ENGLISH RANCH SOUTH P.U.D.

SITUATE IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M., FORT COLLINS, LARIMER COUNTY, COLORADO

E-79 2028

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	11.00'	17.28'	90°00'00"	15.56'	S 45°09'53"E
C-2	11.00'	17.28'	90°00'00"	15.56'	S 44°50'07"W
C-3	7639.44'	130.93'	00°58'55"	130.92'	N 00°39'21"W
c-4	7589.44'	130.07'	00°58'55"	130.07'	N 00°39'21"W
c-5	7589.44'	49.57'	00°22'27"	49.57'	N 00°21'07"W
c-6	7589.44'	80.50'	00°36'28"	80.50'	N 00°50'34"W
c-7	7639.44'	130.93'	0°58'55"	130.92'	N 00°39'21"W
c-8	7689.44'	131.78'	0°58'55"	131.78'	N 00°39'20"W
c-9	7689.44'	21.78'	0°09'44"	21.78'	N 01°03'56"W
c-10	7689.44'	110.00'	0°49'11"	110.00'	N 00°34'28"W
c-11	650.00'	183.38'	16°09'53"	182.78'	N 82°04'57"W
c-12	684.00'	192.98'	16°09'53"	192.34'	S 82°04'56"E
c-13	616.00'	173.79'	16°09'53"	173.21'	N 82°04'57"W
c-14	11.00'	17.28'	90°00'00"	15.56'	N 29°00'00"W
c-15	11.00'	17.28'	90°00'00"	15.56'	S 61°00'00"W
c-16	1312.88'	348.33'	15°12'06"	347.31'	S 81°36'03"E
c-17	1278.88'	339.31'	15°12'06"	338.32'	S 81°36'03"E
c-18	1346.88'	61.35'	2°36'36"	61.35'	S 87°53'48"E
c-19	1346.88'	65.00'	2°45'54"	64.99'	S 85°12'33"E
c-20	1346.88'	65.00'	2°45'54"	64.99'	S 82°26'39"E
c-21	1346.88'	70.00'	2°58'40"	69.99'	S 79°34'22"E
c-22	1346.88'	65.00'	2°45'54"	64.99'	N 76°42'05"W
c-23	1346.88'	31.00'	1°19'07"	31.00'	S 74°39'34"E
c-24	11.00'	17.28'	90°00'00"	15.56'	N 45°47'54"E
c-25	11.00'	17.28'	90°00'00"	15.56'	S 44°12'06"E
c-26	11.00'	17.28'	90°00'00"	15.56'	S 45°47'54"W
c-27	11.00'	17.28'	90°00'00"	15.56'	N 44°12'06"W
c-28	11.00'	17.28'	90°00'00"	15.56'	S 44°12'06"E
c-29	11.00'	17.28'	90°00'00"	15.56'	N 45°47'54"E
c-30	731.53'	449.44'	35°12'06"	442.40'	S 71°36'03"E
c-31	758.53'	60.71'	4°35'08"	60.69'	S 86°54'32"E
c-32	758.53'	63.25'	4°46'39"	63.23'	S 82°13'38"E
c-33	758.53'	63.25'	4°46'39"	63.23'	S 77°26'59"E
c-34	758.53'	63.25'	4°46'39"	63.23'	N 72°40'19"W
c-35	758.53'	63.25'	4°46'39"	63.23'	S 67°53'40"E
c-36	758.53'	63.25'	4°46'39"	63.23'	S 63°07'06"E
c-37	758.53'	90.75'	6°51'17"	90.69'	N 57°18'02"W
c-38	704.53'	14.13'	1°08'56"	14.13'	S 88°37'38"E
c-39	704.53'	71.31'	5°47'57"	71.28'	S 85°09'11"E
c-40	704.53'	71.31'	5°47'57"	71.28'	S 79°21'14"E
c-41	704.53'	71.31'	5°47'57"	71.28'	S 73°33'16"E
c-42	704.53'	71.31'	5°47'57"	71.28'	S 67°45'19"E
c-43	704.53'	71.31'	5°47'57"	71.28'	S 61°57'21"E
c-44	704.53'	64.00'	5°12'17"	63.98'	S 56°27'22"E
c-45	11.00'	16.22'	84°29'54"	14.79'	S 11°45'03"E
c-46	11.00'	17.28'	90°00'00"	15.56'	S 81°00'00"W
c-47	358.35'	125.09'	20°00'00"	124.45'	N 26°00'00"E
c-48	385.35'	12.23'	1°49'06"	12.23'	N 16°54'33"E
c-49	385.35'	85.28'	12°40'48"	85.11'	N 24°09'30"E
c-50	331.35'	5.00'	0°51'52"	5.00'	N 16°25'56"E
c-51	331.35'	85.00'	14°41'52"	84.77'	N 24°12'48"E
c-52	331.35'	25.66'	4°26'16"	25.66'	N 33°46'52"E
c-53	350.00'	220.92'	36°09'53"	217.27'	S 17°55'03"W
c-54	323.00'	45.94'	8°08'59"	45.91'	S 03°54'37"W
c-55	323.00'	108.10'	19°10'34"	107.60'	S 17°34'23"W
c-56	323.00'	49.83'	8°50'20"	49.78'	S 31°34'50"W
c-57	377.00'	33.56'	5°06'00"	33.55'	S 02°23'07"W
c-58	377.00'	76.11'	11°34'00"	75.98'	S 10°43'07"W
c-59	377.00'	76.11'	11°34'00"	75.98'	S 22°17'07"W
c-60	377.00'	52.19'	7°55'53"	52.15'	S 32°02'03"W
c-61	11.00'	17.09'	89°02'13"	15.43'	S 44°40'59"E
c-62	11.00'	17.48'	90°57'47"	15.69'	S 45°19'01"W
c-63	41.00'	17.17'	23°59'26"	17.04'	S 12°09'36"E
c-64	41.00'	9.22'	12°52'46"	9.20'	S 30°35'42"E
c-65	44.00'	54.37'	70°48'04"	50.98'	N 01°38'02"W
c-66	44.00'	43.06'	56°04'07"	41.36'	N 61°48'03"E
c-67	44.00'	43.75'	56°58'18"	41.97'	S 61°40'44"E
c-68	44.00'	53.68'	69°53'54"	50.41'	S 01°45'22"W
c-69	41.00'	8.97'	12°32'23"	8.96'	N 30°26'07"E
c-70	41.00'	17.41'	24°19'49"	17.28'	N 12°00'01"E
c-71	11.00'	17.28'	90°00'00"	15.56'	N 44°12'06"W
c-72	11.00'	17.28'	90°00'00"	15.56'	S 45°47'54"W
c-73	1278.88'	185.72'	08°19'15"	185.56'	N 85°02'30"W
c-74	1278.88'	153.59	06°52'50"	153.50'	N 77°26'25'W

