

A PLAT OF
FOUR SEASONS CONDOMINIUMS, P.U.D.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER
OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS,
COUNTY OF LARIMER, STATE OF COLORADO.

DATE: 10/28/98
REVISED 3/17/99

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being all the Owners and Lienholder of the following described property;

A tract of land located in the Northwest Quarter of Section 35, 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 West line of the Northwest Quarter of said Section 35 as bearing North 00°05'22" East from an aluminum cap at the West Quarter corner of said Section 35 to an aluminum cap in a range box at the Northwest corner of said Section 35 and with all bearings contained herein relative thereto:

Commencing at the West Quarter corner of said Section 35; thence along the West line of said Northwest Quarter, North 00°05'22" East, 2040.82 feet; thence departing said West line, South 89°54'38" East, 50.00 feet to the Southwest corner of Poudre Valley Plaza, P.U.D., said point also being the POINT OF BEGINNING; thence along the South line of said Poudre Valley Plaza, P.U.D. by the following three (3) courses and distances, South 89°54'38" East, 384.57 feet to a curve concave to the North having a central angle of 18°03'07", a radius of 352.00 feet and the chord of which bears North 81°03'49" East, 110.45 feet; thence along the arc of said curve, 110.90 feet; thence, North 72°02'15" East, 66.27 feet to a point on the Westerly line of Century Drive as platted in Four Seasons First Filing; thence along said Westerly line of Century Drive as platted in Four Seasons First Filing and Four Seasons Filing by the following five (5) courses and distances, along a non-tangent curve concave to the Northeast, having a central angle of 09°11'23", a radius of 530.00 feet and the chord of which bears South 25°28'33" East, 84.92 feet; thence along the arc of said curve, 85.01 feet; thence, South 30°04'14" East, 525.00 feet to a curve concave to the Southwest, having a central angle of 30°09'28", a radius of 470.00 feet and the chord of which bears South 14°59'30" East, 244.54 feet; thence along the arc of said curve 247.39 feet; thence, South 00°05'16" West, 10.00 feet to a curve concave to the Northwest, having a central angle of 89°58'58", a radius of 15.00 feet and the chord of which bears South 45°04'45" West, 21.21 feet; thence along the arc of said curve 23.56 feet to a point on a non-tangent line; thence along said non-tangent line, South 00°05'16" West, 48.00 feet to the Northeast corner of Four Seasons 8th Filing; thence along the North and West lines of said Four Seasons 8th Filing by the following two (2) courses and distances, North 89°54'44" West, 95.00 feet; thence South 00°05'16" West, 12.00 feet; thence departing said Four Seasons 8th Filing, North 89°54'44" West, 105.00 feet; North 00°05'16" East, 1.50 feet; thence, North 89°54'44" West, 100.00 feet to a curve concave to the South, having a central angle of 03°12'25", a radius of 211.50 feet and the chord of which bears South 88°29'03" West, 11.84 feet; thence along the arc of said curve 11.84 feet; thence, South 86°52'51" West, 161.51 feet to a curve concave to the North, having a central angle of 03°12'25", a radius of 268.50 feet and the chord of which bears South 88°29'03" West, 15.03 feet; thence along the arc of said curve 15.03 feet; thence, North 89°54'44" West, 417.59 feet to a point on the East line of South Shields Street; thence along said East line, North 00°05'22" East, 822.10 feet to the Point of Beginning.

The above described tract of land contains 14.855 acres.

The undersigned have caused the above described land to be surveyed and subdivided into lots, tracts, streets and easements as shown on this plat to be known as "FOUR SEASONS CONDOMINIUMS, P.U.D." subject to all easements and rights-of-way now of record or existing or indicated on this plat.

CERTIFICATE OF DEDICATION:

The undersigned does hereby dedicate and convey to the City of Fort Collins, Colorado, for public use, forever, the streets and easements as 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 streets so dedicated until such time as the streets are inspected and accepted by 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.

