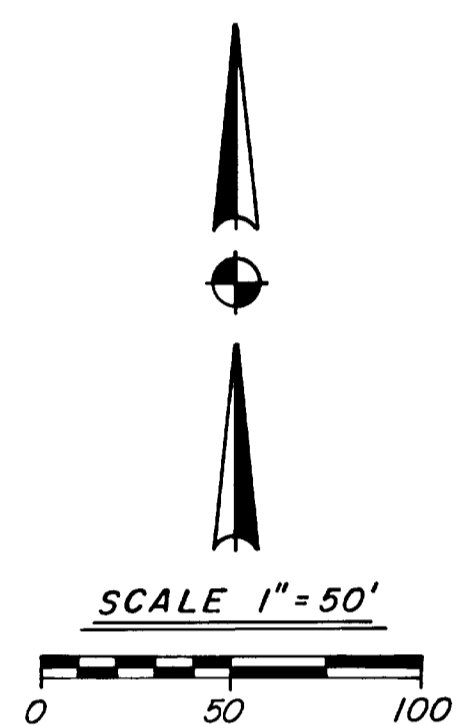


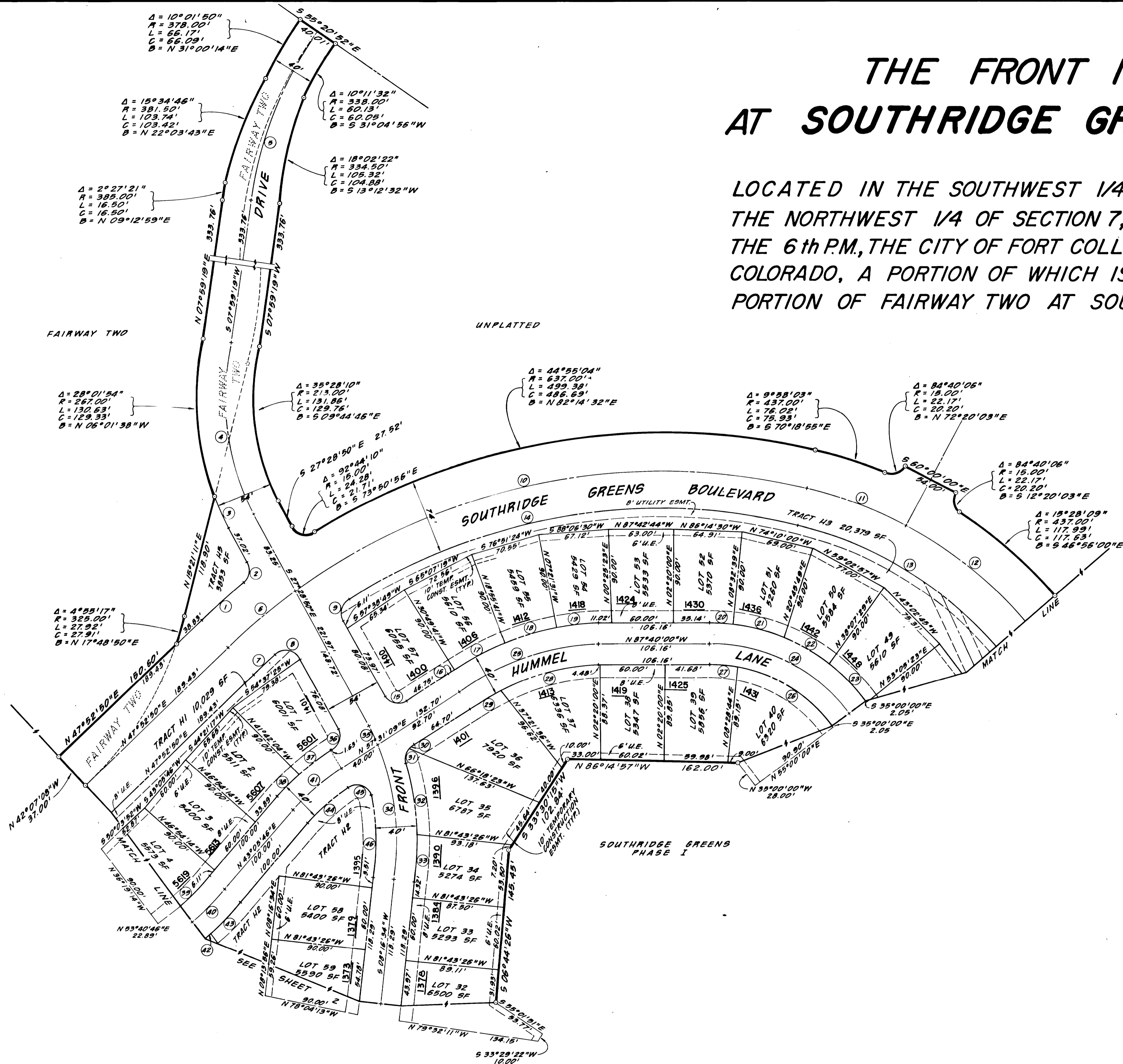
# THE FRONT NINE AT SOUTHRIDGE GREENS P.U.D.

