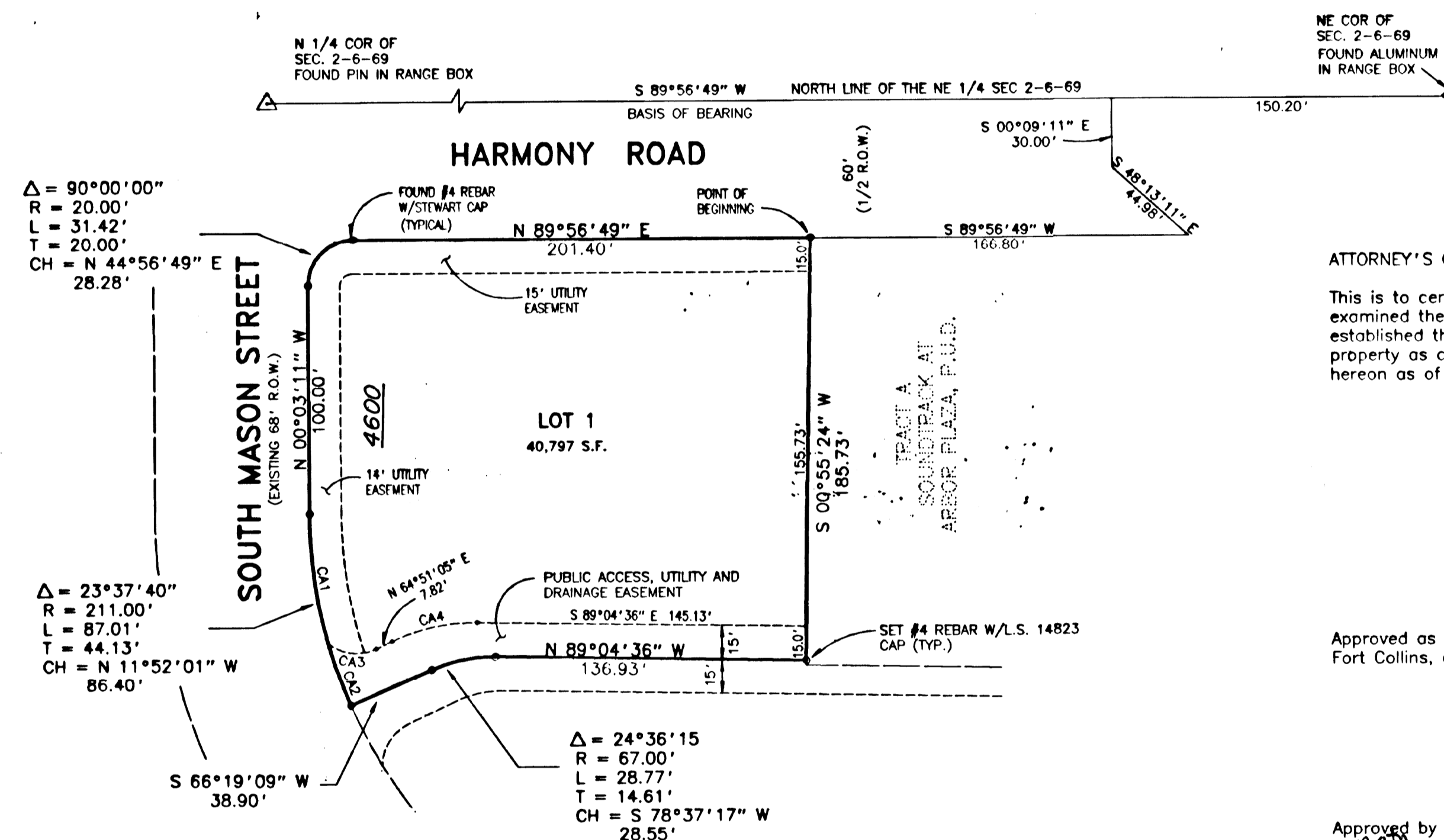
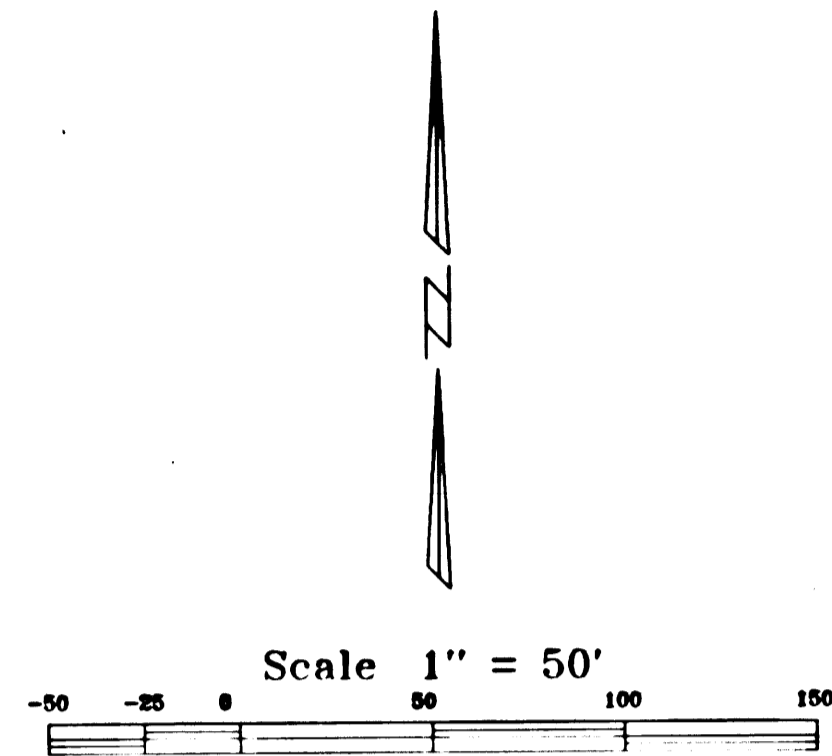


