

F-72 -433

FAIRWAY FIVE ESTATES P.U.D. AT SOUTHRIDGE GREENS

BEING A REPLAT OF FAIRWAY FIVE AT SOUTHRIDGE GREENS P.U.D.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.,
TO THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

BUCAIN CORPORATION, A COLORADO CORPORATION

Clifford J. Buckley
Clifford J. Buckley

STATE OF COLORADO)
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 13th day of May, 1987, by Clifford J. Buckley of Bucain Corporation.

Witness my hand and seal

My Commission expires: 2/24/90

Denise S. Case
Notary Public
155 E. Boardwalk Dr. Suite 250
Fort Collins, CO 80525
Address

LIENHOLDER:
FOXRIDGE II, A PARTNERSHIP

K. Bice Tiley
Managing General Partner

STATE OF COLORADO)
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 13th day of May, 1987, by K. Bice Tiley of Foxridge II.

Witness my hand and seal

My Commission expires: 2/24/90

Denise S. Case
Notary Public
155 E. Boardwalk Dr. Suite 250
Fort Collins, Colorado 80525
Address

LIENHOLDER:
A FEDERAL SAVINGS
COLUMBIA SAVINGS & LOAN ASSOCIATION

Milen B. Stophons
Officer - Ass't. Vice Pres.

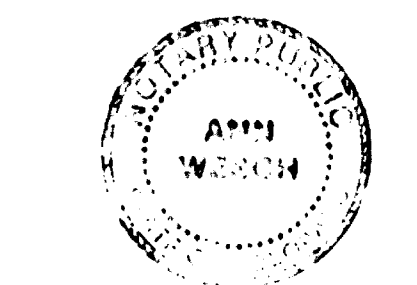
STATE OF COLORADO)
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 13th day of May, 1987, by Milen B. Stophons as Ass't. of Columbia Savings & Loan Association, a Federal Savings

Witness my hand and seal

My Commission expires: May 14, 1990

Denise S. Case
Notary Public
5850 S. Elston Cir. E.
Englewood, CO 80111
Address



ATTORNEY'S CERTIFICATE

This is to certify that on the 14th day of May, 1987, 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.

David S. Olson
Address: #1016 Town Sq.
Fort Collins, Colorado, 80521
Registration No. 2018

SURVEYORS CERTIFICATE

I, Larry G. Intermill, a registered Land Surveyor under the laws of the State of Colorado, being duly sworn of his oath, deposes and says, on the basis of my knowledge, information, and belief, that the survey and plat of the Fairway Five Estates P.U.D. at Southridge Greens to the City of Fort Collins, Colorado, were made under his supervision, that said plat is an accurate delineation of said survey, that he has read statements thereon, and that the same are true of his own knowledge.

INTERMILL LAND SURVEYING, INC.
by Larry G. Intermill
Larry G. Intermill Co. L.S. #12374

APPROVED by the City Engineer of the City of Fort Collins, Colorado on this 2nd day of June, A.D. 1987.

James A. ...
CITY ENGINEER

APPROVED by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 18th day of May, A.D. 1987.

Wanda ...
Secretary of Planning & Zoning Board

APPROVED by the City Council of the City of Fort Collins, Colorado on this ___ day of ___ A.D. 1987.

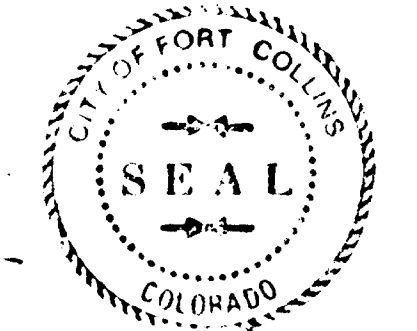
...
City Clerk

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION AND DECLARATION OF PROTECTIVE COVENANTS.

Know all men by these presents: that the undersigned, being the owner(s) and proprietors of the following described land, to-wit: that portion of the Southwest Quarter of Section 6, Township 6 North, Range 68 West of the 6th Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows:

Considering the South line of the said Southwest Quarter as bearing N 89° 34' 23" E and with all bearings contained herein relative thereto:
Commencing at the Southwest corner of said Section 6: thence along said South line, N 89° 34' 23" E 835.00 feet to the Southeast corner of that certain parcel of land described in Book 2138, Page 1181 Records of said County; thence along the East line of said parcel N 00° 03' 20" E 50.00 feet; thence leaving said East line, N 89° 34' 23" E 105.00 feet; thence N 18° 37' 24" E 335.04 feet; thence N 23° 18' 28" E 224.07 feet; thence N 00° 03' 20" E 239.98 feet; thence N 43° 32' 56" W 330.77 feet; thence N 29° 14' 56" E 131.69 feet; thence S 79° 12' 22" E 240.00 feet; thence N 23° 50' 01" E 15.83 feet to the TRUE POINT OF BEGINNING of this description; thence N 23° 50' 01" E 244.17 feet; thence S 68° 53' 39" E 198.88 feet; thence N 74° 54' 37" E 355.59 feet; thence S 81° 21' 42" E 285.57 feet; thence N 77° 14' 19" E 159.74 feet; thence S 43° 07' 49" E 100.00 feet; thence S 16° 30' 03" W 245.92 feet; thence S 00° 21' 27" E 363.00 feet; thence S 11° 03' 55" E 178.38 feet; thence N 67° 48' 30" W 154.63 feet; thence N 56° 24' 21" W 303.35 feet; thence N 65° 26' 02" W 485.18 feet; thence N 55° 20' 52" W 320.38 feet to the TRUE POINT OF BEGINNING.

The above described tract contains 12.6984 acres more or less and is subject to all easements and rights-of-way now existing or of record and has caused the same to be surveyed and subdivided as shown on this plat to be known as Fairway Five Estates P.U.D. at Southridge Greens and is subject to all easements and rights-of-way now on record or existing or indicated on this plat and does hereby dedicate and convey to and for public use, forever hereafter, the streets and easements 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 easement 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.



DATE	FEBR., 1987	DRAWN	BOF	REVISIONS		CLIENT:		TITLE:	FAIRWAY FIVE ESTATES P.U.D. AT SOUTHRIDGE GREENS	SHEET NO.	NO OF SHEETS	PROJECT NO.
SCALE	NA	CHECKED								1	2	
		APPROVED										

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND
LOVELAND, COLORADO 80537
PH. 669-0516

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For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

F-72 1-33

SOUTHRIDGE GREENS P.U.D.
PHASE ONE

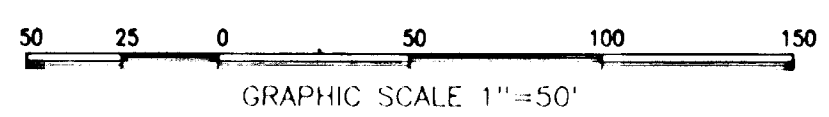


CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C1	10°41'22"	240.00	44.78	N 29°18'27" E	44.71	22.45
C2	10°41'22"	217.00	40.48	N 29°18'27" E	40.43	20.30
C3	10°41'22"	283.00	49.07	N 29°18'27" E	49.00	24.60
C4	6°14'42"	263.00	28.67	N 31°31'47" E	28.65	10.21
C5	4°28'40"	263.00	20.40	N 28°11'08" E	20.40	10.21
C6	84°00'00"	15.00	21.99	N 85°57'48" E	20.07	13.51
C7	84°00'00"	15.00	21.99	S 24°02'14" E	22.29	18.68
C8	41°09'15"	41.00	29.45	N 87°23'08" E	28.82	15.39
C9	282°18'30"	44.00	201.44	N 17°57'48" E	86.26	50.34
C10	71°51'15"	44.00	55.18	S 77°15'52" E	51.63	31.86
C11	68°04'09"	44.00	50.74	S 08°18'10" E	47.97	28.81
C12	41°09'17"	44.00	31.60	N 45°18'33" E	30.93	18.52
C13	40°54'43"	44.00	31.47	N 86°20'34" E	30.75	18.41
C14	42°19'08"	44.00	32.50	S 52°00'30" E	31.78	17.03
C15	41°09'15"	41.00	29.45	S 51°27'37" E	28.82	15.39
C16	14°58'02"	775.00	202.45	S 84°33'13" E	201.88	101.81
C17	14°58'02"	798.00	208.48	S 84°33'13" E	207.87	104.83
C18	3°29'48"	798.00	48.70	S 70°17'20" E	48.69	24.38
C19	5°23'08"	798.00	75.00	S 85°50'54" E	74.97	37.53
C20	1°28'10"	798.00	20.00	S 87°28'18" E	20.00	10.00
C21	4°38'59"	798.00	84.08	S 59°23'41" E	84.74	32.40
C22	15°07'38"	752.00	198.54	S 84°37'58" E	197.97	99.85
C23	7°05'14"	752.00	93.02	S 88°39'08" E	92.96	48.57
C24	4°57'18"	752.00	85.10	S 82°53'48" E	85.08	32.57
C25	3°04'48"	752.00	40.43	S 58°38'38" E	40.42	20.22
C26	9°57'59"	15.00	24.60	N 75°58'48" E	21.93	18.08
C27	86°55'35"	15.00	22.78	S 13°58'14" E	20.84	14.22
C28	35°44'28"	300.00	187.14	N 15°03'34" E	184.12	87.73
C29	29°47'57"	144.00	144.07	N 14°03'50" E	142.45	73.70
C30	13°28'42"	277.00	85.00	N 22°14'28" E	84.85	32.85
C31	18°21'18"	277.00	78.07	N 07°20'28" E	78.80	18.80
C32	31°20'39"	323.00	178.70	N 14°11'03" E	174.51	90.82
C33	9°45'22"	323.00	55.00	N 24°58'42" E	54.93	27.57
C34	10°19'37"	323.00	58.22	N 14°55'12" E	58.14	29.19
C35	11°15'40"	323.00	63.48	N 04°08'34" E	63.38	31.84
C36	39°55'49"	41.00	28.57	N 18°28'38" E	28.00	14.89
C37	42°59'09"	41.00	30.78	S 22°18'43" E	30.04	16.14
C38	282°15'50"	44.00	201.40	N 87°18'37" E	86.28	50.38
C39	18°10'39"	44.00	13.98	S 34°43'58" E	13.90	7.04
C40	50°18'17"	44.00	38.81	S 00°30'30" E	37.38	20.84
C41	47°12'28"	44.00	36.25	N 48°13'51" E	35.24	19.23
C42	51°29'07"	44.00	39.54	S 82°25'19" E	38.22	21.22
C43	48°52'42"	44.00	36.00	S 33°14'25" E	35.00	19.08
C44	48°14'38"	44.00	37.05	S 14°18'15" W	35.98	18.70
C45	33°17'15"	330.00	191.72	S 72°42'49" E	189.04	98.85

CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C46	33°17'15"	307.00	178.36	S 71°42'49" E	175.88	91.78
C47	7°17'29"	307.00	39.07	S 40°41'59" E	38.74	19.18
C48	8°25'22"	307.00	45.13	S 68°14'22" E	45.09	22.61
C49	17°34'24"	307.00	94.18	S 81°34'15" E	93.79	47.45
C50	33°17'15"	353.00	205.08	S 37°42'48" E	202.21	105.13
C51	8°48'26"	353.00	54.08	S 81°27'25" E	54.00	27.18
C52	10°34'07"	353.00	65.11	S 71°07'42" E	65.02	32.65
C53	10°19'52"	353.00	63.85	S 81°34'15" E	63.58	31.91
C54	3°38'50"	353.00	25.08	S 89°11'02" E	25.28	11.14
C55	90°00'00"	15.00	23.58	S 45°21'21" E	21.21	15.70
C56	90°00'00"	15.00	23.58	N 44°18'33" E	21.21	15.70
C57	20°00'00"	403.00	148.61	N 03°58'33" E	145.98	61.98
C58	12°53'13"	443.00	99.84	N 08°05'10" E	99.43	50.03
C59	3°18'25"	443.00	25.31	N 01°18'45" E	25.31	12.68
C60	9°08'58"	443.00	70.74	N 07°28'28" E	70.68	35.44
C61	7°27'52"	443.00	3.59	N 12°17'50" E	3.59	1.10
C62	37°43'28"	41.00	26.99	N 06°13'57" W	26.51	14.01
C63	45°28'25"	41.00	32.54	N 34°05'01" E	31.89	17.18
C64	282°00'51"	44.00	201.21	S 74°11'13" E	86.41	50.40
C65	43°43'18"	44.00	33.58	N 03°20'02" W	32.77	17.45
C66	50°17'24"	44.00	38.82	N 41°40'18" E	37.39	20.45
C67	16°40'57"	44.00	35.85	S 87°50'51" E	34.87	18.39
C68	39°03'55"	44.00	30.00	S 44°58'05" E	29.42	15.81
C69	41°33'50"	44.00	31.92	S 04°39'13" E	31.22	16.70
C70	10°41'31"	44.00	31.25	N 36°28'27" E	30.80	16.32
C71	11°42'15"	397.00	81.10	N 03°20'41" E	80.38	40.69
C72	9°32'22"	397.00	66.10	N 04°24'44" E	66.02	33.13
C73	2°09'53"	397.00	15.00	N 10°15'51" E	15.00	7.50
C74	21°57'08"	359.00	134.10	N 07°57'08" E	133.28	61.98
C75	21°57'08"	327.00	125.28	N 10°37'08" E	124.52	63.42
C76	20°43'30"	327.00	118.28	N 11°13'54" E	117.84	59.79
C77	4°13'38"	327.00	36.25	N 07°13'21" E	35.70	18.00
C78	21°57'08"	327.00	142.91	N 10°17'08" E	142.03	72.14
C79	7°12'51"	373.00	46.98	N 17°59'14" E	46.93	23.51
C80	9°28'38"	373.00	81.70	N 09°38'29" E	81.83	30.32
C81	5°15'37"	373.00	34.24	N 07°18'21" E	34.23	17.13



DATE FEBR, 1987 DRAWN BOF
SCALE AS SHOWN CHECKED
REVISIONS

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND LOVELAND, COLORADO 80537 PH 669-0518

CLIENT: TITLE: FAIRWAY FIVE ESTATES P.U.D. AT SOUTHRIDGE GREENS
SHEET NO. 2 NO OF SHEETS 2 PROJECT NO.

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