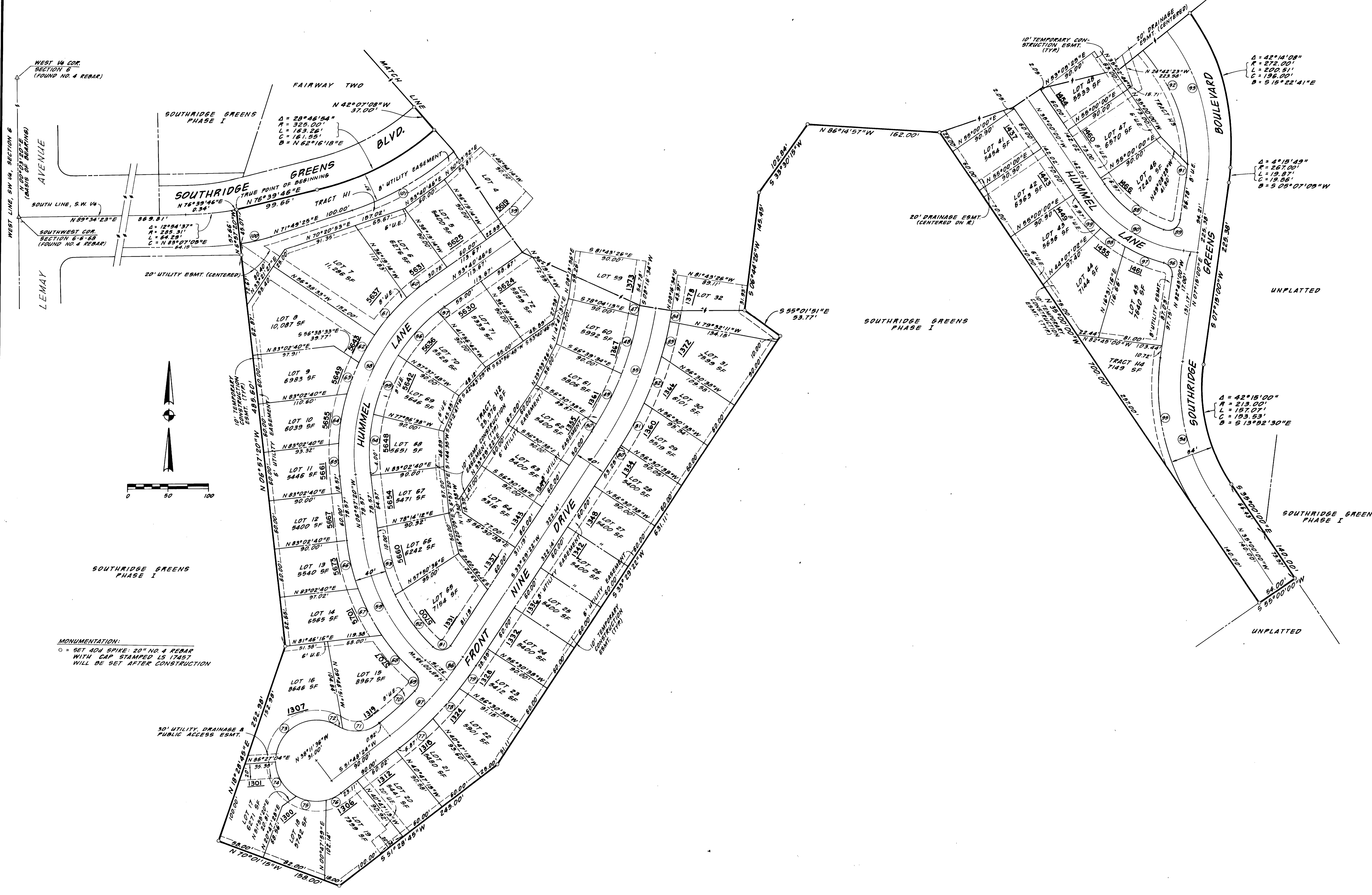
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6 AND IN THE NORTHWEST 1/4 OF SECTION 7, ALL IN T.6N., R.68W. OF THE 6th P.M., THE CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, A PORTION OF WHICH IS A REPLAT OF A PORTION OF FAIRWAY TWO AT SOUTHRIDGE GREENS.



