

THE GABLES AT SILVERPLUME A PLANNED UNIT DEVELOPMENT

A TRACT OF LAND LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M. LARIMER COUNTY, COLORADO BEING A REPLAT OF THAT PORTION OF SILVERPLUME P.U.D. OF THE CITY OF FORT COLLINS, COLORADO, LOCATED SOUTH OF SWALLOW ROAD AND A REPLAT OF THAT PORTION OF CEDAR VILLAGE, FIFTH FILING, OF THE CITY OF FORT COLLINS, COLORADO, LOCATED EAST OF DUNBAR AVENUE

STATEMENT OF OWNERSHIP, VACATION, SUBDIVISION, AND DEDICATION

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

A tract of land located in the N 1/2 of Section 27, T7N, R69W, of the 6th P.M., of Larimer County, Colorado, being a replat of that portion of Silverplume P.U.D. of the City of Fort Collins, Colorado, located south of Swallow Road and a replat of that portion of Cedar Village, Fifth Filing, of the City of Fort Collins, Colorado, located east of Dunbar Avenue, being more particularly described as follows:

Considering the South Line of the NE 1/4 of said Section 27 as bearing S 89° 33' 18" E and with all bearings contained herein relative thereto:

Commencing at the center 1/4 corner of said Section 27, said point being the True Point of Beginning.

Thence, along the said South Line, S 89° 33' 18" E, 620.08 feet to a point on the West right-of-way line of Bowle Avenue as platted on Silverplume P.U.D., a subdivision on record with the Larimer County Clerk and Recorder in Book 1987, Page 109. Thence, along said right-of-way line N 00° 04' 51" E, 218.33 feet; thence, 21.50 feet along the arc of a curve to the left, whose central angle is 82° 08' 29", radius of 15.00 feet, and whose long chord bears N 40° 59' 23" W, 19.71 feet; thence, 83.29 feet along the arc of a curve to the right, said curve being the South right-of-way line of Swallow Road as platted on said Silverplume P.U.D., whose central angle is 14° 33' 38", radius of 327.76 feet, and whose long chord bears N 74° 46' 48" W, 83.07 feet; thence, continuing along said South right-of-way line of Swallow Road, N 67° 30' 00" W, 639.81 feet; thence, 136.85 feet along the arc of a curve to the right, whose central angle is 27° 02' 17", radius of 290.00 feet, and whose long chord bears N 59° 58' 52" W, 135.59 feet; thence, N 40° 27' 43" W, 82.47 feet; thence, 23.56 feet along the arc of a curve to the left to a point on the easterly right-of-way line of Dunbar Avenue as platted on Cedar Village, Fifth Filing, a subdivision on record with the Larimer County Clerk and Recorder in Book 1988, Page 412; whose central angle is 90° 00' 00", radius 15.00 feet, and whose long chord bears N 85° 27' 43" W, 21.21 feet; thence, continuing along said easterly right-of-way line of Dunbar Avenue S 49° 32' 17" W, 458.31 feet; thence, 168.60 feet along the arc of a curve to the left, whose central angle is 49° 32' 17", radius of 195.00 feet, and whose long chord bears S 24° 46' 09" W, 163.39 feet; thence, S 00° 00' 00" W, 188.06 feet to a point on the South Line of the NW 1/4 of said Section 27; thence along said South Line S 89° 33' 18" E, 665.34 feet to the center 1/4 corner of said Section 27 and the True Point of Beginning.

The above described tract contains 12.330 acres, more or less.

Do hereby vacate TRACT "D", and TRACT "E", and Silverplume Square, and all easements and rights-of-way contained in the aforementioned tracts and street as platted on Silverplume P.U.D. City of Fort Collins, Larimer County, Colorado in Book 1987, Page 109. Also, do hereby vacate lots 45 thru 64 inclusive, and Haywood Place lying southeasterly of Dunbar Avenue, and all easements and rights-of-way contained in the aforementioned lots and street as platted on Cedar Village, Fifth Filing, City of Fort Collins, Larimer County, Colorado in Book 1988, Page 412, and do hereby dedicate and convey to and for Public use forever hereafter the easements, as laid out on this plat.

