

VICINITY MAP N.T.S.

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION

Know all men by these presents; that the undersigned being owners of the following described land:

A tract of land located in the Southwest Quarter of Section 34, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

A Replat of Redgate Court and Lots 10 through 19, 45 through 47, 50 through 53 and 110, 111 of The Gates at Woodridge P.U.D., Fourth Filing, City of Fort Collins, County of Larimer, State of Colorado.

The undersigned have caused the above described land to be surveyed and subdivided into lots, tracts, streets and easements as shown on this plat to be known as "A REPLAT OF A PORTION OF TRACTS A, C AND LOTS 10-19, 45-47, 50-53 AND 110-111 OF THE GATES AT WOODRIDGE P.U.D. FOURTH 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 easements as laid out and designated on this plat; provided, however, that acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated.

Witness our hands and seals this 20th day of May A.D., 1999.

By: Woodridge Development Group, LLC

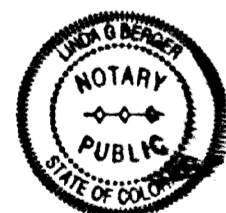
By: Gary Berger, Manager and Secretary

STATE OF COLORADO)
COUNTY OF LARIMER) ss.

The foregoing instrument was acknowledged before me this 20th day of May, A.D., 1999 by Gary Berger, as President and Secretary, respectively, of Woodridge Development Group, LLC

Subscribed and sworn before me this 20th day of May, A.D., 1999.

My Notarial Commission expires July 27, 2002



Jovita Berger, Notary Public, 631 Falcon Ridge Ct, Fort Collins, CO 80525

Approved as to form by the Director of Engineering of the City of Fort Collins, on the 28th day of May, A.D., 1999.

Director of Engineering signature

Approved by the City of Fort Collins Planning and Zoning Board on this 28th day of May, A.D., 1999.

Secretary of Planning and Zoning Board signature



SIGHT DISTANCE EASEMENT RESTRICTIONS

THE AREA WITHIN SIGHT DISTANCE EASEMENTS IS RESTRICTED TO THE FOLLOWING:

- 1) FENCES SHALL NOT EXCEED 42" IN HEIGHT AND SHALL BE OF OPEN DESIGN. IF FENCES EXCEED 32" IN HEIGHT, THEY SHALL BE CONSTRUCTED OF SPLIT RAIL WITH A MINIMUM DIMENSION OF 12" BETWEEN HORIZONTAL MEMBERS.
2) BERMS, HEDGES AND SHRUBS SHALL NOT EXCEED 32" IN HEIGHT.
3) TREE PLANTING SHALL BE RESTRICTED TO DECIDUOUS TREES ONLY. THE LOWEST BRANCH OF ANY TREE SHALL BE NO LESS THAN 42" FROM GRADE.

NOTE: 1) ALL TRACTS SHOWN ON THIS PLAT ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION. 2) BOUNDARY PINS WILL BE SET AFTER CONSTRUCTION OF LOTS AND STREETS. 3) ALL BEARINGS ARE RELATIVE TO THE RECORDED PLAT OF THE GATES AT WOODRIDGE P.U.D. FOURTH FILING.

SURVEYOR'S STATEMENT

I, Gerald D. Gilliland, a Professional Land Surveyor in the State of Colorado, do hereby state that the survey and legal description shown hereon was made under my direct responsibility, supervision and checking and that this plat accurately represents said survey and that all monuments exist as shown hereon.