**MONUMENTATION:**

- = SET 404 SPIKE: 20" NO. 4 REBAR WITH CAP STAMPED LS 17457 WILL BE SET AFTER CONSTRUCTION





MONUMENTATION:  
 ○ = SET 40' SPIKE; 20" NO. 4 REBAR WITH CAP STAMPED LS 17457 WILL BE SET AFTER CONSTRUCTION

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



F-57 1226

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:

A tract of land located in the Southwest quarter of Section 6 and in the Northwest quarter of Section 7, all in Township 6 North, Range 68 West of the 6th P.M., the City of Fort Collins, Larimer County, Colorado, being more particularly described as follows:

Considering the West line of the Southwest quarter of said Section 6 as bearing North 00°03'20" East and with all bearings contained herein relative thereto:

Table with columns: NO., DELTA, RADIUS, LENGTH, CHORD, CHORD BEARING. Contains 101 rows of survey data.

Commencing at the Southwest corner of said Section 6; thence along the centerline of SouthRidge Greens Boulevard as recorded on the "Plat of Fairway Two at SouthRidge Greens P.U.D." North 89°34'23" East 869.81 feet; thence continuing along said centerline and 64.29 feet along the arc of a curve concave to the North having a central angle of 12°54'37" and a radius of 285.31 feet, the long chord of said curve bears North 83°07'05" East; thence continuing along said centerline North 76°39'46" East 0.34 feet to the southerly line of said "Plat of Fairway Two at SouthRidge Greens P.U.D." and the True Point of Beginning of this description; thence along said southerly line "Plat of Fairway Two at SouthRidge Greens P.U.D." North 76°39'46" East 99.66 feet; thence continuing along said southerly line and 163.26 feet along the arc of a curve concave to the Northwest having a central angle of 28°46'54" and a radius of 325.00 feet, the long chord of said curve bears North 62°16'18" East; thence leaving said southerly line North 42°07'08" West 37.00 feet to the northerly right-of-way line of said SouthRidge Greens Boulevard; thence leaving said northerly right-of-way line North 47°52'50" East 150.60 feet; to said southerly line "Plat of Fairway Two at SouthRidge Greens P.U.D."; thence along said southerly line and 27.92 feet along the arc of a non-tangent curve concave to the Northwest having a central angle of 04°55'17" and a radius of 325.00 feet, the long chord of said curve bears North 17°48'50" East; thence continuing along said southerly line North 15°21'11" East 118.90 feet; thence leaving said southerly line and 130.63 feet along the arc of a non-tangent curve concave to the Northeast having a central angle of 28°01'54" and a radius of 267.00 feet, the long chord of said curve bears North 06°01'38" West; thence North 07°59'19" East 333.76 feet; thence 16.50 feet along the arc of a curve concave to the East having a central angle of 02°27'21", and a radius 385.00 feet, the long chord of said curve bears North 09°12'59" East; thence 103.74 feet along the arc of a nontangent curve concave to the Southeast having a central angle of 15°34'46", and a radius of 381.50 feet, the long chord of said curve bears North 22°03'43" East; thence 66.17 feet along the arc of a nontangent curve concave to the Southeast having a central angle of 10°01'50" and a radius of 378.00 feet, the long chord of said curve bears North 31°00'14" East to the Northerly line of said "Plat of Fairway Two at SouthRidge Greens P.U.D."; thence along said northerly line and its southeasterly prolongation South 55°20'52" East 40.01 feet; thence 60.13 feet along the arc of a non-tangent curve concave to the Southeast having a central angle of 10°11'32" and a radius of 338.00 feet, the long chord of said curve bears South 31°06'56" West; thence 105.32 feet along the arc of a nontangent curve concave to the East having a central angle of 18°02'22" and radius of 334.50 feet, the long chord of said curve bears South 13°12'32" West; thence South 07°59'19" West 333.76 feet; thence 131.86 feet along the arc of a curve concave to the East having a central angle of 35°28'10" and radius of 213.00 feet; the long chord of said curve bears South 09°44'46" East; thence South 27°28'50" East 27.52 feet; thence 24.28 feet along the arc of a curve concave to the Southeast having a central angle of 92°44'10" and a radius of 15.00 feet, the long chord of said curve bears South 73°50'56" East; thence 499.38 feet along the arc of a curve concave to the South having a central angle of 44°55'04" and a radius of 637.00 feet, the long chord of said curve bears North 82°14'32" East; thence 76.02 feet along the arc of a curve concave to the South having a central angle of 09°58'03" and a radius of 437.00 feet, the long chord of said curve bears South 70°18'55" East; thence 22.17 feet along the arc of a curve concave to the Northwest having a central angle of 84°40'06" and a radius of 15.00 feet, the long chord of said curve bears North 72°20'03" East; thence South 60°00'00" East 54.00 feet; thence 22.17 feet along the arc of a curve concave to the Northeast having a central angle of 84°40'06" and a radius of 15.00 feet, the long chord of said curve bears South 12°20'03" East; thence 117.99 feet along the arc of a curve concave to the Southwest having a central angle of 15°28'09" and a radius of 437.00 feet, the long chord of said curve bears South 46°56'00" East; thence 200.51 feet along the arc of a nontangent curve concave to the Southwest having a central angle of 42°15'00" and a radius of 213.00 feet, the long chord of said curve bears South 13°52'30" East; thence South 35°00'00" East 66.43 feet to the boundary line of the "Plat of SouthRidge Greens P.U.D., Phase I"; thence along said boundary line South 35°00'00" East 73.57 feet thence leaving said boundary line South 55°00'00" West 54.00 feet to said boundary line of the "Plat of SouthRidge Greens P.U.D., Phase I"; thence along said boundary line the following ten (10) courses and distances: (1) North 35°00'00" West 700.00 feet; (2) North 86°14'57" West 162.00 feet; (3) South 33°01'15" West 102.84 feet; (4) South 06°44'26" West 145.45 feet; (5) South 55°01'51" East 53.77 feet; (6) South 33°29'22" West 631.11 feet; (7) South 51°28'45" West 245.00 feet; (8) North 70°01'15" West 158.00 feet; (9) North 18°28'45" East 252.98 feet; (10) North 06°57'20" West 485.60 feet to the southerly line of said "Plat of Fairway Two at SouthRidge Greens P.U.D."; thence along said southerly line North 06°57'20" West 57.65 feet to the True Point of Beginning containing 18.1474 acres more or less

have caused the same to be surveyed and subdivided into lots and tracts and streets as shown on this plat to be known as "The Front Nine at SouthRidge Greens, P.U.D." 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 are laid out and designated on this plat.

BUCAIN CORPORATION

Clifford J. Buckley, President; Bernard L. Cain, Secretary

State of Colorado, ss: County of Larimer,

The foregoing instrument was acknowledged before me this 22 day of June, A.D., 19 83 by Clifford J. Buckley, President of Bucain Corporation.

My notarial commission expires: Notary Public

State of Colorado, ss: County of Larimer,

The foregoing instrument was acknowledged before me this 22 day of June, A.D., 19 83 by Bernard L. Cain, Secretary of Bucain Corporation.

My notarial commission expires: Notary Public

WITNESS our hands and seals this 22 day of June, A.D., 19 83.

COLUMBIA SAVINGS, A FEDERAL SAVINGS AND LOAN ASSOCIATION

State of Colorado, ss: County of Larimer,

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_ A.D., 19 \_\_\_ by \_\_\_ for Columbia Savings and Loan.

My notarial commission expires: Notary Public

FOX RIDGE II, A COLORADO GENERAL PARTNERSHIP

K. Bill Tiley, Active Partner; State of Colorado, ss: County of Larimer,

The foregoing instrument was acknowledged before me this 22 day of June, A.D., 19 83 by K. Bill Tiley, Active Partner for Fox Ridge II, A Colorado General Partnership.

My notarial commission expires: Notary Public

ATTORNEY STATEMENT

This is to certify that on the \_\_\_ day of \_\_\_ A.D., 19 \_\_\_, 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 plat or THE FRONT NINE at SOUTHRIDGE GREENS P.U.D. are as shown hereon as of this date.

Attorney

SURVEYOR'S CERTIFICATE:

I, Wallace C. Muscott, a duly registered land surveyor in the State of Colorado, do hereby represent that this plat of "The Front Nine at SouthRidge Greens P.U.D." truly and correctly represents the results of a survey made by me or under my direct supervision.



Wallace C. Muscott, Registered Land Surveyor, Colorado Registration No.: 17497

Approved by the City Engineer of the City of Fort Collins, Colorado, on the 15th day of September, A.D., 19 83.

Michael R. Henig, Asst. City Engineer

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on the 25th day of July, A.D., 19 83.

Maurice E. Ruppel, Secretary of Planning and Zoning Board

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