IN WITNESS WHEREOF:

C-J Associates, a joint venture hath caused their name to be herewith subscribed this 30th day of March A.D., 1983.

By: *Ronald A. Saily*
Attest: *Jerry G. Perle*
Ronald A. Saily, Vice President
Jerry G. Perle, Secretary

By: *Dan R. Jensen*
Attest: *Gary C. Jones*
Dan R. Jensen, President
Gary C. Jones, Secretary

STATE OF COLORADO) SS.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 30th day of March A.D., 1983, by Ronald A. Saily, and Jerry G. Perle, as Vice President and Secretary, respectively, of Colrad Development Corporation, a Colorado corporation.

Witness my hand and official seal.
My commission expires Oct. 1, 1986 Notary Public *Cheryl M. Backstrom*
580 S. 37th Parkway
Englewood, CO 80111

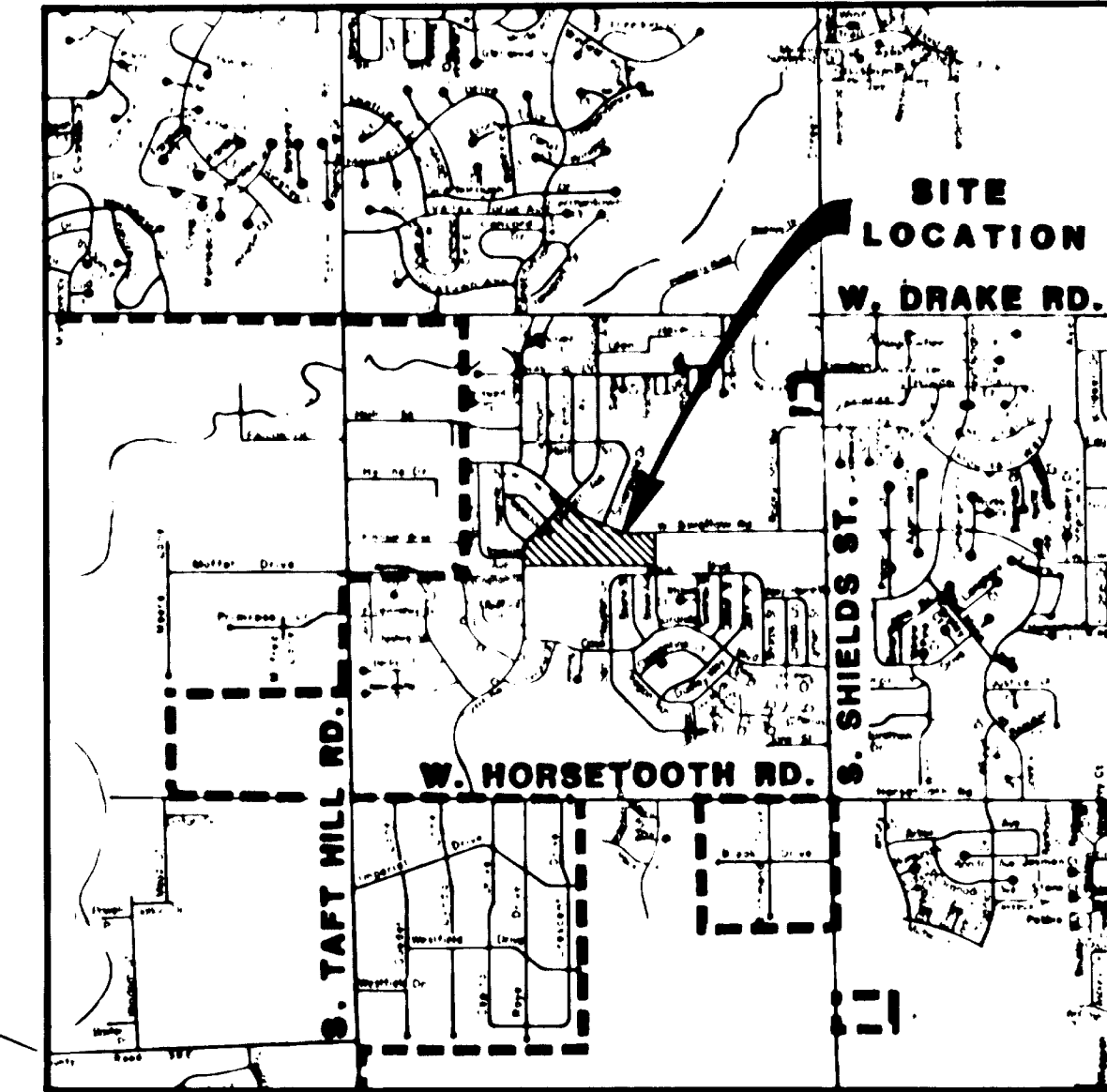
STATE OF COLORADO) SS.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 30th day of March A.D., 1983, by Dan R. Jensen and Gary C. Jones, as President and Secretary, respectively, of d. Jensen Enterprises, Inc., formerly Miller Properties, Inc., a Colorado corporation.

Witness my hand and official seal.
My commission expires June 25, 1984 Notary Public *Raymond C. Smith*

Approved by the City Engineer of the City of Fort Collins, on the 14th day of March, A.D., 1983.
Thomas E. Hays
City Engineer

Approved by the Planning & Zoning Board of the City of Fort Collins, Colorado, on this 24th day of March, A.D., 1983.
William E. Ruppel
Secretary



VICINITY MAP
SCALE: 1" = 2000'

DUNBAR AVENUE

WEST SWALLOW ROAD

VILLAGE

12.330 ± ACRES

SILVERPLUME P.U.D.

BOWIE AVENUE

SOUTH LINE OF THE NW 1/4, SEC. 27, T7N, R69W

FOUND #4 REBAR W/CAP L.S. 4414 C 1/4 CORNER SEC. 27, T7N, R69W

S 89° 33' 18" E SOUTH LINE OF THE NE 1/4, SEC. 27, T7N, R69W (BASIS OF BEARING)

FOUND #4 REBAR W/CAP L.S. 4414

CURVE DATA

NUMBER	ARC	DELTA	TAN
1	168.60'	49° 32' 17"	89.97'
2	23.56'	90° 00' 00"	15.00'
3	136.85'	27° 02' 17"	69.73'
4	83.29'	14° 33' 38"	41.87'
5	21.50'	82° 08' 29"	13.07'

ATTORNEY STATEMENT

This is to certify that on the 30th day of April, A.D., 1983, 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 THE GABLES at Silverplume P.U.D. are as shown hereon as of this date.

Ramsey D. Myatt
Attorney

SURVEYOR'S STATEMENT

I, Doyle G. Abrahamson, a Professional Land Surveyor in the State of Colorado, do hereby state that the survey and legal description shown hereon was made under my direct responsibility, supervision and checking. This plat accurately represents said survey and that all monuments shown hereon.

Doyle G. Abrahamson
Doyle G. Abrahamson, L.S. 1885
145 - 9th St.
Fort Collins, CO 80521

NOTICE: According to Colorado Law you must commence an action based upon any defect on this survey within six years after you 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 survey shown hereon.



SCALE AS SHOWN
DRAWN BDF
CHECKED [Signature]
APPROVED [Signature]

Merrick & Company
Engineers & Architects
1141 South College Avenue
Post Office Box 875
Fort Collins, Colorado 80522
303-482-3638

MERRICK

JOB 145-4645 DATE 1-17-83 SH. 1 OF 1