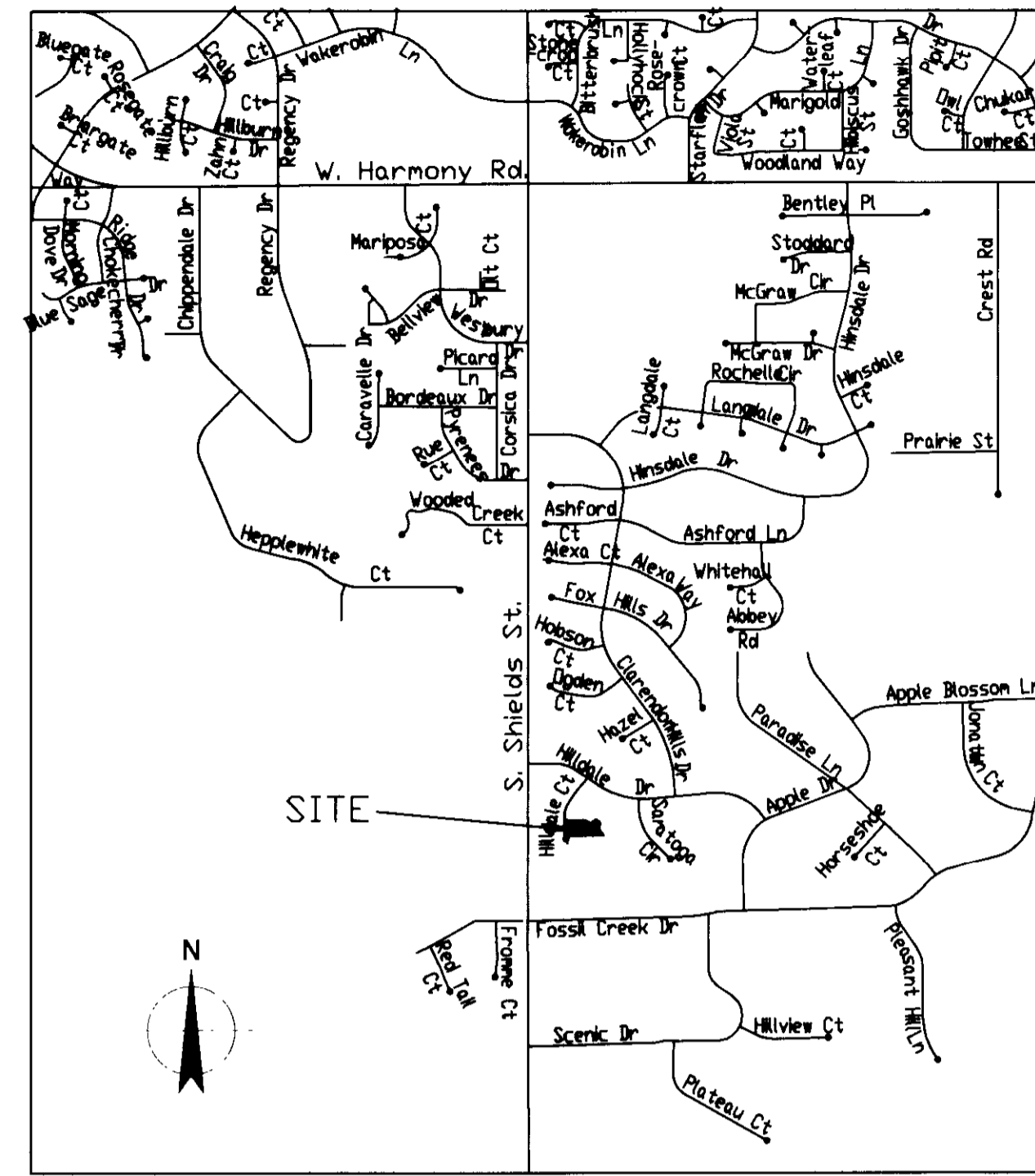


C-9 66

LAND SURVEY PLAT

TWO TRACTS OF LAND LOCATED IN THE WEST HALF OF SECTION 2,
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP
N.T.S.

