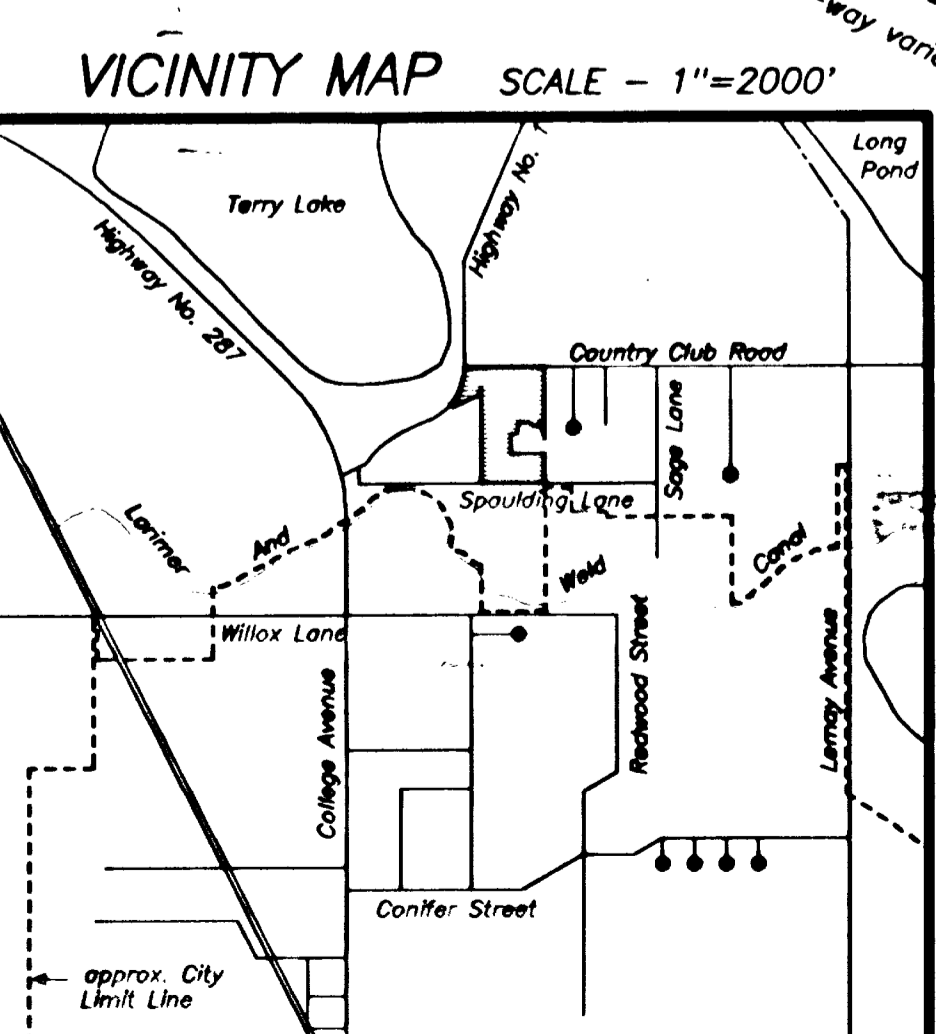
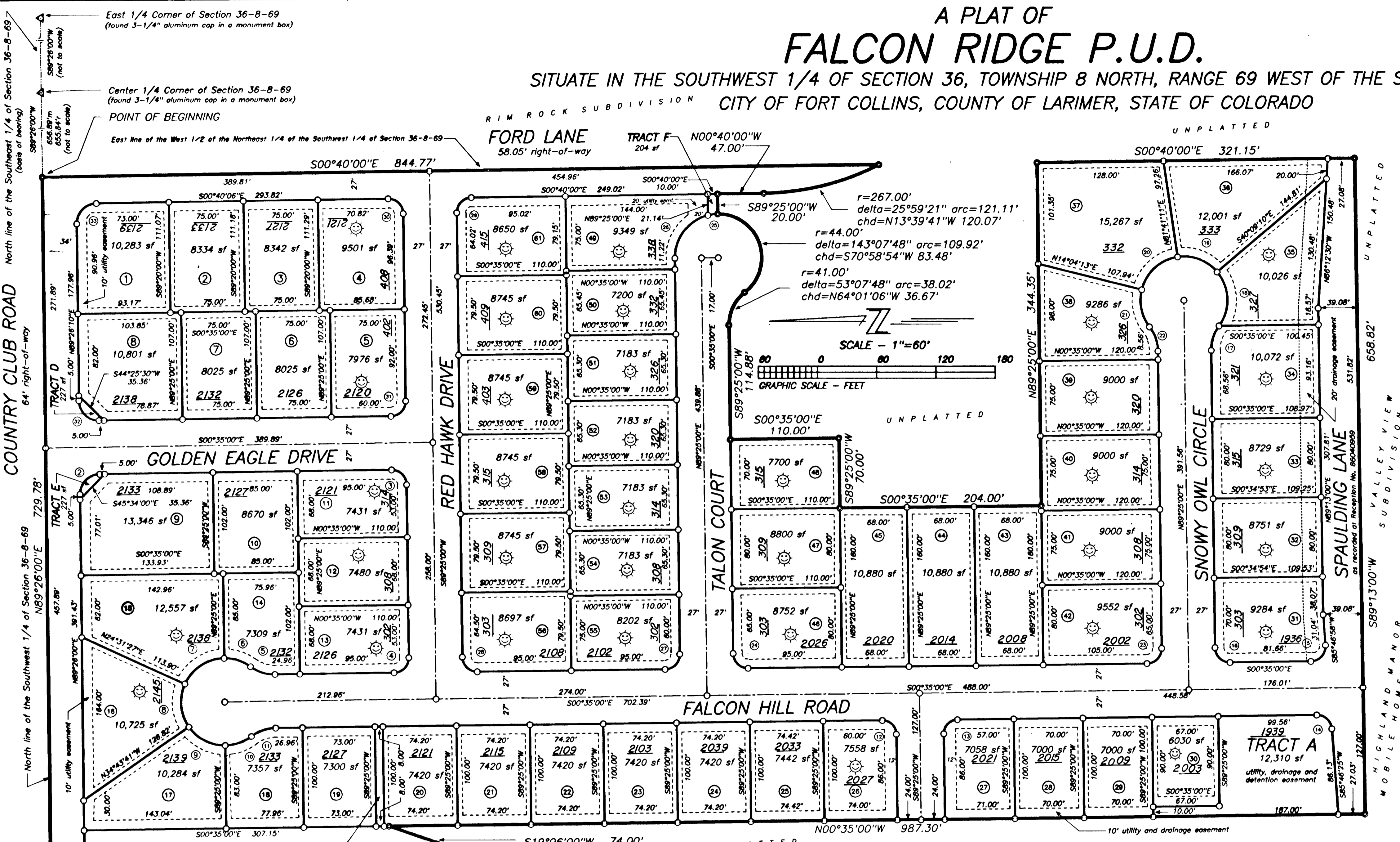


