

FOUR SEASONS FOURTH FILING

A PLANNED UNIT DEVELOPMENT

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SECTION 35, T7N, R69W, OF THE 6th P.M., LARIMER COUNTY, COLORADO

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION

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

A tract of land located in the NW 1/4 of Section 35, T7N, R69W, of the 6th P.M., of Larimer County, Colorado, being more particularly described as follows:

Considering the north line of the said NW 1/4 of the said Section 35 as bearing S 89° 41' 35" E and with all bearings contained herein relative thereto:

Commencing at the NW corner of the said Section 35; thence, along the said north line, S 89° 41' 35" E, 1388.55 feet to the True Point of Beginning.

Thence, S 00° 18' 25" W, 200.00 feet; thence, S 89° 41' 35" E, 120.00 feet to a northwesterly corner of Four Seasons Third Filing, a Planned Unit Development on file with the Larimer County Clerk and Recorder; thence, along a westerly line of the said Four Seasons Third Filing, S 08° 50' 08" E, 109.22 feet to a point on the north right-of-way line of ARBOR AVENUE of the City of Fort Collins; thence, along the said north right-of-way line of said ARBOR AVENUE, 149.19 feet along the arc of a curve to the left, whose central angle is 37° 09' 52", radius of 230.00 feet and whose long chord bears S 71° 43' 29" W, 146.59 feet; thence, 129.19 feet along the arc of a curve to the right, whose central angle is 37° 09' 52", radius of 199.17 feet and whose long chord bears S 71° 43' 29" W, 126.94 feet; thence, N 89° 41' 35" W, 235.63 feet; thence, 107.71 feet along the arc of curve to the left, whose central angle is 14° 21' 08", radius of 430.00 feet and whose long chord bears S 83° 07' 51" W, 107.43 feet; thence, leaving said ARBOR AVENUE, N 14° 01' 10" W, 48.00 feet; thence, N 00° 18' 25" E, 245.17 feet; thence, N 37° 41' 41" E, 84.00 feet; thence, N 00° 18' 25" E, 50.00 feet to a point on the said north line of the NW 1/4 of said Section 35; thence, along the said north line, S 89° 41' 35" E, 425.00 feet to the True Point of Beginning.

The above described tract contains 4.554 acres and is subject to all easements and rights-of-way now on record or existing or indicated on this plat.

Have caused the same to be subdivided into lots, tracts and streets as shown on this plat known as Four Seasons Fourth Filing, City of Fort Collins, Larimer County, Colorado, and do hereby dedicate and convey to and for public use forever hereafter the streets and edsements, as laid out on this plat.

IN WITNESS WHEREOF,

Chism Homes, Inc., a Nevada Corporation, hath caused their name to be herewith subscribed this 16 day of July, A.D., 1981.

BY: H.A. Chism
H. A. Chism, President

ATTEST: Marjorie L. Chism
Marjorie L. Chism, Secretary

STATE OF NEVADA
) ss
COUNTY OF CLARK)



The foregoing instrument was acknowledged before me this 16 day of July, A.D., 1981, by H. A. Chism, President and Marjorie L. Chism, Secretary.

My Commission Expires: Dec. 1, 1984
James P. Phillips
Notary Public

APPROVED by the Director of Public Works of the City of Fort Collins, Colorado, on the 19th day of August, A.D., 1981.

Roger E. Kempal
Director of Public Works

"INSTALLATION OF THE SUBDIVISION...
8/7/81

APPROVED by the P&Z Board of the City of Fort Collins, Colorado, on this 27 day of July, A.D., 1981.



Carl Smith
Secretary of Planning & Zoning Board

ATTORNEY STATEMENT

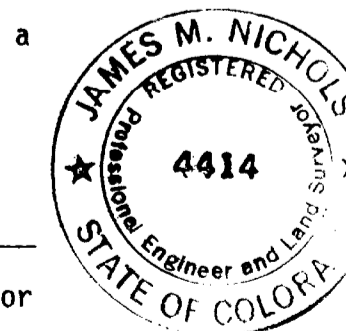
This is to certify that on the 5 day of August, A.D., 1981, I examined the records of the Office of the Clerk and Recorder of Larimer County, Colorado, and established that the property of the proposed Four Seasons Fourth Filing is owned by:

