

FOSSIL LAKE PUD THIRD FILING

BEING A REPLAT OF TRACT B, FOSSIL LAKE PUD SECOND FILING

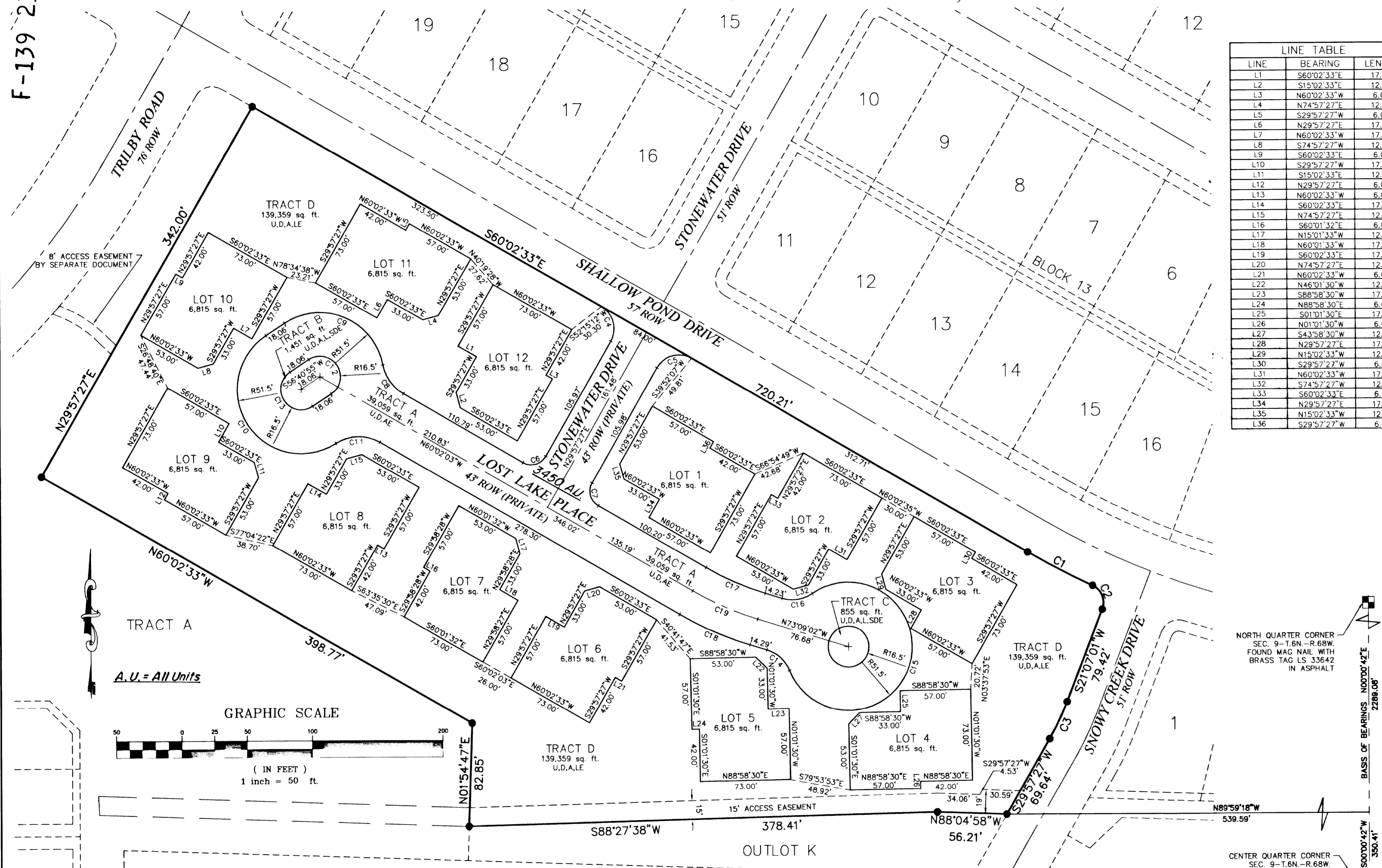
LOCATED IN THE NW 1/4 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO

PURPORTED COPY
NOT COMPALED

DATE: 6/2001
FILE NAME: 2001001SUB.DWG
SCALE: 1" = 50'
DRAWN BY: KLV
CHECKED BY: LP

RCPTN # 2002016558 02/12/2002 15:40:00 # PAGES - 1 FEE - \$10.00
KOUZNEBBER RECORDER, LARIMER COUNTY CO STATE DOC FEE - \$.00

F-139 2322



LINE	BEARING	LENGTH
L1	S60°02'33"E	17.00'
L2	S15°02'33"E	12.73'
L3	N60°02'33"W	6.00'
L4	N74°57'27"E	12.73'
L5	S29°57'27"W	6.00'
L6	N29°57'27"E	17.00'
L7	N60°02'33"W	17.00'
L8	S74°57'27"W	12.73'
L9	S60°02'33"E	6.00'
L10	S29°57'27"W	17.00'
L11	S15°02'33"E	12.73'
L12	N29°57'27"E	6.00'
L13	N60°02'33"W	6.00'
L14	S60°02'33"E	17.00'
L15	N74°57'27"E	12.73'
L16	S60°01'32"E	6.00'
L17	N15°01'33"W	12.73'
L18	N60°01'33"W	17.00'
L19	S60°02'33"E	17.00'
L20	N74°57'27"E	12.73'
L21	N60°02'33"W	6.00'
L22	N46°01'30"W	12.73'
L23	S88°58'30"W	17.00'
L24	N88°58'30"E	6.00'
L25	S01°01'30"E	17.00'
L26	N01°01'30"W	6.00'
L27	S43°58'30"W	12.73'
L28	N29°57'27"E	17.00'
L29	N15°02'33"W	12.73'
L30	S29°57'27"W	6.00'
L31	N60°02'33"W	17.00'
L32	S74°57'27"W	12.73'
L33	S60°02'33"E	6.00'
L34	N29°57'27"E	17.00'
L35	N15°02'33"W	12.73'
L36	S29°57'27"W	6.00'

CERTIFICATION OF OWNERSHIP AND DEDICATION

Know all men by these presents, that Everline, LLC, a Colorado Limited Liability Company, being the owners of that part of the Northwest Quarter (NW 1/4) of Section Nine (9), Township Six North (T.6N), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Larimer County, Colorado being more particularly described as follows to wit:

PROPERTY DESCRIPTION

TRACT B, FOSSIL LAKE PUD, SECOND FILING, COUNTY OF LARIMER, STATE OF COLORADO, as recorded in Larimer County Records under Reception No. 2001056410 on July 11, 2001, containing 262,504 square feet more or less (±);

have by these presents caused the same to be surveyed and subdivided into lots, to be known as the plat of FOSSIL LAKE PUD, THIRD FILING and do hereby dedicate for public use forever hereafter the streets as are laid out and designated on this plat and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat.

Witness our hands and seals this 17th day of January 2002.

Everline, LLC, a Colorado Limited Liability Company
By: Double E&G, Inc., a Colorado Corporation, Manager

By: David Everitt, President

State of Colorado)
County of Larimer)

The foregoing dedication was acknowledged before me this 17th day of January, 2002, by David Everitt, President of Double E&G, Inc., a Colorado Corporation, as Manager of Everline, LLC, a Colorado Limited Liability Company.

My commission expires 1-08-04

SEAL

Notary Public



SURVEYOR STATEMENT

I, Lawrence S. Pepek, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of FOSSIL LAKE PUD, THIRD FILING truly and correctly represents the result of a survey made by me or under my direct supervision.

Lawrence S. Pepek
Colorado Registered Professional
Land Surveyor #33642

APPROVAL OF SURVEY PLAT

This final plat has been reviewed and is hereby approved as to form as complying with all current survey requirements of Larimer County and of State law pertaining to platting and monumentation. This approval constitutes neither a warranty by Larimer County concerning such compliance, nor a release or indemnity of the subdivider and his surveyor concerning any noncompliance of this plat with current survey ordinances.

