

# FRONT RANGE VILLAGE SECOND REPLAT

BEING A REPLAT OF LOT 1, FRONT RANGE VILLAGE FIRST REPLAT AND LOT 2, FRONT RANGE VILLAGE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

### STATEMENT OF OWNERSHIP AND SUBDIVISION:

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

### DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, FRONT RANGE VILLAGE FIRST REPLAT TOGETHER WITH LOT 2, FRONT RANGE VILLAGE, CONTAINING AN AREA OF 3.004 ACRES, MORE OR LESS.

THE UNDERSIGNED HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS FRONT RANGE VILLAGE SECOND REPLAT, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW ON 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, EASEMENTS AND ALLEYS 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.

PREVIOUS EASEMENT DEDICATIONS OF RECORD TO THE CITY WITHIN THE REPLAT, WHETHER BY PLAT OR BY SEPARATE DOCUMENT, ARE HEREBY VACATED AND REDEDICATED AS SHOWN HEREON THIS REPLAT. THIS EXCLUDES THE CROSS ACCESS EASEMENT RECORDED AT RECEPTION NUMBER 20070016188 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE.

### OWNERS:

FRONT RANGE RETAIL COMPANY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

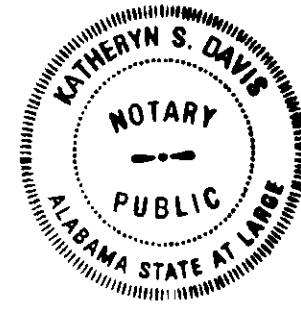
WITNESS OUR HANDS AND SEALS THIS 27th DAY OF June, 2011

BY: David L. Silverstein  
DAVID L. SILVERSTEIN

AS: AUTHORIZED AGENT

STATE OF Alabama )  
COUNTY OF Jefferson ) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF June, 2011 BY David L. Silverstein



WITNESS MY HAND AND OFFICIAL SEAL

MY NOTORIAL COMMISSION EXPIRES

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 25, 2012  
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS  
Kathryn S. Davis  
NOTARY PUBLIC

### MORTGAGELIENHOLDER:

WELLS FARGO BANK, N.A.

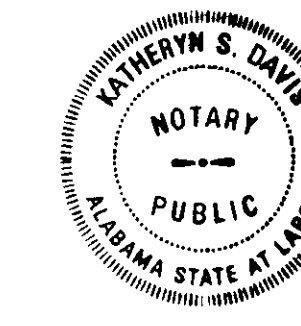
WITNESS OUR HANDS AND SEALS THIS 27th DAY OF June, 2011

BY: Sam Bowditch

AS: SVP, WELLS FARGO BANK, N.A.

STATE OF Alabama )  
COUNTY OF Jefferson ) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF June, 2011 BY Sam Bowditch



WITNESS MY HAND AND OFFICIAL SEAL

MY NOTORIAL COMMISSION EXPIRES

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 25, 2012  
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS  
Kathryn S. Davis  
NOTARY PUBLIC