Timothy W. Hasler

SURVEYOR'S CERTIFICATE

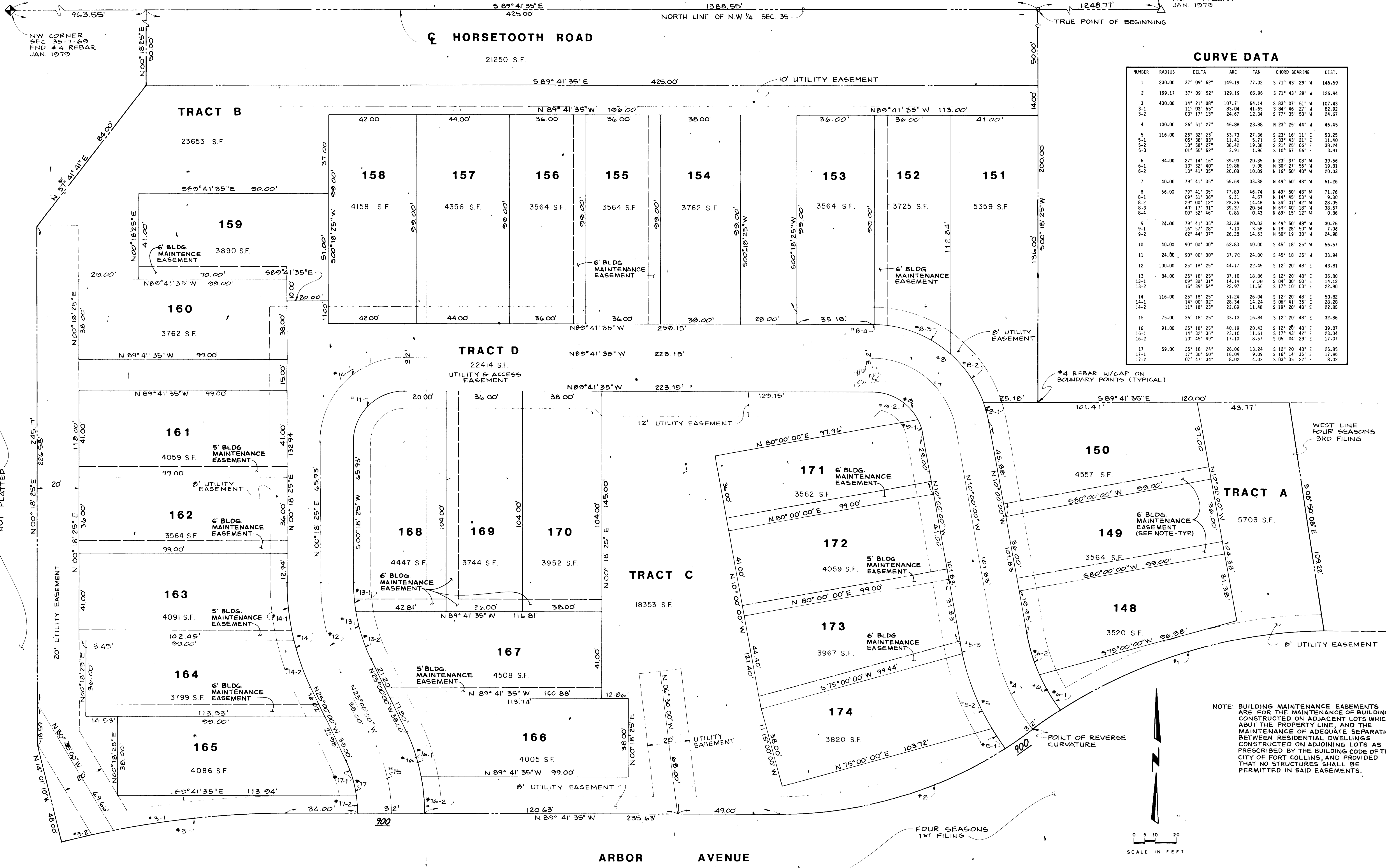
I, James M. Nichols, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of Four Seasons Fourth Filing truly and correctly represents the results of a survey made by me of under my direct supervision.

