

# A PLAT OF THE ENGLISH RANCH THIRD 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

### 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 which bears S00°09'23"E 1359.29 feet, and again S89°34'07"E 153.00 feet, and again N73°02'00"E 367.00 feet, and again N83°22'00"E 85.72 feet, and again S06°38'00"E 206.26 feet from the North 1/4 Corner of said Section 32, and run thence along the Southerly boundary line of The English Ranch Second Filing, N83°22'00"E 68.00 feet, and again S89°12'06"E 466.56 feet, and again N00°47'54"E 105.00 feet, and again S89°12'06"E 50.00 feet, and again N00°47'54"E 134.00 feet, and again N04°44'11"E 149.57 feet, and again N17°57'30"E 116.57 feet, and again S73°22'00"E 108.00 feet, and again along the arc of a 1301.00 foot radius curve to the right a distance of 22.71 feet, the long chord of which bears S17°08'00"W 22.71 feet, and again S72°22'00"E 164.00 feet; thence S20°54'00"W 172.00 feet; thence S27°08'00"W 240.00 feet; thence S07°30'40"W 132.57 feet; thence S00°47'54"W 515.00 feet; thence N89°12'06"W 843.43 feet; thence N00°47'54"E 89.86 feet; thence along the arc of a 1012.86 foot radius curve to the left a distance of 131.38 feet, the long chord of which bears N02°55'03"W 131.28 feet; thence N06°38'00"W 34.62 feet to the point of beginning, containing 10.5115 acres, more or less. The undersigned have caused the above described land to be surveyed and subdivided into lots and streets as shown on this plat to be known as a plat of THE ENGLISH RANCH THIRD 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.

Witness our hands and seals this 22<sup>nd</sup> day of June A.D., 1993

BARTRAN & CO., INC.

SPRING CREEK FARMS

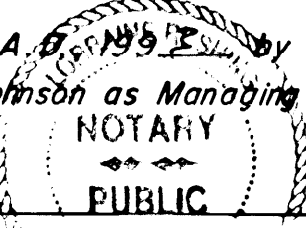
BY *William D. Bartran*  
WILLIAM D. BARTRAN, President  
BY *Arthur E. March Jr.*  
ARTHUR E. MARCH JR., Secretary

BY *Glen A. Johnson*  
GLEN A. JOHNSON, Managing Partner

State of Colorado S.S. The foregoing dedication was acknowledged before me this 22 day of June A.D., 1993, by William D. Bartran as President, 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 AUGUST 16, 1994

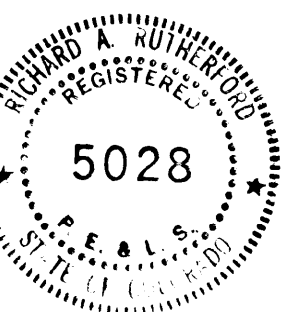
NOTARY PUBLIC *Shirley K. Kishner*



### 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 THIRD 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 22<sup>nd</sup> day of June A.D., 1993, 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 *Michael R. Kenia* Registration No. 391

### APPROVED AS TO FORM:

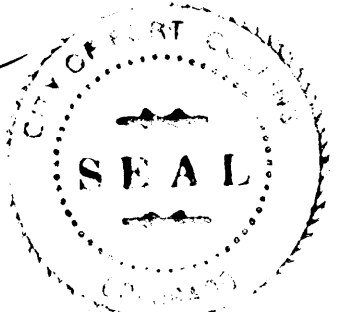
By the Director of Engineering of the City of Fort Collins, Colorado this 3<sup>rd</sup> day of August A.D., 1993

*Michael R. Kenia*  
DIRECTOR OF ENGINEERING

### APPROVED:

By the Planning and Zoning Board of the City of Fort Collins, Colorado this 28<sup>th</sup> day of June A.D., 1993