Dates:

1/30/02
Dale V. Greer
(Signature)

Colorado P.L.S. No. 10404

Dale V. Greer
(Name)

Larimer County Engineering Department

BOARD OF COUNTY COMMISSIONERS APPROVAL

Approved by the Larimer County Board of County Commissioners this 5th day of February, A.D., 2002

All dedications are hereby accepted on behalf of the public. This approval does not constitute acceptance of responsibility by the County for construction, repair or maintenance of any streets, highways, alleys, bridges, right-of-way or other improvements designated on this plat.

Attest:

Clerk of the Board



LARIMER COUNTY HEALTH AUTHORITY APPROVAL

Approved by the Larimer County Health Authority this 31st day of January, A.D., 2002

All construction on this subdivision, or any lot therein, including the development of domestic water, and the provision of sewage treatment, shall be done in a manner which will meet all of the requirements of the Colorado Department of Health, and the Larimer County Public Health Department, and the officers authorized to enforce such requirements.

Doug Rypar
Larimer County Health Authority

MAINTENANCE OF PUBLIC FACILITIES:

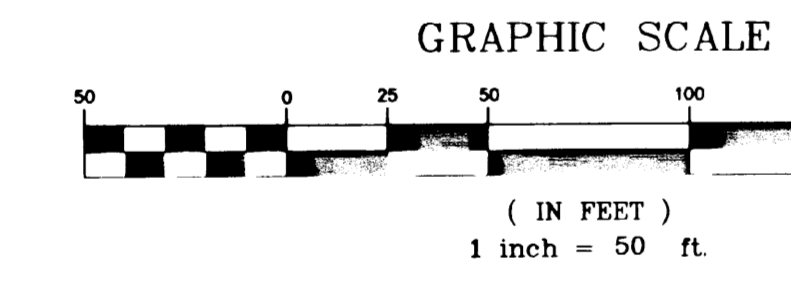
As described in Item 20 of the Subdivision Development Agreement, following the expiration of the two year warranty period (two years from the date of acceptance of completion of each category of improvement) the maintenance of the applicable public improvements identified in the approved utility plans shall be the responsibility of the City of Fort Collins. After annexation, of property per agreement between Larimer County and the City of Fort Collins, Colorado, the construction and maintenance of sanitary sewer facilities shall be the responsibility of the South Fort Collins Sanitation District. The construction and maintenance of domestic water supplies shall be the responsibility of Ft. Collins-Loveland Water District.

MAINTENANCE OF TRACTS:

Maintenance of Tracts A,B,C and D shall be the responsibility of the Village of Fossil Lake Homeowners' Association.

