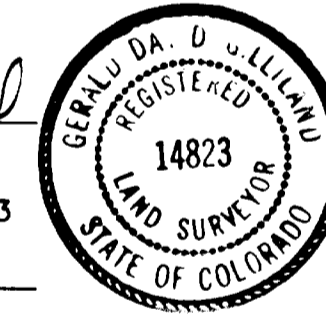
Approved by the City of Fort Collins Planning and Zoning Board on this 27<sup>th</sup> day of MARCH, A.D., 1994

Robert E. Blawhard  
Secretary of Planning and Zoning Board

SURVEYOR'S STATEMENT

I, Gerald D. Gilliland, a Professional Land Surveyor in the State of Colorado, do hereby state that the survey and legal description shown hereon was made under my direct responsibility, supervision and checking and that this plat accurately represents said survey and that all monuments exist as shown hereon.

Gerald D. Gilliland  
Gerald D. Gilliland  
Registered Land Surveyor  
Colorado Registration No. 14823  
Sept. 12, 1994  
Date



NOTICE: According to Colorado Law, you must commence any legal action based upon any defect on 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 survey shown hereon.

DEDICATION OF COMMON ELEMENTS

James Construction Co., Inc. (Declarant) in recording this plat of Arapahoe Farm Townhomes P.U.D., has designated certain areas of land as Outlots A thru P intended for use by the homeowners in Arapahoe Farm Townhomes P.U.D. for common use and other related activities.

The designated areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Arapahoe Farm Townhomes P.U.D. as more fully provided in the Declaration of Covenants, Conditions and Restrictions applicable to Arapahoe Farm Townhomes P.U.D. dated May 25, 1994.

Said Declaration of Covenants, Conditions and Restrictions is hereby incorporated and made a part of this plat.

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION

Know all men by these presents that the undersigned begin the owners of the following described land:

A tract of land located in the Southwest Quarter of Section 34, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 34 as bearing, South 89°53'42" West, from a found 3" Aluminum Cap in Range Box at the South Quarter corner of said Section 34 to a set Aluminum Cap in Range Box at the Southwest corner of said Section 34 and with all bearings contained herein relative thereto:

Commencing at the South Quarter corner of said Section 34; thence along the East line of said Southwest Quarter, North 00°03'18" West, 60.00 feet, to the North right-of-way line of Harmony Road, said point being the POINT OF BEGINNING; thence along said North right-of-way, South 89°53'42" West, 201.76 feet to a point on a curve concave Northerly, having a central angle of 29°58'26", a radius of 1015.00 feet, and the chord of which bears North 75°07'05" West, 524.96 feet; thence along the arc of said curve 530.99 feet to a point on a compound curve concave Easterly, having a central angle of 92°32'03", a radius of 11.00 feet, and the chord of which bears North 13°51'51" West, 15.90 feet; thence along the arc of said curve 17.77 feet to the end of said curve said point being on the South right-of-way of Seneca Street; thence along said right-of-way, North 32°24'11" East, 343.39 feet to a point on a curve concave Southeasterly, having a central angle of 32°32'33", a radius of 508.00 feet, and the chord of which bears North 48°40'28" East, 284.67 feet; thence along the arc of said curve 288.53 feet to the end of said curve; thence, North 64°56'44" East, 260.20 feet to a point on a curve concave Northwesterly, having a central angle of 02°49'21", a radius of 1784.00 feet, and the chord of which bears North 63°32'04" East, 87.88 feet; thence along the arc of said curve 87.89 feet to the point of intersection with a non-tangent line, said point being on the East line of the said Southwest Quarter; thence along said East line, South 00°03'18" East, 777.14 feet to the Point of Beginning.

The above described tract contains 8.510 acres, more or less.

The undersigned have caused the above described land to be surveyed and subdivided into lots and easements as shown on this plat to be known as Arapahoe Farm Townhomes P.U.D., subject to all easements and rights-of-ways now of record or existing or indicated on this plat.

The undersigned does hereby dedicate and convey to and for public use, forever, the easements as laid out and designated on this plat; provided, however, acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated.

