

# A PLAT OF THE FOOTHILLS FASHION MALL FOLEY'S EXPANSION

BEING A REPLAT OF TRACT FOUR, FIVE, AND SIX, FOOTHILLS FASHION MALL  
EXPANSION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH,  
RANGE 69 WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER,  
STATE OF COLORADO

### STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION

Know all men by these presents that the undersigned begin the owners of the following described land:  
  
Tract Four, Five and Six of the Plat of The Foothills Fashion Mall Expansion located in the Southwest Quarter of Section 25, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows:

Considering the North line of said Tract Six as bearing North 89°47'08" East and with all bearings contained herein relative thereto:

BEGINNING at the Northeast corner of said Tract Six, said point being on a curve concave to the West having a central angle of 16°49'02", a radius of 1319.21 feet and the chord of which bears South 08°11'30" West, 385.82 feet; thence along the East line of said Tract Six, Tract Five and Tract Four, and the arc of said curve 387.21 feet; thence continuing along said East line of Tract Four, South 16°36'00" West, 93.03 feet to a point on a non-tangent curve concave to the Southwest having a central angle of 89°58'58", a radius of 15.00 feet and the chord of which bears North 28°24'00" West, 21.21 feet said point also being on the southerly line of said tract four; thence along said southerly line of said Tract Four the following 11 courses and distances; thence along the arc of said curve 23.56 feet; thence, North 73°24'00" West, 242.72 feet; thence, South 00°14'30" East, 306.31 feet; thence, South 89°45'30" West, 329.50 feet; thence South 44°45'30" West, 98.72 feet; thence, North 45°14'30" West, 48.00 feet; thence, South 44°45'30" West, 93.53 feet; thence North 45°14'30" West, 151.44 feet; thence, South 44°45'30" West, 32.02 feet; thence, North 45°14'30" West, 132.50 feet; thence, South 89°45'30" West, 47.26 feet; thence along the West line of said Tract Four, North 00°14'30" West, 332.20 feet; thence, North 89°47'00" East, 99.70 feet; thence along the West line of said Tract Five and Tract Six North 00°13'00" West, 280.13 feet; thence along the North line of said Tract Six, North 89°47'08" East, 996.09 feet to the Point of Beginning.

The above described parcel contains 14.628 acres.

The undersigned have caused the above described land to be surveyed and subdivided into tracts and easements as shown on this plat to be known as The Foothills Fashion Mall Foley's Expansion, subject to all easements and rights-of-ways now of record or existing or indicated on this plat.

The undersigned does hereby dedicate and convey to and for public use, forever the easement as laid out and designed on this plat; provided, however, that acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated.

Witness our hands and seals this 10 day of MAY, A.D., 1996.

By: THE MAY DEPARTMENT STORES COMPANY

By: R. D. Wolfe By: [SEAL]  
R. D. WOLFE

STATE OF Missouri )  
COUNTY OF St. Louis ) ss.

The foregoing instrument was acknowledged before me this 10th day of MAY, A.D., 1996 by R. D. Wolfe, Executive Vice President

Witness my hand and official seal.  
My Notarial Commission expires 3-6-2000  
[Signature]  
Notary Public

DEBORAH J. MUEHLER  
Notary Public - Notary Seal  
STATE OF MISSOURI  
St. Louis County  
My Commission Expires: Mar. 6, 2000

Witness our hands and seals this 18 day of NOVEMBER, A.D., 1996

EVEREST, A PARTNERSHIP  
By: Everitt Enterprises, Inc., a General Partner: [SEAL]

By: [Signature] By: [Signature]  
Robert S. Everitt, Chairman of the Board

STATE OF COLORADO )  
COUNTY OF LARIMER ) ss.

The foregoing instrument was acknowledged before me this 18th day of November, A.D., 1996 by

Witness my hand and official seal.  
My Notarial Commission expires [Signature]  
[Signature]  
Notary Public

### ATTORNEYS CERTIFICATE

This is to certify that on the 25 day of NOVEMBER, 1996, I have examined the title to the property as described hereon and established that the owners of record of said property are as shown hereon as of said date.

[Signature]  
Address: P.O. Box 609  
Fort Collins, CO 80521  
Registration No. 323

### SURVEYOR'S STATEMENT

I, Gerald D. Gilliland, 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 and that this plat accurately represents said survey and that all monuments exist as shown hereon.