### GENERAL NOTES:

#### PRIVATE EASEMENTS:

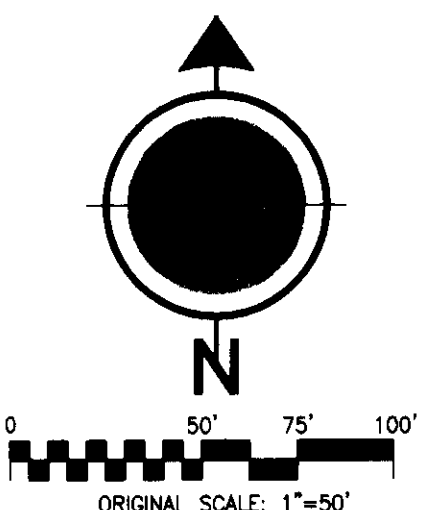
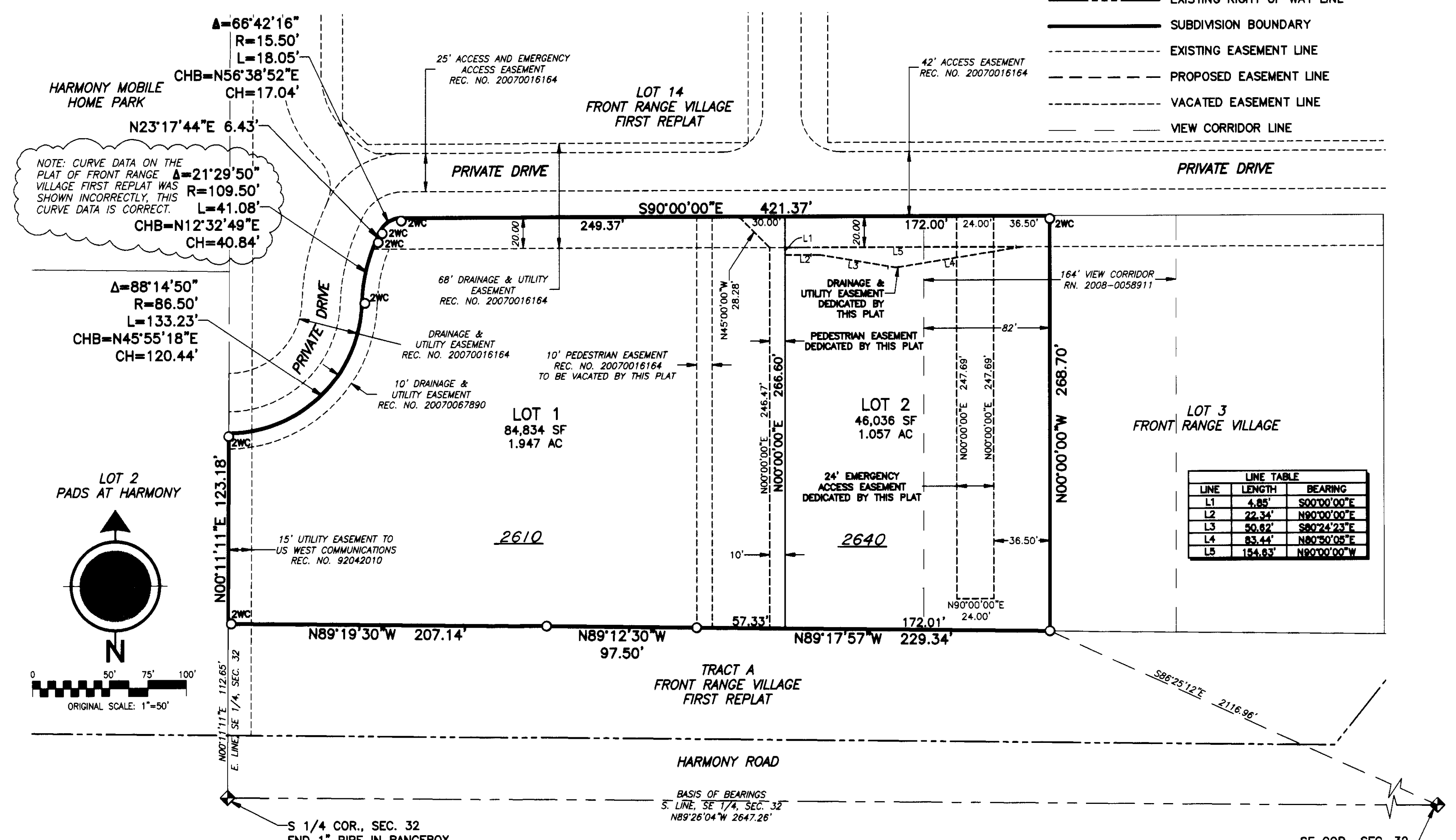
VARIOUS PRIVATE EASEMENTS, NOT SHOWN ON THIS PLAT, HAVE BEEN GRANTED BY INSTRUMENTS RECORDED AT RECEPTION NUMBERS 2007-0016187, 2007-0016190, 2007-0016211, 2008-0058911.