MAINTENANCE GUARANTEE:

The undersigned, and its successors and assigns, hereby warrants and guarantees to the City of Fort Collins, for a period of two (2) years from the date of completion and acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements constructed under the authority of this plat. This warranty and guarantee is made in accordance with the City of Fort Collins Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The undersigned shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The undersigned shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the undersigned fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the undersigned. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the undersigned.

DEDICATION: cont.

REPAIR GUARANTEE:

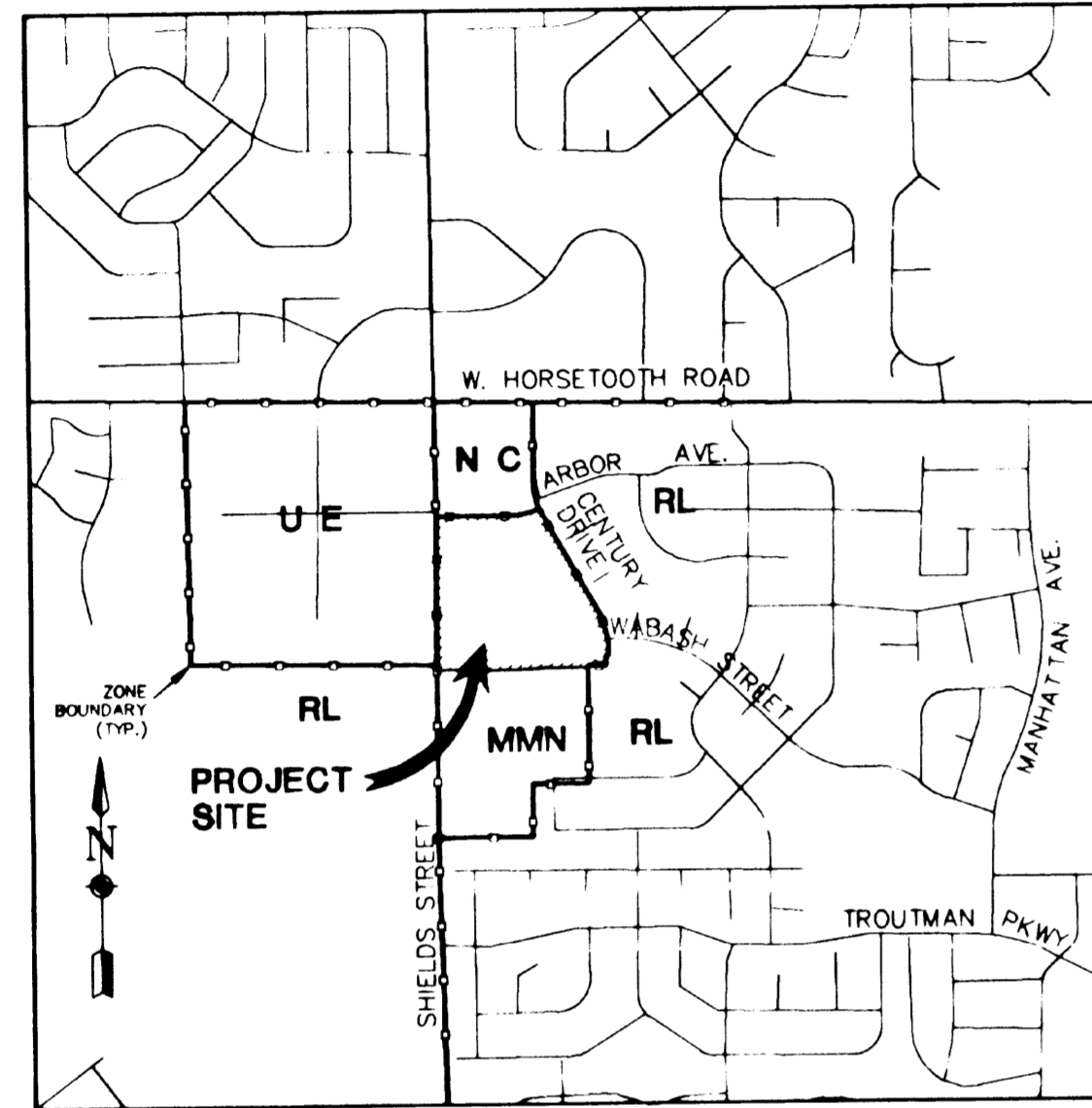
In consideration of the approval of this final plat and other valuable consideration, the undersigned does hereby agree to hold the City of Fort Collins, Colorado, harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements constructed under the authority of this plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the undersigned warrants that he/she owns fee simple title to the property shown hereon and agrees that the City of Fort Collins shall not be liable to the undersigned or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the owner. I further warrant that I have the right to convey said land according to this plat and hereby bind myself and the owners subsequent in title to defend the covenants and agreements set out herein.

