

FINAL PLAT THE COLONY AT RIGDEN FARM

BEING A REPLAT OF RIGDEN FARM FILING 1, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO.

SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING OWNERS OF THE FOLLOWING DESCRIBED LAND:

THE EASTERLY PORTION OF TRACT C, RIGDEN FARM FILING ONE, RECORDED UNDER RECEPTION NUMBER 99090056, LARIMER COUNTY RECORDS, IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, BEING MONUMENTED AT THE NORTH END BY A 2-1/2" ALUMINUM CAP MARKED "LS 17497" IN A RANGE BOX AND AT THE SOUTH END BY A 2-1/2" ALUMINUM CAP MARKED "LS 5028, 1998" IN A RANGE BOX, IS ASSUMED TO BEAR N00°04'26"W, WITH A DISTANCE OF 1324.44 FEET BETWEEN DESCRIBED MONUMENTATION.

COMMENCING AT THE NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 29; THENCE S89°25'55"E, ON THE SOUTHERLY LINE OF SAID RIGDEN FARM, FILING ONE, ON THE SOUTH LINE OF NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 1395.58 FEET, TO THE POINT OF BEGINNING;

THENCE N00°09'06"E, A DISTANCE OF 269.67 FEET, TO THE NORTHERLY LINE OF SAID TRACT C, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF CUSTER DRIVE;
THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING 3 COURSES:
1. N89°28'52"E, A DISTANCE OF 71.52 FEET;
2. S89°50'52"E, A DISTANCE OF 131.30 FEET, TO A POINT OF CURVATURE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 29°31'28", A RADIUS OF 572.00 FEET, A DISTANCE OF 294.75 FEET, THE CHORD OF WHICH BEARS S75°05'08"E, WITH A DISTANCE OF 291.50 FEET, TO THE EASTERLY LINE OF TRACT C;
THENCE S29°31'51"W, ON SAID EASTERLY LINE, A DISTANCE OF 228.30 FEET, TO THE SOUTHERLY LINE OF SAID TRACT C;
THENCE N89°25'55"W, ON SAID SOUTHERLY LINE, A DISTANCE OF 372.70 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2.616 ACRES.

HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT TO BE KNOWN AS THE COLONY AT RIGDEN FARM, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT.

CERTIFICATE OF DEDICATION:

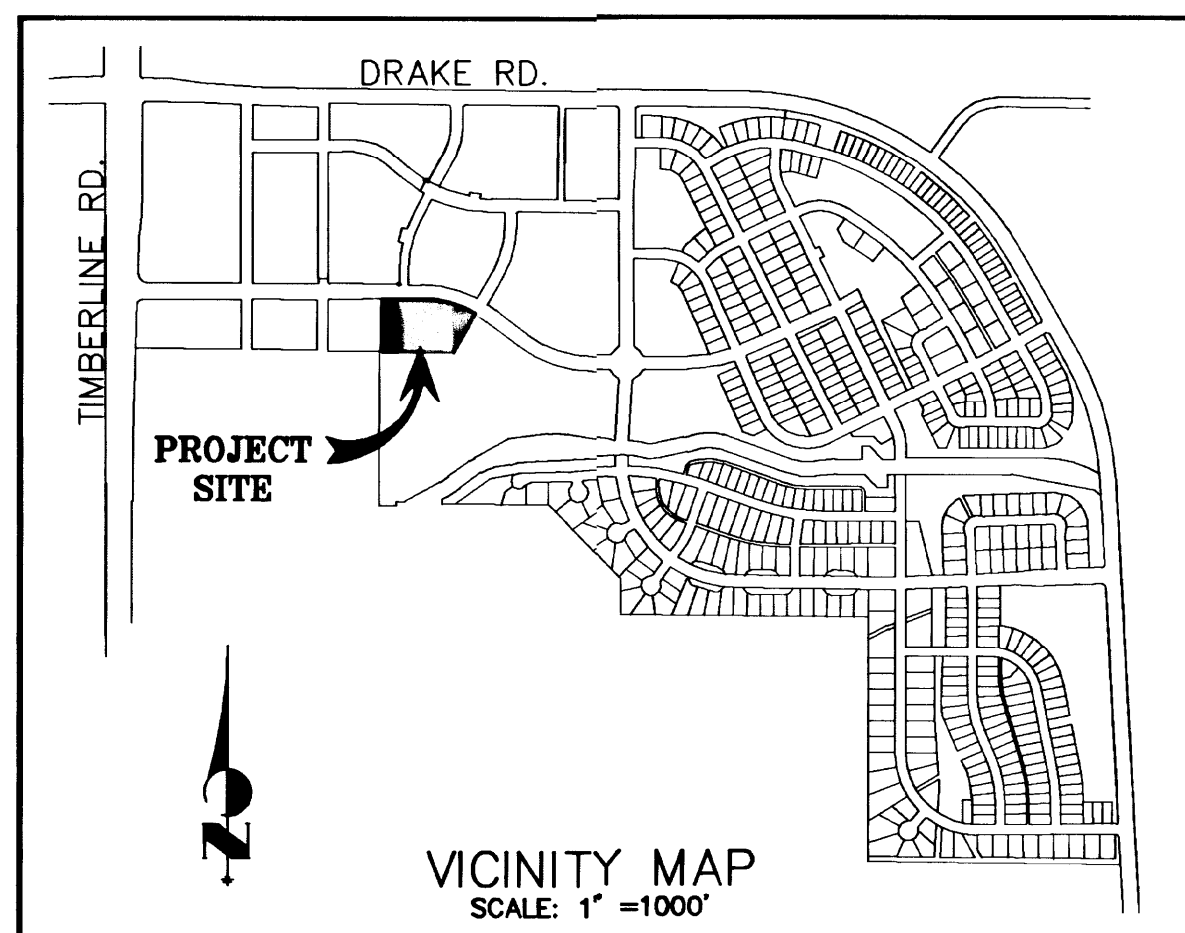
THE UNDERSIGNED DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, COLORADO, FOR PUBLIC USE, FOREVER, THE STREETS AND EASEMENTS AS LAID OUT AND DESIGNATED ON THIS PLAT; PROVIDED, HOWEVER, THAT (1) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF EASEMENTS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE EASEMENTS SO DEDICATED, AND (2) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF STREETS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN STREETS SO DEDICATED UNTIL SUCH TIME AS THE PROVISIONS OF THE MAINTENANCE GUARANTEE HAVE BEEN FULLY SATISFIED.

REPAIR GUARANTEE:

IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATION, THE UNDERSIGNED DOES HEREBY AGREE TO HOLD THE CITY OF FORT COLLINS, COLORADO, HARMLESS FOR A FIVE (5) YEAR PERIOD, COMMENCING UPON THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS CONSTRUCTED UNDER THE AUTHORITY OF THIS PLAT, FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE PROPERTY SHOWN HEREIN; AND THE OWNER FURTHERMORE COMMITS TO MAKE NECESSARY REPAIRS TO SAID PUBLIC IMPROVEMENTS, TO INCLUDE, WITHOUT LIMITATION, THE ROADS, STREETS, FILLS, EMBANKMENTS, DITCHES, CROSS PANS, SUB-DRAINS, CULVERTS, WALLS AND BRIDGES WITHIN THE RIGHT-OF-WAY EASEMENTS AND OTHER PUBLIC PROPERTIES, RESULTING FROM FAILURES CAUSED BY DESIGN AND/OR CONSTRUCTION DEFECTS. THIS AGREEMENT TO HOLD THE CITY HARMLESS INCLUDES DEFECTS IN MATERIALS AND WORKMANSHIP, AS WELL AS DEFECTS CAUSED BY OR CONSISTING OF SETTLING TRENCHES, FILLS OR EXCAVATIONS.

FURTHER, THE UNDERSIGNED WARRANTS THAT HE/SHE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF FORT COLLINS SHALL NOT BE LIABLE TO THE UNDERSIGNED OR HIS/HER SUCCESSORS IN INTEREST DURING THE WARRANTY PERIOD, FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE CAUTION IN THE CONSTRUCTION OF CROSS DRAINS, DRIVES, STRUCTURES OR BUILDINGS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, AND ANY OTHER MATTER WHATSOEVER ON PRIVATE PROPERTY. ANY AND ALL MONETARY LIABILITY OCCURRING UNDER THIS PARAGRAPH SHALL BE THE LIABILITY OF THE OWNER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT.

