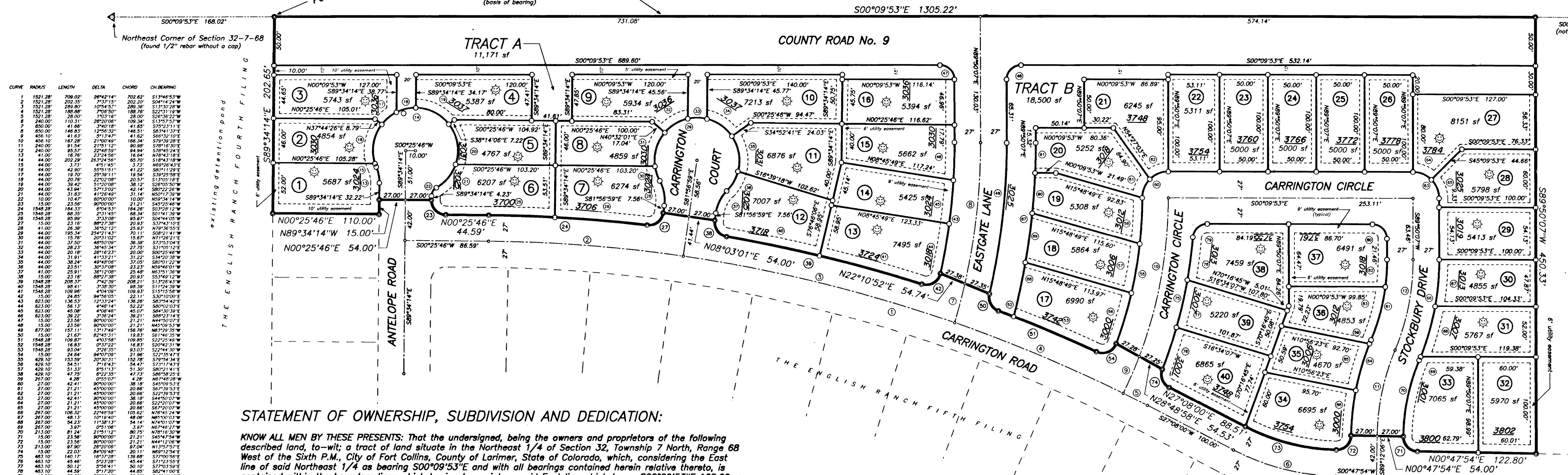
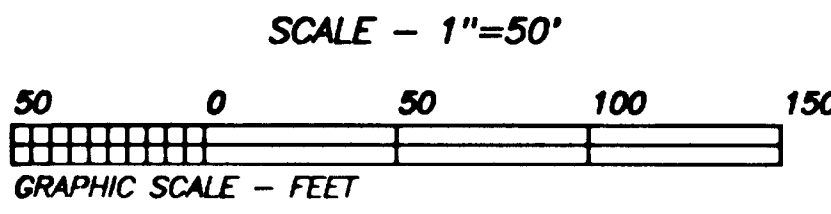


# A PLAT OF THE ENGLISH RANCH P.U.D. SIXTH FILING

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	CHORD BEARING
1	151.28	708.07	294.21	702.87	S31°46'51"W
2	151.28	202.35	77.15	202.20	S04°14'24"W
3	151.28	298.83	104.80	298.36	S13°02'30"W
4	151.28	188.88	70.50	188.88	S22°31'18"W
5	151.28	78.00	28.00	78.00	S28°58'52"W
6	151.28	131.31	46.20	131.31	S31°07'00"W
7	650.00	41.66	3.40	41.66	S25°22'11"E
8	650.00	162.28	12.55	162.28	S03°41'37"E
9	456.10	41.63	3.14	41.63	S05°32'10"E
10	456.10	162.28	12.55	162.28	S28°58'52"W
11	240.00	91.54	21.91	91.54	S28°58'52"W
12	240.00	85.57	20.46	85.57	S28°58'52"W
13	41.00	16.78	23.24	16.64	N28°43'18"E
14	44.00	20.29	28.24	20.29	N28°43'18"E
15	44.00	17.78	23.24	16.64	N28°43'18"E
16	44.00	16.78	23.24	16.64	N28°43'18"E
17	44.00	16.78	23.24	16.64	N28°43'18"E
18	44.00	16.78	23.24	16.64	N28°43'18"E
19	44.00	16.78	23.24	16.64	N28°43'18"E
20	44.00	16.78	23.24	16.64	N28°43'18"E
21	44.00	16.78	23.24	16.64	N28°43'18"E
22	10.00	10.47	90.00	10.00	N89°34'14"W
23	15.00	23.56	90.00	15.00	N89°34'14"W
24	15.00	23.56	90.00	15.00	N89°34'14"W
25	15.00	23.56	90.00	15.00	N89°34'14"W
26	15.00	23.56	90.00	15.00	N89°34'14"W
27	15.00	23.56	90.00	15.00	N89°34'14"W
28	41.00	26.38	36.52	27.53	S31°05'12"E
29	44.00	19.54	25.42	20.00	S28°58'52"W
30	44.00	19.54	25.42	20.00	S28°58'52"W
31	44.00	19.54	25.42	20.00	S28°58'52"W
32	44.00	19.54	25.42	20.00	S28°58'52"W
33	44.00	19.54	25.42	20.00	S28°58'52"W
34	44.00	19.54	25.42	20.00	S28°58'52"W
35	44.00	19.54	25.42	20.00	S28°58'52"W
36	44.00	19.54	25.42	20.00	S28°58'52"W
37	44.00	19.54	25.42	20.00	S28°58'52"W
38	44.00	19.54	25.42	20.00	S28°58'52"W
39	44.00	19.54	25.42	20.00	S28°58'52"W
40	44.00	19.54	25.42	20.00	S28°58'52"W
41	44.00	19.54	25.42	20.00	S28°58'52"W
42	44.00	19.54	25.42	20.00	S28°58'52"W
43	44.00	19.54	25.42	20.00	S28°58'52"W
44	44.00	19.54	25.42	20.00	S28°58'52"W
45	44.00	19.54	25.42	20.00	S28°58'52"W
46	44.00	19.54	25.42	20.00	S28°58'52"W
47	44.00	19.54	25.42	20.00	S28°58'52"W
48	44.00	19.54	25.42	20.00	S28°58'52"W
49	44.00	19.54	25.42	20.00	S28°58'52"W
50	44.00	19.54	25.42	20.00	S28°58'52"W
51	44.00	19.54	25.42	20.00	S28°58'52"W
52	44.00	19.54	25.42	20.00	S28°58'52"W
53	44.00	19.54	25.42	20.00	S28°58'52"W
54	44.00	19.54	25.42	20.00	S28°58'52"W
55	44.00	19.54	25.42	20.00	S28°58'52"W
56	44.00	19.54	25.42	20.00	S28°58'52"W
57	44.00	19.54	25.42	20.00	S28°58'52"W
58	44.00	19.54	25.42	20.00	S28°58'52"W
59	44.00	19.54	25.42	20.00	S28°58'52"W
60	44.00	19.54	25.42	20.00	S28°58'52"W
61	44.00	19.54	25.42	20.00	S28°58'52"W
62	44.00	19.54	25.42	20.00	S28°58'52"W
63	44.00	19.54	25.42	20.00	S28°58'52"W
64	44.00	19.54	25.42	20.00	S28°58'52"W
65	44.00	19.54	25.42	20.00	S28°58'52"W
66	44.00	19.54	25.42	20.00	S28°58'52"W
67	44.00	19.54	25.42	20.00	S28°58'52"W
68	44.00	19.54	25.42	20.00	S28°58'52"W
69	44.00	19.54	25.42	20.00	S28°58'52"W
70	44.00	19.54	25.42	20.00	S28°58'52"W
71	44.00	19.54	25.42	20.00	S28°58'52"W
72	44.00	19.54	25.42	20.00	S28°58'52"W
73	44.00	19.54	25.42	20.00	S28°58'52"W
74	44.00	19.54	25.42	20.00	S28°58'52"W
75	44.00	19.54	25.42	20.00	S28°58'52"W
76	44.00	19.54	25.42	20.00	S28°58'52"W
77	44.00	19.54	25.42	20.00	S28°58'52"W
78	44.00	19.54	25.42	20.00	S28°58'52"W
79	44.00	19.54	25.42	20.00	S28°58'52"W
80	44.00	19.54	25.42	20.00	S28°58'52"W
81	44.00	19.54	25.42	20.00	S28°58'52"W
82	44.00	19.54	25.42	20.00	S28°58'52"W
83	44.00	19.54	25.42	20.00	S28°58'52"W
84	44.00	19.54	25.42	20.00	S28°58'52"W
85	44.00	19.54	25.42	20.00	S28°58'52"W
86	44.00	19.54	25.42	20.00	S28°58'52"W
87	44.00	19.54	25.42	20.00	S28°58'52"W
88	44.00	19.54	25.42	20.00	S28°58'52"W
89	44.00	19.54	25.42	20.00	S28°58'52"W
90	44.00	19.54	25.42	20.00	S28°58'52"W
91	44.00	19.54	25.42	20.00	S28°58'52"W

### 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 East line of said Northeast 1/4 as bearing S00°09'53"E and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on said East line which bears S00°09'53"E 168.02 feet from the Northeast Corner of said Section 32, and run thence along said East line, S00°09'53"E 1305.22 feet; thence S89°50'07"W 450.33 feet to the Easterly line of The English Ranch Fifth Filing; thence along said Easterly line, N00°47'54"E 122.80 feet, and again 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 N45°47'54"E 21.21 feet, and again N00°47'54"E 54.00 feet, and again 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°12'06"W 21.21 feet, and again along the arc of a 213.00 foot radius curve to the right a distance of 97.90 feet, the long chord of which bears N13°57'57"E 97.04 feet, and again N27°08'00"E 88.51 feet, and again along the arc of a 15.00 foot radius curve to the right a distance of 22.03 feet, the long chord of which bears N 89°12'54"E 20.11 feet, and again N28°48'58"E 54.53 feet, and again along the arc of a 15.00 foot radius curve to the right a distance of 24.64 feet, the long chord of which bears N22°35'47"W 21.96 feet, and again along the arc of a 1548.28 foot radius curve to the left a distance of 109.87 feet, the long chord of which bears N22°25'49"E 109.85 feet, and again along the arc of a 15.00 foot radius curve to the right a distance of 21.67 feet, the long chord of which bears N61°46'35"E 19.83 feet, and again N22°10'52"E 54.74 feet, and again along the arc of a 15.00 foot radius curve to the right a distance of 24.85 feet, the long chord of which bears N30°10'00"W 22.11 feet, and again along the arc of a 1548.28 foot radius curve to the left a distance of 208.37 feet, the long chord of which bears N13°26'43"E 208.21 feet, and again along the arc of a 15.00 foot radius curve to the right a distance of 23.16 feet, the long chord of which bears N53°49'12"E 20.93 feet, and again N08°03'01"E 54.00 feet, and again along the arc of a 15.00 foot radius curve to the right a distance of 23.16 feet, the long chord of which bears N37°43'10"W 20.93 feet, and again along the arc of a 1548.28 foot radius curve to the left a distance of 164.33 feet, the long chord of which bears N03°28'12"E 164.26 feet, and again N00°25'46"E 44.59 feet, and again 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 N45°25'46"E 21.21 feet, and again N00°25'46"E 54.00 feet, and again N89°34'14"W 15.00 feet, and again N00°25'46"E 110.00 feet; thence S89°34'14"E 202.65 feet to the point of beginning, containing 9.0128 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 P.U.D. SIXTH 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 maintenance.

### 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 P.U.D. SIXTH FILING truly and correctly represents the result 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 22 day of May, A.D., 1995, 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.

ATTORNEY: *[Signature]* Registration No. 771

### APPROVED AS TO FORM:

By the Director of Engineering of the City of Fort Collins, Colorado this 17th day of July, A.D., 1995

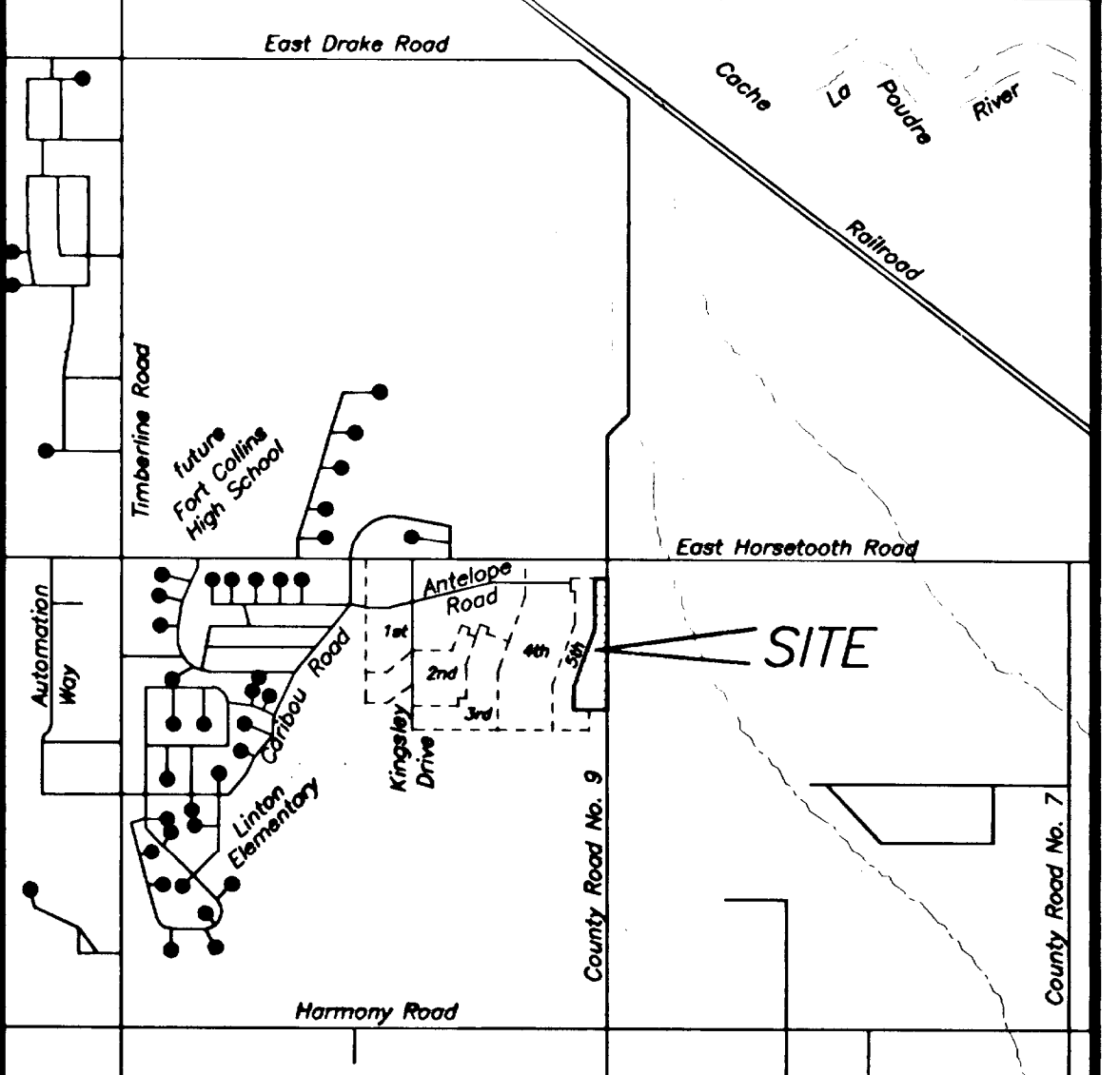
*Michael R. Herzig*  
 DIRECTOR OF ENGINEERING

### APPROVED:

By the Planning and Zoning Board of the City of Fort Collins, Colorado this 22 day of May, A.D., 1995

*Robert E. Blanchard*  
 SECRETARY OF PLANNING AND ZONING BOARD

### VICINITY MAP SCALE - 1"=1000'



Witness our hands and seals this 22 day of May, A.D., 1995

*William D. Bartran*  
 WILLIAM D. BARTRAN, President

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

*Arthur E. March*  
 ARTHUR E. MARCH, Secretary

*Leann Schroeder*  
 NOTARY PUBLIC