A PLAT OF AMIGOS at ARBOR PLAZA, P.U.D.

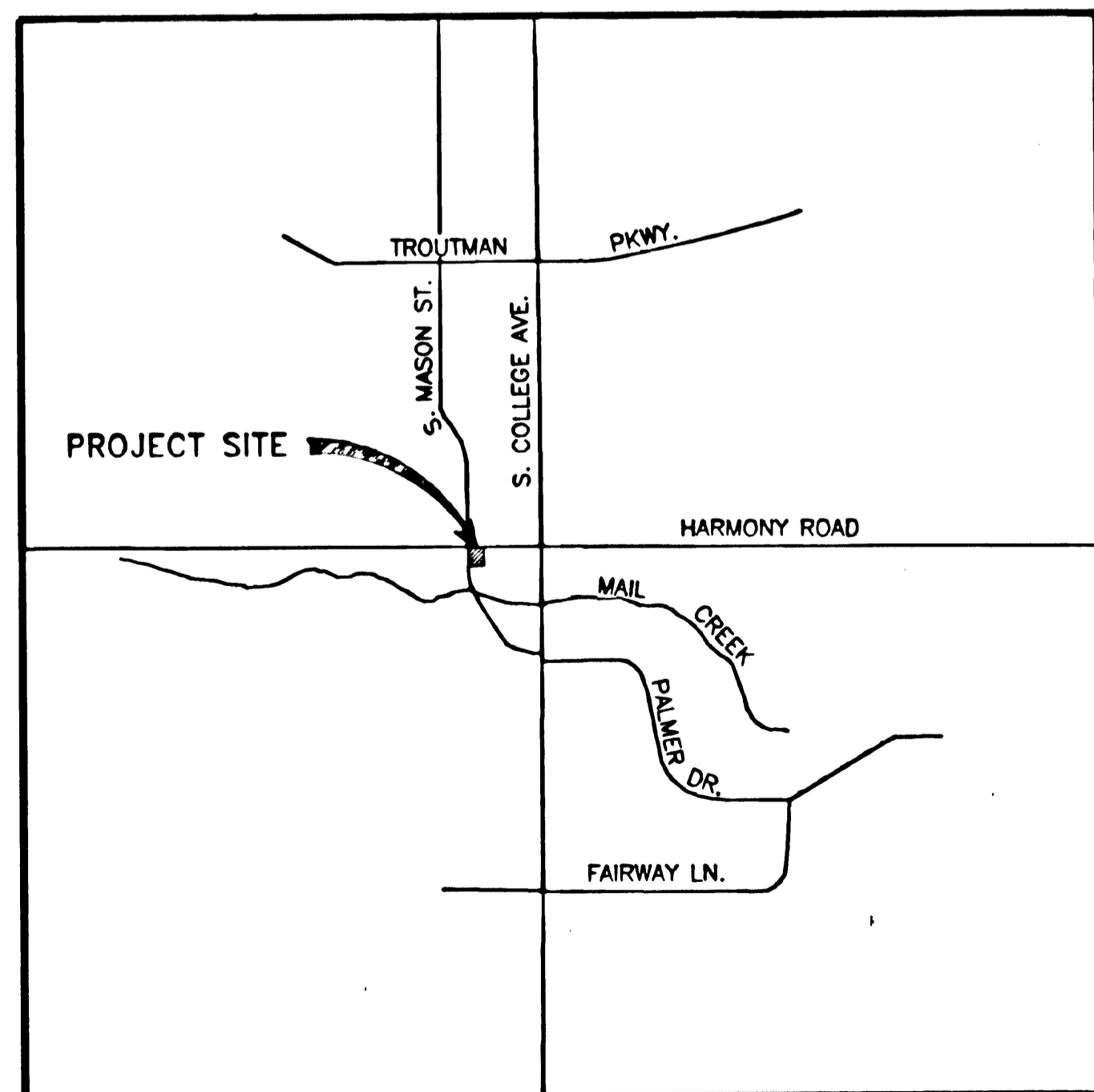
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.



$\Delta = 90^{\circ}00'00''$
 $R = 20.00'$
 $L = 31.42'$
 $T = 20.00'$
 $CH = N 44^{\circ}56'49'' E$
 $28.28'$

$\Delta = 23^{\circ}37'40''$
 $R = 211.00'$
 $L = 87.01'$
 $T = 44.13'$
 $CH = N 11^{\circ}52'01'' W$
 $86.40'$

$\Delta = 24^{\circ}36'15''$
 $R = 67.00'$
 $L = 28.77'$
 $T = 14.61'$
 $CH = S 78^{\circ}37'17'' W$
 $28.55'$



VICINITY MAP
SCALE: 1" = 1000'

Name	Delta	Radius	Length	Bearing	Chord	Tangent
CA1	$\Delta = 15^{\circ}42'10''$	211.00	57.82	$S 07^{\circ}54'18'' E$	57.65	29.10
CA2	$\Delta = 7^{\circ}55'30''$	211.00	29.19	$S 19^{\circ}43'06'' E$	29.16	14.62
CA3	$\Delta = 63^{\circ}34'12''$	20.00	22.19	$S 83^{\circ}21'49'' E$	21.07	12.39
CA4	$\Delta = 26^{\circ}04'19''$	85.00	38.68	$N 77^{\circ}53'14'' E$	38.35	19.68

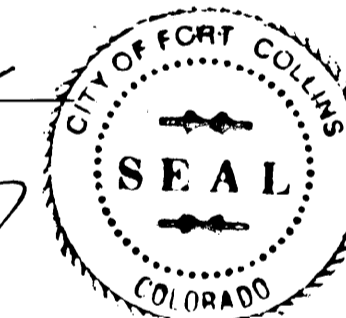
ATTORNEY'S CERTIFICATE

This is to certify that on the 20th day of July, 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.

Angelo Mariani
Address: 42 STARBUCK
303 E 17th Ave
Denver Co. 80203
Registration No. _____

Approved as to form by the Director of Engineering of the City of Fort Collins, on the 29th day of August, A.D., 1993.

Michael R. Berg
Director of Engineering



Approved by the City of Fort Collins Planning and Zoning Board, this 29th day of May, A.D., 1993.

Walter H. ...
Secretary of Planning and Zoning Board

SURVEYOR'S STATEMENT

I, Terry G. Everett, a Professional Land Surveyor in the State of Colorado, do hereby state that the survey and legal description shown hereon was made under my direct responsibility, supervision and checking and that this plat accurately represents said survey and that all monuments exist as shown hereon.

Terry G. Everett
Terry G. Everett
Registered Land Surveyor
Colorado Registration No. 17483
Date July 14, 1993

NOTICE: According to Colorado Law, you must 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.

DESCRIPTION

A tract of land located in the Northeast Quarter of Section 2, Township 6 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows:

Considering the North line of the Northeast Quarter of said Section 2 as bearing South 89°56'49" West from a found aluminum cap in Range Box at the Northeast corner and a found pin in Range Box at the North Quarter corner of said Section 2 and with all bearings contained herein relative thereto:

Commencing at the Northeast corner of said Section 2; thence South 89°56'49" West, 150.20 feet; thence, South 00°09'11" East, 30.00 feet; thence, South 48°13'11" East, 44.98 feet to the South line of Harmony Road; thence along said South line, South 89°56'49" West, 166.80 feet to the POINT OF BEGINNING, said point being the Northwest corner of Tract A, Soundtrack At Arbor Plaza, P.U.D. as described at reception number 89045928 records of Larimer County Clerk and Recorder; thence along the West line of said Tract A, South 00°55'24" West, 185.73 feet; thence, North 89°04'36" West, 136.93 feet to a point on a curve concave to the South, having a central angle of 24°36'15", a radius of 67.00 feet and the chord of which bears South 78°37'17" West, 28.55 feet; thence along the arc of said curve 28.77 feet; thence, South 66°19'09" West, 38.90 feet to a point on the East line of South Mason Street, said point being on a curve concave to the East, having a central angle of 23°37'40", a radius of 211.00 feet and the chord of which bears North 11°52'01" West, 86.40 feet; thence along said East line and the arc of said curve 87.01 feet; thence, North 00°03'11" West, 100.00 feet to a point on a curve concave to the Southeast having a central angle of 90°00'00", a radius of 20.00 feet and the chord of which bears North 44°56'49" East, 28.28 feet; thence along the arc of said curve 31.42 feet to a point on the South line of Harmony Road; thence along said South line, North 89°56'49" East, 201.40 feet to the Point of Beginning.

The above described tract of land contains 40,797 square feet subject to all easements and rights-of-way now on record or existing.

Have caused the same to be subdivided as shown on this plat known as Amigos at Arbor Plaza, P.U.D., in the City of Fort Collins, Larimer County, Colorado.

Said dedication is subject to all easements now on record or existing or indicated on this plat and does hereby dedicate and convey to and for public use, forever hereafter, the easements as laid out and designated on this plat, provided however, that acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easement so dedicated.

Witness our hands and seals this 20th day of July, A.D., 1993.

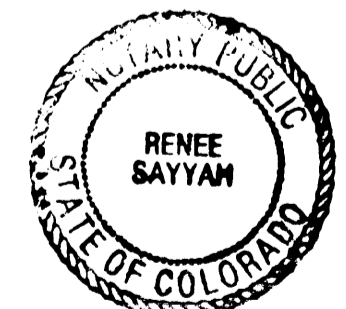
By: MATTHEW F. COLLINS
PARTNER

By: Angelo Mariani
ANGELO MARIANI GENERAL PARTNER
STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 20th day of July, A.D., 1993, by Angelo Mariani as General Partner of Matthew F. Collins Partnership. Subscribed and sworn before me this 20th day of July, A.D., 1993.

My Notarial Commission expires August 7, 1996

Renée Sayyam
Notary Public
Address: 325 E 17th Avenue
Denver CO 80203
City, State, ZIP Code



FED Inc.
Engineering Consultants
209 South Melgram Street
Fort Collins, Colorado 80521
(303) 482-5922

This unofficial copy was downloaded on Jul-18-2019 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