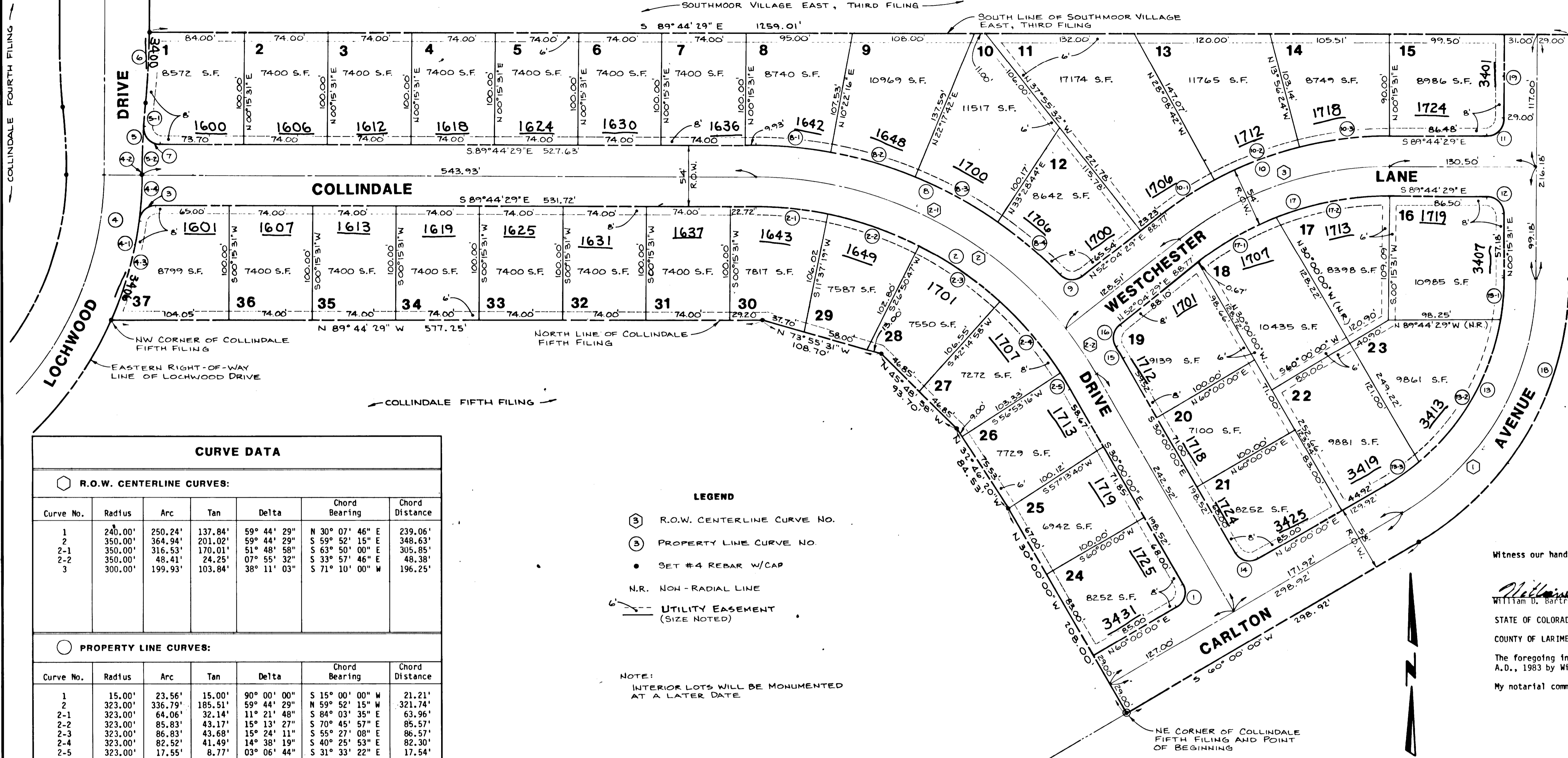


COLLINDALE SIXTH FILING

A TRACT OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 30, T7N, R68W, OF THE 6th P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.



CURVE DATA

R.O.W. CENTERLINE CURVES:

Curve No.	Radius	Arc	Tan	Delta	Chord Bearing	Chord Distance
1	240.00'	250.24'	137.84'	59° 44' 29"	N 30° 07' 46" E	239.06'
2-1	350.00'	364.94'	201.02'	59° 44' 29"	S 59° 52' 15" E	348.63'
2-2	350.00'	316.53'	170.01'	51° 48' 58"	S 63° 50' 00" E	305.85'
2-2	350.00'	48.41'	24.25'	07° 55' 32"	S 33° 57' 46" E	48.38'
3	300.00'	199.93'	103.84'	38° 11' 03"	S 71° 10' 00" W	196.25'

PROPERTY LINE CURVES:

Curve No.	Radius	Arc	Tan	Delta	Chord Bearing	Chord Distance
1	15.00'	23.56'	15.00'	90° 00' 00"	S 15° 00' 00" W	21.21'
2-1	323.00'	336.79'	185.51'	59° 44' 29"	N 59° 52' 15" W	321.74'
2-2	323.00'	64.06'	32.14'	11° 21' 48"	S 84° 03' 35" E	63.96'
2-2	323.00'	85.83'	43.17'	15° 13' 27"	S 70° 45' 57" E	85.57'
2-4	323.00'	82.52'	41.49'	14° 38' 19"	S 40° 25' 53" E	82.30'
2-5	323.00'	17.55'	8.77'	03° 06' 44"	S 31° 33' 22" E	17.54'
3	15.00'	21.62'	13.18'	82° 35' 26"	N 48° 57' 48" E	19.80'
4	318.93'	131.78'	66.84'	23° 40' 28"	N 12° 05' 45" E	130.85'
4-1	318.93'	130.72'	66.29'	23° 29' 01"	N 12° 11' 29" E	129.81'
4-2	318.93'	1.06'	0.53'	00° 11' 28"	N 00° 21' 15" E	1.06'
4-3	318.93'	90.54'	45.58'	16° 15' 54"	N 15° 48' 02" E	90.23'
4-4	318.93'	40.18'	20.12'	07° 13' 06"	N 04° 03' 32" E	40.15'
5	662.31'	63.06'	31.56'	05° 27' 20"	N 02° 59' 11" E	63.04'
5-1	662.31'	21.15'	10.58'	01° 49' 47"	N 04° 47' 57" E	21.15'
5-2	662.31'	41.91'	20.96'	03° 37' 33"	N 02° 04' 17" E	41.91'
6	662.31'	63.06'	31.56'	05° 27' 20"	N 02° 59' 11" E	63.04'
7	15.00'	24.51'	15.98'	93° 37' 33"	N 42° 55' 43" W	21.87'
8	377.00'	300.47'	158.73'	45° 39' 55"	S 66° 54' 31" E	292.58'
8-1	377.00'	66.54'	33.36'	10° 06' 45"	N 84° 41' 07" W	66.45'
8-2	377.00'	78.46'	39.37'	11° 55' 26"	N 73° 40' 01" W	78.32'
8-3	377.00'	83.45'	41.90'	12° 40' 57"	N 61° 21' 50" W	83.28'
8-4	377.00'	72.03'	36.12'	10° 56' 48"	N 49° 32' 58" W	71.92'
9	15.00'	21.95'	13.47'	83° 50' 58"	N 86° 00' 03" W	20.05'
10	327.00'	217.93'	113.18'	38° 11' 03"	N 71° 10' 00" E	213.91'
10-1	327.00'	55.82'	27.98'	09° 46' 49"	S 56° 57' 54" W	55.75'
10-2	327.00'	81.07'	40.75'	14° 12' 19"	S 68° 57' 27" W	80.87'
10-3	327.00'	81.03'	40.73'	14° 11' 55"	S 83° 09' 34" W	80.83'
11	15.00'	24.35'	15.81'	93° 01' 22"	S 43° 44' 50" W	21.77'
12	15.00'	23.56'	15.00'	90° 00' 00"	S 44° 44' 29" E	21.21'
13	211.00'	220.01'	121.19'	59° 44' 29"	S 30° 07' 46" W	210.18'
13-1	211.00'	37.11'	18.60'	10° 04' 33"	S 05° 17' 47" W	37.06'
13-2	211.00'	147.65'	77.00'	40° 05' 40"	S 30° 22' 53" W	144.66'
13-3	211.00'	35.25'	17.67'	09° 34' 17"	S 55° 12' 52" W	35.21'
14	15.00'	23.56'	15.00'	90° 00' 00"	N 75° 00' 00" W	21.21'
15	377.00'	11.68'	5.84'	01° 46' 29"	N 30° 53' 15" W	11.68'
16	15.00'	21.95'	13.47'	83° 50' 58"	N 86° 00' 03" W	20.05'
17	273.00'	181.94'	94.49'	38° 11' 03"	N 71° 10' 00" E	178.59'
17-1	273.00'	79.62'	40.10'	16° 42' 39"	N 60° 25' 48" E	79.34'
17-2	273.00'	102.31'	51.76'	21° 28' 23"	N 79° 31' 19" E	101.72'
18	269.00'	280.48'	154.50'	59° 44' 29"	S 30° 07' 46" W	267.95'
19	1407.25'	74.24'	37.13'	03° 01' 22"	S 01° 15' 11" E	74.24'

LEGEND

- ③ R.O.W. CENTERLINE CURVE NO.
- ⑤ PROPERTY LINE CURVE NO.
- SET #4 REBAR W/CAP
- N.R. NON-RADIAL LINE
- UTILITY EASEMENT (SIZE NOTED)

NOTE:
INTERIOR LOTS WILL BE MONUMENTED AT A LATER DATE.

APPROVED by the City Engineer of the City of Fort Collins, Colorado, on the 13th day of SEPTEMBER, A.D., 1983.

APPROVED by the Planning and Zoning Board of the City of Fort Collins, Colorado, on this 26 day of SEPTEMBER, A.D., 1983.

ATTORNEY STATEMENT
This is to certify that on the 22 day of September, 1983, I examined the title to the property as described hereon and established that the owners and proprietors of record of the said property as construed in CRS (1973) 31-23-111 are as shown hereon as of said date.

SURVEYOR'S STATEMENT
I, James M. Nichols, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of Collindale Sixth Filing truly and correctly represents the results of a survey made by me or under my direct supervision.

JAMES M. NICHOLS
REGISTERED LAND SURVEYOR
STATE OF COLORADO
Colorado Registration No. 4414

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION
DESCRIPTION OF COLLINDALE SIXTH FILING
A tract of land located in the S 1/2 of Section 30, T7N, R68W, of the 6th P.M., Larimer County, Colorado, being more particularly described as follows:
Considering the south line of the SE 1/4 of said Section 30 as bearing, S 89° 38' 44" E, and with all bearings contained herein relative thereto.
Commencing at the S 1/4 corner of said Section 30 as bearing, S 89° 38' 44" E, 584.53 feet; thence, along the south line, S 89° 38' 44" E, 584.53 feet; thence, along the eastern right-of-way line of Carlton Avenue, 23.56 feet along the arc of a curve to the right with a radius of 15.00 feet, a central angle of 90° 00' 00", and whose long chord bears N 44° 38' 44" W, 21.21 feet; thence, N 00° 21' 16" E, 72.76 feet; thence, 354.99 feet along the arc of a curve to the right, with a radius of 341.00 feet, a central angle of 59° 38' 44", and whose long chord bears N 30° 10' 38" E, 339.17 feet; thence, N 60° 00' 00" E, 196.51 feet to a point which is a northeast corner of Collindale Fifth Filing, a subdivision recorded with the Larimer County Clerk and Recorder, said point being the Point of Beginning for the said Collindale Sixth Filing; thence, along the north line of the said Collindale Fifth Filing, N 30° 00' 00" W, 208.00 feet; thence, N 32° 46' 20" W, 84.53 feet; thence, N 45° 48' 58" W, 93.70 feet; thence, N 73° 55' 31" W, 108.70 feet; thence, N 89° 44' 29" W, 577.25 feet to the northwest corner of said Collindale Fifth Filing and a point on the eastern right-of-way of Lochwood Drive; thence, along the said right-of-way 131.78 feet along the arc of a non-tangent curve to the left, with a radius of 318.93 feet, a central angle of 23° 40' 28", and whose long chord bears N 12° 05' 45" E, 130.85 feet; thence, 63.06 feet along the arc of a curve to the right, with a radius of 662.31 feet, a central angle of 05° 27' 20", and whose long chord bears N 02° 59' 11" E, 63.04 feet; thence, 63.06 feet along the arc of a curve to the left, with a radius of 662.31 feet, a central angle of 05° 27' 20", and whose long chord bears N 02° 59' 11" E, 63.04 feet to a point on the south line of Southmoor Village East Third Filing, a subdivision recorded with the Larimer County Clerk and Recorder; thence, along the said south line of Southmoor Village East Third Filing, S 89° 44' 29" E, 1259.01 feet to a point on the eastern right-of-way of Carlton Avenue; thence, along the said right-of-way, S 00° 15' 31" W, 216.18 feet; thence, 280.48 feet along the arc of a curve to the right, with a radius of 269.00 feet, a central angle of 59° 44' 29", and whose long chord bears S 30° 07' 46" W, 267.95 feet; thence, S 60° 00' 00" W, 298.92 to the Point of Beginning.
Containing 10.265 acres more or less has caused the same to be surveyed and subdivided into lots, streets and easements as shown on this plat known as Collindale Sixth Filing 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 easements as are laid out and designated on this plat.

Witness our hands and seals this 22 day of September, A.D., 1983.
BARTRAN HOMES, INC.
William D. Bartran, President
Arthur E. March, Jr., Secretary
STATE OF COLORADO
COUNTY OF LARIMER
The foregoing instrument was acknowledged before me this 22 day of September, A.D., 1983 by William D. Bartran, President, and Arthur E. March, Jr., Secretary.
My notarial commission expires 10/24/84
Carol Pomeroy
Notary Public
110 E Oak
Fort Collins, Col

RATIFICATION
The undersigned as the holders of deeds of trust encumbering all or a portion of the lands contained within Collindale Sixth Filing hereby ratify and confirm said Subdivision Plat and the statement of ownership and dedication thereon.
HOME FEDERAL SAVINGS & LOAN ASSOCIATION
By: *Henry J. Staller*
STATE OF COLORADO
COUNTY OF LARIMER
The foregoing instrument was acknowledged before me this 22 day of September, A.D., 1983 by WARRY J. KANER
My notarial commission expires 11/15/83
Charles Pomeroy
Notary Public
300 W. Oak
Fort Collins, CO 80521
UNITED BANK OF FORT COLLINS N.A.
By: *Charles Pomeroy SVP*
STATE OF COLORADO
COUNTY OF LARIMER
The foregoing instrument was acknowledged before me this 2nd day of September, A.D., 1983 by Charles Pomeroy SVP
My notarial commission expires 8-6-1985
Susan Glad
Notary Public
401 S College
Fort Collins, CO 80524

SW CORNER SEC. 30-7-68
FND #4 REBAR W/CAP

S 89° 38' 00" E 2540.12'

584.53'

2067.29'

S 1/4 CORNER SEC. 30-7-68
FND #4 REBAR

S 89° 38' 44" E 2651.82

BEARING CONSIDERATION LINE SOUTH LINE OF THE SE 1/4 OF SECTION 30-7-68

SE CORNER SEC. 30-7-68
FND #4 SQUARE ROD