

NOTICE: ACCORDING TO COLORADO LAW YOU MAY BE SUBJECT TO PENALTIES IF YOU DO NOT FILE THIS SURVEY WITHIN THE TIME FRAME SPECIFIED IN THE NOTICE. YOU MAY BE SUBJECT TO PENALTIES IF YOU DO NOT FILE THIS SURVEY WITHIN THE TIME FRAME SPECIFIED IN THE NOTICE.

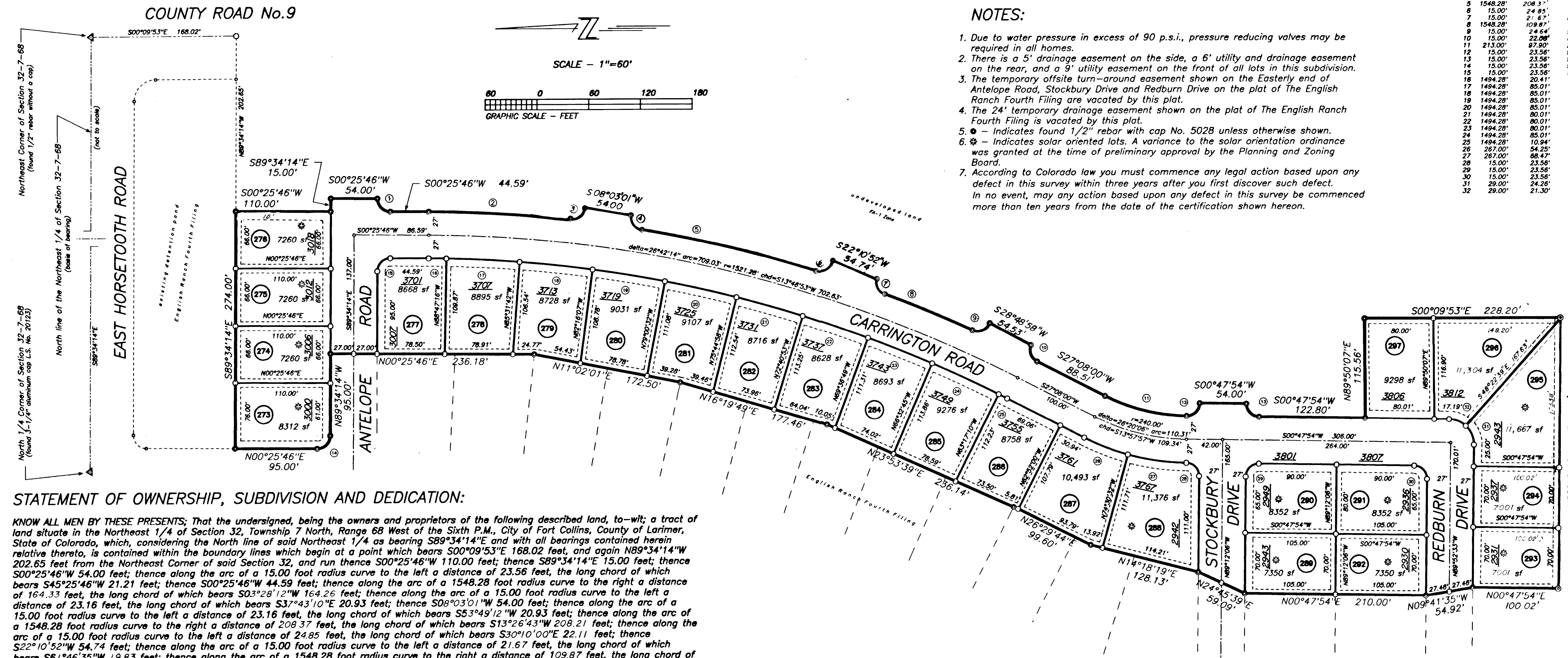
# A PLAT OF THE ENGLISH RANCH FIFTH FILING

SITUATE IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
1	15.00'	23.56'	21.21'	5.857546°W	
2	1548.28'	164.33'	604.53'	5.032812°W	
3	15.00'	23.16'	88°27'38"	5.37°43'0"E	
4	15.00'	23.16'	88°27'38"	5.37°43'0"E	
5	1548.28'	208.3'	742.39'	5.19°06'43"W	
6	15.00'	24.85'	94°56'05"	5.30°10'00"E	
7	15.00'	21.67'	62°45'31"	5.61°46'55"W	
8	1548.28'	109.87'	473.58'	5.22°25'49"W	
9	15.00'	24.64'	94°07'09"	5.22°35'47"E	
10	15.00'	22.08'	84°09'48"	5.69°12'54"W	
11	213.00'	87.90'	28°20'06"	5.13°57'57"W	
12	15.00'	23.56'	21.21'	5.44°12'06"E	
13	15.00'	23.56'	21.21'	5.45°47'54"W	
14	15.00'	23.56'	21.21'	5.45°47'54"W	
15	15.00'	23.56'	21.21'	5.44°12'06"E	
16	1494.28'	20.41'	0°46'58"	5.00°50'01"W	
17	1494.28'	85.01'	3°15'35"	5.02°50'31"W	
18	1494.28'	85.01'	3°15'35"	5.06°06'06"W	
19	1494.28'	85.01'	3°15'35"	5.09°21'40"W	
20	1494.28'	85.01'	3°15'35"	5.12°37'15"W	
21	1494.28'	80.01'	3°04'04"	5.15°47'04"W	
22	1494.28'	80.01'	3°04'04"	5.18°51'09"W	
23	1494.28'	80.01'	3°04'04"	5.21°55'13"W	
24	1494.28'	85.01'	3°15'35"	5.25°05'02"W	
25	1494.28'	10.94'	0°25'10"	5.28°33'59"W	
26	267.00'	54.25'	11°38'32"	5.41°18'44"W	
27	267.00'	66.47'	14°41'34"	5.08°08'41"W	
28	15.00'	23.56'	21.21'	5.45°47'54"W	
29	15.00'	23.56'	21.21'	5.44°12'06"E	
30	15.00'	23.56'	21.21'	5.45°47'54"W	
31	28.00'	24.26'	47°55'35"	5.23°56'00"E	
32	29.00'	21.30'	42°04'25"	5.21°50'07"E	

### NOTES:

- Due to water pressure in excess of 90 p.s.i., pressure reducing valves may be required in all homes.
- There is a 5' drainage easement on the side, a 6' utility and drainage easement on the rear, and a 9' utility easement on the front of all lots in this subdivision.
- The temporary offsite turn-around easement shown on the Easterly end of Antelope Road, Stockbury Drive and Redburn Drive on the plat of The English Ranch Fourth Filing are vacated by this plat.
- The 24' temporary drainage easement shown on the plat of The English Ranch Fourth Filing is vacated by this plat.
- ⊙ - Indicates found 1/2" rebar with cap No. 5028 unless otherwise shown.
- ⊙ - Indicates solar oriented lots. A variance to the solar orientation ordinance was granted at the time of preliminary approval by the Planning and Zoning Board.
- 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 herein.



### STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS; That the undersigned, being the owners and proprietors of the following described land, to-wit: a tract of land situate in the Northeast 1/4 of Section 32, Township 7 North, Range 68 West of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, which, considering the North line of said Northeast 1/4 as bearing S89°34'14"E and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point which bears S00°09'53"E 168.02 feet, and again N89°34'14"W 202.85 feet from the Northeast Corner of said Section 32, and run thence S00°25'46"W 110.00 feet; thence S89°34'14"E 15.00 feet; thence S00°25'46"W 54.00 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 23.56 feet, the long chord of which bears S45°25'46"W 21.21 feet; thence S00°25'46"W 44.59 feet; thence along the arc of a 1548.28 foot radius curve to the right a distance of 164.33 feet, the long chord of which bears S03°28'12"W 164.26 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 23.16 feet, the long chord of which bears S37°43'10"E 20.93 feet; thence S08°03'01"W 54.00 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 23.16 feet, the long chord of which bears S53°49'12"W 20.93 feet; thence along the arc of a 1548.28 foot radius curve to the right a distance of 208.37 feet, the long chord of which bears S13°26'43"W 208.21 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 24.85 feet, the long chord of which bears S30°10'00"E 22.11 feet; thence S22°10'52"W 54.74 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 21.67 feet, the long chord of which bears S61°46'35"W 19.83 feet; thence along the arc of a 1548.28 foot radius curve to the right a distance of 109.87 feet, the long chord of which bears S22°25'49"W 109.85 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 24.64 feet, the long chord of which bears S22°35'47"E 21.96 feet; thence S28°48'58"W 54.53 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 22.03 feet, the long chord of which bears S69°12'54"W 20.11 feet; thence S27°08'00"W 88.51 feet; thence along the arc of a 213.00 foot radius curve to the left a distance of 97.90 feet, the long chord of which bears S13°57'57"W 97.04 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 23.56 feet, the long chord of which bears S44°12'06"E 21.21 feet; thence S00°47'54"W 54.00 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 23.56 feet, the long chord of which bears S44°12'06"E 21.21 feet; thence S00°47'54"W 122.80 feet; thence N89°50'07"E 115.56 feet; thence S00°09'53"E 228.20 feet; thence S45°47'54"W 21.21 feet; thence S00°47'54"E 100.02 feet; thence N09°41'35"W 54.92 feet; thence N00°47'54"E 210.00 feet; thence N24°45'39"E 59.09 feet; thence N14°18'19"E 128.13 feet; thence N26°29'44"E 99.60 feet; thence N23°53'39"E 236.14 feet; thence N16°19'49"E 177.46 feet; thence N11°02'01"E 172.50 feet; thence N00°25'46"E 236.18 feet; thence N89°34'14"W 95.00 feet; thence along the arc of a 15.00 foot radius curve to the right a distance of 23.56 feet, the long chord of which bears N44°34'14"W 21.21 feet; thence N00°25'46"E 95.00 feet; thence S89°34'14"E 274.00 feet to the point of beginning, containing 7.2903 acres, more or less. The undersigned 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 a plat of THE ENGLISH RANCH FIFTH FILING, 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 streets and easements as are 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 streets are inspected and accepted by the City Engineer. All maintenance of the above described streets shall be performed by the undersigned (and his/her successors in interest) until such time as the City expressly assumes, in writing, the duty of such maintenance.

Witness our hands and seals this 26 day of Jan, A.D., 1995  
 BY William D. Bartran  
 WILLIAM D. BARTRAN, President  
 BY Arthur E. March  
 ARTHUR E. MARCH, Secretary

BY Glen A. Johnson  
 GLEN A. JOHNSON, Managing Partner

State of Colorado }  
 County of Larimer } s.s.  
 The foregoing dedication was acknowledged before me this 26 day of Jan, A.D., 1995, by William D. Bartran as President and by Arthur E. March as Secretary of Bartran & Co., Inc., and by Glen A. Johnson as Managing Partner of Spring Creek Farms.  
 My notarial commission expires 2/23/92  
 NOTARY PUBLIC Dean Schroeder

### SURVEYOR'S CERTIFICATE:

I, Richard A. Rutherford, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this plat of THE ENGLISH RANCH FIFTH FILING truly and correctly represents the results of a survey made by me or under my direct supervision.

Richard A. Rutherford  
 RICHARD A. RUTHERFORD  
 Colorado registered P.E. & L.S. No. 5028

### ATTORNEY'S CERTIFICATE:

This is to certify that on the 26 day of Jan, A.D., 1995, I examined the title to the property as described herein 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.

ATTORNEY [Signature] Registration No. 391

### APPROVED AS TO FORM:

By the Director of Engineering of the City of Fort Collins, Colorado this 9th day of February, A.D., 1995

### APPROVED:

By the Planning and Zoning Board of the City of Fort Collins, Colorado this 14 day of November, A.D., 1995

Michael R. Meria  
 DIRECTOR OF ENGINEERING  
Robert E. Starbuck  
 SECRETARY OF PLANNING AND ZONING BOARD

### VICINITY MAP SCALE - 1"=2000'

