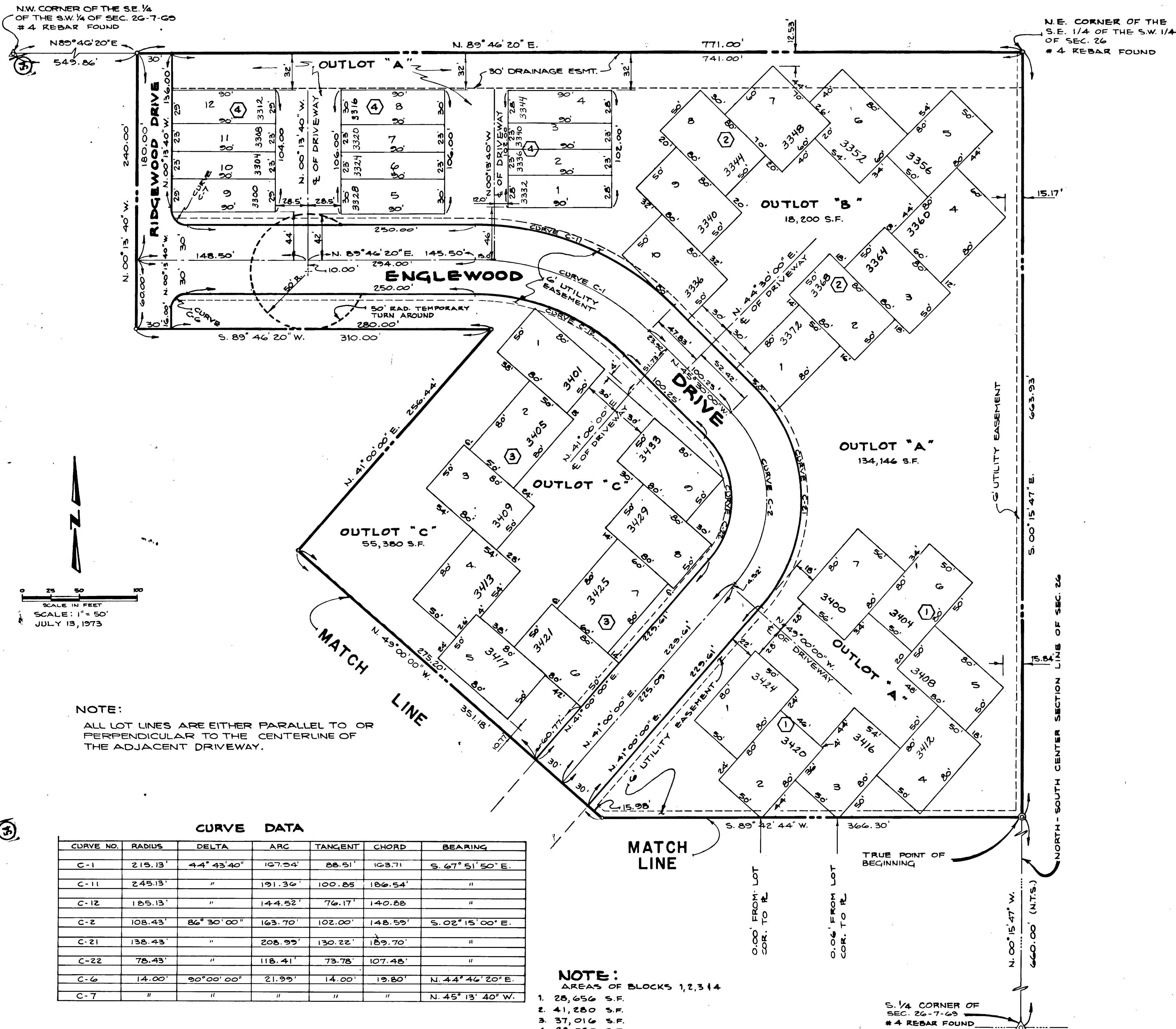


# FOOTHILLS PARK

LOCATED IN THE SE 1/4 OF SW 1/4 OF SECTION 26, T.7N., R.69 W., OF THE 6th P.M.,  
CITY OF FORT COLLINS, COUNTY OF LARIMER  
STATE OF COLORADO



STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That COURT-SQUARE INVESTMENT CO., A Colorado corporation, being the owner of the following described land to-wit:

A tract of land located in the SE 1/4 of the SW 1/4 of Section 26, T.7N., R.69 W., of the 6th P.M., Larimer County, Colorado, being more particularly described as follows:

Considering the N-S center section line of said Section 26 as bearing N 00° 15' 47" W. and with all bearings contained herein relative thereto:

Commencing at the SE Corner of said Section 26, thence along the said center section line, N 00° 15' 47" W. 660.00 feet to the True Point of Beginning. Thence, S 89° 12' 44" W. 366.30 feet; thence, N 19° 00' 00" E. 15.98 feet; thence, S 41° 00' 00" W. 228.50 feet; thence, 360.92 feet along the arc of a curve to the left whose radius is 500.86 feet, central angle equals 41° 17' 16" and whose long chord bears S 20° 21' 22" W. 353.16 feet; thence, S 00° 17' 16" E. 93.36 feet; thence, 39.27 feet along the arc of a curve to the left whose radius is 25.00 feet, central angle equals 90° 00' 00" and whose long chord bears S 15° 17' 16" E. 35.36 feet; thence, N 89° 12' 44" W. 262.92 feet; thence, S 00° 15' 47" E. 50.00 feet to the south line of said Section 26; thence, along the said south line S 89° 12' 44" W. 623.61 feet; thence, leaving said south line N 00° 21' 35" E. 50.00 feet; thence, S 89° 12' 44" E. 251.70 feet; thence, 39.27 feet along the arc of a curve to the left whose radius is 25.00 feet, central angle equals 90° 00' 00" and whose long chord bears N 41° 42' 44" E. 35.36 feet; thence, N 00° 17' 16" W. 93.36 feet; thence, 401.16 feet along the arc of a curve to the right whose radius is 560.86 feet, central angle equals 11° 17' 16" and whose long chord bears N 20° 21' 22" E. 395.47 feet; thence, N 41° 00' 00" E. 228.50 feet; thence, S 19° 00' 00" W. 275.20 feet; thence, N 41° 00' 00" E. 256.41 feet; thence, S 89° 16' 20" W. 310.00 feet; thence, S 00° 13' 10" W. 240.00 feet to a point on the north line of the SE 1/4 SW 1/4 of said Section 26, thence, along the said north line N 89° 16' 20" E. 771.00 feet, to a point on the said north-south center line of said Section 26, said point also being the NE corner of the SE 1/4 of said Section 26; thence, S 00° 15' 47" E. 663.93 feet to the True Point of Beginning.

The above described tract contains 11.037 net acres and is subject to all easements and rights-of-way now on record or indicated on the attached plat

HAS caused the hereinabove described tract to be subdivided into lots, blocks, outlots, and streets as are depicted on this plat; said subdivision as FOOHHILLS PARK in the City of Fort Collins, County of Larimer, and State of Colorado, and said owner hereby dedicates and conveys to and for the public use forever the streets as designated hereon; said owner further dedicates the portions of real property designated as utility easements for the installation and maintenance of municipally owned and municipally franchised utilities; said owner further dedicates the drainage easements designated hereon for the installation and maintenance of drainage facilities; said owner reserves the outlots for common areas to be operated by an association of owners of the hereinabove described property.

IN WITNESS WHEREOF the Court-Square Investment Co., hath caused its name to be herewith subscribed this 22<sup>nd</sup> day of October, A.D., 1973.

ATTEST: Secretary Eda K. Wagner By: James H. Tull, President James H. Tull

STATE OF COLORADO  
COUNTY OF BOULDER

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of October, 1973 by James H. Tull as President and John R. Wagoner as Secretary of Court-Square Investment Co., a Colorado corporation.

DEPARTMENT OF PROTECTIVE COVENANTS  
Protective covenants for this subdivision are as filed contemporaneously herewith in the Office of the County Clerk in the Recorder's Office of Larimer County, Colorado.

SURVEYOR'S CERTIFICATE  
Gary L. Boyach being first duly sworn on his oath deposes and says he is a Registered Land Surveyor under the laws of the State of Colorado; that the survey and plat of Foothills Park were made under his supervision; that said plat is an accurate representation of said survey and that he has read the statements herein and found them to be true of his own knowledge.

Gary L. Boyach, Registered Land Surveyor  
Colorado Reg. No. 10858

APPROVED by the Planning and Zoning Board of the City of Fort Collins, Colorado on the 13<sup>th</sup> day of October, A.D., 1973.  
Secretary William L. Lane

APPROVED by the City Council of the City of Fort Collins, Colorado on this 14 day of October, 1973.  
City Clerk Verna Lewis

STATE OF COLORADO  
COUNTY OF BOULDER

The foregoing Declaration of Protective Covenants was acknowledged before me this 30<sup>th</sup> day of October, A.D., 1973.

My Commission Expires: Feb. 22, 1974 Notary Public James H. Tull

CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C-1	215.13'	44° 43' 40"	107.54'	88.51'	103.71'	S. 67° 51' 50" E.
C-11	245.13'	"	191.36'	100.85'	186.54'	"
C-12	185.13'	"	144.52'	76.17'	140.88'	"
C-2	108.43'	86° 30' 00"	163.70'	102.00'	148.59'	S. 02° 15' 00" E.
C-21	138.43'	"	208.99'	130.22'	189.70'	"
C-22	78.43'	"	118.41'	73.78'	107.48'	"
C-6	14.00'	90° 00' 00"	21.99'	14.00'	19.80'	N. 44° 46' 20" E.
C-7	"	"	"	"	"	N. 45° 13' 40" W.

NOTE:  
AREAS OF BLOCKS 1,2,3,4  
1. 28,656 S.F.  
2. 41,280 S.F.  
3. 37,016 S.F.  
4. 28,080 S.F.

This unofficial copy was downloaded on Dec-07-2019 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

# FOOTHILLS PARK

LOCATED IN THE SE 1/4 OF S.W. 1/4 OF SECTION 26, T.7N., R.69W., OF THE 6th. P.M.,  
CITY OF FORT COLLINS, COUNTY OF LARIMER  
STATE OF COLORADO

**CURVE DATA**

CURVE NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C-3	530.86'	41°17'16"	382.54'	200.00'	374.32'	N. 20° 21' 22" E.
C-31	500.86'	"	360.92'	188.70'	353.16'	"
C-32	560.86'	"	404.16'	211.30'	395.47'	"
C-4	25.00'	90°00'00"	39.27'	25.00'	35.36'	S. 45° 17' 16" E.
C-5	"	"	"	"	"	N. 44° 42' 44" E.

