

# A PLAT OF COTTONWOOD POINT P.U.D.

SITUATE IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE SIXTH P.M.  
LARIMER COUNTY, COLORADO

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

### STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNERS OF THE FOLLOWING DESCRIBED LAND TO-WIT; A TRACT OF LAND SITUATE IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 68 WEST, OF THE SIXTH P.M., LARIMER COUNTY, COLORADO, WHICH, CONSIDERING THE SOUTH LINE OF SAID NORTHEAST 1/4 AS BEARING EAST AND WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO, BEGINS AT A POINT ON SAID SOUTH LINE WHICH BEARS WEST 819.64 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 21, AND RUN THENCE ALONG SAID SOUTH LINE WEST 488.00 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF LONG POND RESERVOIR; THENCE ALONG SAID NORTHEASTERLY LINE, N 24° 25' 12" W 352.17 FEET, AND AGAIN N 45° 40' 42" W 591.12 FEET, AND AGAIN N 60° 09' 42" W 123.06 FEET, AND AGAIN N 61° 00' 12" W 365.11 FEET, AND AGAIN N 03° 46' 12" E 264.56 FEET, THENCE S 68° 01' E 202.68 FEET, THENCE S 66° 20' E 225.90 FEET, THENCE S 64° 41' E 466.18 FEET, THENCE S 59° 38' E 330.15 FEET, THENCE S 16° 33' W 232.91 FEET, THENCE S 22° 06' E 1.33 FEET, THENCE ALONG THE ARC OF A 149.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 111.22 FEET, THE LONG CHORD OF WHICH BEARS S 43° 29' E 108.65 FEET; THENCE S 64° 52' E 80.00 FEET; THENCE ALONG THE ARC OF A 541.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 231.20 FEET, THE LONG CHORD OF WHICH BEARS S 53° 16' 36" E 219.79 FEET, THENCE N 55° 34' 48" E 89.41 FEET, THENCE S 48° 48' E 140.62 FEET; THENCE S 24° 20' 12" E 136.62 FEET; THENCE S 51° 38' E 146.99 FEET; THENCE S 22° 54' W 111.63 FEET, THENCE ALONG THE ARC 150.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 71.63 FEET, THE LONG CHORD OF WHICH BEARS N 81° 40' 20" E 70.99 FEET, THENCE N 14° 00' E 89.00 FEET, THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.56 FEET, THE LONG CHORD OF WHICH BEARS N 29° 00' E 21.21 FEET, THENCE N 14° 00' E 54.00 FEET; THENCE S 16° 00' E 137.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12.6212 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS, BLOCKS AND STREETS, AS SHOWN ON THIS PLAT TO BE KNOWN AS COTTONWOOD POINT P.U.D., AND DO HEREBY RESERVE PERPETUAL EASEMENTS FOR ACCESS, THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1986.

EVERITT ENTERPRISES LIMITED PARTNERSHIP No. 1  
A COLORADO LIMITED PARTNERSHIP

FORT COLLINS COUNTRY CLUB  
A COLORADO NON-PROFIT CORPORATION

BY: EVERITT ENTERPRISES, INC., MANAGING PARTNER

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

STATE OF COLORADO 3 55  
COUNTY OF LARIMER  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1986, BY \_\_\_\_\_

MY NOTARIAL COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

### SURVEYORS CERTIFICATE:

PHILLIP I. ROBINSON, A PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO, BEING DULY SWORN ON HIS OATH, DEPOSES AND SAYS, THAT THE SURVEY AND PLAT OF COTTONWOOD POINT P.U.D. WERE MADE UNDER HIS SUPERVISION, THAT SAID PLAT IS AN ACCURATE DELINEATION OF SAID SURVEY, THAT HE HAS READ THE STATEMENTS THEREON AND THE SAME ARE TRUE OF HIS OWN KNOWLEDGE.

