

C-71 1376

COLLINDALE P.U.D. '85

BEING A PART OF THE S.E. 1/4, SECTION 30, T7N, R68W OF THE 6TH P.M., CITY OF FT. COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

UNION PACIFIC RAILROAD RIGHTS OF WAY

S.E. COR. SEC. 30, T7N R68W, 6th P.M. FOUND PK NAIL IN ASPHALT, SEE NOTE 9

ATTORNEY'S STATEMENT

This is to certify that on the 22nd day of April, A.D. 1986, 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., Ninth Filing, are as shown hereon as of this date.

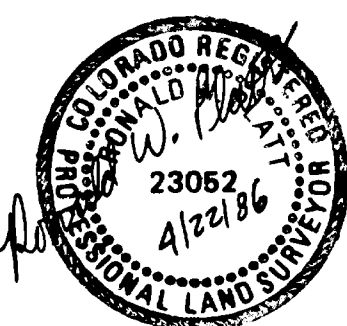
Bartran Homes, Inc. - Owner
United Bank of Fort Collins, N.A. - Lienholder

Attorney at Law 371

SURVEYOR'S STATEMENT

I, Ronald W. Platt, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of Collindale P.U.D. '85 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 4/22/86
Ronald W. Platt, PLS #23052



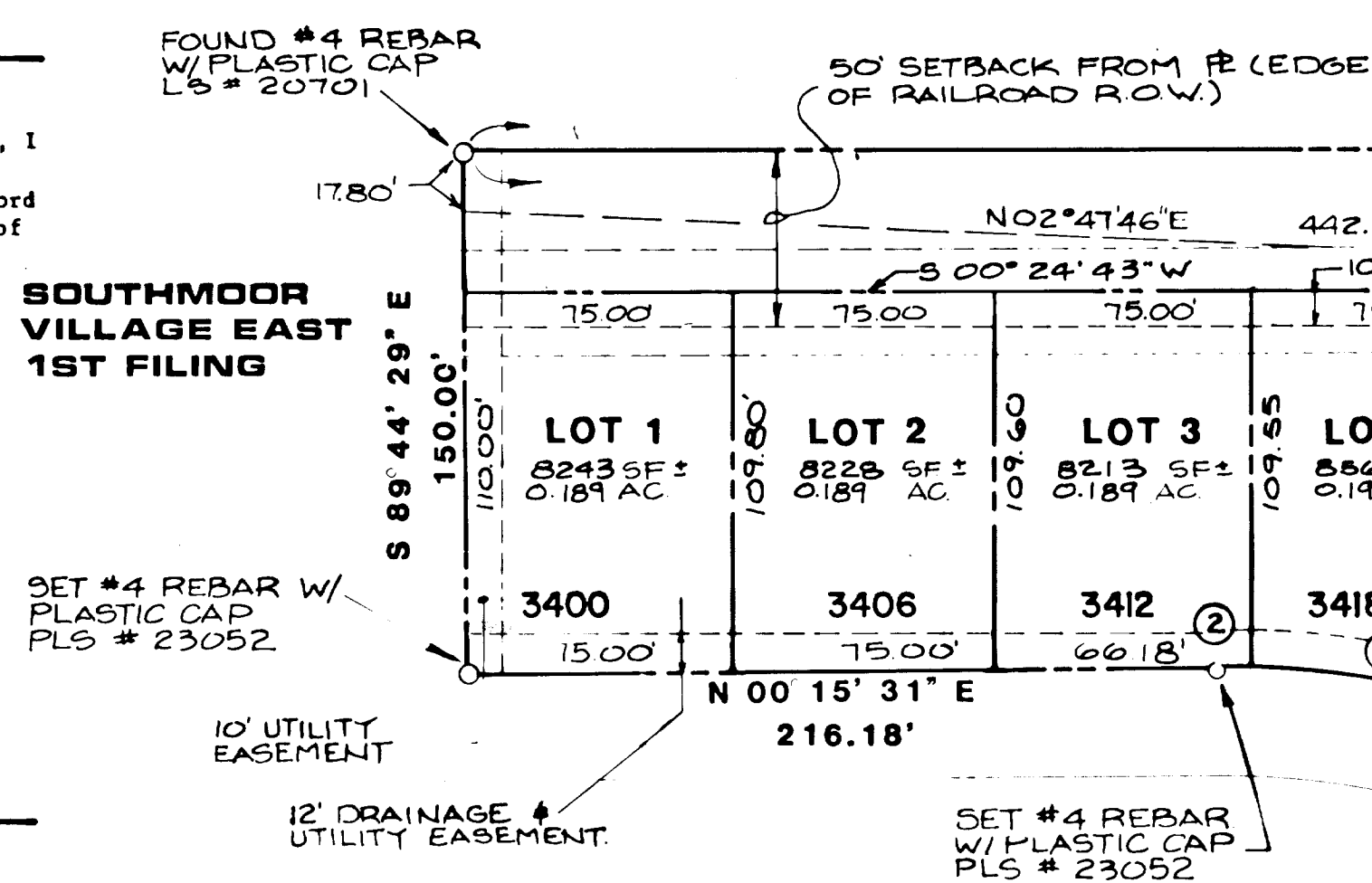
NOTES

- 1. The basis of bearings for this survey is the south line of the SE 1/4, Section 30, T7N, R68W of the 6th P.M. with monuments at the S 1/4 corner of said Section 30 and the SE corner of said Section 30 as shown on this plat.
2. The southeast and southwest corners of this site prior to rights-of-way dedication was in the middle of Horsetooth Road. Future construction and the rights-of-way dedication would make setting monuments in the road impractical. Therefore, the monuments shown along the new rights-of-way line should be considered 50' witness monuments to the outer boundary for this parcel.
3. The pk nail found for the SE corner of Section 30, T7N, R68W, 6th P.M. is to be replaced by others with a BLM approved monument after the construction of Horsetooth and Timberline Roads is completed, sometime in 1986.
4. The detention pond area including outlet channel and the area from the new northerly right-of-way for Horsetooth Road to the Back of curb will be maintained by the Collindale Master Homeowner's Association.
5. Drainage easements are to be maintained by Collindale P.U.D. '85 Homeowner's Association.
6. Drainage pans and road surfaces are to be maintained by Collindale P.U.D. '85 Homeowner's Association.

ENGINEERING DEPT. NOTE: THIS REPRESENTS THE BEST QUALITY IMAGE POSSIBLE TAKEN FROM VERY POOR QUALITY ORIGINALS

NOTICE

