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C-56

# COLLINDALE FIFTH FILING

A TRACT OF LAND LOCATED IN THE S 1/2 OF SECTION 30, T7N, R68W, OF THE 6th P.M., OF LARIMER COUNTY, COLORADO.

### STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION

A tract of land located in the S 1/2 of Section 30, T7N, R68W, of the 6th P.M., of 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 said SW corner of said Section 30; thence, along said south line, S 89° 38' 44" E, 496.53 feet to the True Point of Beginning; thence, leaving said south line, N 00° 21' 16" E, 50.00 feet; thence, 23.56 feet along the arc of a curve to the left, with a radius of 15.00 feet, central angle of 90° 00' 00", and whose long chord bears N 45° 21' 16" E, 21.21 feet; thence, N 00° 21' 16" E, 72.76 feet; thence, 166.68 feet along the arc of a curve to the right, with a radius of 399.00 feet, central angle of 23° 56' 07", and whose long chord bears N 12° 19' 20" E, 165.47 feet; thence, N 48° 39' 31" W, 158.00 feet; thence, N 84° 56' 38" W, 52.63 feet; thence, N 89° 44' 29" W, 210.00 feet; thence, N 75° 39' 39" W, 98.77 feet; thence, N 64° 03' 10" W, 72.84 feet; thence, S 55° 16' 02" W, 68.86 feet; thence, N 83° 43' 58" W, 120.00 feet; thence, N 36° 58' 30" W, 55.89 feet; thence, N 51° 16' 02" E, 89.00 feet; thence, 39.27 feet along the arc of a curve to the right, with a radius of 50.00 feet, central angle of 45° 00' 00", and whose long chord bears N 16° 13' 58" W, 38.27 feet; thence, N 83° 43' 58" W, 44.75 feet; thence, N 38° 43' 58" W, 116.17 feet; thence, N 66° 34' 00" E, 116.99 feet; thence, 237.32 feet along the arc of a curve to the left, with a radius of 318.93 feet, central angle of 42° 38' 01", and whose long chord bears N 45° 15' 00" E, 231.88 feet; thence, S 89° 44' 29" E, 577.25 feet; thence, S 73° 55' 31" E, 108.70 feet; thence, S 45° 48' 58" E, 93.70 feet; thence, S 32° 46' 20" E, 84.53 feet; thence, S 30° 00' 00" E, 200.00 feet; thence, S 60° 00' 00" W, 196.51 feet; thence, 354.99 feet along the arc of a curve to the left, with a radius of 311.00 feet, central angle of 59° 38' 44", and whose long chord bears S 30° 10' 38" W, 339.17 feet; thence, S 00° 21' 16" W, 72.76 feet; thence, 23.56 feet along the arc of a curve to the left, with a radius of 15.00 feet, central angle of 90° 00' 00", and whose long chord bears S 44° 38' 44" E, 21.21 feet; thence, S 00° 21' 16" W, 50.00 feet; thence, N 89° 38' 44" W, 88.00 feet to the True Point of Beginning.

Containing 10.798 acres or less has caused the same to be surveyed and subdivided into lots and easements as shown on this plat known as Collindale Fifth 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.

Protective covenants for the Collindale Fifth Filing are as filed contemporaneously herewith in the office of the Clerk and Recorder of Larimer County, Colorado.

Witness our hands and seals this 14 day of March A.D., 1983

*William D. Bartran* (Signature)  
William D. Bartran, President  
Attest: *Arthur E. March, Jr.* (Signature)  
Arthur E. March, Jr., Secretary

STATE OF COLORADO )  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 14 day of March A.D., 1983 by William D. Bartran, President, and Arthur E. March, Jr., Secretary.

