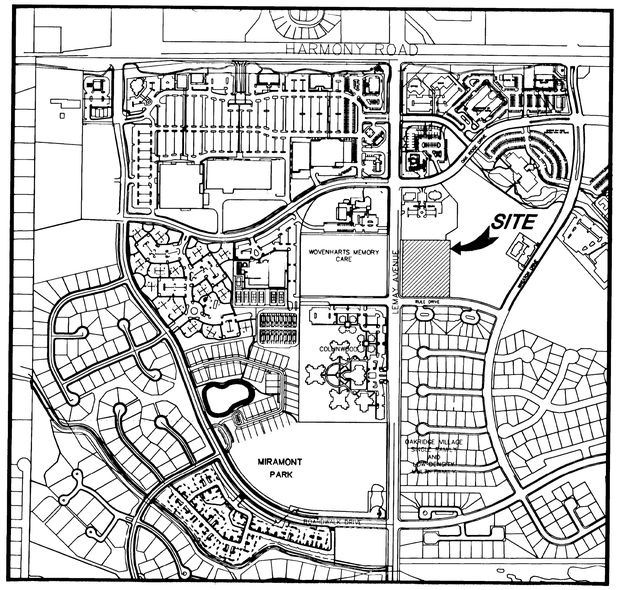
C-164 2455

COLUMBINE EAST LONG TERM CARE

SITUATE IN THE NORTHWEST QUARTER OF SECTION 6, T6N, R68W OF THE 6TH P.M.; CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.



VICINITY MAP
N.T.S.

OWNER
Oakville Real Estate, L.L.C.
4824 South Lemay
Fort Collins, CO 80525
970-482-0198

APPLICANT
Vaught Frye Architects
401 W. Mountain Ave.
Fort Collins, 80521
970-224-1191
970-224-1662 FAX

ENGINEER/SURVEYOR
TST Consulting Engineers
748 Whalers Way, Building D
Fort Collins, 80525
970-226-0557
970-226-0204 FAX

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.

NOTES:

1. For all information regarding ownership and easements or rights-of-way of record, TST, Inc. relied upon Title Commitment No. TNFC0000967 C-5 prepared by Transnation Title Insurance Company on September 23, 2005, at 7:00 a.m. This does not constitute a title search by TST, Inc.
2. According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 certification shown hereon.
3. The 50 foot half right-of-way on the east side of Lemay Avenue was dedicated by Exemption Plat recorded November 4, 1975 in Book 1671, Page 178.
4. The curve in the boundary at the southeast corner of the property was shown previously on the plat of Oakridge Village P.U.D., Tenth Filing, and is responsible for the most part, for the difference between record and measured distances along the south line of the property.
5. To compare record bearings to the plat bearings shown hereon the following equation should be used: Plat Bearings = Record Bearings + 0°09'38".

STATEMENT OF OWNERSHIP AND SUBDIVISION

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

A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 68 WEST, OF THE 6TH P.M.; CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO; BEING THE SAME PARCEL OF LAND AS SHOWN ON THE APPROVED EXEMPTION, RECORDED NOVEMBER 4, 1975 IN BOOK 1671, PAGE 178; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, (WEST QUARTER CORNER IS MARKED BY A NO. 6 REBAR WITH 2 1/2" ALUMINUM CAP STAMPED PLS 14823, AND THE SOUTHWEST CORNER OF SECTION 6 IS MARKED BY A 3" ALUMINUM CAP IN CONCRETE IN BOX STAMPED LS 20123), AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO HAVE AN ASSUMED BEARING OF S00°04'03"W WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE N03°17'08"E, 917.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEMAY AVENUE, ALSO BEING THE POINT OF BEGINNING;
THENCE N00°09'38"E, 413.13 FEET, (PREVIOUSLY RECORDED AS N00°00'00"E, 413.04 FEET);
THENCE S89°50'22"E, 347.36 FEET (PREVIOUSLY RECORDED AS N90°00'00"E, 346.64 FEET;
THENCE S00°12'39"W, 413.17 FEET (PREVIOUSLY RECORDED AS S00°00'00"W, 413.04 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RULE DRIVE;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE (PREVIOUSLY RECORDED AS S90°00'00"W, 346.64 FEET) THE FOLLOWING TWO COURSES:
1. 8.81 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 920.74 FEET, A CENTRAL ANGLE OF 00°32'53", AND A CHORD WHICH BEARS N89°33'55"W, 8.81 FEET (AS SHOWN ON THE PLAT OF OAKRIDGE VILLAGE, P.U.D., TENTH FILING, RECORDED MAY 19, 1992 AT RECEPTION NO. 92027683);
2. N89°50'22"W, 338.19 FEET, TO THE POINT OF BEGINNING.

(WHICH ABOVE DESCRIBED TRACT CONTAINS 3.29 ACF S (143,430 S.F.) MORE OR LESS)

HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS COLUMBINE EAST LONG TERM CARE, 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 the streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied.

MAINTENANCE GUARANTEE

The undersigned, hereby warrants and guarantees to the City of Fort Collins, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements constructed under the authority of this Plat. This warranty and guarantee is made in accordance with the City of Fort Collins Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The undersigned shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The undersigned shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the undersigned fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the undersigned. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the undersigned.

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.

Furthermore, 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 pursuant to the "Maintenance Guarantee" and "Repair Guarantee" provisions set forth 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.

OWNER:

OWNER: Oakville Real Estate, L.L.C., a Colorado limited liability company

Witness my hand and seal this 23 day of January, 2006

BY: J. Robert Wilson, Manager

NOTARIAL CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

KATHRYN TRUMBLE NOTARY PUBLIC STATE OF COLORADO EXPIRES 5/19/2008

The foregoing instrument was acknowledged before me by J. Robert Wilson, as Manager of Oakville Real Estate, L.L.C. a Colorado limited liability company, this 23 day of January, 2006.

My commission expires: 5-19-08

Notary Public

BASIS OF BEARING STATEMENT

CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO BEAR S00°04'03"W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

ATTORNEY'S CERTIFICATE

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to 2.2.3(C)(3)(a) through (z) 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.

Attorney: Tim J. Dow

Address: THE DOW LAW FIRM, LLC
323 S. College # 7
Fort Collins, CO 80524

Registration No.: 8953

SURVEYOR'S STATEMENT:

I, Robert L. Hahn, a Colorado Registered Professional Land Surveyor, 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.

ROBERT L. HAHN COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 33636 12/14/05

Robert L. Hahn
Colorado Registered Professional Land Surveyor No. 33636

APPROVED AS TO FORM, CITY ENGINEER:

By the City Engineer of the City of Fort Collins, Colorado on this 22nd day of February, 2006.

City Engineer

CITY OF FORT COLLINS SEAL COLORADO

PLANNING APPROVAL:

By the Director of Planning of the City of Fort Collins, Colorado this 23rd day of February, 2006.

Director of Planning

CITY OF FORT COLLINS SEAL COLORADO

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 limitations, 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.

REVISIONS: By | Date | Description

DRAWN RLH
CHECKED JSV
DESIGNED RLH
FILENAME 1018_0001_PLAT

COLUMBINE EAST LONG TERM CARE
FINAL PLAT

TST
TST, INC.
Consulting Engineers
748 Whalers Way, Bldg. D
Fort Collins, Colorado
970-226-0557

JOB NO. 1018.0001.00
SCALE N/A
DATE DECEMBER 14, 2005
SHEET 1 OF 2

C-164 2455

This unofficial copy was downloaded on Aug-19-2019 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

C-164 2455

NW COR. SEC. 6 T6N, R68W
FOUND 3 1/4" ALUM. CAP IN
MONUMENT BOX STAMPED PLS
17497

EXISTING 107.50' WIDE
ROW REC. NO. 200008436

EXISTING 113.00' WIDE
ROW REC. NO. 98104028

50.00'

2184.42'

N89°50'22"W
14.40'

N89°50'22"W
5.50'

N89°50'22"W
30.10'

MONUMENT LIES S23°E
0.70' FROM ACCEPTED
CORNER

OAKRIDGE BUSINESS PARK - BLOCK 4

LOT 1

LOT 2

(RECORD N90°00'00"E 346.64')
S89°50'22"E 347.36'

WEST BOUNDARY OF
PRIVATE DRAINAGE
EASEMENT

23.00'

DRAINAGE EASEMENT

267.68'
N89°50'22"W 277.68'

24.00' WIDE PRIVATE ACCESS
EASEMENT, UTILITY, DRAINAGE, AND
EMERGENCY ACCESS EASEMENT

24.00'

N89°50'22"W 276.42'

10.86'

N14°08'16"E
15.96'

C3

C1

12.65'

72.79'

35.44'