A PLAT OF FALCON RIDGE P.U.D.

SITUATE IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH-BEARING
1	25.00'	35.78'	82°00'05"	32.80'	N 48°25'58"E
2	20.00'	31.42'	90°00'16"	28.29'	S 45°33'52"E
3	15.00'	23.58'	90°00'00"	21.21'	S 44°25'00"W
4	15.00'	23.58'	90°00'00"	21.21'	N 45°35'00"W
5	41.00'	26.38'	36°52'12"	25.93'	N 17°51'06"E
6	44.00'	28.31'	36°52'12"	27.83'	N 17°51'06"E
7	44.00'	49.83'	64°53'33"	47.21'	N 33°01'46"W
8	44.00'	45.50'	59°15'08"	43.50'	S 84°53'53"W
9	44.00'	42.89'	55°51'19"	41.22'	S 27°20'40"W
10	44.00'	28.31'	36°52'12"	27.83'	S 19°01'06"E
11	41.00'	26.38'	36°52'12"	25.93'	S 18°01'06"E
12	14.00'	21.99'	90°00'00"	18.80'	S 44°25'00"W
13	14.00'	21.99'	90°00'00"	18.80'	S 45°35'00"E
14	15.00'	22.61'	86°21'25"	20.53'	S 42°35'43"W
15	15.00'	24.52'	93°38'35"	21.88'	N 47°24'17"W
16	15.00'	23.58'	90°00'00"	21.21'	N 44°25'00"E
17	41.00'	26.38'	36°52'12"	25.93'	S 72°08'54"E
18	44.00'	49.83'	64°53'33"	47.21'	N 80°04'01"E
19	44.00'	44.66'	58°09'39"	42.77'	N 20°46'01"E
20	44.00'	51.83'	67°36'58"	48.98'	N 42°07'18"W
21	44.00'	39.57'	51°12'44"	38.25'	S 78°18'31"W
22	41.00'	26.38'	36°52'12"	25.93'	S 70°58'54"W
23	15.00'	23.58'	90°00'00"	21.21'	N 45°35'00"W
24	15.00'	23.58'	90°00'00"	21.21'	N 44°25'00"E
25	44.00'	44.00'	130°01'21"	10.07'	N 07°02'00"W
26	44.00'	89.03'	78°51'48"	84.70'	N 52°09'06"W
27	15.00'	23.58'	90°00'00"	21.21'	N 45°35'00"W
28	15.00'	23.58'	90°00'00"	21.21'	N 44°25'00"E
29	18.00'	23.54'	89°55'00"	21.20'	S 45°37'30"E
30	15.00'	23.58'	90°00'00"	21.23'	S 44°22'30"W
31	15.00'	23.58'	90°00'00"	21.21'	N 45°35'00"W
32	20.00'	31.42'	90°00'00"	28.29'	N 44°25'00"E
33	20.00'	31.38'	89°54'00"	28.26'	S 45°37'00"E
34	623.00'	55.79'	57°07'51"	55.77'	S 04°52'00"W
35	623.00'	480.29'	44°10'14"	468.48'	S 29°31'03"W

NOTES:

- - Indicates set 1/2" rebar with cap No. 5028 unless otherwise noted.
 - ☼ - Indicates solar oriented lots; 35 out of 61 are solar for 57%.
- There is a 9' front utility easement, a 5' side yard drainage easement, and a 6' rear utility and drainage easement on all lots in this subdivision unless otherwise shown.
- Tracts D and E are for landscaping, subdivision entrance signs and utility easements.
 - Tracts A, B, C, D, E and F are to be maintained by a Homeowners Association.
 - Lots 31 thru 36 will not be allowed to have vehicular access off of Spaulding Lane.
 - Lots 1, 8, 9, 15, 16, and 17 will not be allowed to have vehicular access off of Country Club Road.
 - Lots 49 and 61 will not be allowed to have vehicular access off of Ford Lane.
 - Tract F is a pedestrian access easement.
 - All side yard fences crossing back yard swales shall not restrict storm water flow in swales across Lots 2 thru 7, 12, 13, 20 thru 35, and 49 thru 61.
 - Lots 26 and 27 must take access from Falcon Hill Road unless a temporary turn-around is dedicated and constructed or the street is extended to another public street or permanent cul-de-sac.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first 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 the certification shown hereon.

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

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 situate in the Southwest 1/4 of Section 36, Township 8 North, Range 69 West of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, which, considering the North line of said Southwest 1/4 as bearing N89°26'00"E and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on said North line which bears S89°26'00"W 656.89 feet from the Center 1/4 Corner of said Section 36, and run thence S00°40'00"E 844.77 feet along the East line of the West 1/2 of the Northeast 1/4 of said Southwest 1/4; thence along the arc of a 267.00 foot radius curve to the right a distance of 121.11 feet, the long chord of which bears N13°39'41"W 120.07 feet; thence N00°40'00"W 47.00 feet; thence S89°25'00"W 20.00 feet; thence along the arc of a 44.00 foot radius curve to the right a distance of 109.92 feet, the long chord of which bears S70°58'54"W 83.48 feet; thence along the arc of a 41.00 foot radius curve to the left a distance of 38.02 feet, the long chord of which bears N64°01'06"W 36.67 feet; thence S89°25'00"W 114.88 feet; thence S00°35'00"E 110.00 feet; thence S89°25'00"W 70.00 feet; thence S00°35'00"E 204.00 feet; thence N89°25'00"E 344.35 feet; thence S00°40'00"E 321.15 feet; thence S89°13'00"W 658.82 feet; thence N00°35'00"W 987.30 feet; thence S19°06'00"W 74.00 feet; thence S75°25'00"W 291.04 feet; thence N16°28'19"W 21.25 feet to a point on the Easterly right-of-way line of Colorado State Highway No. 1; thence along said Easterly right-of-way line, along the arc of a 623.00 foot radius curve to the left a distance of 536.07 feet, the long chord of which bears N26°57'07"E 519.69 feet to a point on the North line of said Southwest 1/4; thence along said North line, N89°26'00"E 729.78 feet to the point of beginning, containing 19.3020 acres, more or less. The undersigned have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this plat to be known as A Plat of FALCON RIDGE P.U.D., subject to all easements and rights-of-way now of record or existing or indicated on this plat. The undersigned does hereby dedicate and convey to and for public use, forever, the streets and easements as are laid out and designated on this plat, provided, however, that: 1) acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated; and 2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain the streets so dedicated until such time as the streets are inspected and accepted by the City Engineer. All maintenance of the above described streets shall be performed by the undersigned (and his/her successors in interest) until such time as the City expressly assumes, in writing, the duty of such maintenance.

Witness our hands and seals this 14th day of August, A.D., 1996.

SANDCREEK ASSOCIATES, A LIMITED LIABILITY COMPANY

By Edward W. Lawler EDWARD W. LAWLER
By Peter R. Sherman PETER R. SHERMAN

State of Colorado
County of Larimer
The foregoing dedication was acknowledged before me this 14th day of August, A.D., 1996, by Edward W. Lawler and by Peter R. Sherman of Sandcreek Associates, A Limited Liability Company.

My notarial commission expires _____ NOTARY PUBLIC

ATTORNEY'S CERTIFICATE:

This is to certify that on the 14th day of August, A.D., 1996, 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 C.R.S. 1973, 31-23-111, are as shown hereon as of said date.

ATTORNEY Richard A. Rutherford Registration No. 8553

SURVEYOR'S CERTIFICATE:

I, Richard A. Rutherford, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this plat of FALCON RIDGE P.U.D. truly and correctly represents the results of a survey made by me or under my direct supervision.

Richard A. Rutherford
RICHARD A. RUTHERFORD
Colorado registered P.E. & L.S. No. 5028



APPROVED AS TO FORM:

By the Director of Engineering of the City of Fort Collins, Colorado this 9th day of August, A.D., 1996.

Michael R. Herzig
DIRECTOR OF ENGINEERING

APPROVED:

By the Planning and Zoning Board of the City of Fort Collins, Colorado this 22nd day of August, A.D., 1996.

[Signature]
SECRETARY OF THE PLANNING AND ZONING BOARD