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX 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 THE CERTIFICATION SHOWN HEREON.



STATEMENT OF OWNERSHIP, SUBDIVISION & DEDICATION

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

A tract of land located in the SE 1/4 of Section 30, T7N, R68W, of the 6th P.M., Larimer County, Colorado, being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 30; thence, S 89° 38' 44" E, along the south line of said Section 30, a distance of 584.53 feet to a point on the easterly right-of-way of Carlton Avenue, which is also the point of beginning; thence, N 00° 21' 16" E, along said easterly right-of-way of Carlton Avenue, a distance of 50.00 feet; thence, along a tangential curve concave to the northeast, having a central angle of 90° 00' 00", a radius of 15.00 feet, an arc length of 23.56 feet, and a long chord with a bearing of N 44° 38' 44" W and a distance of 21.21 feet; thence, N 00° 21' 16" E, tangent to the last described curve, a distance of 72.76 feet; thence, along a tangential curve concave to the northeast, having a central angle of 59° 38' 44", a radius of 341.00 feet, an arc length of 354.99 feet, and a long chord with a bearing of N 30° 10' 38" E and a distance of 339.17 feet; thence, N 60° 00' 00" E, tangent to the last described curve, a distance of 495.42 feet; thence, along a tangential curve concave to the northwest, having a central angle of 59° 44' 29", a radius of 269.00 feet, an arc length of 280.48 feet, and a long chord with a bearing of N 30° 07' 46" E and a distance of 267.95 feet; thence, N 00° 15' 31" E, tangent to the last described curve, a distance of 216.18 feet to a point on the south line of Southmoor Village East Third Filing, according to the subdivision plat on file and of record in the office of the Larimer County Clerk and Recorder; thence, S 89° 44' 29" E, along said south line of Southmoor Village East Third Filing, a distance of 150.00 feet to the southeast corner of said Southmoor Village East Third Filing, which is also a point on the westerly right-of-way of the Union Pacific Railroad; thence, S 00° 24' 43" W, along said westerly right-of-way, a distance of 1131.38 feet to a point on the south line of the SE 1/4 of said Section 30; thence, W 89° 38' 44" W, along said south line, a distance of 862.75 feet to the point of beginning.

Containing 12,954 acres more or less, has caused the same to be surveyed and subdivided into lots as shown on this plat to be known as Collindale P.U.D. '85 and that we, the undersigned owners, do hereby grant easements and rights-of-way as shown by this plat. The permanent drainage easements dedicated by this plat (as shown on page 2) replaces the temporary easements created by easement license agreement recorded March 11, 1983 in Book 2210 at page 1150 of the Records of the Clerk and Recorder of Larimer County, Colorado and such temporary easements have therefore terminated in accordance with the provisions of said easement license agreement and the lands covered thereby have reverted to Bartran Homes, Inc.

IN WITNESS WHEREOF:

Bartran Homes, Incorporated, hath caused their name to be hereunto subscribed this 23 day of April, A.D., 1986.

By William D. Bartran, President and A.E. Marsh, Jr., Secretary of Bartran Homes, Inc. a Colorado Corporation.

State of Colorado
County of Larimer

The foregoing instrument was acknowledged before me this 23 day of April, A.D., 1986, by William D. Bartran as President and A.E. Marsh, Jr., as Secretary of Bartran Homes, Inc. a Colorado Corporation.

My commission expires: 8-17-88

LIENHOLDERS SIGNATURE

United Bank of Fort Collins, N.A.

By: Charles P. Monaghan, SVP
United Bank of Fort Collins, N.A.

Attest:

State of Colorado
County of Larimer

The foregoing instrument was acknowledged before me this 23 day of April, A.D. 1986, by Charles P. Monaghan, SVP United Bank of Fort Collins.

WITNESS my hand and official seal:

My commission expires: 10-13-87

Notary Public

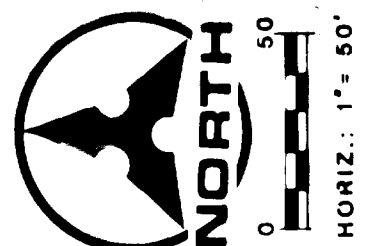
APPROVALS

APPROVED by the City Engineer of the City of Fort Collins, Colorado, on the 10th day of June, A.D. 1986.

City Engineer

APPROVED by the Planning and Zoning Board of the City of Fort Collins, Colorado, on the 26th day of April, A.D., 1986.

Secretary



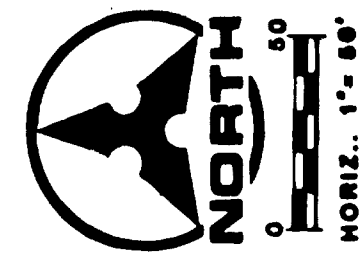
NOTE: FOR DRAINAGE EASEMENTS SEE SHEET 2 OF 2

Donohue consulting engineers
4710 SOUTH COLLEGE AVENUE
FORT COLLINS, COLORADO 80525 (303) 226 2323

COLLINDALE P.U.D. '85

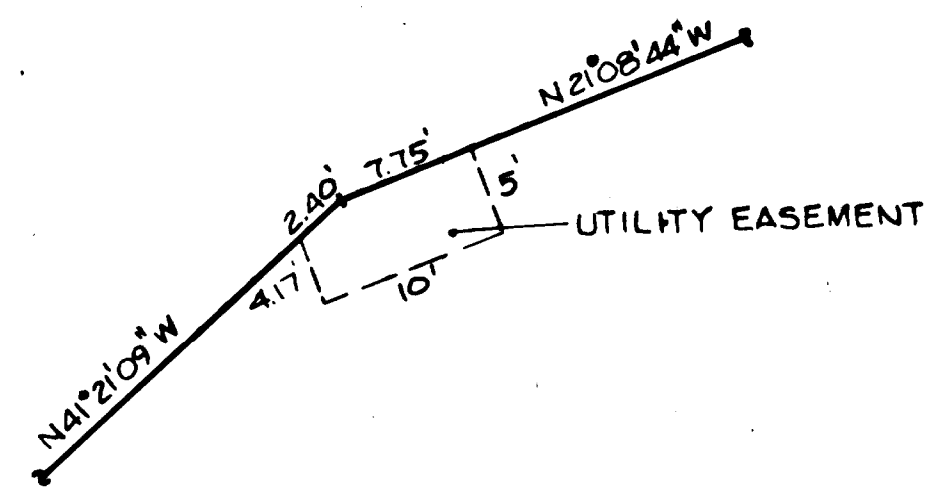
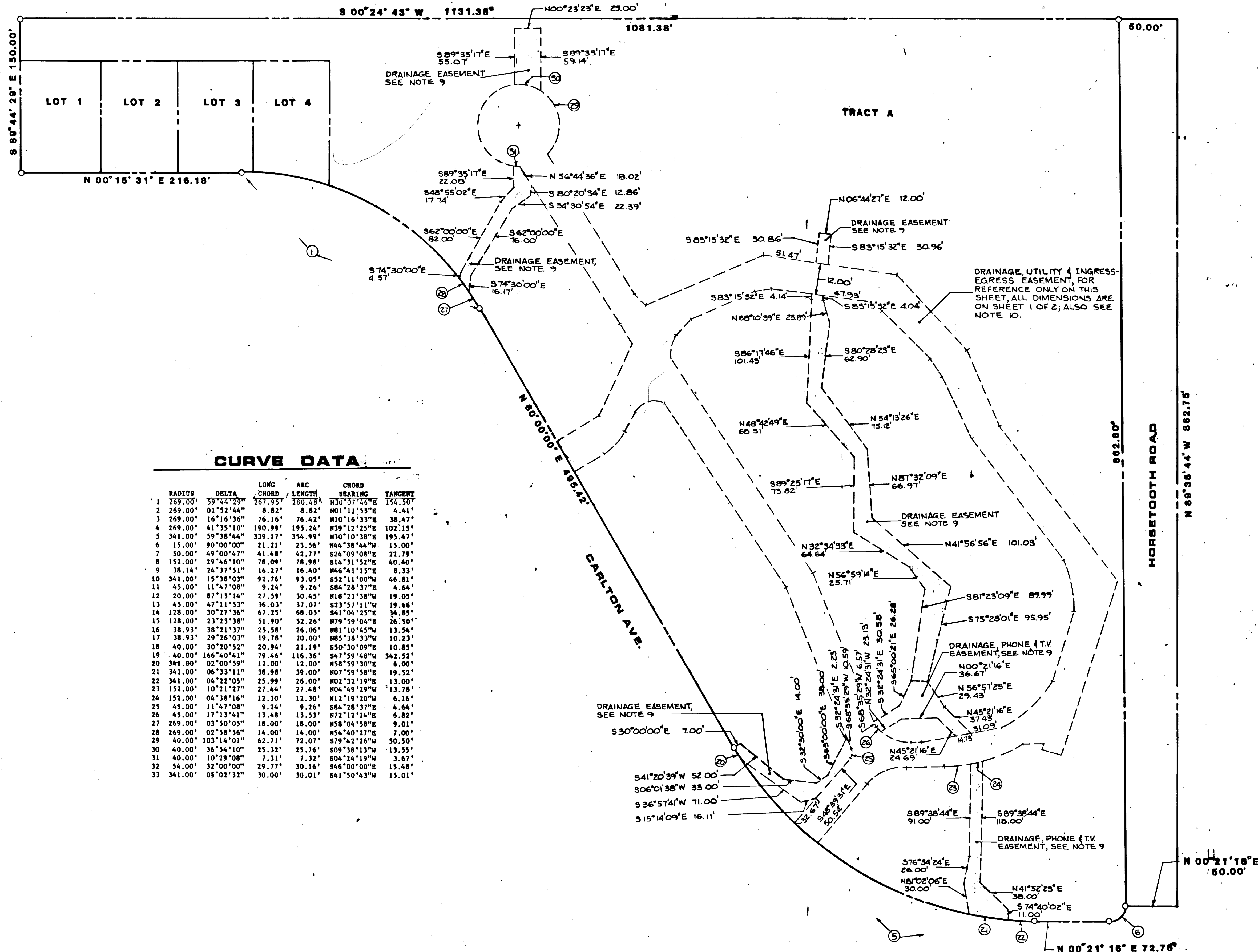
FINAL PLAT

PLAT ONLY 1 of 2
SHEETS SHEET 12 2A



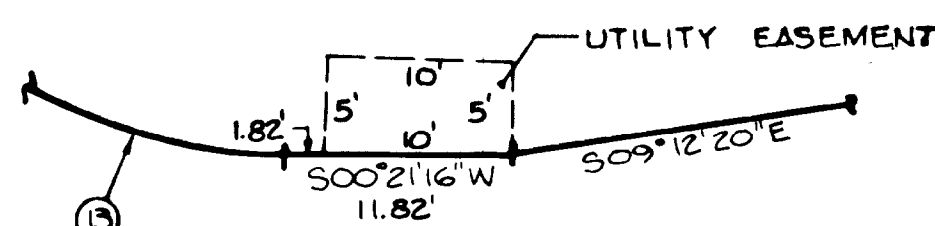
COLLINDALE P.U.D. '85

BEING A PART OF THE S.E. 1/4, SECTION 30, T7N, R68W OF THE 8TH P.M. CITY OF FT. COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



DETAIL A

1" = 10'



DETAIL B

1" = 10'

CURVE DATA

	RADIUS	DELTA	LONG CHORD	ARC LENGTH	CHORD BEARING	TANGENT
1	269.00'	59°44'29"	267.93'	280.48'	N30°07'26"E	154.50'
2	269.00'	01°52'44"	8.82'	8.82'	N01°11'53"E	4.41'
3	269.00'	16°16'36"	76.16'	76.42'	N10°16'33"E	38.47'
4	269.00'	41°35'10"	190.99'	195.24'	N39°12'25"E	102.15'
5	341.00'	59°38'44"	339.17'	354.99'	N30°10'38"E	195.47'
6	15.00'	90°00'00"	21.21'	23.56'	N44°38'44"W	15.00'
7	50.00'	49°00'47"	41.48'	42.77'	S24°09'08"E	22.79'
8	152.00'	29°46'10"	78.09'	78.98'	S14°31'52"E	40.40'
9	38.14'	24°37'51"	16.27'	16.40'	N46°41'13"E	8.33'
10	341.00'	15°38'03"	92.76'	93.05'	S52°11'00"W	46.81'
11	45.00'	11°47'08"	9.24'	9.26'	S84°28'37"E	4.64'
12	20.00'	87°13'14"	27.59'	30.45'	N18°23'38"W	19.05'
13	45.00'	47°11'53"	36.03'	37.07'	S23°57'11"W	19.46'
14	128.00'	30°27'36"	67.25'	68.05'	S41°04'25"E	34.85'
15	128.00'	23°23'38"	51.90'	52.26'	N79°59'04"E	26.50'
16	38.93'	38°21'37"	25.58'	26.06'	N81°10'45"W	13.54'
17	38.93'	29°26'03"	19.78'	20.00'	N85°38'33"W	10.23'
18	40.00'	30°20'52"	20.94'	21.19'	S50°30'09"E	10.85'
19	40.00'	166°40'41"	79.46'	116.36'	S47°59'48"W	342.52'
20	341.00'	02°00'59"	12.00'	12.00'	N58°59'30"E	6.00'
21	341.00'	06°33'11"	38.98'	39.00'	N07°59'58"E	19.52'
22	341.00'	04°22'05"	25.99'	26.00'	N02°32'19"E	13.00'
23	152.00'	10°21'27"	27.44'	27.48'	N04°49'29"W	13.78'
24	152.00'	04°38'16"	12.30'	12.30'	N12°19'20"W	6.16'
25	45.00'	11°47'08"	9.24'	9.26'	S84°28'37"E	4.64'
26	45.00'	17°13'41"	13.48'	13.53'	N72°12'14"E	6.82'
27	269.00'	03°50'05"	18.00'	18.00'	N58°04'58"E	9.01'
28	269.00'	02°58'56"	14.00'	14.00'	N54°40'27"E	7.00'
29	40.00'	103°14'10"	62.71'	72.07'	S79°42'26"W	50.50'
30	40.00'	36°54'10"	25.32'	25.76'	S09°38'13"W	13.55'
31	40.00'	10°29'08"	7.31'	7.32'	S04°26'19"W	3.67'
32	54.00'	32°00'00"	29.77'	30.16'	S46°00'00"E	15.48'
33	341.00'	05°02'32"	30.00'	30.01'	S41°50'43"W	15.01'

FILE NO.	NO.	BY	DATE	REVISION DESCRIPTION

RWP DRAWN	RWP DESIGNED	RWP CHECKED
APPROVED	DATE	PROJECT NO.

Donohue consulting engineers
 4710 SOUTH COLLEGE AVENUE
 FORT COLLINS, COLORADO 80526 (303) 226 2323

COLLINDALE P.U.D. '85

FINAL PLAT

PLAT ONLY	
SHEETS	SHEET
12	28

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