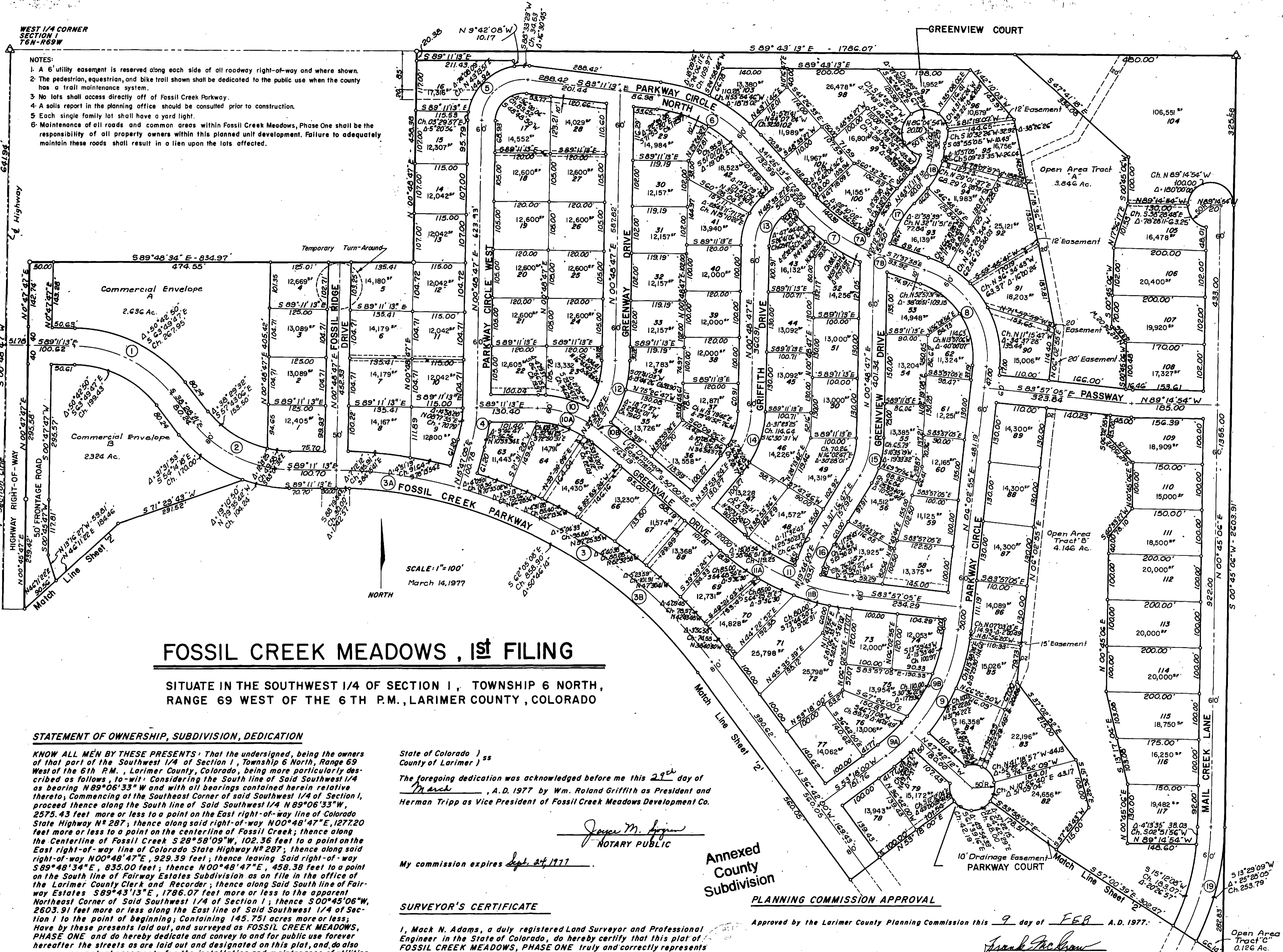


RADIUS	CURVE NUMBER		ARC
	CHORD	BEARING	
272.84	50°42'52"	233.69	241.50
	21°00'	S 63°49'47" E	129.30
272.84	50°42'52"	233.69	241.50
	21°00'	S 63°49'47" E	129.30
1041.74	52°29'13"	921.29	954.31
	5°30'	S 62°56'36" E	513.58
1041.74	14°58'18"	271.44	272.22
	5°30'	S 81°42'04" E	136.89
1041.74	37°30'55"	669.97	682.09
	5°30'	S 55°27'28" E	353.78
301.67	14°58'18"	78.60	78.83
	18°59'34"	N 8°17'56" E	39.64
90.23	96°00'00"	134.11	151.18
	63°30'	N 48°48'47" E	100.21
318.31	41°44'40"	226.82	231.91
	18°00'	S 62°18'53" E	121.37
395.14	30°31'25"	208.03	210.51
	14°30'	S 56°42'16" E	107.82
395.14	27°20'55"	186.82	188.61
	14°30'	S 55°06'58" E	96.14
395.14	3°10'30"	21.89	21.90
	14°30'	S 70°22'38" E	10.92
197.57	78°00'53"	248.71	269.01
	2°00'	S 32°57'31" E	160.03
395.14	47°15'06"	316.72	325.87
	14°30'	S 29°40'27" W	172.84
395.14	11°00'12"	75.77	75.88
	14°30'	S 47°47'54" W	38.06
395.14	36°14'53"	245.84	249.98
	14°30'	S 24°10'22" W	129.34
224.69	39°10'37"	150.66	153.64
	25°30'	S 69°35'56" E	79.96
224.69	32°41'22"	126.46	128.19
	25°30'	S 72°50'32" E	65.89
224.69	6°29'15"	25.43	25.44
	25°30'	S 53°15'14" E	12.73
477.46	33°56'29"	278.73	282.84
	12°00'	S 66°58'50" W	145.71
477.46	20°15'24"	167.93	168.80
	12°00'	S 60°08'18" E	85.29
477.46	13°41'05"	113.77	114.04
	12°00'	S 77°06'33" E	57.29
220.37	32°41'22"	124.03	125.73
	26°00'	N 17°09'28" E	64.63
114.59	47°44'40"	92.75	95.49
	50°00'02"	N 24°41'07" E	50.71
181.89	39°10'37"	121.96	124.37
	31°30'	N 20°24'06" E	64.73
163.70	30°28'00"	86.03	87.05
	35°00'	N 16°02'47" E	44.58
301.57	11°32'47"	60.67	60.77
	19°00'	N 29°30'23" E	30.49
229.18	21°58'39"	87.37	87.91
	25°00'	N 32°11'52" E	44.50
114.59	39°16'05"	77.01	78.54
	50°00'02"	N 23°33'08" E	40.88
545.67	30°01'23"	282.67	285.93
	10°30'	N 15°45'48" E	146.33



