

FINAL PLAT

FORT COLLINS SENIOR CENTER P. U. D.

A REPLAT OF A PORTION OF TRACTS B, C, D, E, F AND K AND ACCESS AND UTILITY EASEMENTS #3, #8 AND #9 OF RAINTREE, A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6th P.M., CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO

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

Know all men by the presents: that the undersigned, being the owner(s) and proprietors of the following described land, to-wit:

A portion of Tracts B, C, D, E, F, and K and Access and Utility Easements #3, #8, and #9, of Raintree, a Planned Unit Development, according to the recorded plat thereof, City of Fort Collins, Larimer County, Colorado, located in the Southeast Quarter of Section 22, Township 7 North, Range 69 West of the 6th P.M., being described as follows:

Beginning at the Northeast corner of said Raintree, a Planned Unit Development (P.U.D.) and considering the North line of said Raintree P.U.D. to bear South 89°53'30" East, with all bearings contained herein, relative thereto; thence along said North Boundary of said Raintree P.U.D. South 89°53'30" East, 193.28 feet to the True Point of Beginning of this Description, thence along the following courses South 07°21'00" East, 286.74 feet to a point on the North line of the right-of-way dedication described at Reception No. 85015147; thence along a curve to the left having a delta of 26°43'20", a radius of 274.00 feet, and an arc of 127.79 feet, thence South 59°39'00" West, 106.94 feet; thence along a curve to the right having a delta of 38°30'00", a radius of 206.00 feet, and an arc of 138.42 feet; thence North 81°51'00" West, 123.35 feet; thence along a curve to the left having a delta of 95°05'51", a radius of 274.00 feet, and an arc of 454.77 feet; thence departing said North line North 86°56'50" West, 200.22 feet; thence North 02°54'13" East, 453.04 feet to the North line of said Raintree P.U.D.; thence along said North line the following courses: North 7°34'20" East, 227.00 feet; thence North 57°38'50" East, 219.19 feet; thence South 89°53'30" East, 553.44 feet to the POINT OF BEGINNING of this description.

CONTAINING 8.75 ACRES, MORE OR LESS.

The undersigned have caused the above described land to be surveyed and subdivided into tracts, and streets as shown on this plat to be known as FORT COLLINS SENIOR CENTER P.U.D., subject to all easements and rights-of-way 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, that: (1) acceptance by the City of this dedication of the easements does not impose upon the City a duty to maintain the easements so dedicated, and (2) acceptance by the City of these dedicated easements does not impose upon the City a duty to maintain the easements so dedicated until such time as they are inspected and accepted by the Director of Engineering.

NOTE:

- 1. All previous easements dedicated upon the areas of this plat are hereby vacated.
2. A blanket drainage easement exists on TRACT "A" excluding buildings to allow for the detention of storm water.

Witness our hands and seals this 13 day of Sept., A.D., 1993.

City Manager, for the City of Fort Collins
The New Mexico State Company
STATE OF COLORADO
COUNTY OF LARIMER

City Clerk, for the City of Fort Collins.
Larimer County Canal No. 2 Irrigating Company
) ss

The foregoing instrument was acknowledged before me this 14th day of September, 1993, by

Witness my hand and official seal.

My commission expires: 02/16/97

Notary Public

ATTORNEY'S CERTIFICATE

This is to certify that on the 13th day of September, 1993, 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.

Address: P.O. Box 580, 500 LaPorta Ave. FORT COLLINS, CO 80521

Registration No: 13746

CITY ENGINEERING

Approved as to form by the Director of Engineering of the City of Fort Collins, Colorado, on the 24th day of August, A.D., 1993.

Director of Engineering

PLANNING & ZONING BOARD

Approved by the Planning & Zoning Board of the City of Fort Collins, Colorado, on the 23rd day of February, A.D., 1993.

Secretary of Planning and Zoning Board

I hereby state that this plat accurately describes a survey done by me or under my direct supervision and is true and correct to the best of my professional knowledge, belief, and opinion.

Date August 17, 1993

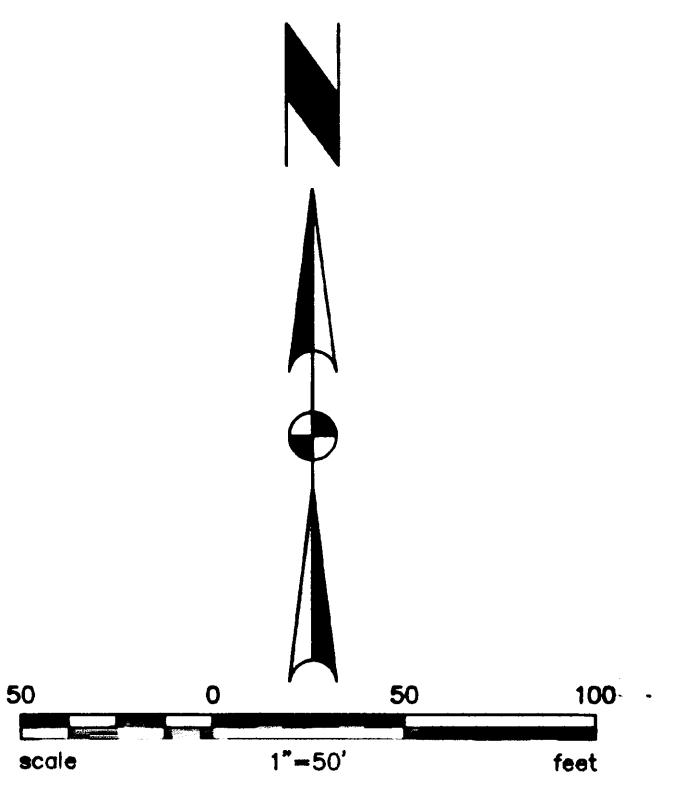
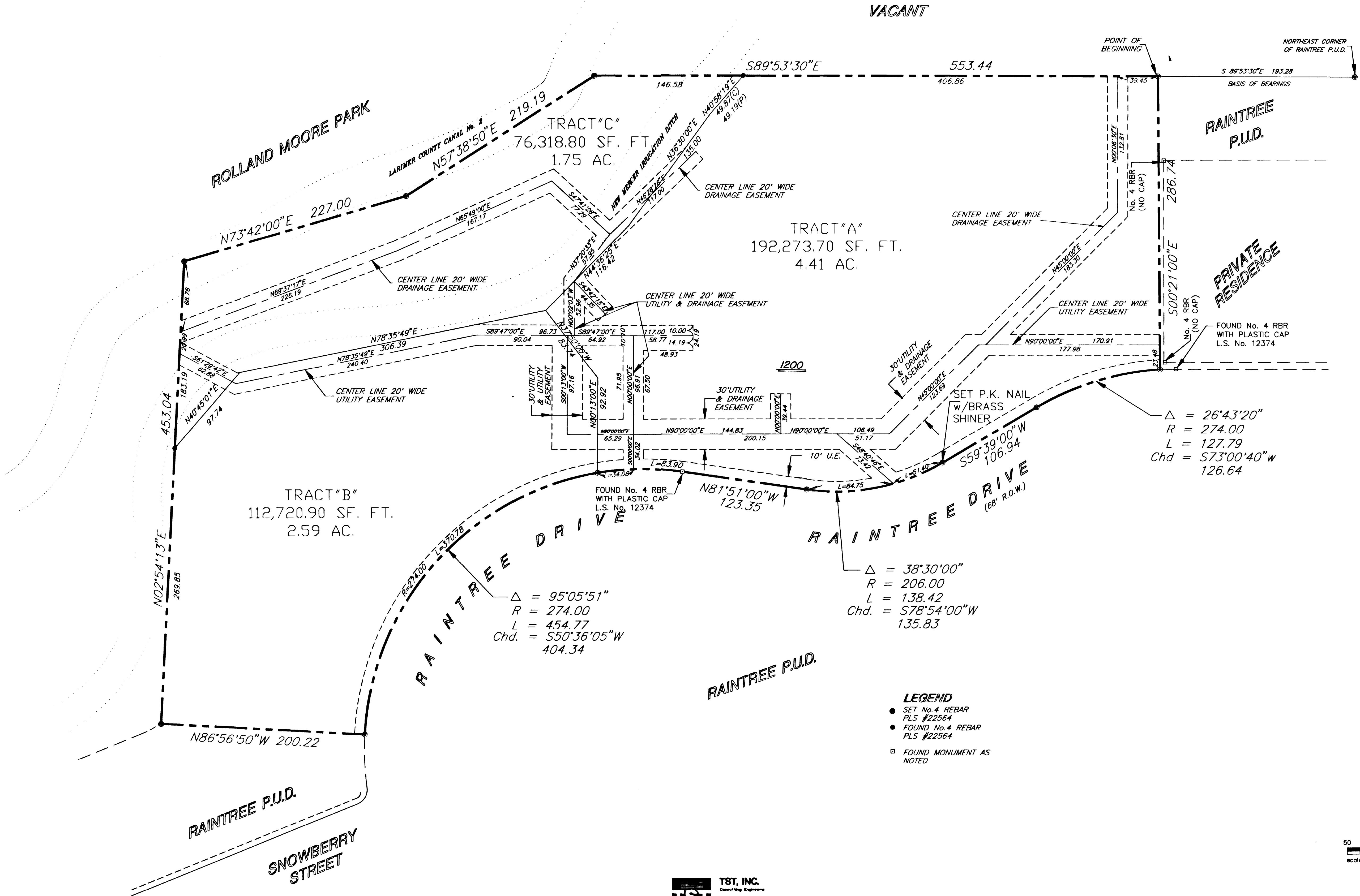
Professional Land Surveyor
Colorado Registration No. 22564



NOTICE: 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.



FORT COLLINS SENIOR CENTER P. U. D.



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