30' WIDE
DRAINAGE
EASEMENT
SEPARATE
DOCUMENT

24.71'

TRACT A

24.00' WIDE PRIVATE ACCESS
EASEMENT, UTILITY, DRAINAGE, AND
EMERGENCY ACCESS EASEMENT

LOT 10

LOT 9

10' WIDE
UTILITY EASEMENT

N00°09'38"E
78.85'

(RECORD N00°00'00"E 413.04')
N00°09'38"E 413.13'

N44°50'22"W
76.11'

DRAINAGE EASEMENT

LOT 1

3.29 ACRES
143,344 S.F.

1150

N00°09'38"E
91.00'

N00°12'39"E
134.69'

N00°12'39"E 336.13'

320.01'

S00°12'39"W 413.17'
(RECORD S00°00'00"W 413.04')

TRACT C

OAKRIDGE VILLAGE, PUD, TENTH FILING

SILK OAK COURT

N66°34'02"E
64.19'

N00°09'38"E
32.79'

N78°04'24"E
78.50'

N48°21'41"W
81.69'

N89°50'22"W
5.00'

DRAINAGE EASEMENT

43.49'

N00°07'19"E
65.54'

N00°07'19"E
41.12'

LOT 11

LOT 12

LOT 13

R.O.W.
DEDICATED WITH
THIS PLAT

9' WIDE
UTILITY EASEMENT

6' WIDE PUBLIC ACCESS
EASEMENT

82.19'

122.97'

6.80'

20.37'

TRACT B

20.00'

C2

20.00'

24.00'

N83°54'41"E
82.68'

N89°50'22"W 338.19'
(RECORD S90°00'00"W 346.64')

N00°17'08"E
917.16'

L=8.81'
R=920.74'
DELTA=0°32'53"
CH BEARING=N89°33'55"W
CHORD=8.81'
(REC. NO. 92027683)
(SEE NOTE 6)

RULE DRIVE

EXISTING 68.00'
WIDE ROW

W. 1/4 COR. SEC. 6 T6N,
R68W FOUND NO. 6 REBAR
WITH 2 1/2" ALUM. CAP
STAMPED LS 14823

S00°04'03"W 2639.98'
BASIS OF BEARINGS

TRACT D

LOT 10

LIES 68.00' SOUTH
OF PROPERTY
LINE (AS
MEASURED AT
RIGHT ANGLES)

LOT 11

TRACT C

OAKRIDGE VILLAGE, PUD, FIFTH FILING

VALLEY OAK CT.

OAK ISLAND CT.

SW COR. SEC. 6 T6N,
R68W FOUND 3" ALUM.
CAP IN CONC IN BOX
STAMPED LS 20123

EXISTING 100.00' WIDE
ROW REC. NO. 87054588

OAKRIDGE WEST PUD, FIRST FILING

WOVENHARTS MEMORY CARE

LEMAY AVENUE

459.71'

N00°09'38"E 2644.13'

30 0 30 60
scale 1"=30' feet

LEGEND

- (1) FOUND NO. 4 REBAR WITH CAP L.S. 14823
- (2) FOUND NO. 4 REBAR WITH CAP L.S. 25372
- (3) FOUND NO. 4 REBAR WITH NO CAP
- (4) FOUND BENT NO. 4 REBAR
- (5) FOUND CUT "X" IN SIDEWALK
- SET NO. 4 REBAR WITH CAP P.L.S 33636
- FOUND MONUMENT AS DESCRIBED

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CHORD
C1	30.16'	49.90'	94°47'48"	N44°35'11"W	44.40'
C2	54.00'	84.82'	90°00'05"	N44°50'20"W	76.37'
C3	10.00'	15.71'	90°00'00"	N44°50'22"W	14.14'
C4	20.00'	31.42'	90°00'00"	N44°50'22"W	28.28'

REVISIONS

Description	Date	By

DRAWN RLH
CHECKED JSV
DESIGNED RLH
FILENAME 1018_0001_PLAT

COLUMBINE EAST LONG TERM CARE P.D.P.

FINAL PLAT

TST
TST, INC.
Consulting Engineers
748 Whalers Way, Bldg. D
Fort Collins, Colorado
970-226-0557
fax 970-226-0204

JOB NO. 1018.0001.00
SCALE 1" = 30'
DATE DECEMBER 14, 2005
SHEET 2 OF 2

C-164 2455

This unofficial copy was downloaded on Aug-19-2019 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