Witness our hands and seals this 13 day of SEPTEMBER, A.D., 1994

By: JAMES CONSTRUCTION CO., INC.  
A Colorado Corporation

By: [Signature] President

STATE OF COLORADO )  
COUNTY OF LARIMER ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_ by \_\_\_\_\_

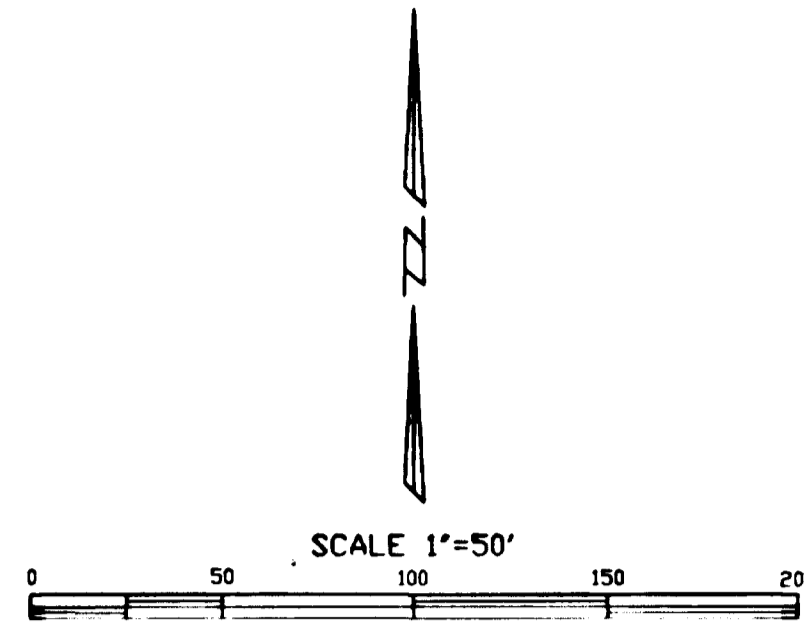
Subscribed and sworn before me this \_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_

My Notarial Commission expires \_\_\_\_\_

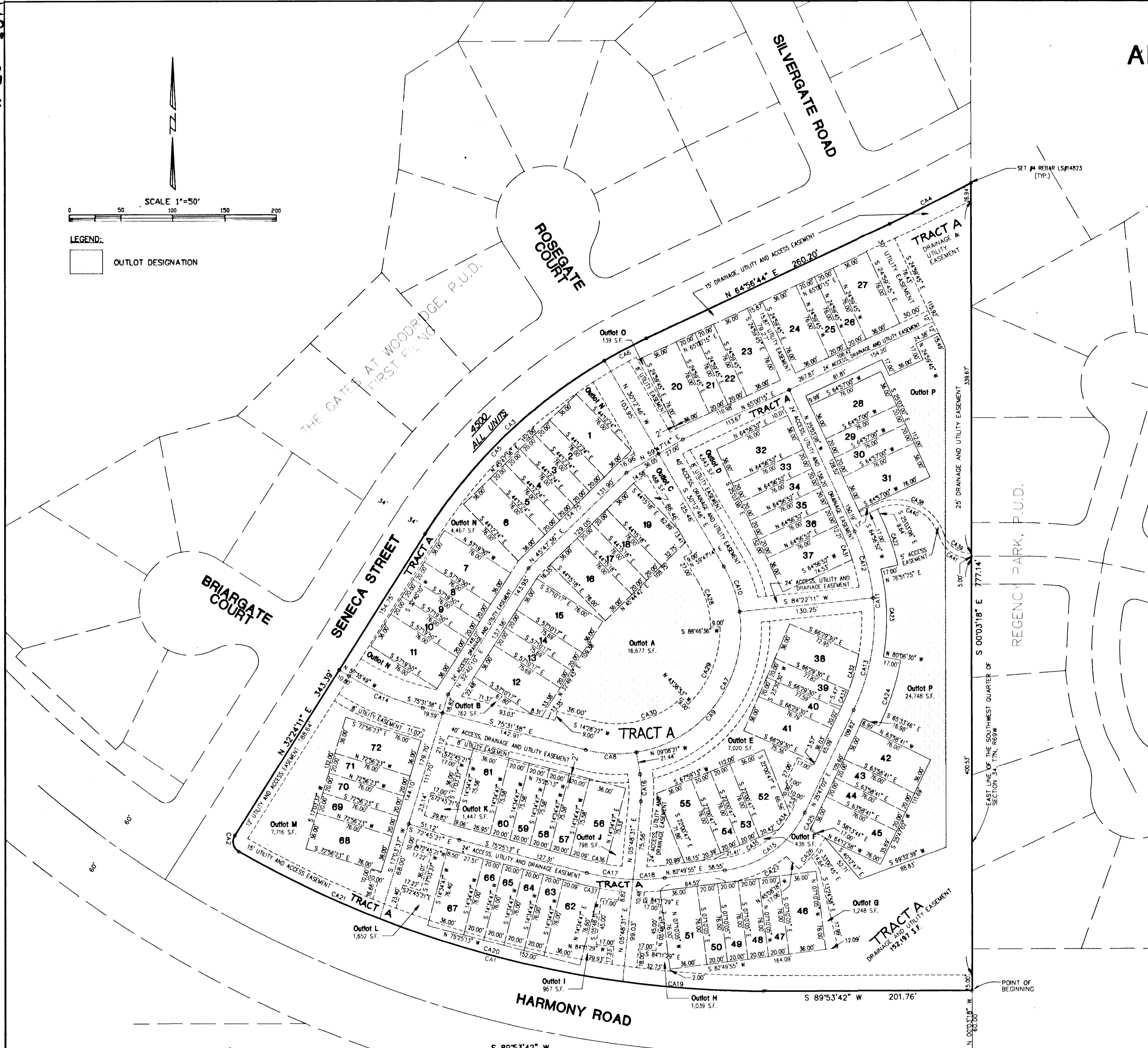
\_\_\_\_\_  
Notary Public  
Address \_\_\_\_\_  
City, State, ZIP Code \_\_\_\_\_