SIGHT DISTANCE EASEMENT RESTRICTIONS

The area within sight distance easements is restricted to the following:

1) The sight distance easement is an easement to protect motorists' visibility for the safe operation of their vehicles. As a guideline for level grade, visual clearance shall be maintained free of any structures and landscaping elements over twenty-four (24) inches in height within the sight distance easement. Fences shall not exceed forty-two inches in height and shall be of an open design. Deciduous trees may be permitted to encroach within the easement provided that the lowest branch of any such tree shall be at least six (6) feet above the grade. For non-level grade locations, the aforementioned criteria shall be modified to protect the motorist's line of sight.



VICINITY MAP
SCALE: 1"=1000'

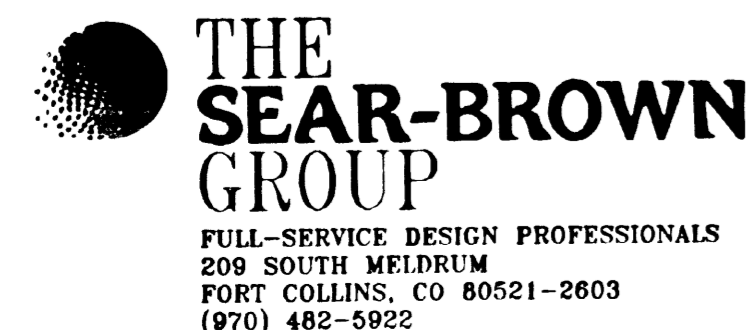
ATTORNEY'S CERTIFICATE:

ATTORNEY'S CERTIFICATE

I hereby certify that the within Subdivision Plat has been duly executed as required pursuant to §2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon an examination of the records of the Clerk and Recorder of

Larimer County, Colorado as of this _____ day of _____, 1999 and other information discovered by me through reasonable inquiry and is limited as authorized by §2.2.3(C)(3)(f) of the Land Use Code.

Attorney _____
Address: _____
Registration No. _____



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.



Gerald D. Gilliland
Registered Land Surveyor
Colorado Registration No. 14823

Notice: 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.

ENGINEERING DIVISION CERTIFICATE:

Approved as to form by the Director of Engineering of the City of Fort Collins, on the 17th day of May, A.D., 1999.

CDM=Naiv
Director of Engineering

PLANNING CERTIFICATE:

Approved by the City of Fort Collins Planning and Zoning Board on this 4th day of MARCH, A.D., 1999.



Robert A. Russell
Secretary of Planning and Zoning Board

OWNERS: cont.

THE TULIERES CONDOMINIUMS, LLLP, a Colorado Registered Limited Liability Limited Partnership.

Witness our hands and seals this 24 day of March, A.D., 1999.

By: Brett Torino, MANAGER
HORSETOOTH, LLC, a Nevada Limited Liability Company.
GENERAL PARTNER

STATE OF Colorado
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 04 day of March, A.D., 1999 by Brett Torino, MANAGER of Horsetooth, LLC, a Nevada Limited Liability Company, GENERAL PARTNER of The Tulleries Condominiums, LLLP, a Colorado Registered Limited Liability Limited Partnership.