My notarial commission expires 5-26-85  
*Christina L. Spic* (Signature)  
Notary Public  
St. Louis, Colorado

APPROVED by the City Engineer of the City of Fort Collins, Colorado, on the 11th day of March A.D., 1983.  
*Thomas E. Hays* (Signature)  
City Engineer

APPROVED by the Planning and Zoning Board of the City of Fort Collins, Colorado, on this 20th day of December A.D., 1982.  
*Wanda E. Ruppel* (Signature)  
Secretary

### ATTORNEY STATEMENT

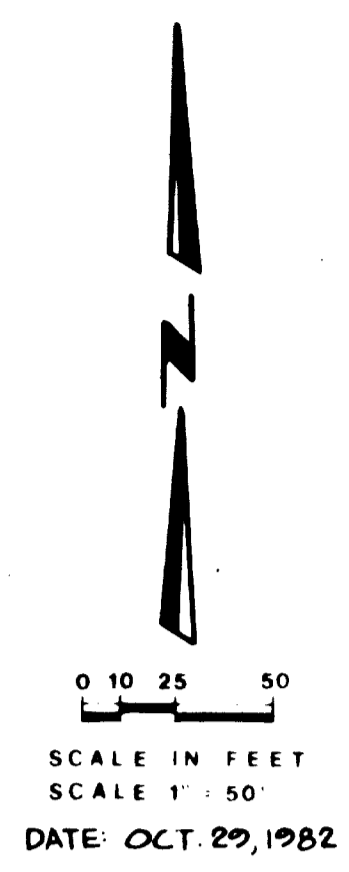
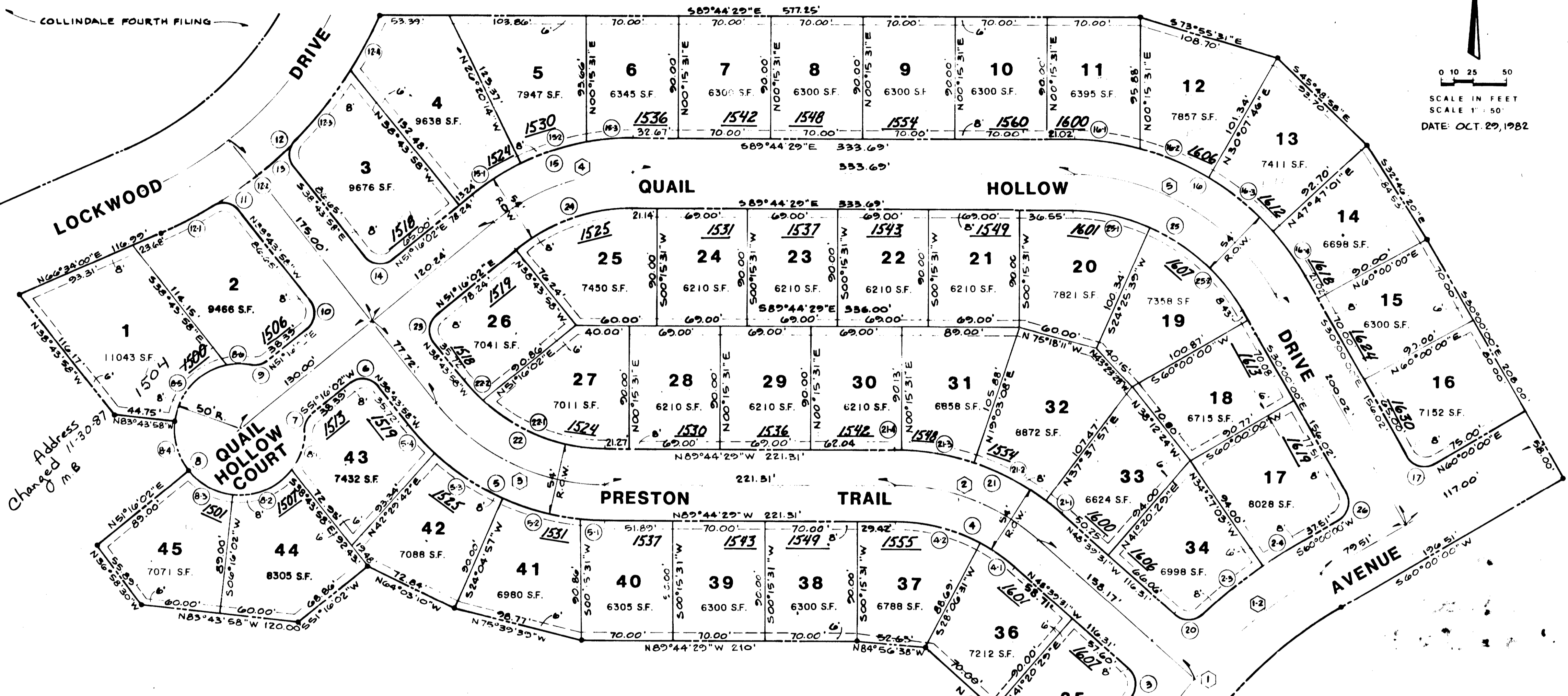
This is to certify that on the 15th day of March A.D., 1983, I examined the records of the Office of the Clerk and Recorder of Larimer County, Colorado, and established that the owners and proprietors of record of the proposed Collindale Fifth Filing are as shown hereon as of this date.