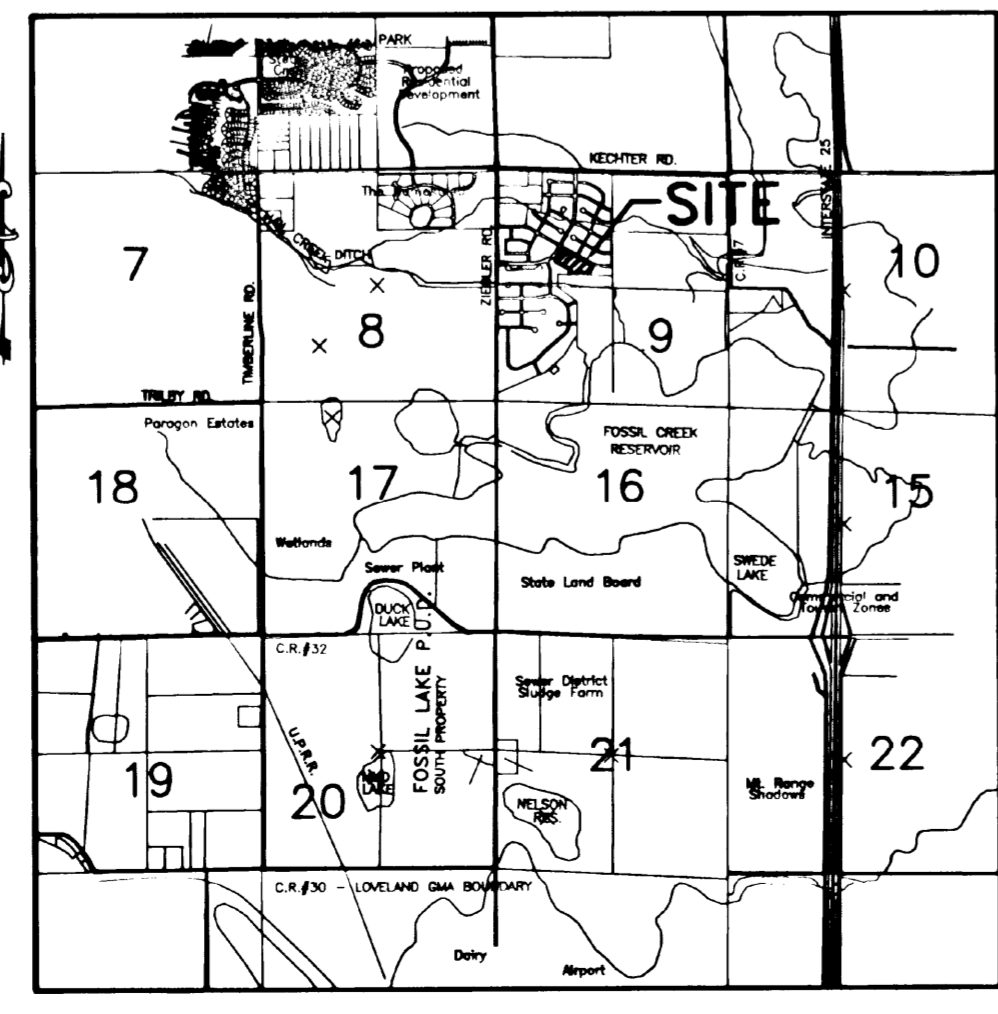
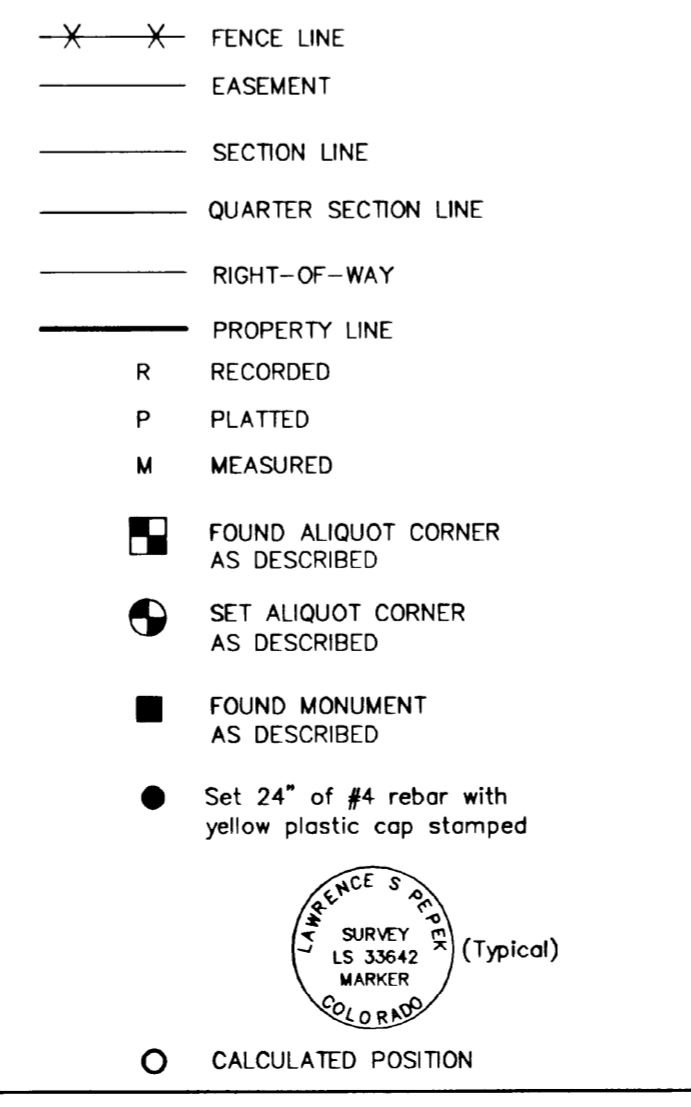
NOTICE:

All responsibilities and costs of operation, maintenance and reconstruction of the private streets and/or drives located on the private property that is the subject of this plat shall be borne by the owners of said property, either individually, collectively or through a property owners' association, if applicable. The City of Fort Collins shall have no obligation of operation, maintenance or reconstruction of such private streets and/or drives nor shall the city have any obligation to accept such streets and/or drives as public streets or drives.