Witness my hand and official seal.

My Notarial Commission expires 02-17-02
Rebecca L. Chipman
Notary Public
Address: 511 W. Mineral Ave 123
Littleton, CO 80112



OWNERS: cont.

RFG MANAGEMENT, INC., a Colorado Corporation, GENERAL PARTNER.

Witness our hands and seals this 22 day of March, A.D., 1999.

By: Robert A. Russell
RFG MANAGEMENT, INC., a Colorado Corporation.
GENERAL PARTNER.

STATE OF Colorado
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 22 day of March, A.D., 1999 by Robert A. Russell, President of RFG Management, Inc., a Colorado Corporation, GENERAL PARTNER to The Tulleries Condominiums, LLLP, a Colorado Registered Limited Liability Limited Partnership.

Witness my hand and official seal.

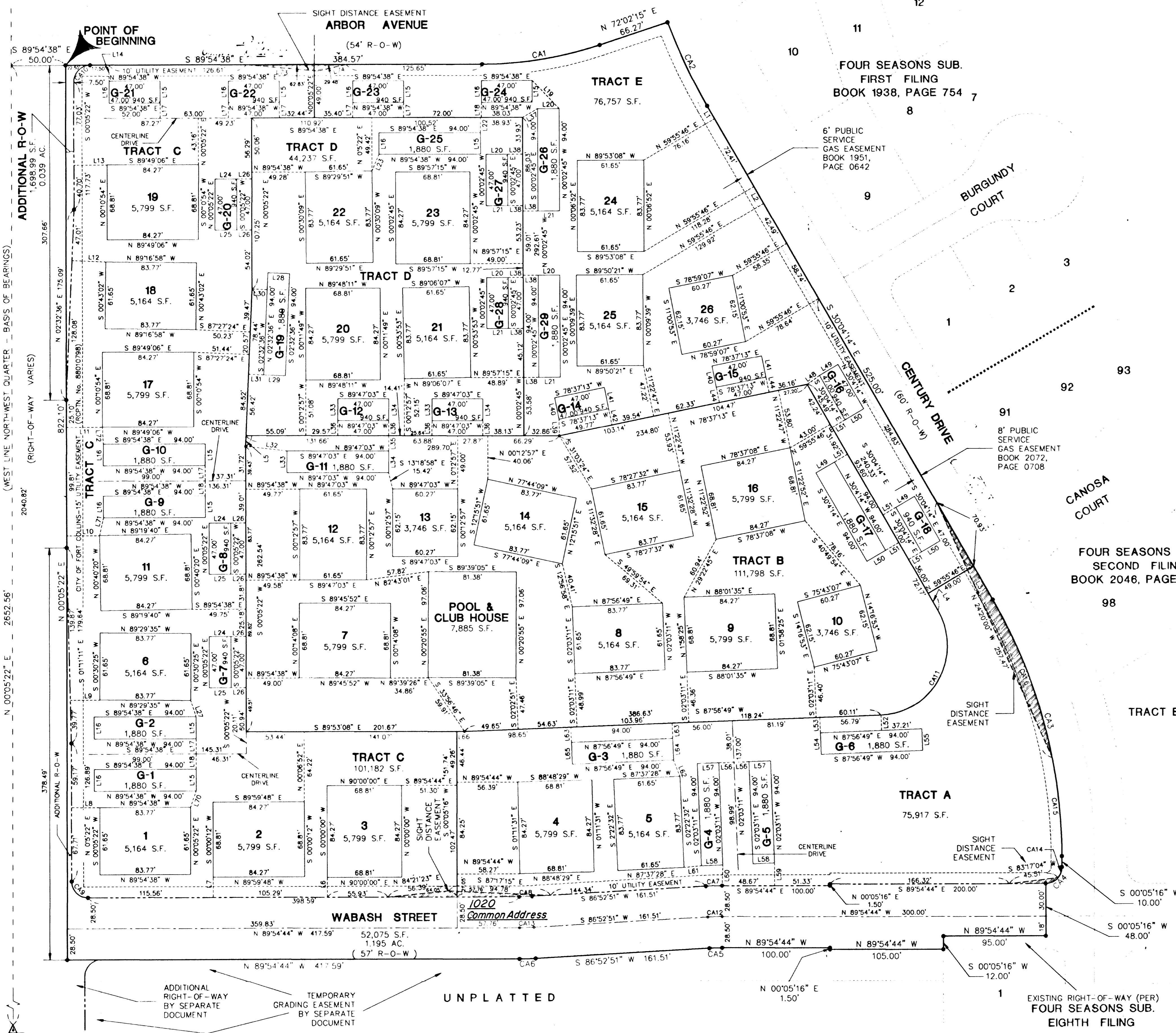
My Notarial Commission expires 02/21/2000
Stephan Williams
Notary Public
Address: P.O. Box 44
Bailey, Co 80421