James M. Nichols
James M. Nichols, Registered Land Surveyor
and Professional Engineer
Colorado Reg. No. 4414



FOUR SEASONS FOURTH FILING A PLANNED UNIT DEVELOPMENT

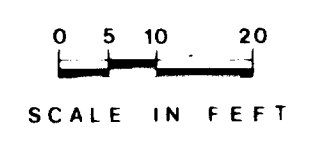
N 1/4 CORNER
SEC. 35-7-69
FND #4 REBAR
JAN. 1979



CURVE DATA

NUMBER	RADIUS	DELTA	ARC	TAN	CHORD BEARING	DIST.
1	230.00	37° 09' 52"	149.19	77.32	S 71° 43' 29" W	146.59
2	199.17	37° 09' 52"	129.19	66.96	S 71° 43' 29" W	126.94
3	430.00	14° 21' 08"	107.71	54.14	S 83° 07' 51" W	107.43
3-1		11° 03' 55"	83.04	41.65	S 84° 46' 27" W	82.92
3-2		03° 17' 13"	24.67	12.34	S 77° 35' 53" W	24.67
4	100.00	26° 51' 27"	46.88	23.88	N 23° 25' 44" W	46.45
5	116.00	26° 32' 25"	53.73	27.36	S 23° 16' 11" E	53.25
5-1		05° 38' 03"	11.41	5.71	S 33° 43' 21" E	11.40
5-2		18° 58' 27"	38.42	19.38	S 21° 25' 06" E	38.24
5-3		01° 55' 52"	3.91	1.96	S 10° 57' 56" E	3.91
6	84.00	27° 14' 16"	39.93	20.35	N 23° 37' 08" W	39.56
6-1		13° 32' 40"	19.86	9.98	N 30° 27' 55" W	19.81
6-2		13° 41' 35"	20.08	10.09	N 16° 50' 48" W	20.03
7	40.00	79° 41' 35"	55.64	33.38	N 49° 50' 48" W	51.26
8	56.00	79° 41' 35"	77.89	46.74	N 49° 50' 48" W	71.76
8-1		09° 31' 36"	9.31	4.67	N 14° 45' 53" W	9.30
8-2		29° 00' 12"	28.35	14.48	N 34° 01' 42" W	28.05
8-3		49° 17' 01"	39.37	20.54	N 6° 40' 18" W	38.57
8-4		00° 52' 46"	0.86	0.43	N 89° 15' 12" W	0.86
9	24.00	79° 41' 35"	33.38	20.03	N 49° 50' 48" W	30.76
9-1		16° 57' 28"	7.10	3.58	N 18° 28' 50" W	7.08
9-2		62° 44' 07"	26.28	14.63	N 50° 19' 30" W	24.98
10	40.00	90° 00' 00"	62.83	40.00	S 45° 18' 25" W	56.57
11	24.00	90° 00' 00"	37.70	24.00	S 45° 18' 25" W	33.94
12	100.00	25° 18' 25"	44.17	22.45	S 12° 20' 48" E	43.81
13	84.00	25° 18' 25"	37.10	18.86	S 12° 20' 48" E	36.80
13-1		09° 38' 31"	14.14	7.08	S 08° 30' 50" E	14.12
13-2		15° 39' 54"	22.97	11.56	S 17° 10' 03" E	22.90
14	116.00	25° 18' 25"	51.24	26.04	S 12° 20' 48" E	50.82
14-1		14° 00' 02"	28.34	14.24	S 06° 41' 36" E	28.28
14-2		11° 18' 23"	22.89	11.48	S 19° 20' 48" E	22.85
15	75.00	25° 18' 25"	33.13	16.84	S 12° 20' 48" E	32.86
16	91.00	25° 18' 25"	40.19	20.43	S 12° 20' 48" E	39.87
16-1		14° 32' 36"	23.10	11.61	S 17° 43' 42" E	23.04
16-2		10° 45' 49"	17.10	8.57	S 05° 04' 29" E	17.07
17	59.00	25° 18' 24"	26.06	13.24	S 12° 20' 48" E	25.85
17-1		17° 30' 50"	18.04	9.09	S 16° 14' 35" E	17.96
17-2		07° 47' 34"	8.02	4.02	S 03° 35' 22" E	8.02

NOTE: BUILDING MAINTENANCE EASEMENTS ARE FOR THE MAINTENANCE OF BUILDINGS CONSTRUCTED ON ADJACENT LOTS WHICH ABUT THE PROPERTY LINE, AND THE MAINTENANCE OF ADEQUATE SEPARATION BETWEEN RESIDENTIAL DWELLINGS CONSTRUCTED ON ADJOINING LOTS AS PRESCRIBED BY THE BUILDING CODE OF THE CITY OF FORT COLLINS, AND PROVIDED THAT NO STRUCTURES SHALL BE PERMITTED IN SAID EASEMENTS.



ARBOR AVENUE

This unofficial copy was downloaded on Oct-20-2019 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