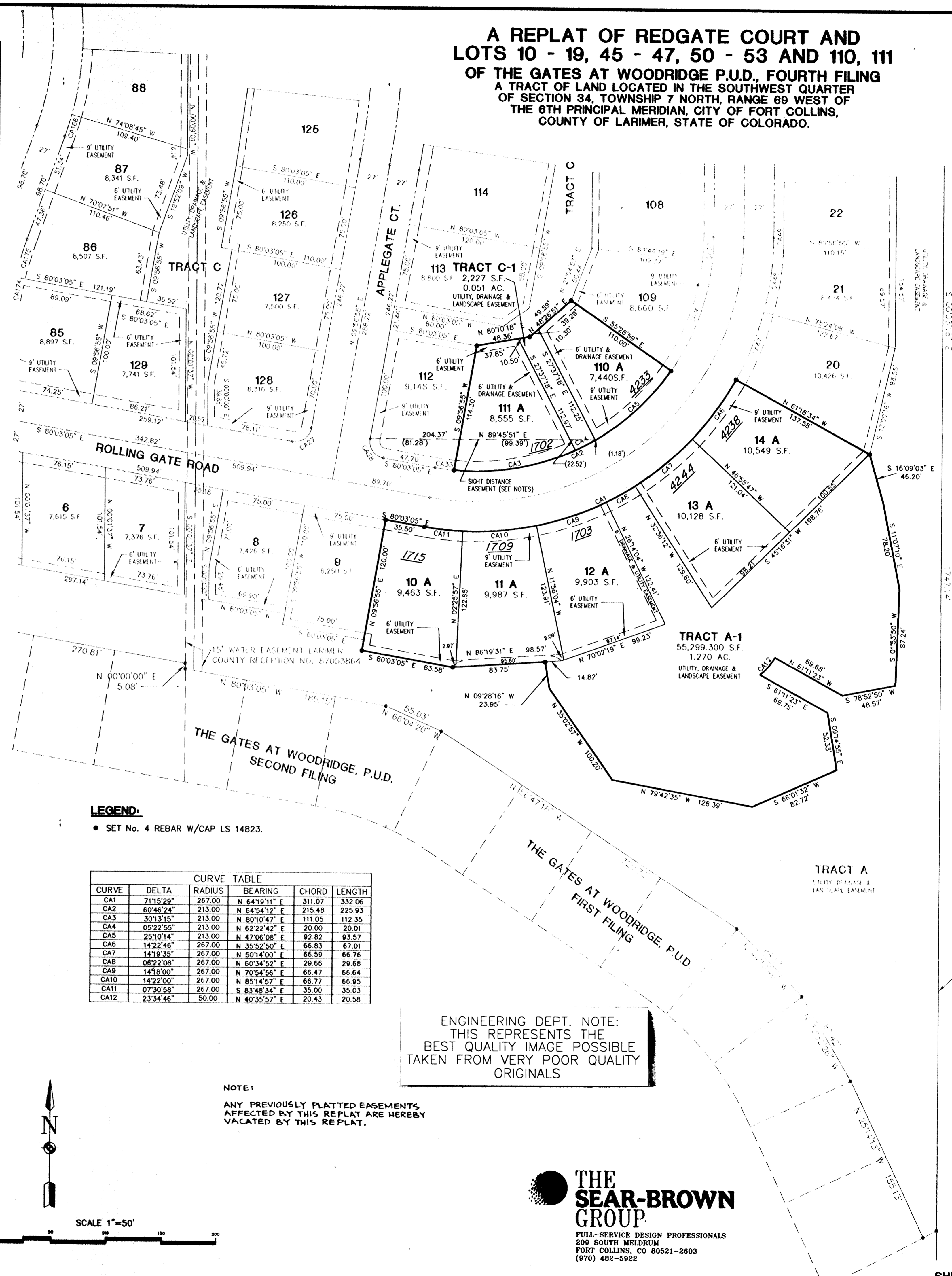
Gerald D. Gilliland, Registered Land Surveyor, Colorado Registration No. 14823, May 19, 1999

NOTICE: According to Colorado Law, you must commence any legal action based upon any defect on 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 commenced more than ten years from the date of survey shown hereon.

ATTORNEY'S CERTIFICATE

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to §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 an examination of the records of the Clerk and Recorder of Larimer County, Colorado as of this 21st day of May, 1999 and other information discovered by me through reasonable inquiry and is limited as authorized by §2(C)(3)(f) of the Land Use Code.

