

THE FIRST REPLAT OF A PORTION OF LOT 1 OF THE AMENDED PLAT OF FAIRWAY TWO AT SOUTHRIDGE GREENS P.U.D.

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6, T 6 N, R 68 W OF THE 6TH P.M., THE CITY OF FT. COLLINS, LARIMER COUNTY, COLORADO

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION AND DECLARATION OF PROTECTIVE COVENANTS

Know all men by these presents: that the undersigned, being the owners and proprietors of the following described land, to wit:

A tract of land located in the Southwest quarter of Section 6, Township 6 North, Range 68 West of the 6th P.M., City of Ft. Collins, Larimer County, Colorado, being more particularly described as follows:

All of Lot 1 of the Amended Plat of Fairway Two at Southridge Greens P.U.D. according to the recorded Plat of said Amended Plat of Fairway Two at Southridge Greens P.U.D., filed in book 2251, page 0718 records of Larimer County, Colorado, except the following described tracts:

1. That tract described on the plat map titled "Map of Southridge Greens Condominiums Supplement No. 1" filed in Book 2284, Page 872 records of Larimer County, (0.35 acres);
2. That tract described on the plat map titled "Map of Southridge Greens Supplement No. Two" filed at Reception No. 603472 records of Larimer County, (0.283 acres);
3. That tract described on the plat map titled "Southridge Greens Condominiums Supplement No. Four", filed at Reception No. 85022965 records of Larimer County, (0.262 acres);
4. That tract described on the plat map titled "Map of Southridge Greens Supplement No. Five", filed at Reception No. 86018288 records of Larimer County, (0.364 acres);
5. That tract described on the plat map titled "Map of Southridge Greens Condominiums Supplement No. Six", filed at Reception No. 87017332 records of Larimer County, (0.224 acres);

Said tract contains 4.358 acres, more or less.

has caused the same to be surveyed and subdivided into lots and tracts as shown on this plat to be known as "The First Replat of a Portion of Lot 1 of the Amended Plat of Fairway Two at Southridge Greens P.U.D.", and is subject to all easements now on record or existing, or indicated on this plat, and does hereby dedicate and convey to and for public use, forever hereafter, the easements as are laid out and designated on this plat.

ATTORNEY STATEMENT

This is to certify that on the 21st day of September, A.D., 1987, 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 CRS (1973) 31-23-111 are shown hereon as of said date.

Ramon Q. Myrt
Attorney No. 372
110 E. Oak St
Ft Collins, Co 80524
Address

APPROVED by the City Engineer of the City of Fort Collins, Colorado, on the 31st day of September, A.D., 1987.

Sam K. Lued
City Engineer

APPROVED by the Planning and Zoning Board of the City of Fort Collins, Colorado, on the 28th day of September, A.D., 1987.

Mark Rutt
Secretary of Planning and Zoning Board

SURVEYOR'S STATEMENT

I, Donald Frederick, a duly registered Land surveyor in the State of Colorado, do hereby state that this plat of The First Replat of a Portion of Lot 1 of the Amended Plat of Fairway Two at Southridge Greens P.U.D. truly and correctly represents the results of a survey made by me or under my direct supervision.

Donald Frederick 7/22/87
Donald Frederick, Colorado R.L.S. 11989



BUCAIN CORPORATION, A COLORADO CORPORATION

Clifford J. Buckley
Clifford J. Buckley, President
State of Colorado)
County of Larimer)

The foregoing instrument was acknowledged before me this 21st day of September, A.D., 1987 by Clifford J. Buckley, as President of BuCain Corporation.

My notarial Commission expires: 8-2-91

Ramon Q. Myrt
Notary Public
110 E. Oak St
Ft Collins, Co 80524
Address

Mark Rutt
Mark Rutt, Vice President
State of Colorado)
County of Larimer)

The foregoing instrument was acknowledged before me this 21st day of September, A.D., 1987 by Mark Rutt as Vice President of BuCain Corporation.

My notarial Commission expires: 8-2-91

Ramon Q. Myrt
Notary Public
110 E. Oak St
Ft Collins, Co 80524
Address

COLUMBIA SAVINGS, A FEDERAL SAVINGS AND LOAN ASSOCIATION, AS MORTGAGEE

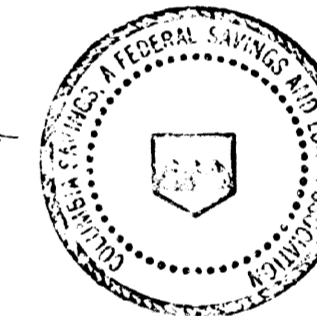
By: Ann Wesch Attest: Ann Wesch
Assistant Vice-President Assistant Secretary
State of Colorado)
County of Arapahoe)

The foregoing instrument was acknowledged before me this 18th day of September, A.D., 1987, by Marc S. Birnbaum as Assistant Vice President and Ann Wesch as Assistant Secretary for Columbia Savings, A Federal Savings and Loan Association, as Mortgagee.

My notarial commission expires: June 24, 1990



Karen Gutzmer
Notary Public
5850 S. Ute Cir. E.
Englewood, CO 80111
Address



FOX RIDGE II, A COLORADO GENERAL PARTNERSHIP

K. Bill Tiley
K. Bill Tiley, Active Partner
State of Colorado)
County of Larimer)

The foregoing instrument was acknowledged before me this 21st day of September, A.D., 1987 by K. Bill Tiley as Active Partner for Fox Ridge II, A Colorado General Partnership.

My notarial commission expires: 8-2-91

Ramon Q. Myrt
Notary Public
110 E. Oak St
Ft Collins, Co 80524
Address

REVISIONS	
Date	By
	Description
Date	By
	Description
Date	By
	Description

Date	AUGUST, 1987	Drawn	R. J. L.
Field Book		Checked	DGF
Scale		Approved	DGF

CLIENT
BUCAIN CORPORATION

SHEAR ENGINEERING CORPORATION
FORT COLLINS, COLORADO
PHONE (303) 226-5334

FIRST REPLAT OF A PORTION OF LOT 1 OF THE AMENDED PLAT OF FAIRWAY TWO AT SOUTHRIDGE GREENS P.U.D.
FT. COLLINS, COLORADO

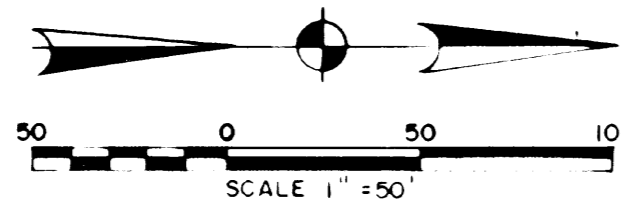
PROJECT NO.	SHEET NO.	NO. OF SHEETS
1007-5-87	1	2
FLS 87-08-251		

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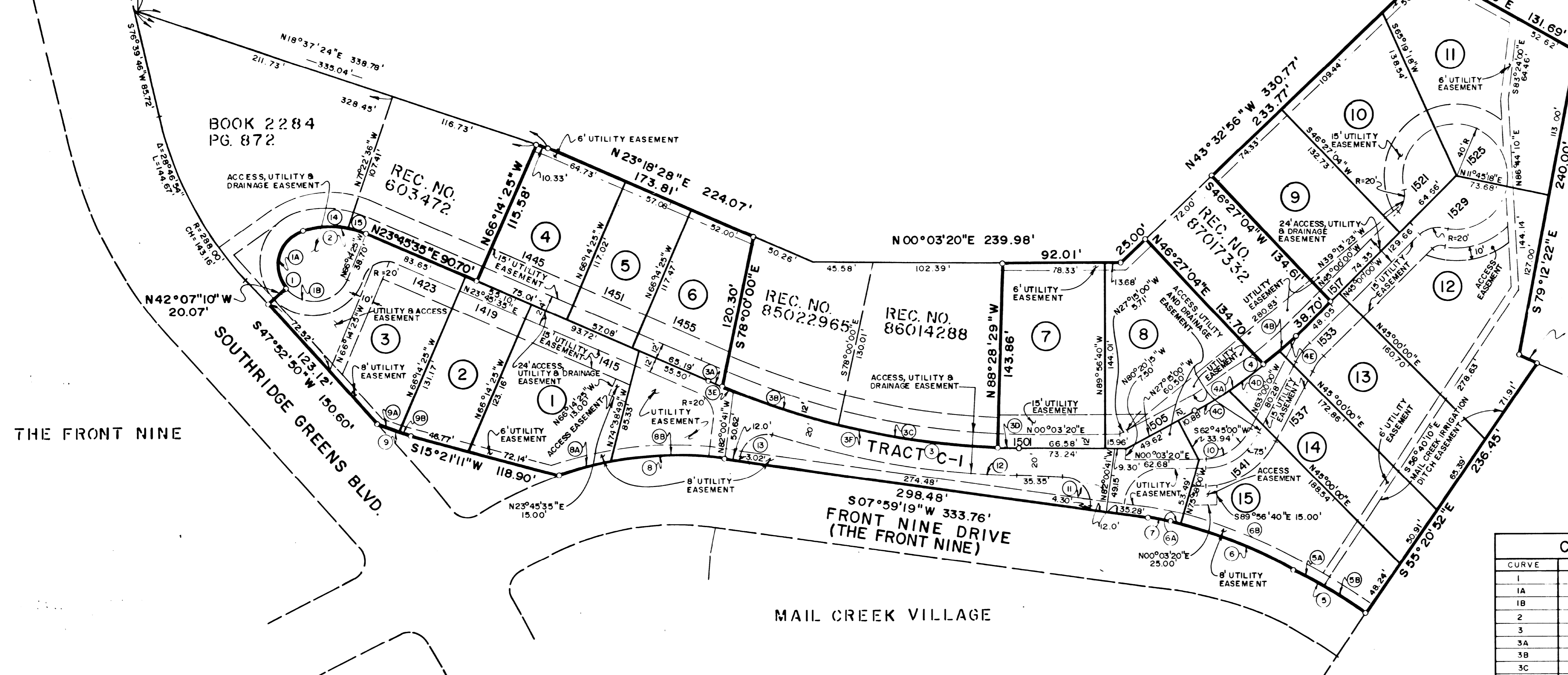
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6, T 6 N, R 68 W OF THE 6TH P.M., THE CITY OF FT. COLLINS, LARIMER COUNTY, COLORADO