*Arthur E. March, Jr.* (Signature)  
Attorney

### SURVEYOR'S CERTIFICATE

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

*James M. Nichols* (Signature)  
James M. Nichols, Registered Land Surveyor and Professional Engineer  
Colorado Registration No. 4414



CURVE DATA

Curve No.	Radius	Arc	Tan	Delta	Chord Bearing	Chord Distance
1	15.00'	23.56'	15.00'	90° 00' 00"	N 45° 21' 16" E	21.21'
2	399.00'	415.29'	278.66'	59° 38' 44"	S 30° 10' 38" W	399.00'
3	15.00'	166.68'	111.13'	44° 38' 07"	N 29° 54' 15" E	166.68'
4	15.00'	72.76'	47.51'	90° 00' 00"	S 44° 38' 44" E	72.76'
5	192.00'	170.93'	120.68'	59° 38' 44"	S 30° 10' 38" W	192.00'
6	15.00'	23.56'	15.00'	90° 00' 00"	N 45° 21' 16" E	21.21'
7	15.00'	166.68'	111.13'	44° 38' 07"	N 29° 54' 15" E	166.68'
8	15.00'	72.76'	47.51'	90° 00' 00"	S 44° 38' 44" E	72.76'
9	192.00'	170.93'	120.68'	59° 38' 44"	S 30° 10' 38" W	192.00'
10	15.00'	23.56'	15.00'	90° 00' 00"	N 45° 21' 16" E	21.21'
11	15.00'	166.68'	111.13'	44° 38' 07"	N 29° 54' 15" E	166.68'
12	15.00'	72.76'	47.51'	90° 00' 00"	S 44° 38' 44" E	72.76'
13	192.00'	170.93'	120.68'	59° 38' 44"	S 30° 10' 38" W	192.00'
14	15.00'	23.56'	15.00'	90° 00' 00"	N 45° 21' 16" E	21.21'
15	15.00'	166.68'	111.13'	44° 38' 07"	N 29° 54' 15" E	166.68'
16	15.00'	72.76'	47.51'	90° 00' 00"	S 44° 38' 44" E	72.76'
17	192.00'	170.93'	120.68'	59° 38' 44"	S 30° 10' 38" W	192.00'
18	15.00'	23.56'	15.00'	90° 00' 00"	N 45° 21' 16" E	21.21'
19	15.00'	166.68'	111.13'	44° 38' 07"	N 29° 54' 15" E	166.68'
20	15.00'	72.76'	47.51'	90° 00' 00"	S 44° 38' 44" E	72.76'
21	192.00'	170.93'	120.68'	59° 38' 44"	S 30° 10' 38" W	192.00'
22	15.00'	23.56'	15.00'	90° 00' 00"	N 45° 21' 16" E	21.21'
23	15.00'	166.68'	111.13'	44° 38' 07"	N 29° 54' 15" E	166.68'
24	15.00'	72.76'	47.51'	90° 00' 00"	S 44° 38' 44" E	72.76'
25	192.00'	170.93'	120.68'	59° 38' 44"	S 30° 10' 38" W	192.00'
26	15.00'	23.56'	15.00'	90° 00' 00"	N 45° 21' 16" E	21.21'
27	15.00'	166.68'	111.13'	44° 38' 07"	N 29° 54' 15" E	166.68'
28	15.00'	72.76'	47.51'	90° 00' 00"	S 44° 38' 44" E	72.76'
29	192.00'	170.93'	120.68'	59° 38' 44"	S 30° 10' 38" W	192.00'
30	15.00'	23.56'	15.00'	90° 00' 00"	N 45° 21' 16" E	21.21'
31	15.00'	166.68'	111.13'	44° 38' 07"	N 29° 54' 15" E	166.68'
32	15.00'	72.76'	47.51'	90° 00' 00"	S 44° 38' 44" E	72.76'
33	192.00'	170.93'	120.68'	59° 38' 44"	S 30° 10' 38" W	192.00'
34	15.00'	23.56'	15.00'	90° 00' 00"	N 45° 21' 16" E	21.21'
35	15.00'	166.68'	111.13'	44° 38' 07"	N 29° 54' 15" E	166.68'
36	15.00'	72.76'	47.51'	90° 00' 00"	S 44° 38' 44" E	72.76'
37	192.00'	170.93'	120.68'	59° 38' 44"	S 30° 10' 38" W	192.00'
38	15.00'	23.56'	15.00'	90° 00' 00"	N 45° 21' 16" E	21.21'
39	15.00'	166.68'	111.13'	44° 38' 07"	N 29° 54' 15" E	166.68'
40	15.00'	72.76'	47.51'	90° 00' 00"	S 44° 38' 44" E	72.76'
41	192.00'	170.93'	120.68'	59° 38' 44"	S 30° 10' 38" W	192.00'
42	15.00'	23.56'	15.00'	90° 00' 00"	N 45° 21' 16" E	21.21'
43	15.00'	166.68'	111.13'	44° 38' 07"	N 29° 54' 15" E	166.68'
44	15.00'	72.76'	47.51'	90° 00' 00"	S 44° 38' 44" E	72.76'
45	192.00'	170.93'	120.68'	59° 38' 44"	S 30° 10' 38" W	192.00'