THE OBLIGATIONS OF THE UNDERSIGNED ABOVE MAY NOT BE ASSIGNED OR TRANSFERRED TO ANY OTHER PERSON OR ENTITY UNLESS THE WARRANTED IMPROVEMENTS ARE COMPLETED BY, AND A LETTER OF ACCEPTANCE OF THE WARRANTED IMPROVEMENTS IS RECEIVED FROM THE CITY BY, SUCH OTHER PERSON OR ENTITY.



PROPERTY OWNERS:

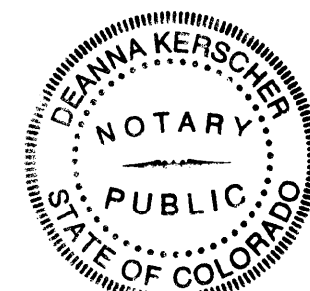
Reno Capelli
TIMBERLINE @ RIGDEN FARM.

STATE OF COLORADO)
) s.s.
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2006, BY Reno Capelli FOR THE PURPOSE HEREIN ABOVE SET FORTH.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: NOVEMBER 15, 2007



Aleanna Kerscher
NOTARY PUBLIC

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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE OF OTHER DOCUMENTS:

ALL PERSONS TAKE NOTICE THAT THE DEVELOPER AND/OR OWNER HAS EXECUTED CERTAIN DOCUMENTS PERTAINING TO THIS DEVELOPMENT WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS WHICH RUN WITH THE LAND. THE SAID DOCUMENTS MAY ALSO BE AMENDED FROM TIME TO TIME AND MAY INCLUDE, WITHOUT LIMITATION, THE DEVELOPMENT AGREEMENT, SITE AND LANDSCAPE COVENANTS, FINAL SITE PLAN, FINAL LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS, WHICH DOCUMENTS ARE ON FILE IN THE OFFICE OF THE CLERK OF THE CITY OF FORT COLLINS AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

NOTICE:

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

APPROVED AS TO FORM, CITY ENGINEER:

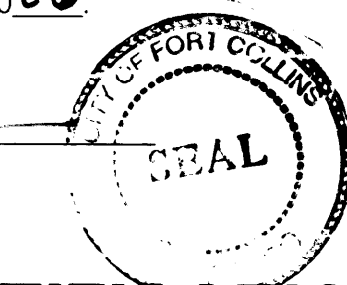
BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO THIS 3rd DAY OF February, A.D., 2006.

D. Baerlin
CITY ENGINEER

PLANNING APPROVAL:

BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO THIS 10th DAY OF February, A.D., 2006.

Scott S. Watson
DIRECTOR OF PLANNING



ATTORNEY'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION 2.2.3(C)(3)(a) THROUGH (e) INCLUSIVE OF THE LAND USE CODE OF THE CITY OF FORT COLLINS AND THAT ALL PERSONS SIGNING THIS SUBDIVISION PLAT ON BEHALF OF A CORPORATION OR OTHER ENTITY ARE DULY AUTHORIZED SIGNATORIES UNDER THE LAWS OF THE STATE OF COLORADO. THIS CERTIFICATION IS BASED UPON THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO AS OF THE DATE OF EXECUTION OF THE PLAT AND OTHER INFORMATION DISCOVERED BY ME THROUGH REASONABLE INQUIRY AND IS LIMITED AS AUTHORIZED BY SECTION 2.2.3(C)(3)(f) OF THE LAND USE CODE.

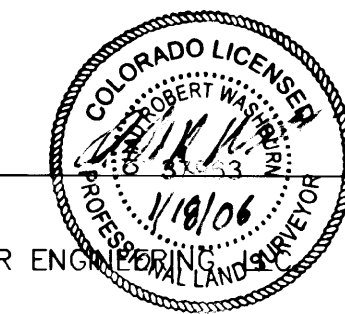
Scott S. Watson
ATTORNEY
ADDRESS: 1120 Lincoln St Ste 1000
Denver, Co 80203

REGISTRATION NO.: 34946

SURVEYOR'S STATEMENT:

I, CHAD R. WASHBURN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SUBDIVISION PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, THAT THE MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT THE FOREGOING PLAT IS AN ACCURATE REPRESENTATION THEREOF, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

CHAD R. WASHBURN, PLS
COLORADO PLS NO. 37963
FOR AND ON BEHALF OF JR ENGINEERING



NOTES:

- 1. BASIS OF BEARING: THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 29, BEING MONUMENTED AT THE NORTH END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 17497" AND AT THE SOUTH END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 5028", IS ASSUMED TO BEAR N00°04'26"W.
- 2. THE PRIVATE ACCESS DELINEATED ON THIS PLAT SHALL BE FOR THE USE AND ACCESS OF THE OWNERS AND THEIR INVITEES.