NOTES:

1. DUE TO WATER PRESSURE IN EXCESS OF 90 p.s.i. PRESSURE REDUCING VALVES MAY BE REQUIRED IN ALL HOMES.
2. ● -INDICATES A No 4 REBAR WITH CAP No 5028 SET.
3. ⊠ -INDICATES SOLAR ORIENTED LOTS.
4. TRACTS A AND B ARE EASEMENTS FOR UTILITIES AND DRAINAGE.
5. SIGHT DISTANCE EASEMENT RESTRICTIONS FOR LOTS 28, 29, 30, 31. ARE:
   A. FENCES SHALL NOT EXCEED 42" IN HEIGHT AND SHALL BE OF OPEN DESIGN. IF FENCES EXCEED 32" IN HEIGHT, THEY SHALL BE CONSTRUCTED OF SPLIT RAIL WITH A MINIMUM DIMENSION OF 12" BETWEEN HORIZONTAL MEMBERS.
   B. BERMS, HEDGES, AND SHRUBS SHALL NOT EXCEED 32" IN HEIGHT.
   C. TREE PLANTING SHALL BE RESTRICTED TO DECIDUOUS TREES ONLY. THE LOWEST BRANCH OF ANY TREE SHALL BE NO LESS THAN 42" FROM GRADE.
6. TRACT A AND B ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR IF THERE IS NO HOMEOWNERS ASSOCIATION THEN BY THE LOT OWNERS.
7. ALL REAR LOT EASEMENTS ARE 6 FOOT WIDE FOR UTILITIES AND DRAINAGE UNLESS OTHERWISE NOTED.
8. ALL SIDE LOT EASEMENTS ARE 5 FOOT WIDE FOR UTILITIES AND DRAINAGE UNLESS OTHERWISE NOTED.
9. 11 foot total width utility and drainage easement along the back of Lots 28, 29, 30, 31, and 32.