*Phillip I. Robinson*  
PHILLIP I. ROBINSON  
PROFESSIONAL ENGINEER AND LAND SURVEYOR REG. NO. 4902

### APPROVED:

BY THE LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1986. ALL DEDICATIONS AS PUBLIC HIGHWAYS OF THE STREETS, HIGHWAYS AND ROADS AS SET FORTH ON THIS PLAT ARE HEREBY ACCEPTED PURSUANT TO COLORADO REVISED STATUTES, 1973, 43-3-201(1)(a). THE ACCEPTANCE OF THE DEDICATIONS MADE HEREON ARE AS PUBLIC HIGHWAYS ONLY. THIS ACCEPTANCE DOES NOT CONSTITUTE ADDING THE ROADS, STREETS AND HIGHWAYS AS SET FORTH ON THIS PLAT, TO THE COUNTY PRIMARY OR SECONDARY ROAD SYSTEM AND THE COUNTY DOES NOT ACCEPT NOR ASSUME ANY RESPONSIBILITY FOR THE CONSTRUCTION, REPAIR OR MAINTENANCE OF ANY STREETS, HIGHWAYS, ROADS, ALLEYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

CLERK OF THE BOARD

CHAIRMAN

### APPROVED:

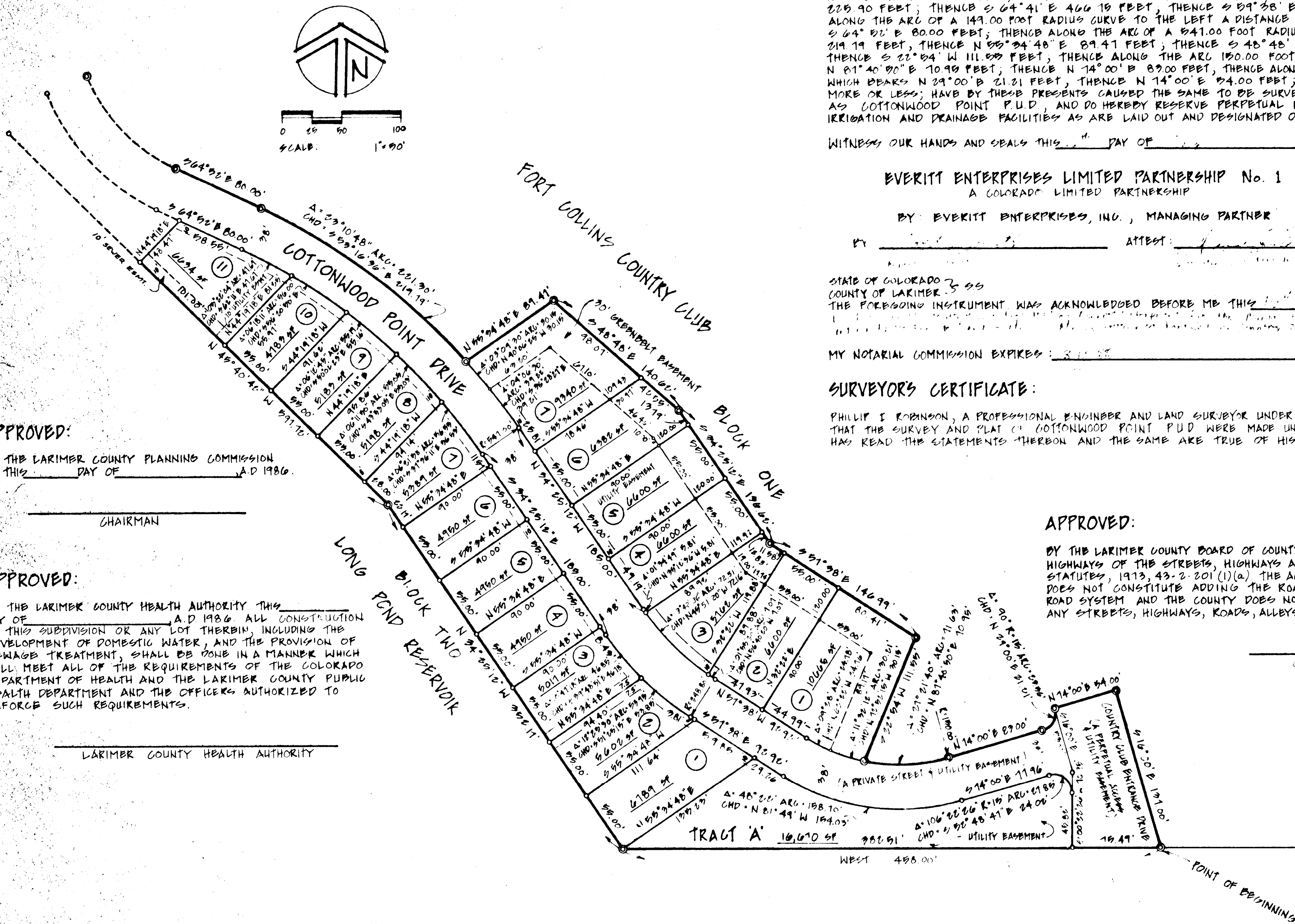
BY THE LARIMER COUNTY PLANNING COMMISSION  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1986.

CHAIRMAN

### APPROVED:

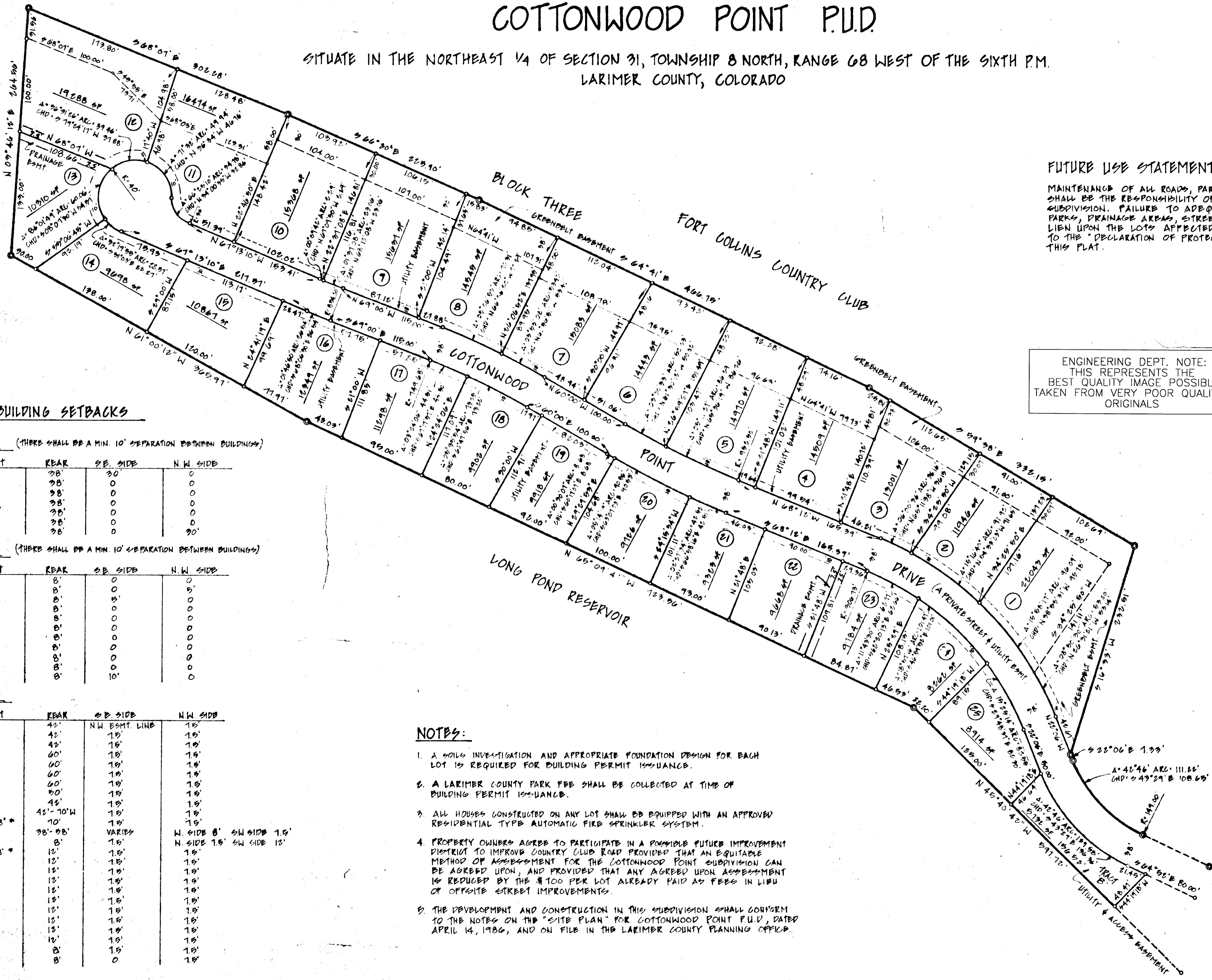
BY THE LARIMER COUNTY HEALTH AUTHORITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1986. ALL CONSTRUCTION ON THIS SUBDIVISION OR ANY LOT THEREIN, INCLUDING THE DEVELOPMENT OF DOMESTIC WATER, AND THE PROVISION OF SEWAGE TREATMENT, SHALL BE DONE IN A MANNER WHICH WILL MEET ALL OF THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF HEALTH AND THE LARIMER COUNTY PUBLIC HEALTH DEPARTMENT AND THE OFFICERS AUTHORIZED TO ENFORCE SUCH REQUIREMENTS.

LARIMER COUNTY HEALTH AUTHORITY



# A PLAT OF COTTONWOOD POINT P.U.D.

SITUATE IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE SIXTH P.M.  
LARIMER COUNTY, COLORADO



### FUTURE USE STATEMENT

MAINTENANCE OF ALL ROADS, PARKS, DRAINAGE AREAS AND OUTLOTS SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN THE SUBDIVISION. FAILURE TO ADEQUATELY MAINTAIN THESE ROADS, PARKS, DRAINAGE AREAS, STREETS AND OUTLOTS MAY RESULT IN A LIEN UPON THE LOTS AFFECTED. USE OF THESE AREAS IS SUBJECT TO THE "DECLARATION OF PROTECTIVE COVENANTS" FILED WITH THIS PLAT.

ENGINEERING DEPT. NOTE:  
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### TABLE OF BUILDING SETBACKS

#### BLOCK ONE (THERE SHALL BE A MIN. 10' SEPARATION BETWEEN BUILDINGS)

LOT #	FRONT	REAR	SE. SIDE	N.W. SIDE
1	25'	28'	0	0
2	25'	28'	0	0
3	25'	28'	0	0
4	25'	28'	0	0
5	25'	28'	0	0
6	20'	28'	0	0
7	18'	28'	0	0

#### BLOCK TWO (THERE SHALL BE A MIN. 10' SEPARATION BETWEEN BUILDINGS)

LOT #	FRONT	REAR	SE. SIDE	N.W. SIDE
1	25'	8'	0	0
2	25'	8'	0	5'
3	25'	8'	0	0
4	25'	8'	0	0
5	25'	8'	0	0
6	25'	8'	0	0
7	25'	8'	0	0
8	25'	8'	0	0
9	25'	8'	0	0
10	20'	8'	0	0
11	18'	8'	0	0

#### BLOCK THREE

LOT #	FRONT	REAR	SE. SIDE	N.W. SIDE
1	25'	42'	N.W. ESHMT. LINE	15'
2	25'	42'	15'	15'
3	25'	42'	15'	15'
4	25'	60'	15'	15'
5	25'	60'	15'	15'
6	25'	60'	15'	15'
7	25'	60'	15'	15'
8	25'	50'	15'	15'
9	25'	41'	15'	15'
10	25'	42'-70'W	15'	15'
11	30' x 18'	10'	15'	15'
12	20'	28'-28'	VARIES	15'
13	20'	8'	15'	15'
14	20' x 18'	12'	15'	15'
15	25'	12'	15'	15'
16	25'	12'	15'	15'
17	25'	12'	15'	15'
18	25'	12'	15'	15'
19	25'	12'	15'	15'
20	25'	12'	15'	15'
21	25'	12'	15'	15'
22	25'	12'	15'	15'
23	25'	12'	15'	15'
24	20'	8'	15'	15'
25	18'	8'	0	15'

\* SETBACK AT CUR-DB-SAL RADII

### NOTES:

1. A SOILS INVESTIGATION AND APPROPRIATE FOUNDATION DESIGN FOR EACH LOT IS REQUIRED FOR BUILDING PERMIT ISSUANCE.
2. A LARIMER COUNTY PARK FEE SHALL BE COLLECTED AT TIME OF BUILDING PERMIT ISSUANCE.
3. ALL HOUSES CONSTRUCTED ON ANY LOT SHALL BE EQUIPPED WITH AN APPROVED RESIDENTIAL TYPE AUTOMATIC FIRE SPRINKLER SYSTEM.
4. PROPERTY OWNERS AGREE TO PARTICIPATE IN A POSSIBLE FUTURE IMPROVEMENT DISTRICT TO IMPROVE COUNTRY CLUB ROAD PROVIDED THAT AN EQUITABLE METHOD OF ASSESSMENT FOR THE COTTONWOOD POINT SUBDIVISION CAN BE AGREED UPON, AND PROVIDED THAT ANY AGREED UPON ASSESSMENT IS REDUCED BY THE \$100 PER LOT ALREADY PAID AS FEES IN LIEU OF OFFSITE STREET IMPROVEMENTS.
5. THE DEVELOPMENT AND CONSTRUCTION IN THIS SUBDIVISION SHALL CONFORM TO THE NOTES ON THE "SITE PLAN" FOR COTTONWOOD POINT P.U.D., DATED APRIL 14, 1986, AND ON FILE IN THE LARIMER COUNTY PLANNING OFFICE.