Richard F. Ten, Attorney, P.O. Box 770, Ft. Collins, CO, Registration No. 8663

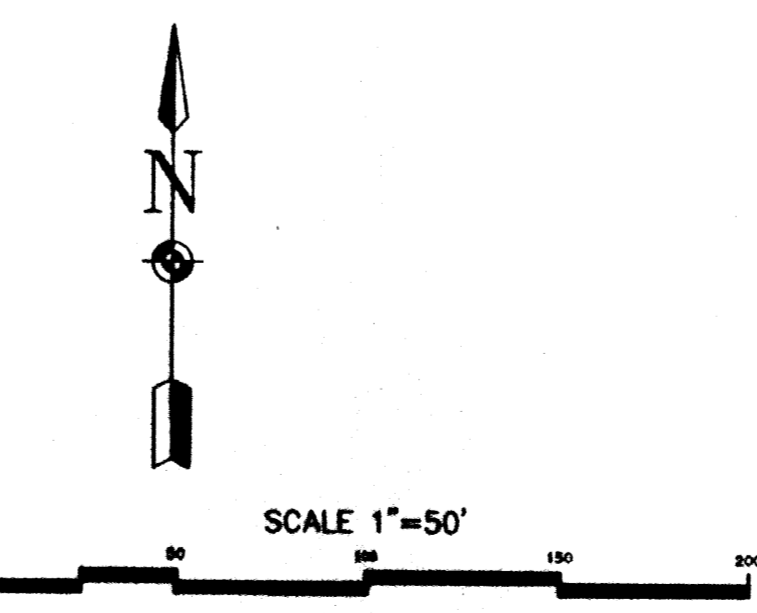


A REPLAT OF REDGATE COURT AND LOTS 10 - 19, 45 - 47, 50 - 53 AND 110, 111 OF THE GATES AT WOODRIDGE P.U.D., FOURTH FILING A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

LEGEND

- SET No. 4 REBAR W/CAP LS 14823.

Table with columns: CURVE, DELTA, RADIUS, BEARING, CHORD, LENGTH. Rows include CA1 through CA12.