[Signature]  
Gerald D. Gilliland  
Registered Land Surveyor  
Colorado Registration No. 14823  
11/30/95  
Date

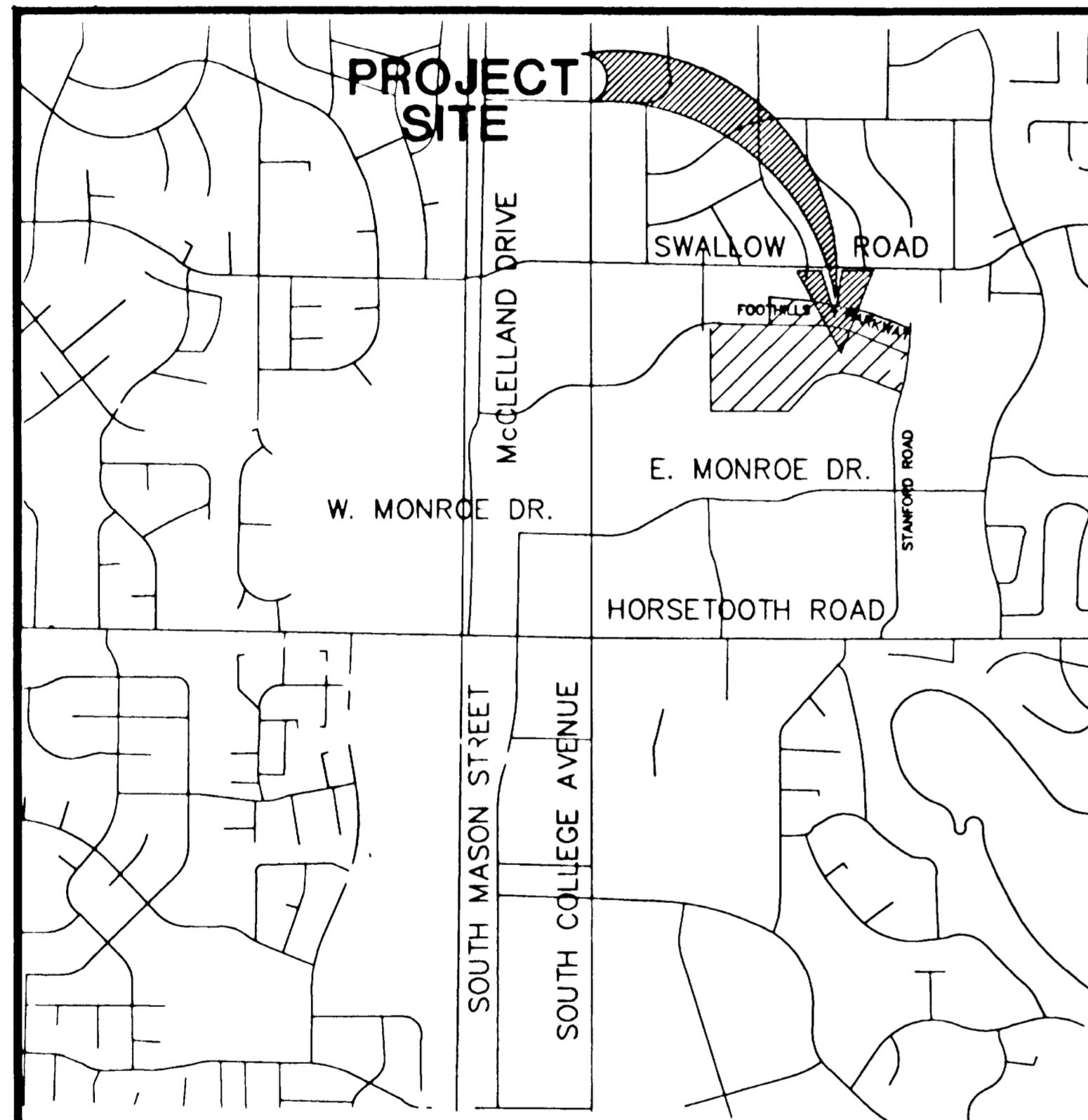
NOTICE: According to Colorado Law, you must commence any legal action based upon any defect on this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of survey shown hereon.

Approved as to form by the Director of Engineering of the City of Fort Collins, on the 29th day of January, A.D., 1997.

[Signature]  
Director of Engineering

Approved by the City of Fort Collins Planning and Zoning Board on this 25th day of SEPTEMBER, A.D., 1995.

[Signature]  
Secretary of Planning and Zoning Board



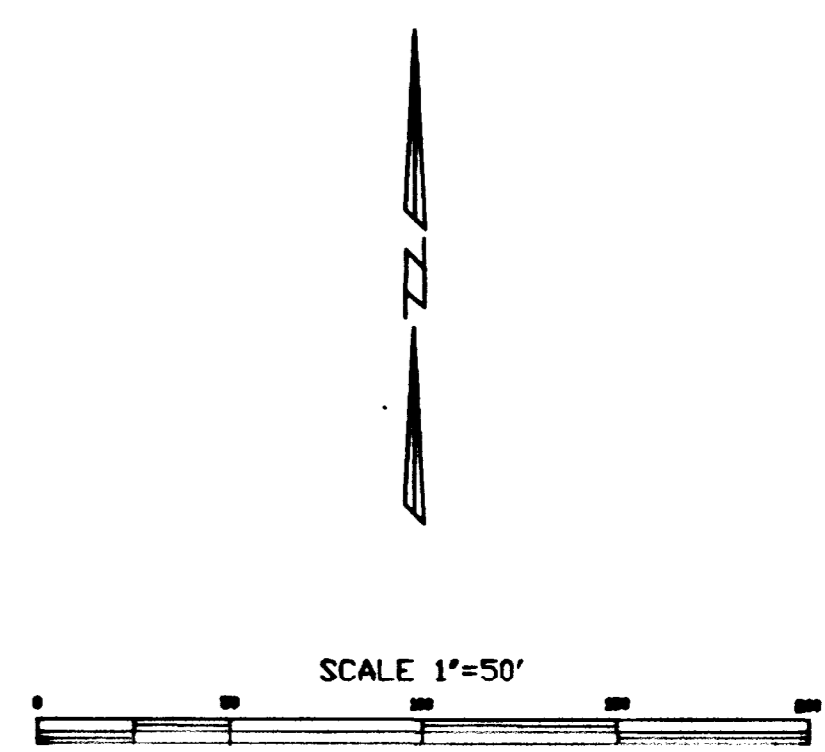
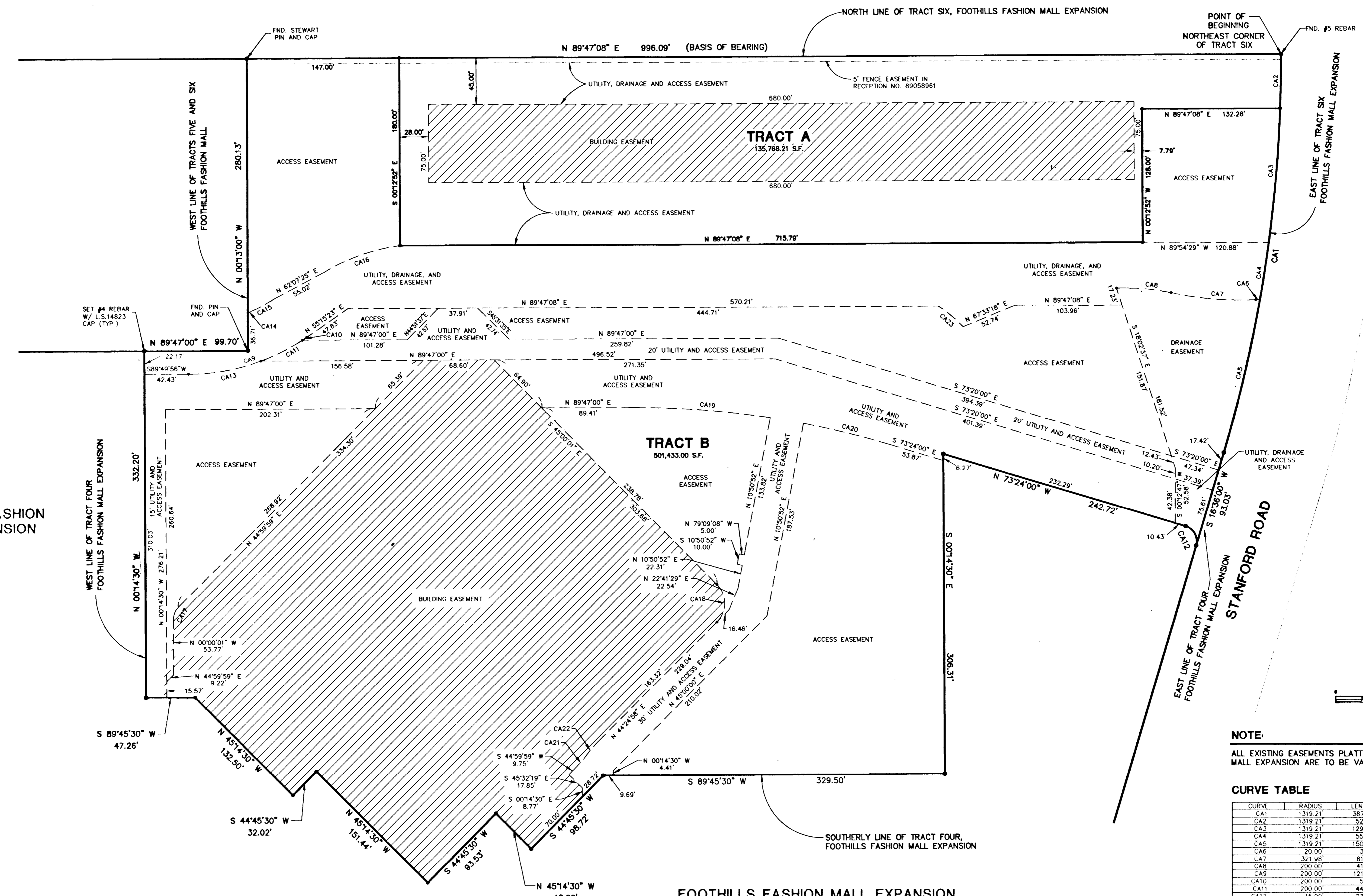
VICINITY MAP  
SCALE: 1"=1000'

F-126 2033

# A PLAT OF THE FOOTHILLS FASHION MALL FOLEY'S EXPANSION

BEING A REPLAT OF TRACT FOUR, FIVE, AND SIX, FOOTHILLS FASHION MALL EXPANSION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

THUNDERBIRD ESTATES, TENTH FILING



**NOTE:**  
ALL EXISTING EASEMENTS PLATTED ON TRACTS FOUR, FIVE, AND SIX, FOOTHILLS FASHION MALL EXPANSION ARE TO BE VACATED WITH THIS REPLAT.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CA1	1319.21'	387.21'	195.01'	385.82'	S 08°11'30" W	16°49'02"
CA2	1319.21'	52.04'	26.02'	52.04'	S 00°54'48" W	02°15'31"
CA3	1319.21'	129.20'	64.65'	129.15'	S 04°50'57" W	05°36'41"
CA4	1319.21'	55.62'	27.81'	55.61'	S 08°51'45" W	02°24'56"
CA5	1319.21'	150.35'	75.26'	150.27'	S 13°20'00" W	06°31'48"
CA6	200.00'	3.88'	1.94'	3.88'	N 88°54'24" W	11°07'33"
CA7	321.98'	81.66'	41.05'	81.44'	N 85°12'14" W	14°31'53"
CA8	200.00'	41.77'	20.96'	41.69'	N 83°55'17" W	11°57'59"
CA9	200.00'	121.28'	62.57'	119.43'	N 72°37'41" E	34°44'37"
CA10	200.00'	5.32'	2.66'	5.32'	N 56°01'04" E	07°31'26"
CA11	200.00'	44.78'	22.48'	44.68'	N 63°11'39" E	12°49'40"
CA12	15.00'	23.56'	15.00'	21.21'	N 28°24'00" W	89°58'58"
CA13	200.00'	71.18'	35.97'	70.81'	N 79°48'14" E	20°23'31"
CA14	100.00'	3.73'	1.87'	3.73'	N 67°37'04" E	07°08'19"
CA15	152.00'	25.05'	12.55'	25.02'	N 61°49'38" E	09°26'32"
CA16	191.89'	77.31'	39.19'	76.79'	N 70°59'37" E	23°05'07"
CA17	15.50'	12.17'	6.42'	11.86'	N 22°29'59" E	45°00'00"
CA18	25.50'	40.06'	25.50'	36.06'	S 00°00'01" E	90°00'00"
CA19	850.53'	131.51'	65.89'	131.38'	S 85°47'13" E	08°51'34"
CA20	850.53'	85.61'	42.84'	85.58'	S 76°17'01" E	05°46'02"
CA21	105.61'	15.78'	7.90'	15.58'	N 40°44'01" E	08°33'33"
CA22	104.55'	15.60'	7.81'	15.58'	N 40°43'34" E	08°32'50"
CA23	122.91'	31.00'	15.58'	30.91'	S 50°00'47" E	14°26'55"

**F3D** Inc.  
Engineering Consultants  
209 South Midium Street  
Fort Collins, Colorado 80521  
(970) 487-5927

F-126 2033

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