A PLAT OF
FOUR SEASONS CONDOMINIUMS, P.U.D.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

DATE: 10/27/98
 REVISED 3/17/99

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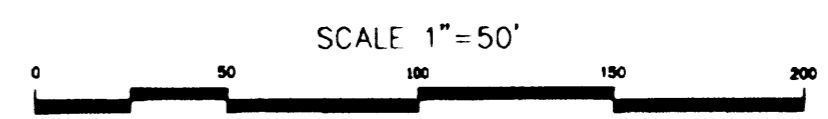


CURVE TABLE

CURVE	DELTA	RADIUS	BEARING	CHORD	LENGTH
CA1	18°03'07"	352.00	N 81°03'49" E	110.45	110.90
CA2	09°11'23"	530.00	S 25°28'33" E	84.92	85.01
CA3	30°09'28"	470.00	S 14°59'30" E	244.54	247.39
CA4	89°58'58"	15.00	S 45°04'45" W	21.21	23.56
CA5	03°12'25"	211.50	S 88°29'04" W	11.84	11.84
CA6	03°12'25"	268.50	S 88°29'04" W	15.03	15.03
CA7	03°12'25"	268.50	S 88°29'04" W	15.03	15.03
CA8	03°12'25"	211.50	N 88°29'04" E	11.84	11.84
CA9	90°00'06"	15.00	S 44°54'41" E	21.21	23.56
CA10	90°00'06"	15.00	S 45°05'22" W	21.21	23.56
CA11	118°01'03"	64.00	N 28°56'17" E	109.73	131.83
CA12	03°12'25"	240.00	S 88°29'03" W	13.43	13.43
CA13	03°12'24"	225.51	N 88°29'03" E	13.34	13.34
CA14	39°50'08"	15.00	N 20°00'20" E	10.22	10.43
CA15	118°01'03"	470.00	N 05°28'01" W	90.98	91.12
CA16	19°02'59"	470.00	N 20°32'45" W	155.55	156.26

LINE TABLE

LINE	BEARING	LENGTH
L1	S 30°04'14" E	13.74
L2	S 30°04'14" E	17.79
L3	N 30°04'14" W	35.00
L4	N 30°04'14" W	18.23
L5	N 02°32'36" E	9.69
L6	S 00°05'16" W	18.10
L7	S 00°05'16" W	18.64
L8	N 89°54'38" W	26.00
L9	N 89°54'38" W	27.16
L10	N 89°54'38" W	30.38
L11	N 89°54'38" W	33.16
L12	N 87°27'24" W	31.08
L13	N 89°54'38" W	30.50
L14	N 00°05'22" E	15.01
L15	N 00°05'22" E	20.00
L16	S 00°05'22" W	20.00
L17	S 00°05'22" W	13.99
L18	S 00°05'22" W	14.00
L19	N 89°57'15" E	36.05
L20	S 89°57'15" W	20.00
L21	N 89°57'15" E	20.00
L22	N 00°05'22" E	14.01
L23	S 23°00'55" W	16.74
L24	N 89°54'38" W	20.00
L25	N 89°54'38" W	20.00
L26	S 89°54'38" E	14.00
L27	S 17°50'11" E	16.10
L28	S 87°27'24" E	20.00
L29	N 87°27'24" W	20.00
L30	N 87°27'24" W	14.00
L31	N 87°27'24" W	14.00
L32	S 83°18'25" E	38.30
L33	N 00°12'57" W	20.00
L34	S 00°12'57" W	20.00
L35	N 00°12'57" E	14.01
L36	S 00°12'57" W	13.99
L37	N 60°18'41" E	16.11
L38	N 89°57'15" E	14.00
L39	S 00°04'41" E	15.27
L40	N 11°22'47" W	20.00
L41	S 11°22'47" E	20.00
L42	S 11°22'47" E	15.02
L43	S 11°22'47" E	14.20
L44	S 53°47'13" W	14.09
L45	S 59°55'46" W	20.00
L46	S 59°55'46" W	20.00
L47	S 59°55'46" W	20.00
L48	S 59°55'46" W	20.00
L49	S 02°03'11" W	14.01
L50	N 02°03'11" W	20.00
L51	S 02°03'11" W	20.00
L52	N 02°03'11" W	14.01
L53	N 02°03'11" W	14.01
L54	S 02°03'11" W	20.00
L55	S 02°03'11" W	20.00
L56	S 87°56'49" W	14.00
L57	S 87°56'49" W	20.00
L58	N 87°56'49" E	20.00
L59	S 00°05'16" W	20.59
L60	S 02°13'13" W	18.81
L61	N 84°25'54" E	16.11
L62	S 21°45'27" E	16.17
L63	N 02°03'11" W	14.00
L64	S 02°03'11" W	20.00
L65	S 02°03'11" W	20.00
L66	S 89°53'08" E	7.15
L67	N 19°18'31" E	15.89
L68	S 12°44'01" W	16.52
L69	S 02°59'16" E	15.71
L70	N 84°46'06" E	66.95
L71	S 76°54'49" W	26.32



- LEGEND:**
- ◆ FOUND SECTION CORNER MONUMENT AS NOTED.
 - △ FOUND QUARTER CORNER MONUMENT AS NOTED.
 - FOUND MONUMENT AS NOTED.
 - SET No. 4 REBAR W/CAP LS 14823.
- 5** LOT NUMBER
 5,164 S.F. LOT AREA
G-7 GARAGE NUMBER
 1,880 S.F. GARAGE AREA

- NOTE:**
- 1) ALL TRACTS ARE ACCESS, UTILITY, DRAINAGE, AND LANDSCAPE EASEMENTS AND LIMITED COMMON ELEMENT.
 - 2) ALL LOTS AND GARAGES ARE EXCLUDED FROM ACCESS, UTILITY, DRAINAGE AND LANDSCAPE EASEMENTS.
 - 3) ALL INTERNAL DRIVES OF THIS DEVELOPMENT ARE PRIVATE DRIVES AND THEREFORE THE CITY OF FORT COLLINS ASSUMES NO RESPONSIBILITIES FOR THESE PRIVATE DRIVES UNTIL SUCH TIME AS THE DRIVES ARE IMPROVED TO CITY STANDARDS CURRENT AT THAT TIME AND ACCEPTED BY THE CITY OF FORT COLLINS.

THE SEAR-BROWN GROUP
 FULL-SERVICE DESIGN PROFESSIONALS
 209 SOUTH MELDRUM
 FORT COLLINS, CO 80521-2603
 (970) 482-5922

This unofficial copy was downloaded on Oct-15-2019 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