SW COR. SEC. 6,
T.6N., R.68W.

N.W. COR. S.W. 1/4
SEC. 6, T.6N., R.68W.



GOLF COURSE



CURVE DATA TABLE

CURVE	RADIUS	DELTA (Δ)	LENGTH	CHORD
1	28.0'	228° 11' 23"	111.52'	51.12'
1A	28.0'	114° 04' 08"	55.75'	46.98'
1B	28.0'	114° 07' 15"	55.77'	47.00'
2	70.0'	41° 48' 37"	51.08'	49.96'
3	600.00'	23° 42' 15"	248.23'	246.46'
3A	600.00'	01° 04' 55"	11.33'	11.33'
3B	600.00'	09° 03' 33"	94.52'	94.42'
3C	600.00'	12° 07' 17"	126.94'	126.70'
3D	600.00'	01° 28' 30"	15.45'	15.45'
3E	600.00'	01° 58' 11"	20.63'	20.63'
3F	600.00'	21° 44' 04"	22.76'	22.24'
4	320.00'	17° 45' 00"	99.14'	98.74'
4A	320.00'	11° 46' 53"	65.80'	65.68'
4B	320.00'	05° 58' 07"	33.34'	33.32'
4C	320.00'	05° 46' 50"	32.29'	32.27'
4D	320.00'	09° 03' 09"	50.56'	50.51'
4E	320.00'	02° 55' 01"	16.29'	16.29'
5	378.00'	10° 01' 50"	66.17'	66.09'
5A	378.00'	04° 00' 31"	26.46'	26.44'
5B	378.00'	06° 01' 19"	39.71'	39.69'
6	381.50'	15° 34' 46"	103.73'	103.42'
6A	381.50'	01° 48' 08"	12.00'	12.00'
6B	381.50'	13° 46' 38"	91.73'	91.51'
7	385.00'	02° 27' 21"	16.50'	16.50'
8	267.00'	28° 01' 54"	130.63'	129.33'
8A	267.00'	09° 37' 41"	44.87'	44.81'
8B	267.00'	18° 24' 13"	85.76'	85.39'
9	325.00'	04° 55' 17"	2.792'	2.791'
9A	325.00'	03° 20' 58"	19.00'	19.00'
9B	325.00'	01° 34' 19"	8.92'	8.92'
10	40.00'	63° 03' 20"	4.402'	4.183'
11	20.00'	97° 55' 59"	34.19'	30.17'
12	62.000'	17° 55' 59"	19.405'	193.26'
13	20.00'	99° 59' 59"	34.91'	30.84'
14	70.00'	28° 38' 07"	3.499'	34.62'
15	70.00'	13° 10' 30"	16.10'	16.06'

According to Colorado law you must commence any legal action based upon any defect in this survey within six (6) 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 (10) years from the date of the certification shown hereon.

LOT	AREA (S.F.)	AREA (ACRES)
1	11,289	0.26
2	7,010	0.16
3	14,460	0.33
4	8,751	0.20
5	6,692	0.15
6	7,565	0.17
7	11,546	0.27
8	11,998	0.28
9	9,936	0.23
10	11,463	0.26
11	15,956	0.37
12	19,085	0.44
13	10,718	0.25
14	9,016	0.21
15	13,267	0.31
TRACT C-1	21,078	0.48

This unofficial copy was downloaded on Oct-20-2019 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