

FINAL PLAT FORT COLLINS - LOVELAND WATER DISTRICT

A PORTION OF SECTION 1, TOWNSHIP 6 NORTH
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED BEING THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED LAND TO-WIT:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS S89°43'13"E PER FOSSIL CREEK DESIGN CENTER P.U.D., LARIMER COUNTY RECORDS.

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 1; THENCE S89°43'13"E ON THE SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER A DISTANCE OF 351.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°43'13"E ALONG SAID NORTH LINE A DISTANCE OF 310.91 FEET; THENCE S00°00'00"W A DISTANCE OF 125.00 FEET; THENCE S15°45'07"E A DISTANCE OF 102.68 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 27°37'54", A RADIUS OF 50.00 FEET, A DISTANCE OF 24.11 FEET THE CHORD OF WHICH BEARS S29°33'54"E A DISTANCE OF 23.88 FEET TO A POINT OF REVERSE CURVE; THENCE ON A CURVE TO THE RIGHT, HAVING A DELTA OF 49°59'06", A RADIUS OF 20.00 FEET, A DISTANCE OF 17.45 FEET THE CHORD OF WHICH BEARS S18°22'51"E A DISTANCE OF 16.90 FEET; THENCE S06°36'59"W A DISTANCE OF 88.54 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 05°48'12", A RADIUS OF 225.00 FEET, A DISTANCE OF 22.79 FEET THE CHORD OF WHICH BEARS S03°42'53"W A DISTANCE OF 22.78 FEET; THENCE S00°48'47"W A DISTANCE OF 87.50 FEET; THENCE N89°48'34"W A DISTANCE OF 193.09 FEET TO THE EAST RIGHT OF WAY OF SNEAD DRIVE; THENCE N19°33'22"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 411.06 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT, HAVING A DELTA OF 19°50'09", A RADIUS OF 213.03 FEET, A DISTANCE OF 73.75 FEET THE CHORD OF WHICH BEARS N09°38'20"W A DISTANCE OF 73.38 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2.759 ACRES (120,194 SQUARE FEET)

EXCEPT FOR A 1.5 FOOT STRIP OF LAND FOR ADDITIONAL RIGHT OF WAY TO BE DEDICATED PER THIS PLAT AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 1; THENCE S89°43'13"E ON SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER A DISTANCE OF 351.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°43'13"E ALONG SAID NORTH LINE A DISTANCE OF 1.50 FEET; THENCE ON A CURVE TO THE LEFT HAVING A DELTA OF 19°50'04", A RADIUS OF 211.53 FEET, A DISTANCE OF 73.23 FEET, THE CHORD OF WHICH BEARS S09°38'20"E A DISTANCE OF 72.86 FEET; THENCE S19°33'22"E A DISTANCE OF 411.59 FEET; THENCE N89°48'34"W A DISTANCE OF 1.59 FEET; THENCE N19°33'22"W A DISTANCE OF 411.06 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A DELTA OF 19°50'09", A RADIUS OF 213.03 FEET, A DISTANCE OF 73.75 FEET, THE CHORD OF WHICH BEARS N09°38'20"W A DISTANCE OF 73.38 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.017 ACRES (727 SQUARE FEET)

THE UNDERSIGNED HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, STREET AND EASEMENTS AS SHOWN ON THIS PLAT TO BE KNOWN AS FORT COLLINS-LOVELAND WATER DISTRICT, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT.

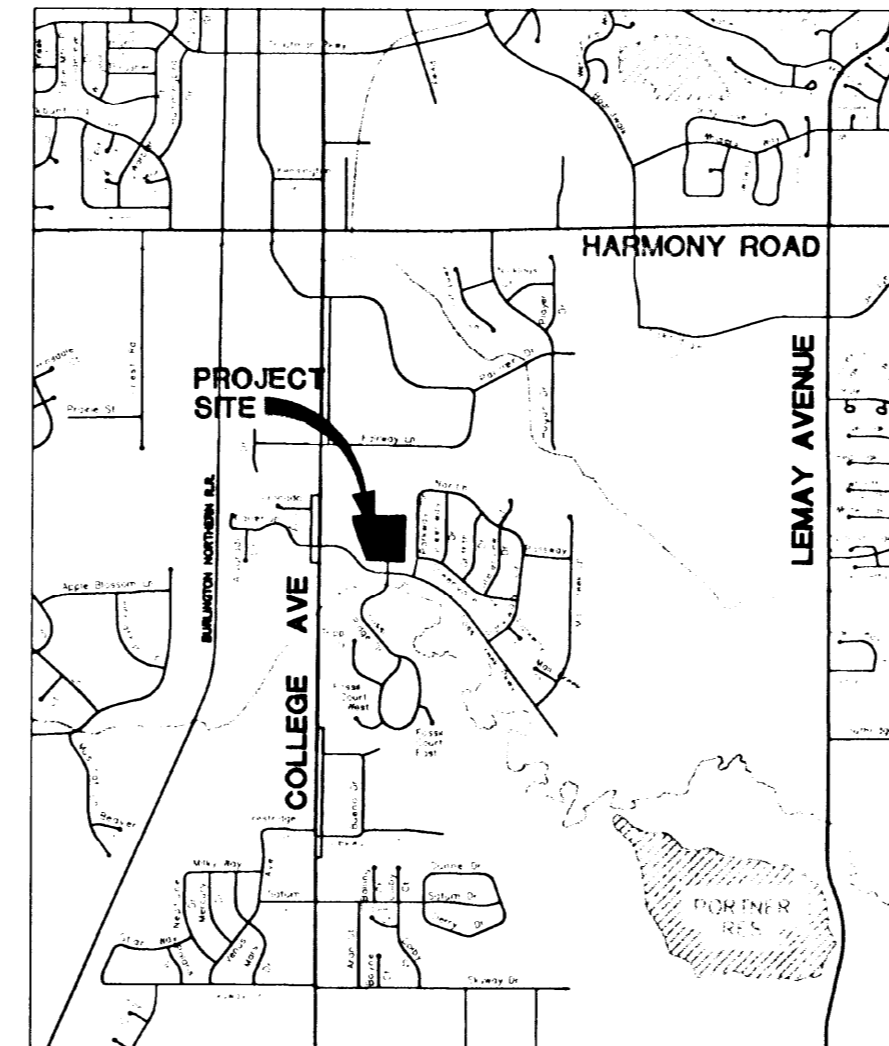
CERTIFICATE OF DEDICATION:

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 HERE UNDER, 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.



VICINITY MAP
APPROXIMATE SCALE: 1" = 2000'

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.

OWNER: FORT COLLINS - LOVELAND WATER DISTRICT

BY: Michael DiTullio
MICHAEL DITULLIO, DISTRICT MANAGER

STATE OF COLORADO }
COUNTY OF LARIMER } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF September, 1999.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 01-08-00

Janet K. Mills
NOTARY PUBLIC

3030 S. College Ave.
Fort Collins, CO 80525
ADDRESS



My Commission Expires 01/08/2000

SURVEYOR'S CERTIFICATE:

I, GARY K. HAMMER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF FORT COLLINS - LOVELAND WATER DISTRICT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE MAP HEREON ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

Gary K. Hammer
GARY K. HAMMER, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 24307
FOR AND ON BEHALF OF JR ENGINEERING, LTD.
DATE 8/17/99



APPROVED AS TO FORM:

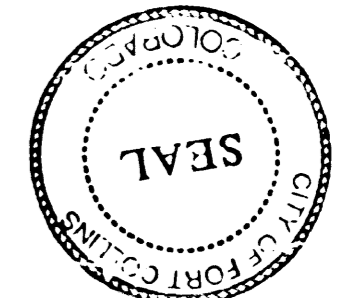
APPROVED BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO THIS 14th DAY OF September A.D., 1999.

Camel Lair
CITY ENGINEER

PLANNING APPROVAL:

APPROVED BY THE DIRECTOR OF COMMUNITY PLANNING AND ENVIRONMENTAL SERVICES OF THE CITY OF FORT COLLINS, COLORADO THIS 14th DAY OF September A.D., 1999.

Robert Blawie
DIRECTOR OF COMMUNITY PLANNING AND ENVIRONMENTAL SERVICES



ATTORNEY'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION 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 THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO AS OF THE DATE OF EXECUTION OF THE PLAT AND OTHER INFORMATION DISCOVERED BY ME THROUGH REASONABLE INQUIRY AND IS LIMITED AS AUTHORIZED BY SECTION 2.2.3(C)(3)(f) OF THE LAND USE CODE.

Dino DiTullio
ATTORNEY
ADDRESS: 3030 S. College Ave.
FT. COLLINS, CO 80525

REGISTRATION NO.: 25007

NOTICE OF OTHER DOCUMENTS:

ALL PERSONS TAKE NOTICE THAT THE DEVELOPER AND/OR OWNER HAS EXECUTED CERTAIN DOCUMENTS PERTAINING TO THIS DEVELOPMENT WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS WHICH RUN WITH THE LAND. THE SAID DOCUMENTS MAY INCLUDE, WITHOUT LIMITATION, THE DEVELOPMENT AGREEMENT, SITE AND LANDSCAPE COVENANTS, FINAL SITE PLAN, FINAL LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS, WHICH DOCUMENTS ARE ON FILE IN THE OFFICE OF THE CLERK OF THE CITY OF FORT COLLINS AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

NOTE:

A PROJECT DEVELOPMENT PLAN (P.D.P.) HAS BEEN SUBMITTED AND APPROVED FOR LOT ONE IN CONJUNCTION WITH THIS PLAT. AT THE TIME OF APPROVAL OF THIS PLAT, THERE IS NO P.D.P. FOR TRACTS A AND B. THEREFORE, ANY SUBSEQUENT DEVELOPMENT ON TRACTS A AND B MUST FIRST BE APPROVED BY THE CITY OF FORT COLLINS AS A PROJECT DEVELOPMENT PLAN(S) IN ACCORDANCE WITH THE LAND USE CODE.

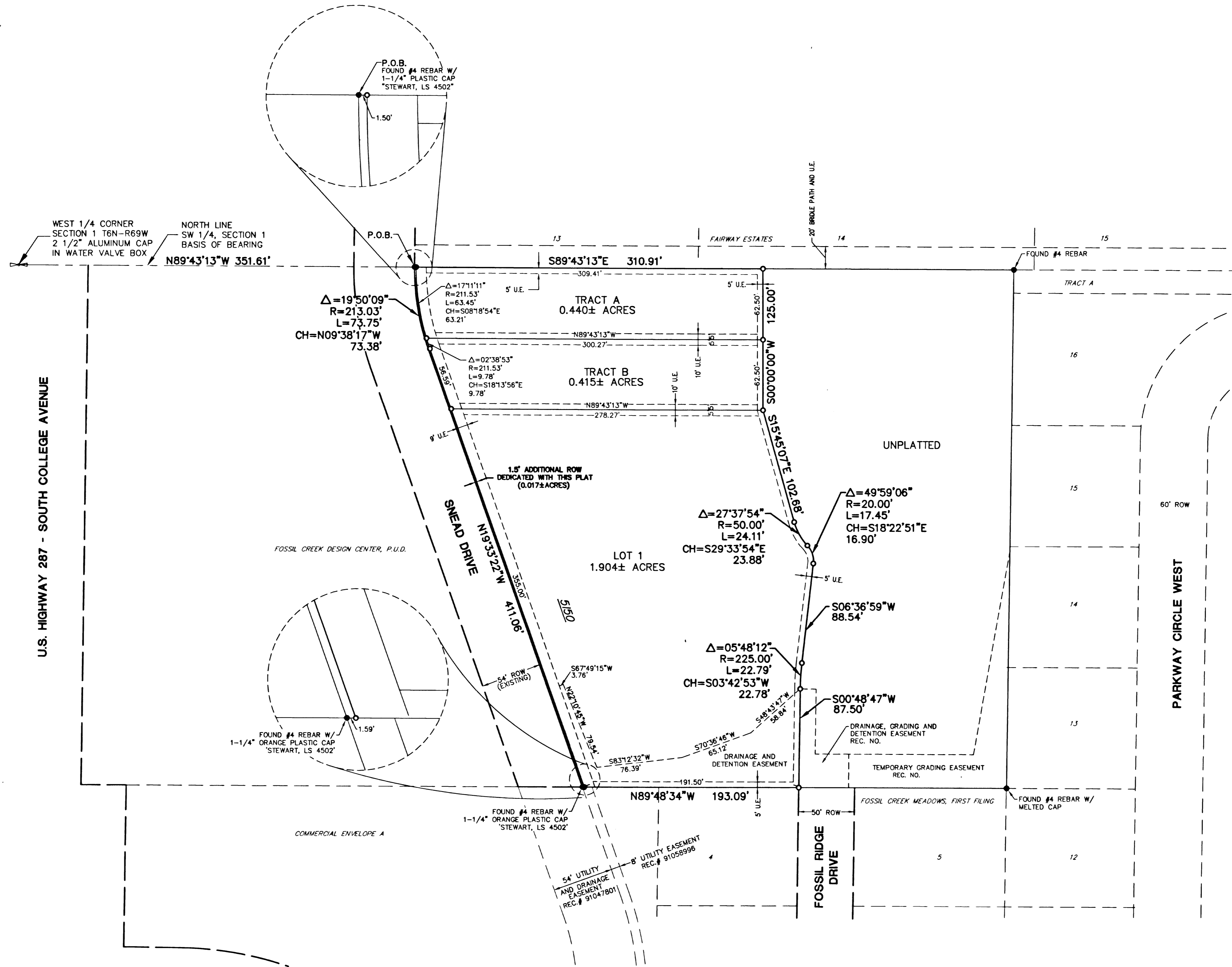
FORT COLLINS - LOVELAND WATER DISTRICT
PROJECT #9097.03
DATE 8/9/99
SHEET 1 OF 2

JR Engineering, Ltd.
2620 E. Prospect Rd., Suite 190
Fort Collins, Colorado 80525
Tel. (970) 491-9888
FAX (970) 491-9984

ENGINEERING/PLANNING/SURVEYING

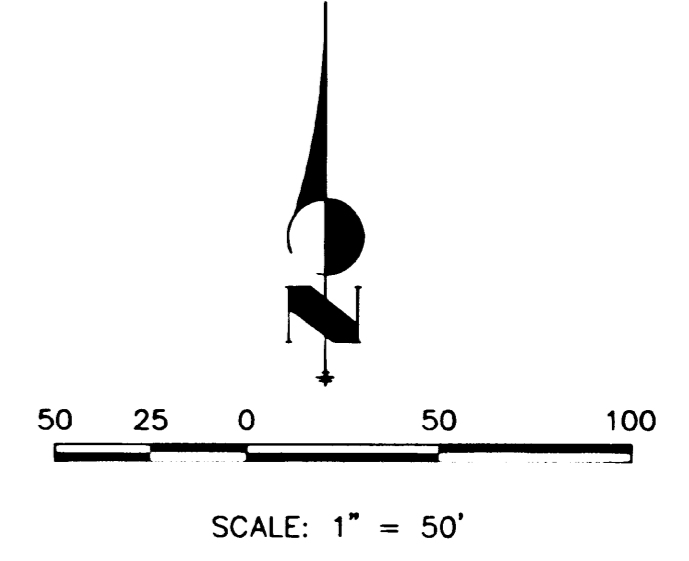
FINAL PLAT FORT COLLINS - LOVELAND WATER DISTRICT

A PORTION OF SECTION 1, TOWNSHIP 6 NORTH
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

- RECOVERED MONUMENT AS NOTED
- SET #5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "JR ENG, LS 24307" UNLESS OTHERWISE NOTED
- U.E. UTILITY EASEMENT



NOTE:

1. CITY OF FORT COLLINS IS AWARE OF THE FACT THAT THE REMAINING PORTION OF THE ORIGINAL TRACT IS NOT PART OF THIS SUBDIVISION. THEY ARE ALSO AWARE OF THE FACT THAT SAID REMAINING PORTION IS LESS THAN 35 ACRES AND MAY BE REQUIRED AT THEIR DISCRETION TO BE EXEMPTED FROM OR UNDERGO A REVIEW PROCESS TO COMPLY WITH COLORADO SENATE BILL 35 (CRS 30-28-101).

FORT COLLINS - LOVELAND WATER DISTRICT
PROJECT #9097.03
8/9/99
2 OF 2

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