SURVEYOR'S CERTIFICATE:

I, RICHARD A. RUTHERFORD, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE SATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF ENGLISH RANCH SOUTH P.U.D. TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION.

Richard A. Rutherford
RICHARD A. RUTHERFORD
COLORADO REGISTERED P.E. & L.S. No 5028

RICHARD A. RUTHERFORD REGISTERED 10/15/96 5028 P.E. & L.S.

ATTORNEY'S CERTIFICATE:

THIS IS TO CERTIFY THAT ON THE 10th DAY OF October A.D., 1996, I EXAMINED THE TITLE TO THE PROPERTY AS DESCRIBED HEREON AND ESTABLISHED THE 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 REGISTRATION No. 391

APPROVED AS TO FORM:

BY THE DIRECTOR OF ENGINEERING OF THE CITY OF FORT COLLINS, COLORADO THIS 5th DAY OF December A.D., 1996.

Michael R. Herzig
DIRECTOR OF ENGINEERING

CITY OF FORT COLLINS SEAL

APPROVED:

BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO THIS 25 DAY OF March A.D., 1996.

Robert E. Blanchard
SECRETARY OF PLANNING AND ZONING BOARD

NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH, CONSIDERING THE EAST LINE OF THE SAID NORTHEAST 1/4 AS BEARING N 00°09'53" W AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERTO IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT THE EAST 1/4 CORNER OF SAID SECTION 32 AND RUN THENCE ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4, N 89°41'34" W 811.44 FEET; THENCE N 00°18'26" E 205.25 FEET; THENCE ALONG THE ARC OF A 1278.88 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 185.72 FEET. THE LONG CHORD OF WHICH BEARS N 85°02'30" W 185.56 FEET; THENCE ALONG THE ARC OF A 11.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 17.28 FEET, THE LONG CHORD OF WHICH BEARS S 45°47'54" W 15.56 FEET; THENCE N 89°12'06" W 68.00 FEET; THENCE ALONG THE ARC OF A 11.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 17.28 FEET, THE LONG CHORD OF WHICH BEARS N 44°12'06" W 15.56 FEET; THENCE N 00°47'54" E 68.00 FEET; THENCE S 89°12'06" E 7.00 FEET; THENCE ALONG THE ARC OF A 11.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 17.28 FEET, THE LONG CHORD OF WHICH BEARS N 45°47'54" E 15.56 FEET; THENCE N 00°47'54" E 198.00 FEET; THENCE ALONG THE ARC OF A 11.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 17.28 FEET, THE LONG CHORD OF WHICH BEARS N 44°12'06" W 15.56 FEET; THENCE N 01°28'46" W 54.04 FEET; THENCE N 00°47'54" E 110.00 FEET; THENCE N 89°12'06" W 10.24 FEET; THENCE N 00°47'54" E 110.00 FEET; THENCE N 89°12'06" W 5.41 FEET; THENCE N 00°47'54" E 54.00 FEET; THENCE ALONG THE ARC OF A 11.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 17.28 FEET, THE LONG CHORD OF WHICH BEARS N 45°47'54" E 15.56 FEET; THENCE N 00°47'54" E 99.00 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF ENGLISH RANCH FOURTH FILING; THENCE ALONG SAID SOUTH LINE S 89°12'06" E 737.46 FEET; THENCE N 00°09'53" W 233.20 FEET ALONG THE BOUNDARY LINE OF ENGLISH RANCH FIFTH FILING; THENCE ALONG THE SOUTH BOUNDARY LINE OF ENGLISH RANCH P.U.D., SIXTH FILING N 89°50'07" E 334.77 FEET TO THE EAST LINE OF THE SAID NORTHEAST 1/4; THENCE ALONG SAID EAST LINE S 00°09'53" E 1176.71 FEET TO THE POINT OF BEGINNING CONTAINING 23.7504 ACRES MORE OR LESS, EXCEPT DITCH RIGHT-OF-WAY RECORDED IN BOOK L AT PAGE 171 OF THE LARIMER COUNTY RECORDS 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 ENGLISH RANCH SOUTH 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 October A.D., 1996.