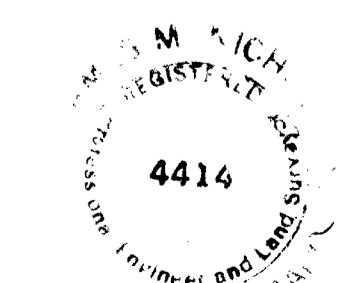
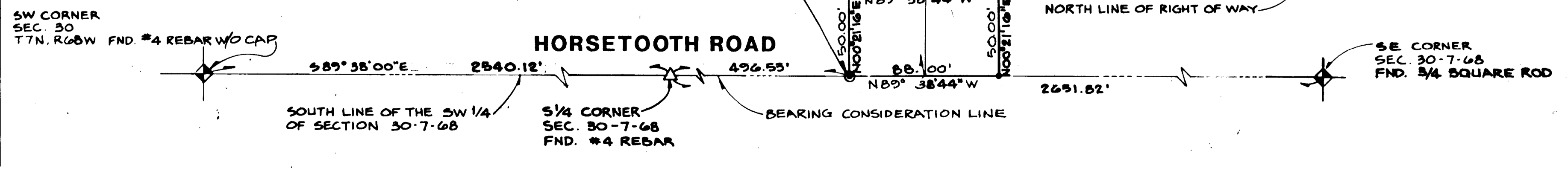
CENTERLINE CURVE DATA:

Curve No.	Radius	Arc	Tan	Delta	Chord Bearing	Chord Distance
1	370.00'	385.17'	212.10'	59° 38' 44"	S 30° 10' 38" W	368.02'
1-1		264.68'	138.29'	40° 59' 13"	S 20° 50' 53" W	259.07'
1-2		120.49'	60.78'	18° 39' 31"	S 50° 40' 15" W	119.96'
2	165.00'	118.31'	61.83'	41° 04' 58"	N 69° 12' 00" W	115.79'
3	165.00'	146.89'	78.72'	51° 00' 31"	N 64° 14' 14" W	142.09'
4	165.00'	112.29'	58.42'	38° 59' 29"	S 70° 45' 47" W	110.13'
5	180.00'	187.65'	103.38'	59° 44' 29"	N 59° 52' 15" W	179.30'

LEGEND:  
 (S) PROPERTY LINE CURVE NO.  
 (C) CENTER LINE CURVE NO.  
 • SET #4 REBAR W/CAP NO. 4414

LOT #16 SHALL BE LIMITED TO ACCESS FROM QUAIL HOLLOW DRIVE ONLY.

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



CLIENT: BARTRAN HOMES  
 JOB NO: 02-1171 Pg 10B PG  
 DSGN: BC DWN: MKD CK