SIGHT DISTANCE EASEMENT RESTRICTIONS

THE SIGHT DISTANCE EASEMENT IS REQUIRED BY THE CITY AT SOME STREET INTERSECTIONS WHERE IT IS NECESSARY TO PROTECT THE LINE OF SIGHT FOR A MOTORIST NEEDING TO SEE APPROACHING TRAFFIC AND TO REACT SAFELY FOR MERGING THEIR VEHICLE INTO THE TRAFFIC FLOW. THE FOLLOWING ARE REQUIREMENTS FOR CERTAIN OBJECTS THAT MAY OCCUPY A SIGHT DISTANCE EASEMENT FOR LEVEL GRADE: (1) STRUCTURES AND LANDSCAPING WITHIN THE EASEMENT SHALL NOT EXCEED 24 INCHES IN HEIGHT WITH THE FOLLOWING EXCEPTIONS: (a) FENCES UP TO 42 INCHES IN HEIGHT MAY BE ALLOWED AS LONG AS THEY DO NOT OBSTRUCT THE LINE OF SIGHT FOR MOTORISTS. (b) DECIDUOUS TREES MAY BE ALLOWED AS LONG AS ALL BRANCHES OF THE TREES ARE TRIMMED SO THAT NO PORTION THEREOF OR LEAVES THEREON HANG LOWER THAN SIX (6) FEET ABOVE THE GROUND, AND THE TREES ARE SPACED SUCH THAT THEY DO NOT OBSTRUCT LINE OF SIGHT FOR MOTORISTS. DECIDUOUS TREES WITH TRUNKS LARGE ENOUGH TO OBSTRUCT LINE OF SIGHT FOR MOTORISTS SHALL BE REMOVED BY THE OWNER. FOR NON-LEVEL AREAS THE REQUIREMENTS SHALL BE MODIFIED TO PROVIDE THE SAME DEGREE OF VISIBILITY.

FINAL PLAT
THE COLONY AT RIGDEN FARM
JOB NO. 39422.00
DECEMBER 30, 2005
SHEET 1 OF 2



2620 East Prospect Road, Suite 100 • Fort Collins, CO 80525
970-491-9888 • Fax 970-491-9884 • www.jrengineering.com

FINAL PLAT THE COLONY AT RIGDEN FARM

BEING A REPLAT OF RIGDEN FARM FILING 1, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO.

19
30

NORTHWEST CORNER SECTION 29-7N-68W
RECOVERED 2-1/2" ALUMINUM CAP MARKED
"LS 17497" IN RANGE BOX

CUSTER DRIVE
(76' RIGHT-OF-WAY RF1)

$\Delta=0^{\circ}11'17"$
 $R=572.00'$
 $L=1.88'$
 $CH=1.88'$
 $S89^{\circ}45'13"E$

$\Delta=29^{\circ}31'28"$
 $R=572.00'$
 $L=294.75'$
 $CH=291.50'$
 $S75^{\circ}05'08"E$

$\Delta=29^{\circ}20'11"$
 $R=572.00'$
 $L=292.87'$
 $CH=289.69'$
 $S74^{\circ}59'29"E$

$\Delta=24^{\circ}22'42"$
 $R=190.00'$
 $L=80.84'$
 $CH=80.23'$
 $S12^{\circ}02'13"E$

$\Delta=24^{\circ}22'42"$
 $R=140.00'$
 $L=59.57'$
 $CH=59.12'$
 $S12^{\circ}02'13"E$

EMERGENCY ACCESS AND
WATER LINE EASEMENT
RECEPTION NO. 2002043598
TO BE VACATED BY SEPARATE
DOCUMENT UPON COMPLETION
OF RELOCATED UTILITIES