ENGLISH RANCH SOUTH, LLC — SPRING CREEK FARMS LIMITED LIABILITY COMPANY

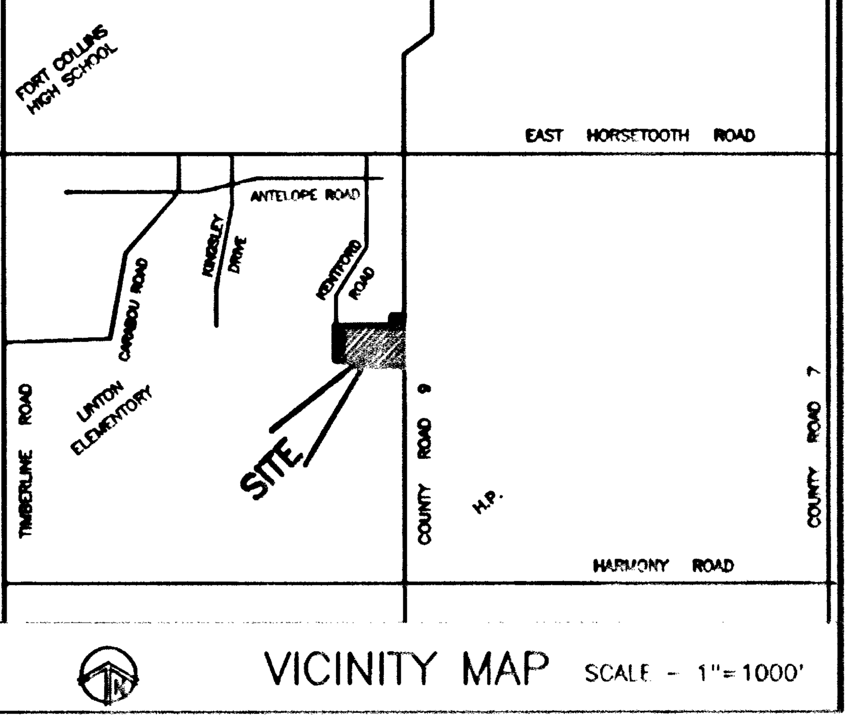
BY: William D. Bartran — BY: Glen A. Johnson
WILLIAM D. BARTRAN, MANAGER — GLEN A. JOHNSON, MANAGER

STATE OF COLORADO)
COUNTY OF LARIMER)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF October A.D., 1996 BY WILLIAM D. BARTRAN AS MANAGER FOR ENGLISH RANCH SOUTH, LLC AND BY GLEN A. JOHNSON AS MANAGER FOR SPRING CREEK FARMS LIMITED LIABILITY COMPANY.

Gina Keiffer
NOTARY PUBLIC
MY NOTARIAL COMMISSION EXPIRES: 10/8/2000

ENGINEERING DEPT. NOTE:
THIS REPRESENTS THE
BEST QUALITY IMAGE POSSIBLE
TAKEN FROM VERY POOR QUALITY
ORIGINALS



VICINITY MAP SCALE - 1"= 1000'

E-79 2028

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For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA