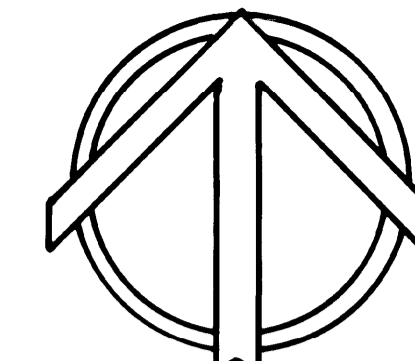


A PLAT OF THE ENGLISH RANCH SECOND FILING

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



SCALE - 1" = 50'

North line of the Northeast 1/4 of Section 32-7-68 (basis of bearing) S89°34'14"E (not to scale) Northeast Corner of Section 32-7-68 (found 1/2" rebar)

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 North line of said Northeast 1/4 as bearing S89°34'14"E and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on the West line of said Northeast 1/4 which bears S00°09'23"E 1069.29 feet from the North 1/4 Corner of said Section 32, and run thence along the Southerly boundary line of The English Ranch First Filing, N89°50'37"E 143.00 feet, and again N73°02'00"E 143.00 feet, and again N73°02'00"E 366.00 feet, and again S89°40'37"E 156.60 feet, and again along the arc of a 672.00 foot radius curve to the right a distance of 55.39 feet, the long chord of which bears N10°59'19"E 55.38 feet, and again S89°12'06"E 300.00 feet, and again N26°32'20"E 253.29 feet, and again N24°14'05"E 124.24 feet, and again S69°27'00"E 110.00 feet, and again along the arc of a 1027.00 foot radius curve to the right a distance of 30.02 feet, the long chord of which bears S21°23'15"W 30.02 feet, and again S67°46'30"E 169.00 feet; thence S27°31'28"W 248.48 feet; thence S18°08'12"W 142.99 feet; thence S04°41'11"W 149.57 feet; thence S00°47'54"W 134.00 feet; thence N89°12'06"W 50.00 feet; thence S00°47'54"W 105.00 feet; thence N89°12'06"W 466.56 feet; thence S83°22'00"W 68.00 feet; thence N06°38'00"W 206.26 feet; thence S83°22'00"W 85.72 feet; thence S73°02'00"W 367.00 feet; thence N89°34'07"W 153.00 feet to a point on the West line of said Northwest 1/4; thence along said West line, N00°09'23"W 290.00 feet to the point of beginning, containing 13.2319 acres, more or less. The undersigned 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 a plat of THE ENGLISH RANCH SECOND FILING, 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.

SURVEYOR'S CERTIFICATE:

I, Richard A. Rutherford, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this plat of THE ENGLISH RANCH SECOND FILING truly and correctly represents the results of a survey made by me or under my direct supervision.

Richard A. Rutherford
RICHARD A. RUTHERFORD
Colorado registered P.E. & L.S. No. 5028

ATTORNEY'S CERTIFICATE:

This is to certify that on the _____ day of _____ A.D., 199____, I examined the title to the property as described hereon and established that 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. _____

APPROVED:

By the Director of Engineering of the City of Fort Collins, Colorado this 2nd day of _____ A.D., 199____.

Michael R. Garcia
DIRECTOR OF ENGINEERING

APPROVED:

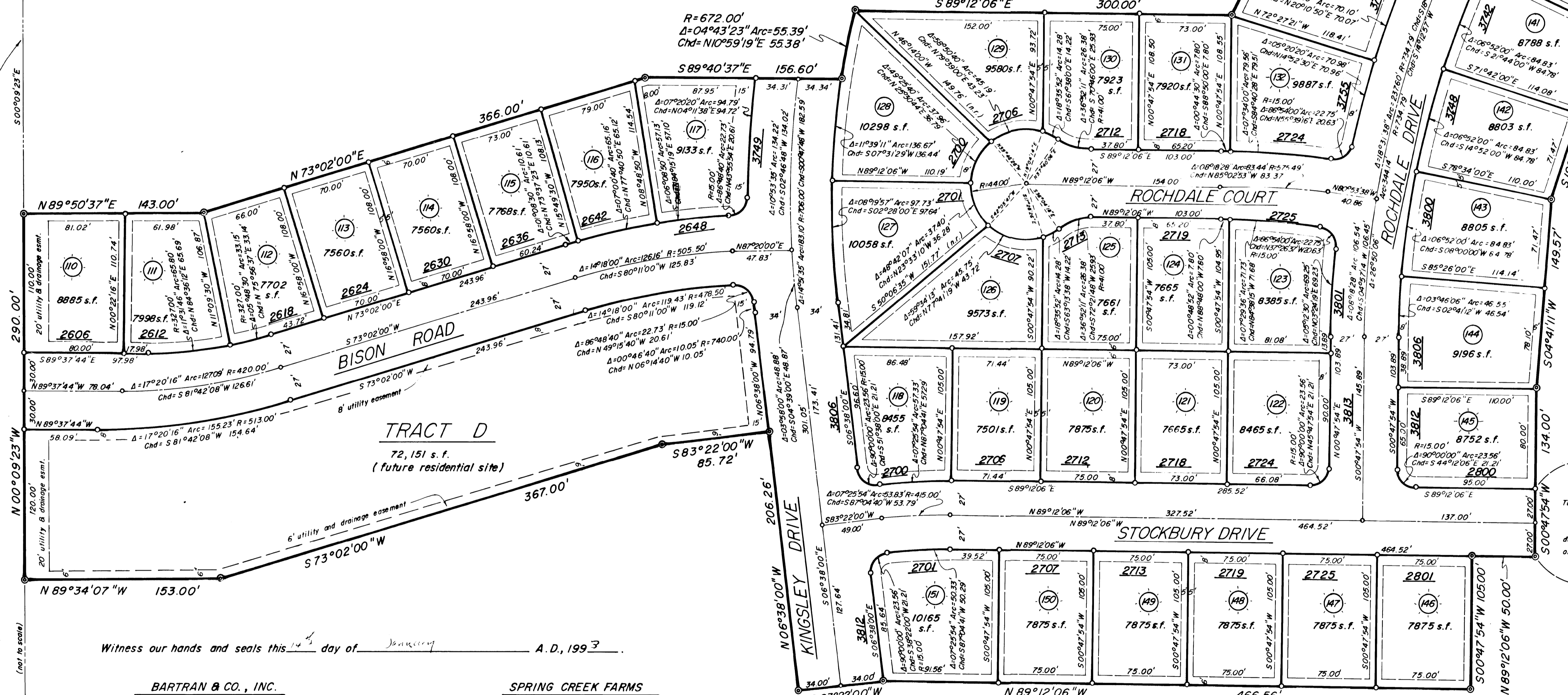
By the Planning and Zoning Board of the City of Fort Collins, Colorado this _____ day of _____ A.D., 199____.

SECRETARY OF PLANNING AND ZONING BOARD

North 1/4 Corner of Section 32-7-68 (found 1/4" aluminum cap on pipe PLS No. 2023)

West line of the Northeast 1/4 of Section 32-7-68

South 1/4 Corner of Section 32-7-68 (found 3/4" iron pipe in monument box)



Witness our hands and seals this _____ day of _____ A.D., 199____.

BY: William D. Bartran
WILLIAM D. BARTRAN, President
BY: Glen A. Johnson
GLEN A. JOHNSON, Managing Partner
ATTEST: Arthur E. March Jr.
ARTHUR E. MARCH JR., Secretary

State of Colorado S.S. The foregoing dedication was acknowledged before me this _____ day of _____ A.D., 199____ by William D. Bartran as President, and by Arthur E. March Jr. as Secretary of Bartran & Co., Inc., and by Glen A. Johnson as Managing Partner of Spring Creek Farms.

My notarial commission expires _____ NOTARY PUBLIC

NOTES:

- 1. Due to water pressure in excess of 90 p.s.i., pressure reducing valves may be required in all homes.
- 2. There is a 5 foot drainage easement on the side lot line of each lot in this subdivision, also, all rear lot lines have a 6 foot utility and drainage easement, and the front lot lines have an 8 foot utility easement.
- 3. @ - Indicates 1/2" rebar set with cap No. 5028.
- 4. The temporary turn-a-round easement shown at the southerly end of Rochdale on the plat of the English Ranch First Filing is vacated by this plat.
- 5. No direct vehicular access shall be allowed from Kingsley Drive to lots 127 and 128.
- 6. 28 lots are solar oriented lots which is 66.7 % of the lots.

VICINITY MAP SCALE - 1" = 2000'