NOTES

1. THE PURPOSE OF THIS LAND SURVEY PLAT WAS TO MONUMENT 2 TRACTS OF LAND THAT WERE SOLD TO THE OWNER OF LOT 3 CLARENDON HILLS FIFTH FILING FIRST REPLAT.
2. NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR FOR THE PURPOSE OF THIS BOUNDARY SURVEY AND THEREFORE NO EASEMENTS ARE SHOWN HEREON.
3. LOCATION OF EROSION BUFFER LIMIT - PROVIDED BY CITY OF FORT COLLINS STORM WATER DEPARTMENT. REQUIREMENTS AND RESTRICTIONS WITHIN THE EROSION BUFFER LIMIT ARE SET FORTH IN CITY OF FORT COLLINS MUNICIPAL CODE AND CHARTER, CHAPTER 10, SEC. 10-202
4. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS OF THE DATE ON WHICH YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED ON ANY DEFECT OF THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
5. THE LINEAR UNIT USED IN THIS SURVEY IS THE U.S. SURVEY FOOT.

BASIS OF BEARINGS STATEMENT

CONSIDERING THE NORTHEASTERLY LINE OF LOT 3 OF CLARENDON HILLS FIFTH FILING FIRST REPLAT AS BEARING NORTH 48 DEGREES 08 MINUTES 56 SECONDS WEST FROM A FOUND PLS 12374 PLASTIC CAP ON NO.4 REBAR AT THE SOUTHEASTERLY END AND PLS 12374 PLASTIC CAP ON NO.4 REBAR AT THE NORTHWESTERLY END OF SAID LINE, BASED UPON GPS OBSERVATION AND THE CITY OF FORT COLLINS COORDINATE BASE, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

LEGAL DESCRIPTION

TWO TRACTS OF LAND BEING THOSE TRACTS OF LAND DESCRIBED IN THE QUIT CLAIM DEED RECORDED OCTOBER 18, 2011 AT RECEPTION NO. 20110063737 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER; LOCATED IN THE WEST HALF OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO; THE SAID TRACTS ARE ALSO A PORTION OF TRACT "E" OF CLARENDON HILLS FIFTH FILING, A PLAT OF RECORD WITH THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

CONSIDERING THE NORTHEASTERLY LINE OF LOT 3 OF CLARENDON HILLS FIFTH FILING FIRST REPLAT AS BEARING NORTH 48 DEGREES 08 MINUTES 56 SECONDS WEST FROM A FOUND PLS 12374 PLASTIC CAP ON NO.4 REBAR AT THE SOUTHEASTERLY END AND PLS 12374 PLASTIC CAP ON NO.4 REBAR AT THE NORTHWESTERLY END OF SAID LINE, BASED UPON GPS OBSERVATION AND THE CITY OF FORT COLLINS COORDINATE BASE, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

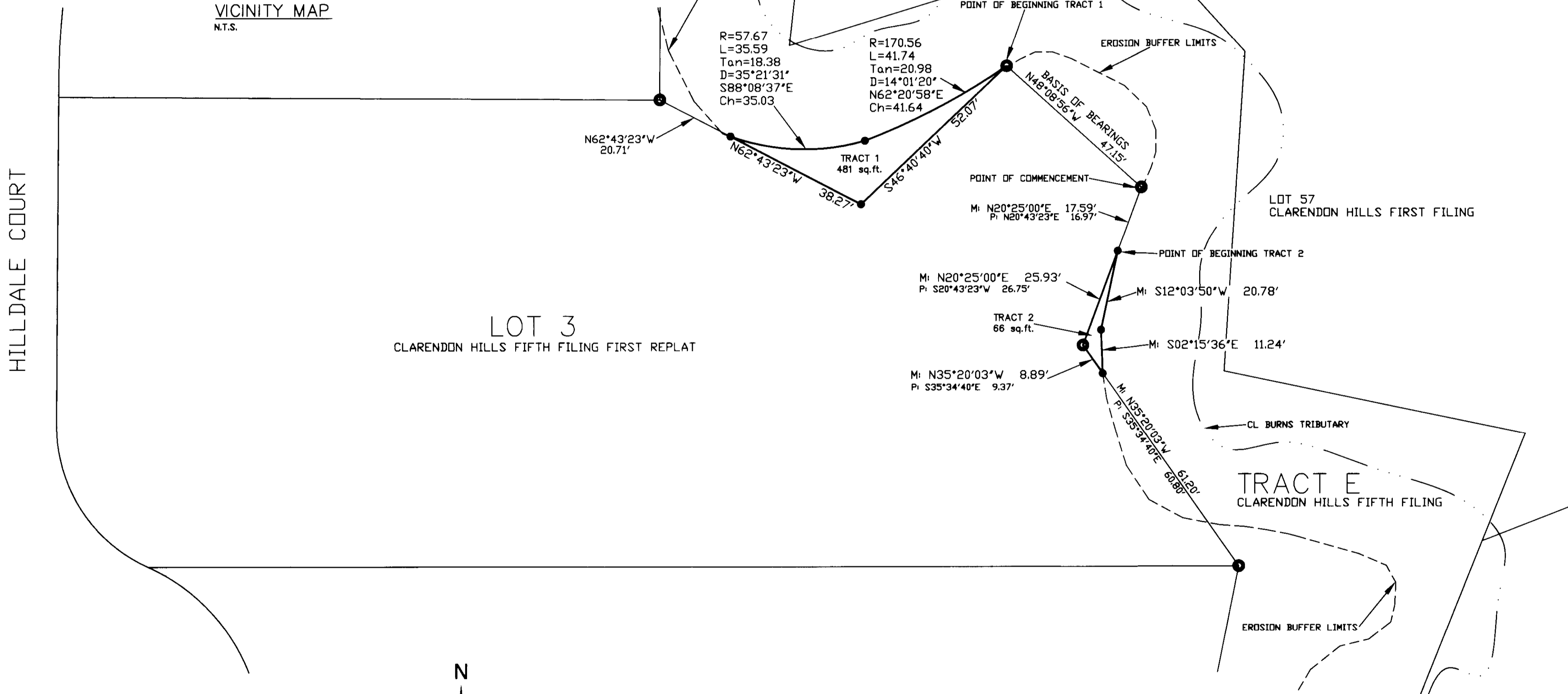
TRACT 1
COMMENCING AT THE SAID SOUTHEASTERLY END OF THE NORTHEASTERLY LINE OF LOT 3;
THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 3, NORTH 48 DEGREES 08 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 47.15 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION OF TRACT 1;
THENCE ALONG THE BOUNDARY LINE OF LOT 3 SOUTH 46 DEGREES 40 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 52.07 FEET;
THENCE CONTINUING ALONG THE SAID BOUNDARY LINE OF LOT 3, NORTH 62 DEGREES 43 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 38.27 FEET TO A POINT WHERE THE CITY OF FORT COLLINS EROSION BUFFER LIMIT INTERSECTS THE SAID BOUNDARY LINE OF LOT 3;
THENCE LEAVING THE SAID BOUNDARY LINE AND ALONG THE SAID EROSION BUFFER LIMIT ALONG A CURVE TO THE LEFT NON-TANGENT FROM THE PREVIOUS LINE HAVING A RADIUS OF 57.67 FEET A CENTRAL ANGLE OF 35 DEGREES 21 MINUTES 31 SECONDS AND AN ARC LENGTH OF 35.59 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 88 DEGREES 08 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 35.03 FEET;
THENCE CONTINUING ALONG SAID EROSION BUFFER LIMIT ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 170.56 FEET A CENTRAL ANGLE OF 14 DEGREES 01 MINUTES 20 SECONDS AND AN ARC LENGTH OF 41.74 FEET, BEING SUBTENDED BY A CHORD OF NORTH 62 DEGREES 20 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 41.64 FEET TO THE POINT OF BEGINNING OF TRACT 1. CONTAINING 481 SQUARE FEET MORE OR LESS.

TOGETHER WITH: TRACT 2
WITH THE ABOVE DESCRIBED BASIS OF BEARING;
COMMENCING AT THE SAID SOUTHEASTERLY END OF THE NORTHEASTERLY LINE OF LOT 3;
THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3 SOUTH 20 DEGREES 25 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 17.59 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION OF TRACT 2;
THENCE CONTINUING ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, SOUTH 20 DEGREES 25 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 25.93 FEET;
THENCE CONTINUING ALONG THE SAID EASTERLY BOUNDARY LINE OF LOT 3, SOUTH 35 DEGREES 20 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 8.89 FEET TO A POINT WHERE THE SAID EROSION BUFFER LIMIT INTERSECTS THE SAID EASTERLY BOUNDARY LINE OF LOT 3;
THENCE LEAVING THE SAID EASTERLY BOUNDARY LINE OF LOT 3 AND ALONG THE SAID EROSION BUFFER LIMIT NORTH 02 DEGREES 15 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 11.24 FEET;
THENCE CONTINUING ALONG SAID EROSION BUFFER LIMIT NORTH 12 DEGREES 03 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 20.78 FEET TO THE POINT OF BEGINNING OF TRACT 2. CONTAINING 66 SQUARE FEET MORE OR LESS.
THE ABOVE DESCRIBED TRACTS CONTAIN A TOTAL OF 547 SQUARE FEET MORE OR LESS AND ARE SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW EXISTING OR OF RECORD.

SURVEYOR'S STATEMENT

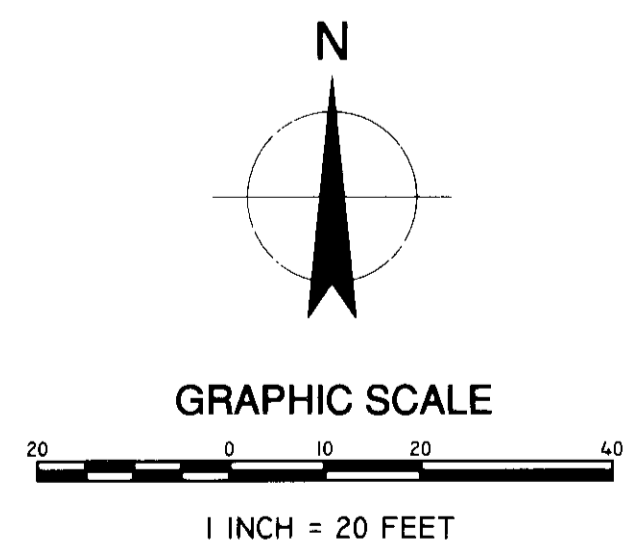
I, ROBERT WILLIAM HINTZ, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ROBERT WILLIAM HINTZ
COLORADO PROFESSIONAL LAND SURVEYOR
NO. 38260



SYMBOL KEY

- SET NO. 4 REBAR WITH ORANGE PLASTIC CAP STAMPED LS 38260
- FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED 12374
- M: MEASURED BEARINGS AND DISTANCES
- P: PLAT BEARINGS AND DISTANCES



REVISIONS:	DATE:

CITY OF FORT COLLINS, COLORADO
ENGINEERING DIVISION



DESIGNED BY:	DRAWN BY:	APPROVED BY:
	RWH	
SCALE:	DATE:	CHECKED BY:
1"=20'	02-02-12	JSV
		DATE:
		02-13-12

LAND SURVEY PLAT

SHEET
1
OF
1

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