TRACT NAME	USE
TRACT A	UTILITY, DRAINAGE & ACCESS EASEMENT (U,D,AE)
TRACT B	UTILITY, DRAINAGE, ACCESS, LANDSCAPE & SIGHT DISTANCE EASEMENT (U,D,A,L,SDE)
TRACT C	UTILITY, DRAINAGE, ACCESS, LANDSCAPE & SIGHT DISTANCE EASEMENT (U,D,A,L,SDE)
TRACT D	UTILITY, DRAINAGE, ACCESS & LANDSCAPE EASEMENT (U,D,A,LE)

LEGEND



VICINITY MAP
SCALE: 1"=4000'

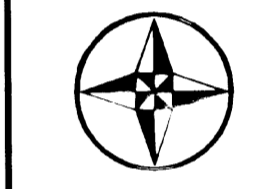
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	58.92'	638.50'	57°17'14"	58.90'	S62°41'10"E
C2	22.63'	15.00'	86°26'49"	20.55'	N22°06'23"W
C3	33.10'	214.50'	8°50'25"	33.06'	N25°32'14"E
C4	32.20'	20.50'	90°00'00"	28.99'	N15°02'33"W
C5	32.20'	20.50'	90°00'00"	28.99'	S74°57'27"W
C6	21.21'	13.50'	90°00'31"	19.09'	N74°57'42"E
C7	21.20'	13.50'	89°59'29"	19.09'	S15°02'33"E
C8	29.30'	34.00'	49°31'28"	28.48'	S35°16'19"E
C9	101.40'	51.50'	112°48'30"	85.80'	N66°54'50"W
C10	161.17'	51.50'	179°18'09"	103.00'	S32°58'09"E
C11	37.14'	34.00'	62°35'11"	35.32'	S88°40'22"W
C12	51.84'	16.50'	180°00'00"	33.00'	N33°19'05"W
C13	51.84'	16.50'	180°00'00"	33.00'	S33°19'05"E
C14	29.53'	29.50'	51°19'04"	24.68'	N47°26'29"E
C15	29.53'	31.50'	282°38'08"	64.38'	N15°50'58"E
C16	25.53'	28.50'	51°19'04"	24.68'	N81°11'26"E
C17	52.31'	228.50'	13°06'59"	52.19'	S66°35'32"E
C18	62.04'	271.00'	13°06'59"	61.90'	S66°35'32"E
C19	57.23'	250.00'	13°06'59"	57.11'	S66°35'32"E

SIGHT DISTANCE EASEMENT RESTRICTIONS:

Sight Distance Easement - The sight distance easement is an easement required by the City at some street intersections where it is necessary to protect the line of sight for a motorist needing to see approaching traffic and to react safely for merging their vehicle into the traffic flow. The following are requirements for certain objects that may occupy a sight distance easement for level grade:

- Structures and landscaping within the easement shall not exceed 24 inches in height with the following exceptions:
 - Fences up to 42 inches in height may be allowed as long as they do not obstruct the line of sight for motorists.
 - Deciduous trees may be allowed as long as all the branches of the trees are trimmed so that no portion thereof or leaves thereon hang lower than six (6) feet above the ground, and the trees are spaced such that they do not obstruct line of sight for motorists. Deciduous trees with trunks large enough to obstruct line of sight for motorists shall be removed by the owner.
- For non-level areas these requirements shall be modified to provide the same degree of visibility.

KING SURVEYORS INC.
 9299 EASTMAN PARK DRIVE • WINDSOR, CO 80550
 PHONE: (970) 686-5011 • FAX: (970) 686-5821 • WWW.KINGSURVEYORS.COM



DATE: 11-20-02
12-07-02
REVISIONS:
ADDRESS, COUNTY COMMENTS
GOOD CHECK AND REVIEW

FOSSIL LAKE PUD 3RD FILING
 BEING A REPLAT OF TRACT B, FOSSIL LAKE 2ND FILING
 KEM COMPANY

PROJECT #
2001001