# A PLAT OF ARAPAHOE FARM TOWNHOMES P.U.D.

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF  
SECTION 34, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE  
6th P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER,  
STATE OF COLORADO.



LEGEND:  
OUTLOT DESIGNATION



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CA1	1015.00'	530.99'	271.72'	524.96'	S 75°07'00" E	29°58'26"
CA2	11.00'	17.77'	11.50'	15.90'	S 135°15'11" E	92°32'03"
CA3	508.00'	288.53'	148.77'	284.67'	S 48°40'28" W	52°32'33"
CA4	1784.00'	87.89'	43.95'	87.88'	S 63°32'04" W	02°49'21"
CA5	508.00'	242.80'	123.76'	240.49'	N 48°05'42" E	27°23'03"
CA6	508.00'	45.74'	22.88'	45.72'	S 62°21'59" W	00°09'30"
CA7	120.00'	282.08'	287.47'	221.48'	N 37°07'48" E	134°41'08"
CA8	120.00'	49.45'	25.08'	49.10'	S 87°09'59" E	23°36'43"
CA9	120.00'	186.15'	117.68'	168.04'	N 36°25'17" E	88°52'45"
CA10	120.00'	46.48'	23.54'	46.19'	N 19°06'36" W	22°11'40"
CA11	200.00'	177.76'	95.23'	171.97'	S 00°19'18" W	50°55'29"
CA12	200.00'	67.59'	34.12'	67.27'	N 15°27'31" W	19°15'52"
CA13	200.00'	110.17'	56.52'	108.78'	N 10°00'14" E	31°33'37"
CA14	250.00'	78.24'	39.44'	77.92'	S 66°33'44" E	17°50'49"
CA15	100.00'	99.57'	54.35'	95.51'	S 54°18'29" E	57°02'53"
CA16	100.00'	26.09'	13.12'	26.01'	N 01°39'55" W	14°35'51"
CA17	200.00'	75.91'	38.42'	75.46'	S 86°17'39" E	21°44'52"
CA18	200.00'	75.91'	38.42'	75.46'	N 86°17'39" W	21°44'52"
CA19	1015.00'	136.98'	68.59'	136.88'	S 86°14'20" E	07°43'56"
CA20	1015.00'	243.03'	122.10'	242.45'	N 75°30'48" W	13°43'08"
CA21	1015.00'	150.98'	75.63'	150.84'	N 64°23'33" E	08°11'22"
CA22	229.00'	47.93'	24.05'	47.84'	S 19°08'20" E	11°59'30"
CA23	212.00'	85.23'	43.20'	84.66'	S 01°37'33" E	23°02'05"
CA24	229.00'	67.14'	33.81'	66.90'	N 18°17'26" E	16°47'53"
CA25	112.00'	11.70'	5.86'	11.70'	S 28°40'39" W	05°59'13"
CA26	129.00'	39.48'	19.90'	39.33'	N 40°32'21" E	17°32'12"
CA27	112.00'	64.21'	33.01'	63.33'	S 66°24'29" W	37°50'52"
CA28	91.00'	46.04'	23.53'	45.55'	S 15°43'05" E	28°58'22"
CA29	100.00'	83.99'	44.11'	80.72'	N 22°34'52" E	47°35'31"