#### RIGHT OF ACCESS:

PURSUANT TO AN INTERGOVERNMENTAL AGREEMENT WITH THE COLORADO DEPARTMENT OF TRANSPORTATION, THE CITY OF FORT COLLINS HAS ASSUMED OWNERSHIP OF HARMONY ROAD. THE CITY OF FORT COLLINS HEREBY RELEASES THE PLATTED PROPERTY FROM THE RESTRICTIONS ON THE RIGHT OF ACCESS TO HARMONY ROAD CONTAINED IN THE ACCESS DEED GRANTED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, BY INSTRUMENT DATED MARCH 30, 1970 AND RECORDED ON APRIL 15, 1970 IN BOOK 1430 AT PAGE 798, AND AMENDED BY INSTRUMENT RECORDED JUNE 8, 1970 IN BOOK 1434 AT PAGE 334. ACCESS TO HARMONY ROAD FROM THE PLATTED PROPERTY SHALL BE SUBJECT TO THE APPROVALS OF THE CITY OF FORT COLLINS.

### NOTICE:

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES (INCLUDING COUNCIL TREE AVE.), 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.



LINE	LENGTH	BEARING
L1	4.88'	S00°00'00"E
L2	22.34'	N90°00'00"E
L3	30.82'	S80°24'23"E
L4	83.44'	N80°00'00"E
L5	154.83'	N90°00'00"W

### 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.

### NOTES:

- CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1479770, EFFECTIVE DATE OF JANUARY 24, 2011 AT 07:30 A.M. WAS RELIED UPON ENTIRELY FOR RECORD INFORMATION REGARDING RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES, THIS SUBDIVISION PLAT DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD STANTEC CONSULTING SERVICES, INC.
- BASIS OF BEARINGS - THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32 AS BEARING: NORTH 89°26'04" WEST.
- THE FRONT RANGE VILLAGE DEVELOPMENT AGREEMENT DATED FEBRUARY 28, 2007 BETWEEN THE CITY OF FORT COLLINS AND FRONT RANGE RETAIL COMPANY SHALL APPLY TO THE PROPERTY SHOWN ON THIS REPLAT.
- ALL DISTANCE SHOWN ON THIS PLAT AT US SURVEY FEET AND DECIMALS THEREOF MEASURED HORIZONTALLY AT GROUND ELEVATION.

### SURVEYOR'S STATEMENT:

I, ALAN WARNER, 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.



ALAN WARNER  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 28668

JUNE 17, 2011  
DATE:

UNLESS SIGNED, SEALED AND DATED THIS PLAT MUST BE CONSIDERED PRELIMINARY.

NOTICE: ACCORDING TO COLORADO LAW YOU ~~MAY~~ COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT ON 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 SURVEY SHOWN HEREON.

### LEGEND:

- SECTION CORNER MONUMENT AS NOTED
- SET REBAR WITH 2" ALUM. CAP, PLS 28668 UNLESS OTHERWISE NOTED
- 2WC 2' WITNESS CORNER
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- SUBDIVISION BOUNDARY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- VACATED EASEMENT LINE
- VIEW CORRIDOR LINE

### 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.

ATTORNEY: Blair J. Brantner  
ADDRESS: 323 S. College, Suite #3  
Fort Collins, CO 80524

REGISTRATION NO.: 25144

### APPROVED AS TO FORM, CITY ENGINEER:

BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO THIS 29th DAY OF June, A.D., 2011

John J. [Signature]  
CITY ENGINEER

### PLANNING APPROVAL:

BY THE DIRECTOR OF PLANNING THE CITY OF FORT COLLINS, COLORADO THIS 29th DAY OF June, A.D., 2011

[Signature]  
DIRECTOR OF PLANNING

**Stantec Consulting Inc.**  
2950 East Harmony Road, Suite 209  
Fort Collins CO USA  
80528  
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www.stantec.com

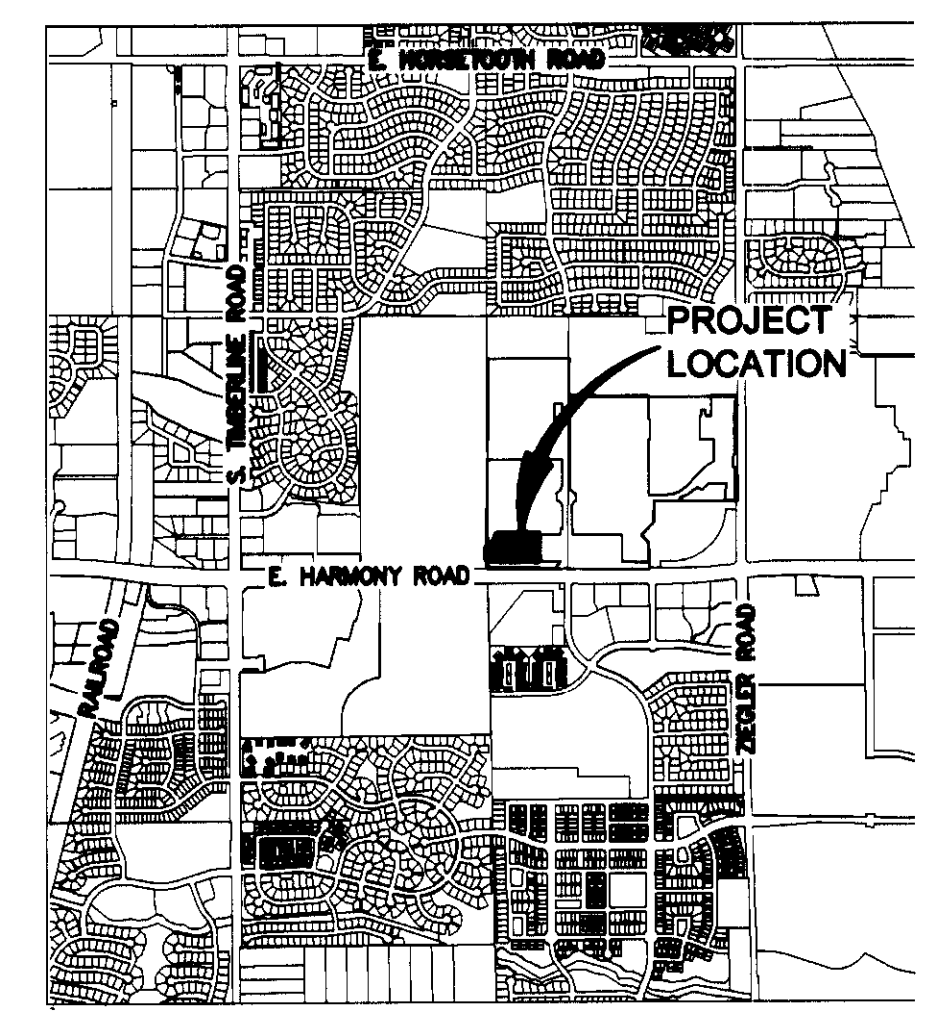


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**Consultants**

**Legend**

### VICINITY MAP



SCALE: 1" = 2000'

**Revision**


By: \_\_\_\_\_ Appd. YY.MM.DD

File Name: \_\_\_\_\_

Dwn. Chkd. Dsgn. YY.MM.DD

**Plan/Sheet**

Client/Project  
**FRONT RANGE RETAIL COMPANY L.L.C.**  
Fort Collins, CO

Title  
**FRONT RANGE VILLAGE SECOND REPLAT**  
**FRONT RANGE VILLAGE, Fort Collins, CO**

Project No. 187010251  
Scale

Drawing No. 10251v-fb-3.dwg  
Sheet  
Revision