### FOSSIL CREEK MEADOWS, 1st FILING

SITUATE IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO

#### STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of that part of the Southwest 1/4 of Section 1, Township 6 North, Range 69 West of the 6th P.M., Larimer County, Colorado, being more particularly described as follows, to-wit: Considering the South line of said Southwest 1/4 as bearing N 89°06'33" W and with all bearings contained herein relative thereto, commencing at the Southeast Corner of said Southwest 1/4 of Section 1, proceed thence along the South line of said Southwest 1/4 N 89°06'33" W, 2575.43 feet more or less to a point on the East right-of-way line of Colorado State Highway N 287; thence along said right-of-way N 00°48'47" E, 1277.20 feet more or less to a point on the centerline of Fossil Creek; thence along the centerline of Fossil Creek S 28°58'09" W, 102.36 feet to a point on the East right-of-way line of Colorado State Highway N 287; thence along said right-of-way N 00°48'47" E, 929.39 feet; thence leaving said right-of-way S 89°48'34" E, 835.00 feet; thence N 00°48'47" E, 458.38 feet to a point on the South line of Fairway Estates Subdivision as on file in the office of the Larimer County Clerk and Recorder; thence along said South line of Fairway Estates S 89°43'13" E, 1786.07 feet more or less to the apparent Northeast Corner of said Southwest 1/4 of Section 1; thence S 00°45'06" W, 2603.91 feet more or less along the East line of said Southwest 1/4 of Section 1 to the point of beginning; containing 145.751 acres more or less; Have by these presents laid out, and surveyed as FOSSIL CREEK MEADOWS, PHASE ONE and do hereby dedicate and convey to and for public use forever hereafter the streets as are laid out and designated on this plan, 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 hereon.

WITNESS our hands and seals this 27th day of March, A.D. 1977.

State of Colorado ) ss  
County of Larimer ) ss

The foregoing dedication was acknowledged before me this 27th day of March, A.D. 1977 by Wm. Roland Griffith as President and Herman Tripp as Vice President of Fossil Creek Meadows Development Co.

*James M. Brown*  
NOTARY PUBLIC

My commission expires Sept. 24, 1977

**SURVEYOR'S CERTIFICATE**

I, Mack N. Adams, a duly registered Land Surveyor and Professional Engineer in the State of Colorado, do hereby certify that this plat of FOSSIL CREEK MEADOWS, PHASE ONE truly and correctly represents the results of surveys made under my direction and under the direction of other registered land surveyors. The resulting descriptions are shown hereon as they are correct to the best of my knowledge.

*Mack N. Adams*  
MACK N. ADAMS  
COLO. REG. NO. 7289

*James M. Brown*  
NOTARY PUBLIC

My commission expires Sept. 24, 1977

Annexed  
County  
Subdivision

**PLANNING COMMISSION APPROVAL**

Approved by the Larimer County Planning Commission this 9 day of FEB, A.D. 1977.

*Frank P. Shaw*  
CHAIRMAN

**BOARD OF COUNTY COMMISSIONERS APPROVAL**

Approved by the Larimer County Board of County Commissioners this 27th day of April, A.D. 1977. 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 way or other improvements designated on this plat.

*William L. Lopez*  
CHAIRMAN

*William L. Lopez*  
CLERK OF THE BOARD

**HEALTH DEPT. APPROVAL**

APPROVED BY THE LARIMER COUNTY HEALTH DEPT. THIS 28th DAY OF APRIL, A.D. 1977.

*Arthur E. Schubert*  
LARIMER COUNTY HEALTH DEPT.

FOSSIL CREEK MEADOWS DEVELOPMENT COMPANY

BY: *Wm. Roland Griffith*  
Wm. Roland Griffith, Pres.

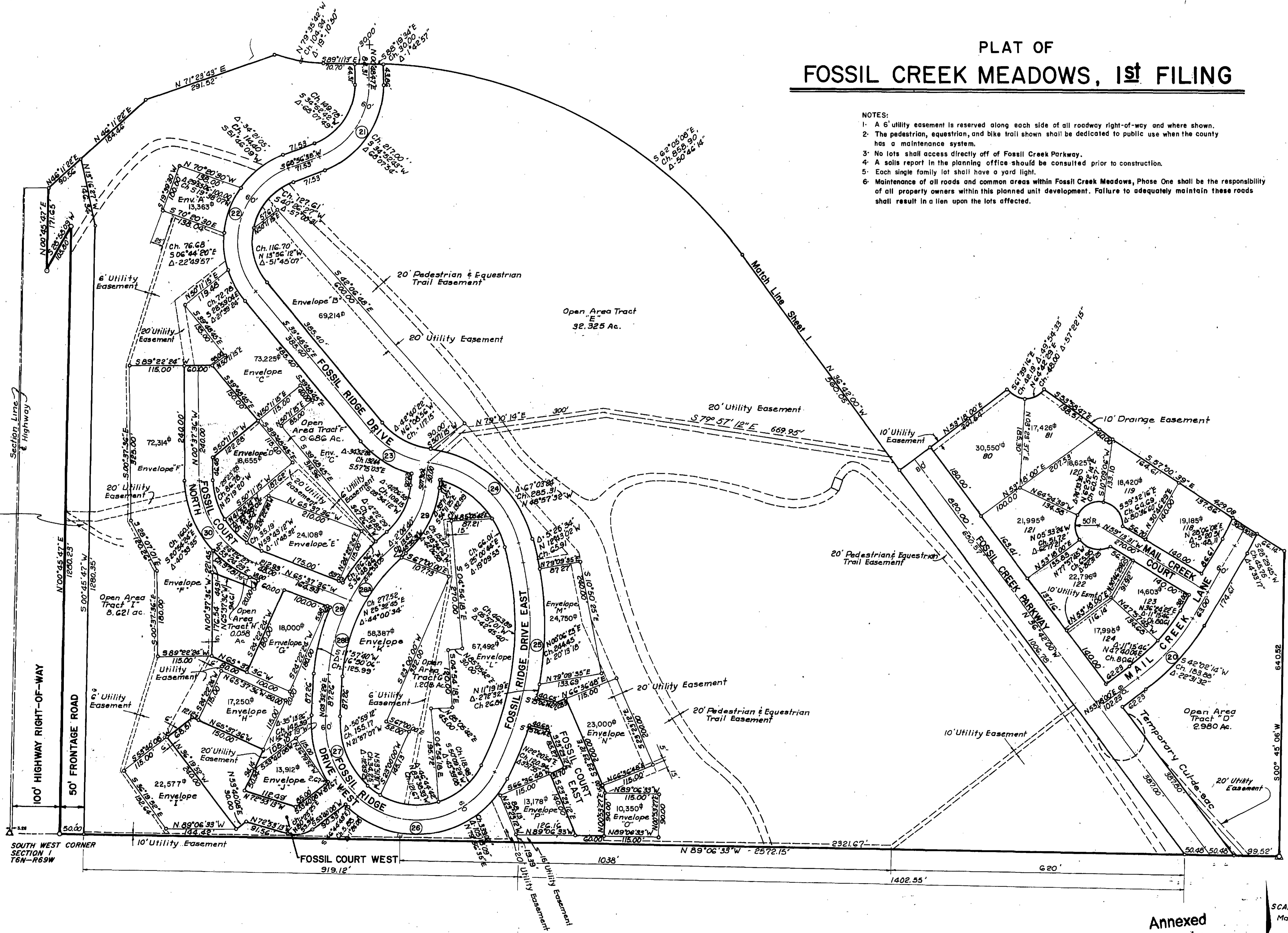
BY: *Herman Tripp*  
Herman Tripp, Vice Pres.



CURVE NUMBER	CHORD		ARC
	Δ	BEARING	
20			
440.74	22°31'31"	172.16	173.27
	13°00'	N42°02'14"E	87.77
21			
163.70	68°07'51"	183.39	194.66
	35°00'	S34°52'43"W	110.69
22			
163.70	108°45'23"	266.14	310.73
	35°00'	S14°33'56"W	228.47
23			
190.99	42°40'30"	138.98	142.25
	30°00'	S61°09'00"E	74.61
24			
228.27	67°03'25"	252.17	267.16
	25°06'	S48°57'32"E	151.25
25			
666.23	42°45'42"	485.77	497.23
	08°36'	S05°57'01"W	260.84
26			
183.35	105°13'25"	291.35	336.70
	31°15'	S79°56'34"W	239.91
27			
210.26	50°59'12"	180.99	187.11
	27°15'	N21°57'07"W	100.26
28			
400.34	46°05'14"	313.42	322.03
	14°18'42"	N26°35'06"E	170.30
28A			
400.34	25°15'19"	175.04	176.47
	14°18'42"	N37°00'04"E	89.69
28B			
400.34	20°49'55"	144.76	145.56
	14°18'42"	N13°57'26"E	73.59
29			
181.89	42°06'58"	130.71	133.70
	31°30'	N28°34'14"E	70.03
30			
201.04	65°00'00"	216.04	228.07
	28°30'	N33°07'36"W	128.08

# PLAT OF FOSSIL CREEK MEADOWS, 1<sup>ST</sup> FILING

- NOTES:
1. A 6' utility easement is reserved along each side of all roadway right-of-way and where shown.
  2. The pedestrian, equestrian, and bike trail shown shall be dedicated to public use when the county has a maintenance system.
  3. No lots shall access directly off of Fossil Creek Parkway.
  4. A soils report in the planning office should be consulted prior to construction.
  5. Each single family lot shall have a yard light.
  6. Maintenance of all roads and common areas within Fossil Creek Meadows, Phase One shall be the responsibility of all property owners within this planned unit development. Failure to adequately maintain these roads shall result in a lien upon the lots affected.



Emergency Access At Existing gravel Drives. Will be valid Until Phase 2 Highway Entrance is completed.

Annexed County Subdivision

SCALE: 1"=100'  
March 14, 1977

SHEET  
2 OF 2