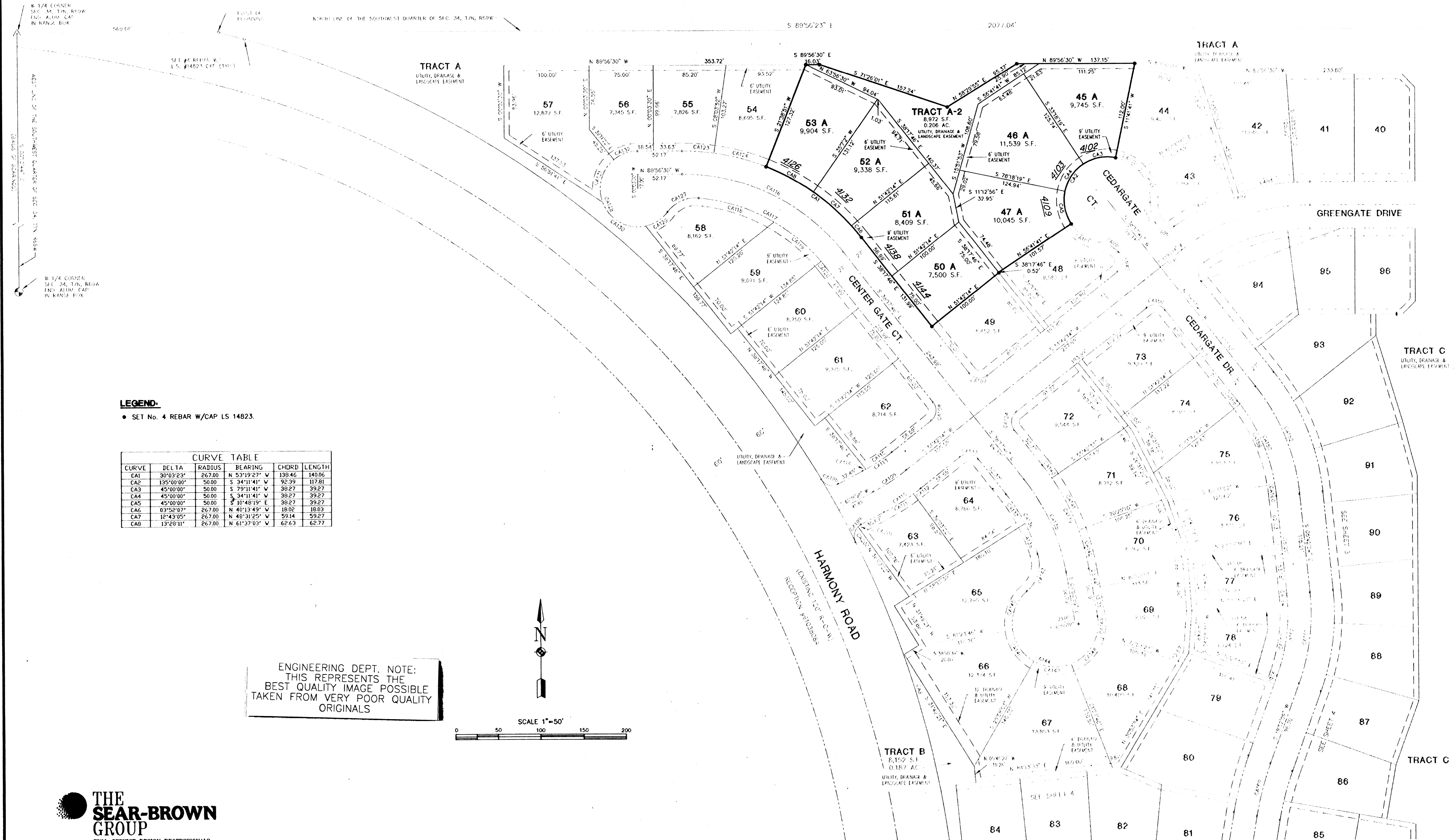


ENGINEERING DEPT. NOTE: THIS REPRESENTS THE BEST QUALITY IMAGE POSSIBLE TAKEN FROM VERY POOR QUALITY ORIGINALS

NOTE: ANY PREVIOUSLY PLATTED EASEMENTS AFFECTED BY THIS REPLAT ARE HEREBY VACATED BY THIS REPLAT.



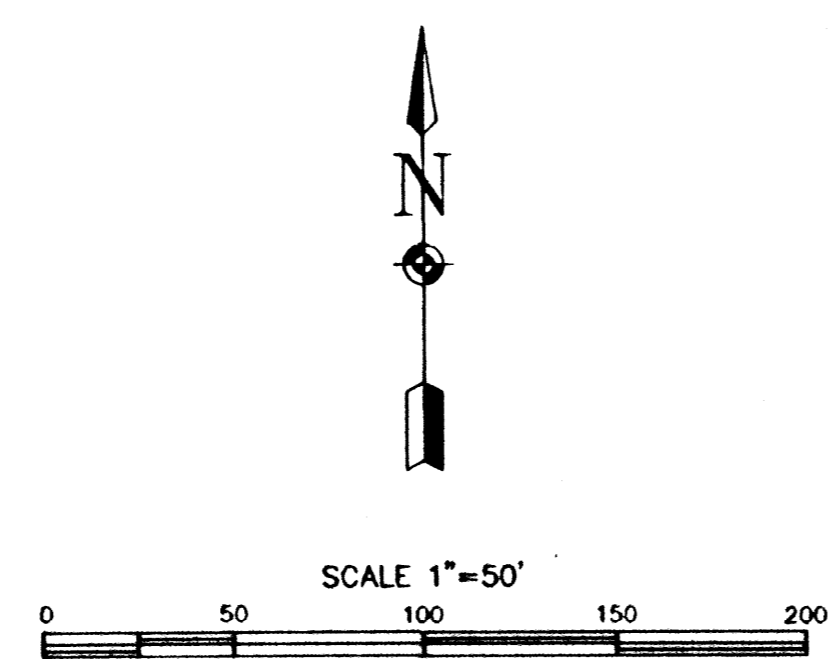
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LEGEND:
 • SET No. 4 REBAR W/CAP LS 14823.

| CURVE | DELTA | RADIUS | BEARING | CHORD | LENGTH |
|-------|------------|--------|---------------|--------|--------|
| CA1 | 30°03'23" | 267.00 | N 53°19'27" W | 138.46 | 140.06 |
| CA2 | 135°00'00" | 50.00 | S 34°11'41" W | 92.39 | 117.81 |
| CA3 | 45°00'00" | 50.00 | S 79°11'41" W | 38.27 | 39.27 |
| CA4 | 45°00'00" | 50.00 | S 34°11'41" W | 38.27 | 39.27 |
| CA5 | 45°00'00" | 50.00 | S 10°48'19" E | 38.27 | 39.27 |
| CA6 | 03°52'07" | 267.00 | N 40°13'49" W | 18.02 | 18.03 |
| CA7 | 12°43'05" | 267.00 | N 48°31'25" W | 59.14 | 59.27 |
| CA8 | 13°28'11" | 267.00 | N 61°37'03" W | 62.63 | 62.77 |

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THE SEAR-BROWN GROUP
 FULL-SERVICE DESIGN PROFESSIONALS
 209 SOUTH MELDORUM
 FORT COLLINS, CO 80521-2603
 (970) 482-5922

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 For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA