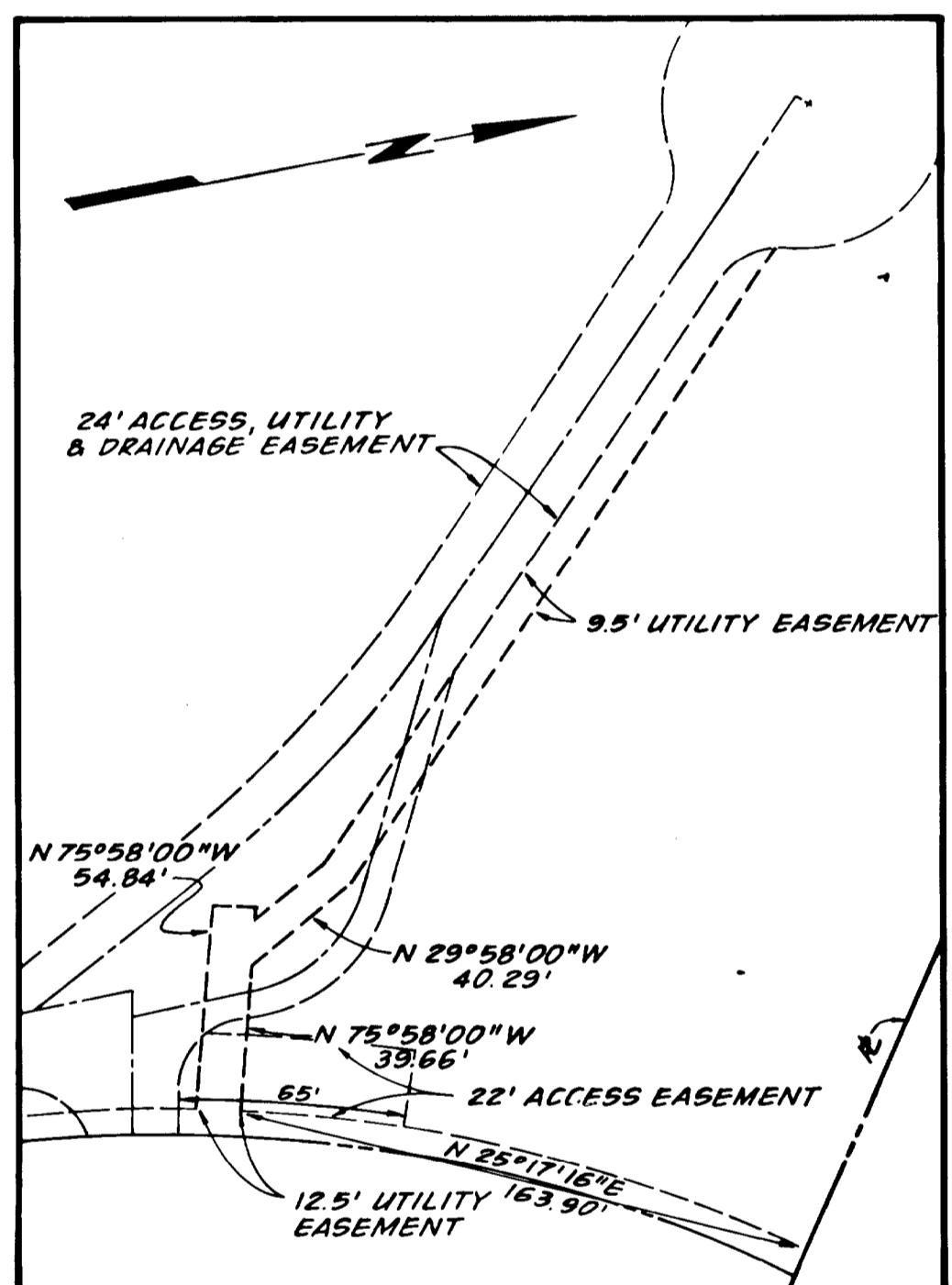
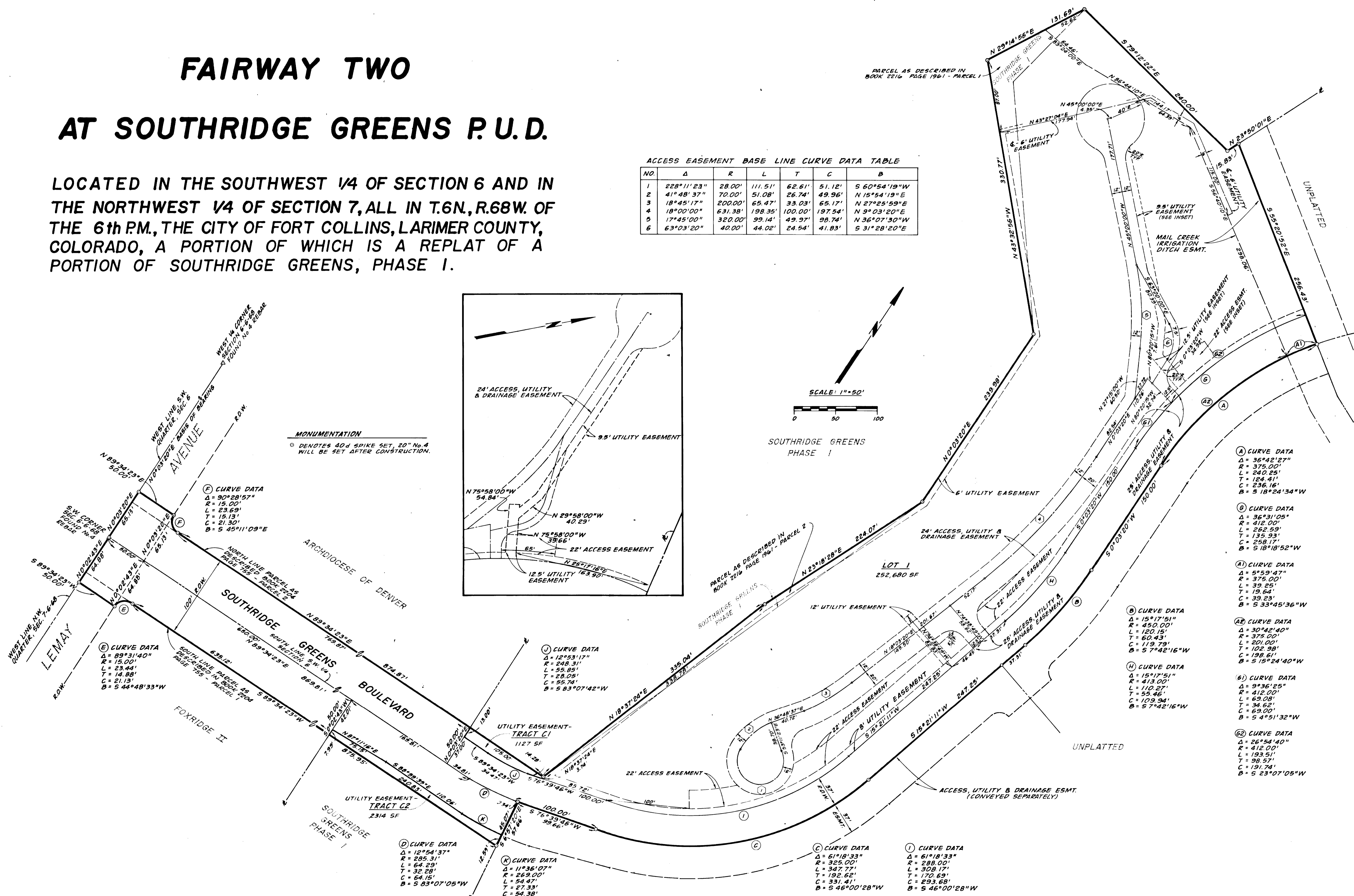


# FAIRWAY TWO AT SOUTHRIDGE GREENS P.U.D.

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 SOUTHRIDGE GREENS, PHASE I.

ACCESS EASEMENT BASE LINE CURVE DATA TABLE

NO.	Δ	R	L	T	C	B
1	228°11'23"	28.00'	111.51'	62.61'	51.12'	S 60°54'19"W
2	41°48'37"	70.00'	51.08'	26.74'	49.96'	N 15°54'19"E
3	18°45'17"	200.00'	65.47'	33.03'	65.17'	N 27°25'59"E
4	18°00'00"	631.38'	198.35'	100.00'	197.54'	N 9°03'20"E
5	17°45'00"	320.00'	99.14'	49.97'	98.74'	N 36°07'30"W
6	63°03'20"	40.00'	44.02'	24.54'	41.83'	S 31°28'20"E



**MONUMENTATION**  
 ○ DENOTES ADD SPIKE SET, 20" No. 4 WILL BE SET AFTER CONSTRUCTION.

- (A) CURVE DATA  
 Δ = 36°42'27"  
 R = 375.00'  
 L = 240.25'  
 T = 124.41'  
 C = 236.16'  
 B = S 18°24'34"W
- (B) CURVE DATA  
 Δ = 36°31'05"  
 R = 412.00'  
 L = 262.59'  
 T = 135.93'  
 C = 258.17'  
 B = S 18°18'52"W
- (A1) CURVE DATA  
 Δ = 5°59'47"  
 R = 375.00'  
 L = 39.25'  
 T = 19.64'  
 C = 39.23'  
 B = S 33°45'36"W
- (B) CURVE DATA  
 Δ = 15°17'51"  
 R = 450.00'  
 L = 120.15'  
 T = 60.43'  
 C = 119.79'  
 B = S 7°42'16"W
- (A2) CURVE DATA  
 Δ = 30°42'40"  
 R = 375.00'  
 L = 201.00'  
 T = 102.99'  
 C = 158.61'  
 B = S 15°24'40"W
- (H) CURVE DATA  
 Δ = 15°17'51"  
 R = 413.00'  
 L = 110.21'  
 T = 55.46'  
 C = 109.94'  
 B = S 7°42'16"W
- (61) CURVE DATA  
 Δ = 9°36'25"  
 R = 412.00'  
 L = 69.08'  
 T = 34.62'  
 C = 69.00'  
 B = S 4°51'32"W
- (62) CURVE DATA  
 Δ = 26°54'40"  
 R = 412.00'  
 L = 193.51'  
 T = 98.57'  
 C = 191.74'  
 B = S 23°07'05"W

This unofficial copy was downloaded on Oct-14-2019 from the City of Fort Collins Public Records Website: <http://citydocs.fcgov.com>  
 For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

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

Know all men by these presents: that the undersigned, being the owners 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. of 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 relative thereto:

Commencing at the Southwest corner of said Section 6, the True Point of Beginning of this description: thence, along the said West line, North 00°03'20" East 65.13 feet; thence North 89°34'23" East 50.00 feet to the easterly right-of-way line of Lemay Avenue; thence 23.69 feet along the arc of a curve concave to the Northeast whose central angle is 90°28'57", radius is 15.00 feet and long chord bears South 45°11'09" East to the northerly line of that certain tract of land as described in Book 2204 Page 755 Parcel 2 records of said County; thence along said North line North 89°34'23" East 769.87 feet to the boundary of "SouthRidge Greens P.U.D., Phase 1;" thence along said boundary, North 89°34'23" East 105.00 feet; thence leaving said boundary, North 18°37'24" East 335.04 feet; thence North 23°18'28" East 224.07 feet to the said boundary of "SouthRidge Greens P.U.D., Phase 1;" thence along said boundary North 00°03'20" East 239.98 feet; thence leaving said boundary North 43°32'56" West 330.77 feet; thence North 29°14'56" East 131.69 feet to the said boundary of "SouthRidge Greens P.U.D., Phase 1;" thence along said boundary South 79°12'22" East 240.00 feet; thence continuing along said boundary, North 23°50'01" East 15.83 feet; thence leaving said boundary South 55°20'52" East 256.43 feet; thence 240.25 feet along the arc of a curve concave to the Southeast whose central angle is 36°42'27", radius is 375.00 feet, and long chord bears South 18°24'34" West; thence South 00°03'20" West 150.00 feet; thence 120.15 feet along the arc of a curve concave to the West whose central angle is 155°17'51", radius is 450.00 feet, and long chord bears South 07°42'16" West; thence South 15°21'11" West 247.25 feet; thence 347.77 feet along the arc of a curve concave to the Northwest whose central angle is 61°18'33", and radius is 325.00 feet, and long chord bears South 46°00'28" West; thence South 76°39'46" West 99.66 feet; thence South 06°57'20" East 57.66 feet to the said boundary of "SouthRidge Greens P.U.D., Phase 1;" thence along said boundary South 89°34'23" West 204.83 feet to the southerly line of that certain tract of land as described in said Book 2204 Page 755 Parcel 1; thence along said southerly line South 89°34'23" West 635.12 feet; thence leaving said southerly line and 23.44 feet along the arc of a curve concave to the Southeast whose central angle is 89°31'40", and radius is 15.00 feet, and long chord bears South 44°48'33" West to the easterly right-of-way line of Lemay Avenue; thence South 89°14'23" West 50.00 feet to the West line of said Northwest quarter of Section 7; thence along said West line North 00°02'43" East 64.88 feet to the True Point of Beginning.

The above described tract contains 8.995 acres more or less, has caused the same to be surveyed and subdivided into lots and streets as shown on this plat to be known as Fairway Two 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.

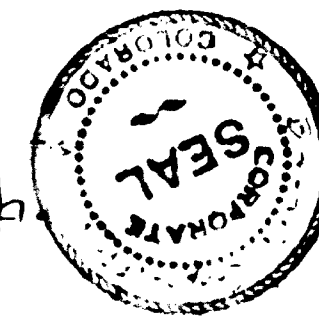
Protective covenants for the Fairway Two at SouthRidge Greens P.U.D. are as filled herewith in the office of the Clerk and Recorder of Larimer County, Colorado.

Witness our hands and seals this \_\_\_ day of \_\_\_\_\_, A.D., 19 \_\_\_.

Bucain Corporation

By: Clifford J. Buckley  
Clifford J. Buckley, President

Attest: Bernard L. Gair  
Secretary



State of Colorado, ss:  
County of Larimer,

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of August, A.D. 19 82.

By: Clifford J. Buckley

My notarial commission expires: 3-24-84



Pamela L. Johnston  
Notary Public

ATTORNEY STATEMENT

This is to declare that on the 9<sup>th</sup> day of August, A.D. 19 82, 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 Fairway Two at Southridge Greens, P.U.D. are as shown as hereon as of this date.

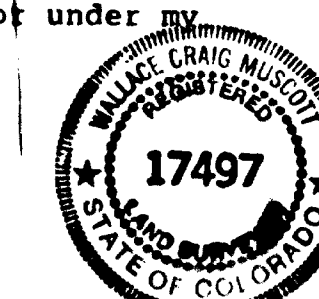
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[Signature]  
Attorney Signature

SURVEYOR'S CERTIFICATE:

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

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



Approved by the City Engineer of the City of Fort Collins, Colorado on the 12<sup>th</sup> day of August, A.D., 19 82.

[Signature]  
City Engineer

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on this 28<sup>th</sup> day of MARCH, A.D., 19 83.

Maurice E. Rife  
Secretary of Planning and Zoning Board