CA30	91.00'	92.26'	50.53'	88.36'	S 75°25'45" W	58°05'14"
CA31	188.00'	23.85'	11.94'	23.84'	S 71°30'21" E	07°16'11"
CA32	188.00'	36.38'	18.25'	36.33'	S 15°48'34" W	11°05'19"
CA33	188.00'	14.54'	7.27'	14.53'	N 23°34'08" E	04°35'48"
CA34	88.00'	18.24'	9.16'	18.21'	S 36°46'27" E	11°52'45"
CA35	88.00'	61.62'	32.13'	60.37'	N 62°46'22" E	40°07'06"
CA36	188.00'	15.93'	7.97'	15.93'	N 77°50'54" W	04°51'20"
CA37	212.00'	15.53'	7.97'	15.52'	N 77°34'22" W	04°18'18"
CA38	48.30'	81.48'	54.27'	72.15'	S 68°43'07" E	08°40'02"
CA39	27.50'	34.90'	20.24'	32.60'	S 54°44'32" E	22°42'50"
CA40	43.30'	73.05'	48.65'	64.69'	S 65°43'07" E	06°40'02"
CA41	32.50'	41.15'	23.85'	38.46'	S 54°39'43" E	22°33'12"

LOT #	SQ. FT.	LOT #	SQ. FT.
1	2736	37	2724
2	1520	38	2735
3	1520	39	1556
4	1520	40	1552
5	1520	41	2764
6	2736	42	2736
7	2736	43	1520
8	1520	44	1520
9	1520	45	1520
10	1520	46	2736
11	2736	47	1520
12	2716	48	1520
13	1514	49	1520
14	1514	50	1520
15	2736	51	2736
16	2736	52	2668
17	1520	53	1520
18	1520	54	1520
19	2712	55	2704
20	2736	56	2732
21	1520	57	1512
22	1520	58	1512
23	2736	59	1512
24	2736	60	1512
25	1520	61	2724
26	1520	62	2572
27	2736	63	1520
28	2736	64	1520
29	1520	65	1520
30	1520	66	1520
31	2736	67	2582
32	2736	68	2736
33	1520	69	1520
34	1520	70	1520
35	1520	71	1520
36	1520	72	2736
TRACT A 152197			

NOTE: TRACT A INCLUDES ALL AREA WITHIN THE SITE EXCEPT LOTS AND OUTLOTS.

SOUTHWEST CORNER SECTION 34, T7N, R69W #6 REPAIR WITH 2 1/2" ALUMINUM CAP IN 4" STEEL PIPE  
S 89°53'42" W  
SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, T7N, R69W (BASIS OF BEARINGS)  
POINT OF BEGINNING  
S 00°03'18" E 777.14'  
EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, T7N, R69W  
N 00°03'18" W 400.53'  
S 89°53'42" W 201.76'  
S 89°53'42" W 201.76'  
S 89°53'42" W 201.76'  
S 89°53'42" W 201.76'

**3BD** r.c.  
Engineering Consultants  
209 South Midway Street  
Fort Collins, Colorado 80521  
(970) 482-5922

This unofficial copy was downloaded on Jul-16-2019 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