*Murray Abbotson-Clark*  
SECRETARY OF PLANNING AND ZONING BOARD



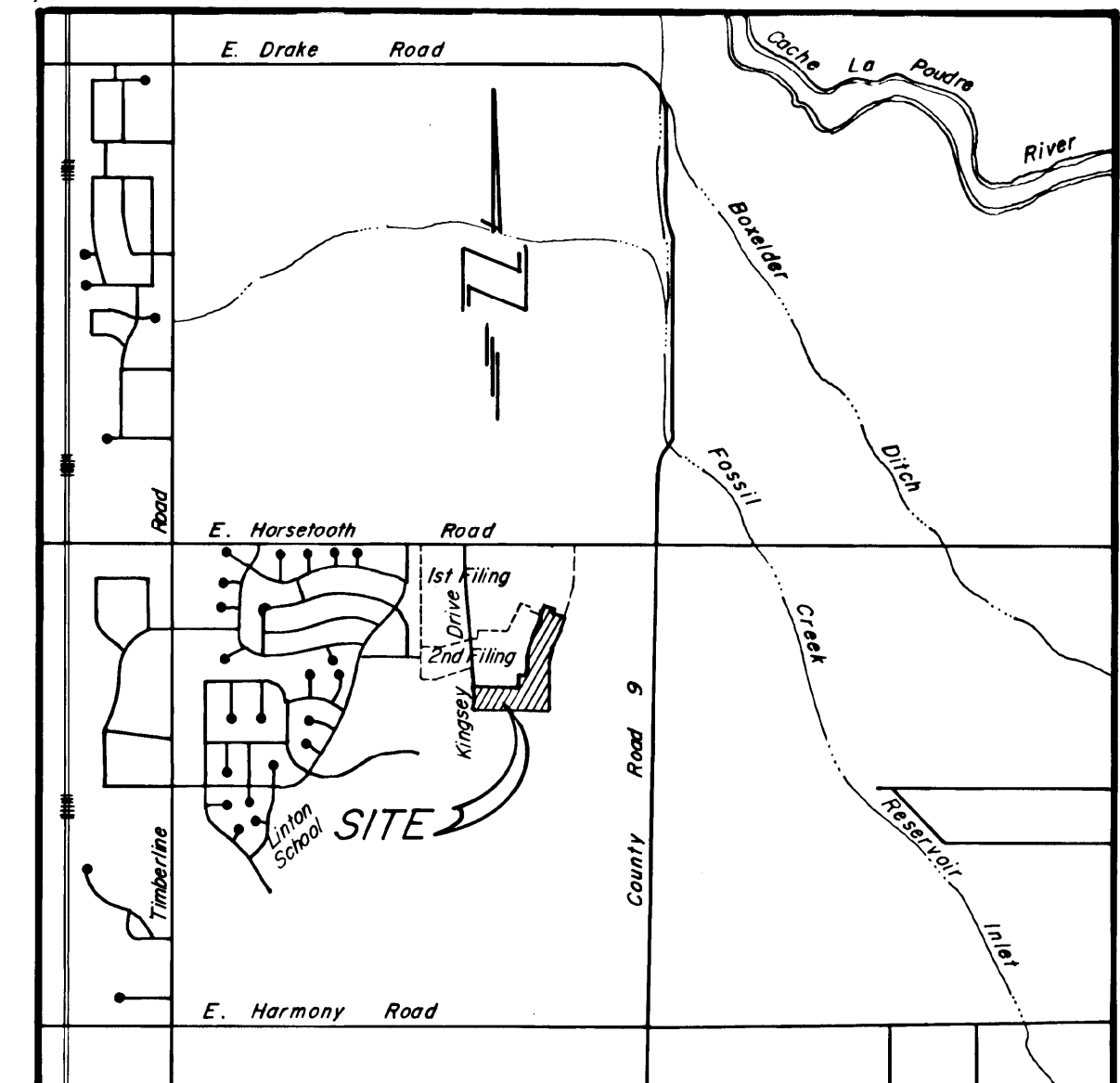
### NOTES:

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. The temporary turn-a-round easement shown at the Easterly end of Stockbury Drive on the plat of The English Ranch Second Filing, and the temporary turn-a-round easement shown at the Southerly end of Bromley Drive on the plat of The English Ranch First Filing, are vacated by this plat.
4. @ - Indicates 1/2" rebar with cap No. 5028.
5. 21 lots are solar oriented lots which is 53 % of the lots.

### LAND USE DATA:

Total No. of Lots — 40  
Average Lot size — 8534 s.f. ±

### VICINITY MAP



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COME INSE WITH 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 COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

