



0 15 30  
SCALE: 1"=30'

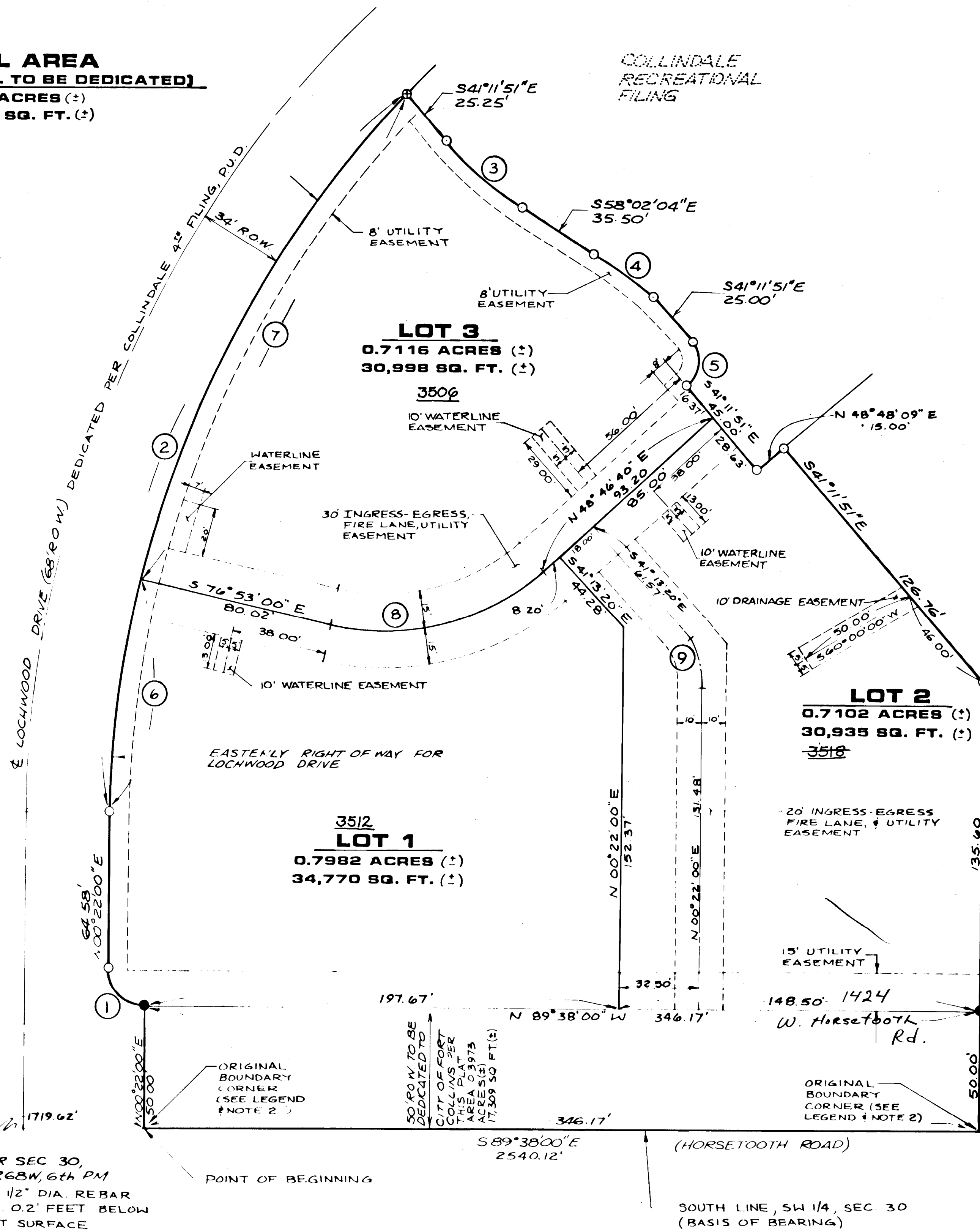
NOTES:

- 1) The basis of bearings for this survey is the South line, SW1/4, Section 30, T7N, R68W, 6th P.M., monumented as shown hereon.
- 2) The original boundary corners which fall within Horseshoeth Road were not monumented as future planned construction would destroy these points.

# COLLINDALE P.U.D. '87

A SUBDIVISION OF A PART OF THE SW 1/4, SECTION 30, T7N, R68W, 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

**TOTAL AREA**  
(INCLUDING R.O.W. TO BE DEDICATED)  
2.6173 ACRES (±)  
114,011 SQ. FT. (±)



**APPROVALS**

APPROVED by the City Engineer of the City of Fort Collins, Colorado, on the 5th day of May, A.D. 1987.

APPROVED by the Planning and Zoning Board of the City of Fort Collins, Colorado, on the 20th day of April, A.D. 1987.

APPROVED by the Mayor of the City of Fort Collins, Colorado, on the day of \_\_\_\_\_, A.D. 19\_\_\_\_.

**Not Applicable**

**ATTORNEY'S STATEMENT**

This is to certify that on the 1st day of April, A.D. 1987, I examined the records of the Office of the Clerk and Recorder of Larimer County, Colorado, and established that the owners and proprietors of record of the proposed Collindale P.U.D. '87, are as shown hereon as of this date.

Bartran Homes, Inc. - owner

Attorney at Law

- LEGEND**
- Set #4 rebar w/blue plastic cap bearing PLS #23052
  - Set #4 rebar w/blue plastic cap bearing PLS #23052; to be considered a 50 foot witness corner w/to original boundary, but not marked WC as this point will become new boundary along Horseshoeth right-of-way.
  - ⊕ Set metal disk in concrete bearing PLS #23052

UNPLATTED

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
1	90°00'00"	15.00'	23.56'	15.00'	21.21'	N44°38'00"W
2	43°15'35"	432.22'	326.34'	171.39'	318.64'	N21°59'48"E
3	16°50'12"	143.00'	42.02'	21.16'	41.87'	S49°36'54"E
4	16°50'12"	107.00'	31.44'	15.84'	31.33'	S49°36'54"E
5	90°00'00"	13.00'	20.42'	13.00'	18.38'	S03°48'09"W
6	12°45'00"	432.22'	96.18'	48.29'	95.98'	N06°44'30"E
7	30°30'35"	432.22'	230.16'	117.88'	227.45'	N28°22'18"E
8	54°20'20"	100.00'	94.84'	51.32'	91.32'	N75°56'50"E
9	41°35'20"	30.00'	21.78'	11.39'	21.30'	S20°25'40"E

**LEGAL DESCRIPTION**

KNOW ALL MEN BY THESE PRESENTS: that the undersigned, being the owners of all the following described land to wit:

A parcel of land situated in the SW1/4, Section 30, T7N, R68W of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, and more particularly described as follows:

Commencing at the Southwest corner of said Section 30; thence S89°38'00"E along the South line, SW1/4, of said Section 30, 1719.62 feet to the Point of Beginning; thence N00°22'00"E, 50.00 feet; thence on a curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing N44°38'00"W, for an arc length of 23.56 feet to the easterly right-of-way for Lochwood Drive; thence N00°22'00"E and along said easterly right-of-way, 64.58 feet to the tangent point of curvature; thence continuing along said easterly right-of-way on a curve to the right having a central angle of 43°15'35", a radius of 432.22 feet for an arc length of 326.34 feet to the Collindale Recreational Filing; thence along the southwesterly line of the Collindale Recreational Filing the following seven (7) courses:

- 1) S41°11'51"E, 25.25 feet to a tangent point of curvature;
- 2) On a curve to the left having a central angle of 16°50'12", a radius of 143.00 feet of an arc length of 42.02 feet to a point of tangency;
- 3) S58°02'04"E, 35.50 feet to a tangent point of curvature;
- 4) On a curve to the right having a central angle of 16°50'12", a radius of 107.00 feet for an arc length of 31.44 feet to a point of tangency;
- 5) S41°11'51"E, 25.00 feet to a tangent point of curvature;
- 6) On a curve to the right having a central angle of 90°00'00", a radius of 13.00 feet for an arc length of 20.42 feet;
- 7) S41°11'51"E, 45.00 feet;

thence N48°48'09"E along the southeasterly line of the Collindale Recreational Filing, 15.00 feet; thence S41°11'51"E, 126.76 feet; thence S00°22'00"W, 185.60 feet to the South line, SW1/4, said Section 30; thence N89°38'00"W, along said South line, SW1/4 146.17 feet to the Point of Beginning. Containing 2.617 acres, more or less.

Has caused the same to be surveyed and subdivided into lots as shown on this plat known as Collindale P.U.D. '87 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) the acceptance of the easements for ingress-egress dedicated over the private streets and ways does not impose upon the City a duty to maintain the streets and ways until such time as the streets and ways are inspected and accepted by the City Engineer.

IN WITNESS WHEREOF:

Bartran Homes, Incorporated, hath caused their name to be herewith subscribed this 1st day of April, A.D., 1987.

By: *William D. Bartran* attest: *William D. Bartran*  
WILLIAM D. BARTRAN, president

State of Colorado  
County of Larimer

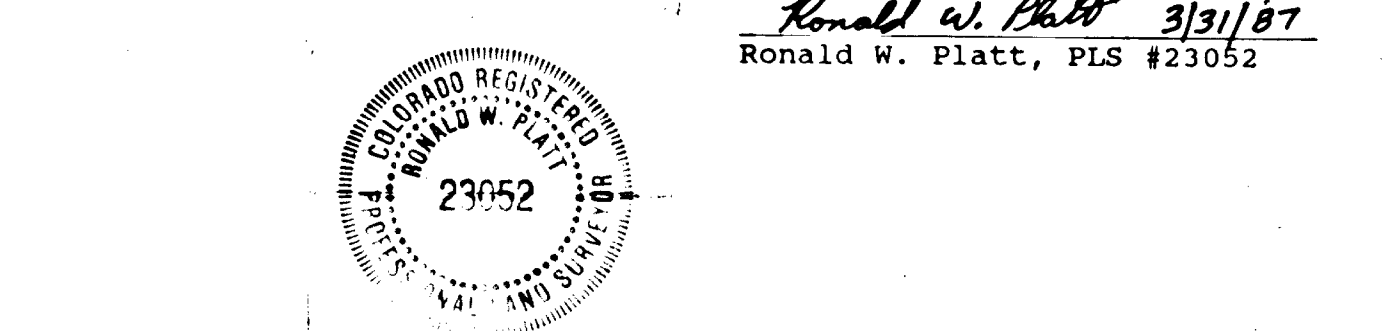
The foregoing instrument was acknowledged before me this 1st day of April, A.D., 1987, by *William D. Bartran* as president and *Arthur E. Marsh, Jr.* as secretary of Bartran Homes, Inc., a Colorado Corporation.  
WITNESS my hand and official seal:

My commission expires: 8-17-88 *Ronald W. Platt*  
Notary Public

**SURVEYOR'S STATEMENT**

I, Ronald W. Platt, a duly registered Professional Land Surveyor in the State of Colorado, do hereby state that this plat of Collindale P.U.D. '87 was prepared under my direct supervision and correctly represents the results of a survey made under my direct supervision, to the best of my knowledge and belief.

*Ronald W. Platt* 3/31/87  
Ronald W. Platt, PLS #23052



NO.	BY	DATE	REVISION DESCRIPTION

KDP DRAWN  
RWP DESIGNED  
RWP CHECKED  
RWP APPROVED

2-25-87 DATE  
239 002 PROJECT NO.

**Donohue consulting engineers**  
4710 SOUTH COLLEGE AVENUE  
FORT COLLINS, COLORADO 80526 (303) 826 2383

**BARTRAN HOMES, INC.**  
1500 QUAIL HOLLOW CT.  
FT. COLLINS, CO

<b>CONSTRUCTION PLAN SET</b>		<b>6</b>	<b>6</b>
<b>COLLINDALE P.U.D. '87</b>		SHEETS	SHEET
<b>FINAL PLAT</b>		<b>1</b>	<b>1</b>