TEMPORARY GRADING EASEMENT
RECEPTION NO. 2002043596
TO BE VACATED BY THIS PLAT

KANSAS DRIVE
(51' RIGHT-OF-WAY DEDICATED BY THIS PLAT)

$\Delta=23^{\circ}05'59"$
 $R=190.00'$
 $L=76.60'$
 $CH=76.08'$
 $N12^{\circ}40'34"W$

TEMPORARY GRADING EASEMENT
RECEPTION NO. 2002043596
TO BE VACATED BY THIS PLAT

$\Delta=22^{\circ}27'56"$
 $R=140.00'$
 $L=54.89'$
 $CH=54.54'$
 $N12^{\circ}59'36"W$

20' TEMPORARY GRADING EASEMENT
RECEPTION NO. 2002043596
TO BE VACATED BY THIS PLAT

20.00' DRAINAGE AND
UTILITY EASEMENT

20' TEMPORARY GRADING EASEMENT
RECEPTION NO. 2002043596
TO BE VACATED BY THIS PLAT

20.00' DRAINAGE AND
UTILITY EASEMENT

WEST LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 29

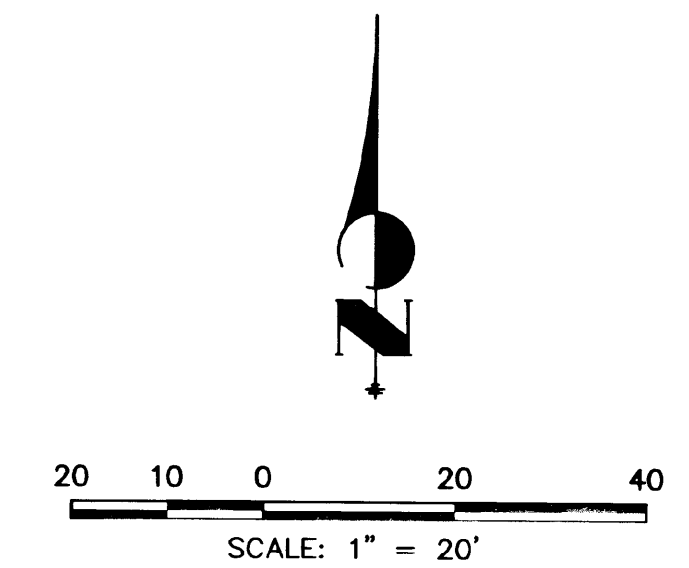
BASIS OF BEARING N00°04'26"W 1324.44'

N00°04'26"W 1324.45'

POINT OF COMMENCEMENT
NORTH ONE-SIXTEENTH CORNER
SECTION 29-7N-68W, RECOVERED
2-1/2" ALUMINUM CAP MARKED
"LS 5028, 1998" IN RANGE BOX

WEST ONE-QUARTER CORNER SECTION 29-7N-68W
RECOVERED 2-1/2" ALUMINUM CAP MARKED
"LS 17497, 1991" IN RANGE BOX

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29



| CURVE TABLE | | | | | |
|-------------|------------|--------|--------|-------|-------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD | BEARING |
| C1 | 90°34'09" | 25.00 | 39.52 | 35.53 | N45°17'00"E |
| C2 | 112°07'39" | 40.00 | 78.28 | 66.37 | S56°03'45"W |
| C3 | 97°24'16" | 40.00 | 68.00 | 60.10 | N19°10'17"W |
| C4 | 61°02'14" | 50.00 | 53.27 | 50.78 | N60°02'58"E |
| C5 | 150°28'05" | 10.00 | 26.26 | 19.34 | S75°14'07"E |
| C6 | 112°07'39" | 16.00 | 31.31 | 26.55 | S56°03'45"W |
| C7 | 97°24'16" | 16.00 | 27.20 | 24.04 | N19°10'17"W |

LEGEND

- = RECOVERED #5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "LS 32825 JR ENG"
- ⊕ = RECOVERED SECTION CORNER AS DESCRIBED
- ⊕ = RECOVERED SECTION ONE-QUARTER CORNER AS DESCRIBED
- RF1 = EASEMENTS DEDICATED ON THE PLAT OF RIGDEN FARM FILING ONE
- EAE & PA = EMERGENCY ACCESS EASEMENT AND PRIVATE ACCESS

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JOB NO. 39422.00
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SHEET 2 OF 2



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