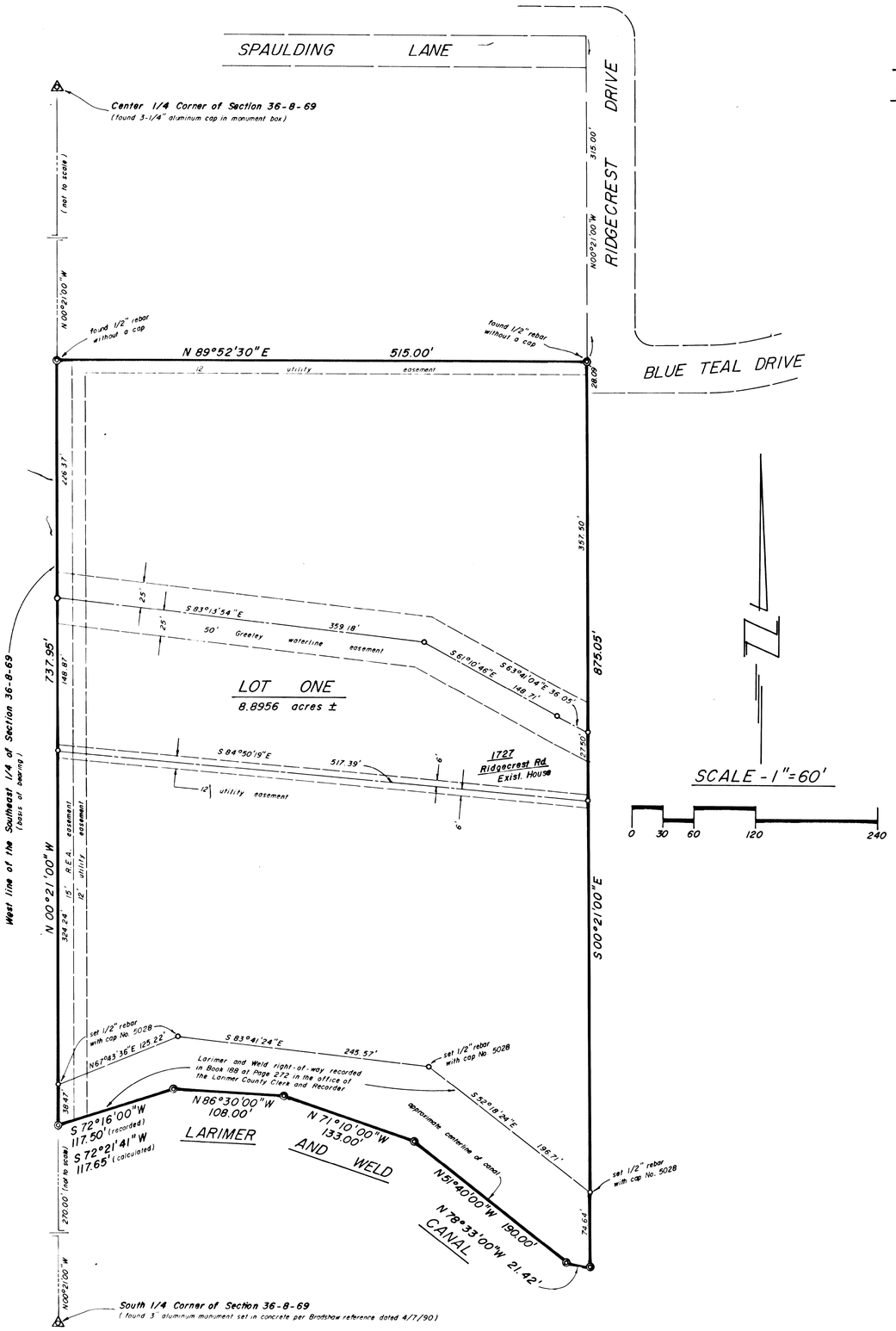
E-67 1756

147306

A PLAT OF
ELM RIDGE RANCH P. U. D.
SITUATE IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 69 WEST OF THE SIXTH P.M., FORT COLLINS, COLORADO



SCALE - 1"=60'

0 30 60 120 240

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 Southeast 1/4 of Section 36, Township 8 North, Range 69 West of the Sixth P.M., Fort Collins, Colorado, being more particularly described as follows; Considering the West line of said Southeast 1/4 as bearing N 00°21'00"W, 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 Southeast 1/4 which bears N00°21'00"W 270.00 feet from the South 1/4 Corner of said Section 36, and run thence N00°21'00" W 737.95 feet; thence N 89°52'30"E 515.00 feet; thence S 00°21'00"E 875.05 feet to the approximate centerline of the Larimer and Weld Canal; thence along said approximate centerline N 78°33'00"W 21.42 feet, and again N 51°40'00"W 190.00 feet, and again N 71°10'00"W 133.00 feet, and again N 86°30'00"W 108.00 feet, and again S 72°21'41"W 117.65 feet to the point of beginning, containing 8.8956 acres, more or less. The undersigned have caused the above described land to be surveyed and subdivided into a lot as shown on this plat to be known as a plat of ELM RIDGE RANCH P. U. D., subject to all easements and rights-of-way now of record or existing or indicated on this plat. The undersigned does hereby dedicate to and for public use forever hereafter, the streets and easements as are 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 8th day of December A.D., 1992.

lienholder - NORDIC CONSTRUCTION & DEVELOPMENT, INC.

Daniel M. McGuire
DANIEL M. McGUIRE

BY Gary Nordick
GARY NORDICK, President

State of Colorado)
County of Larimer) S.S. The foregoing dedication was acknowledged before me this 8th day of _____ A.D., 199__ by Daniel M. McGuire and by Gary Nordick, President of Nordic Construction & Development, Inc..

NOTARY PUBLIC _____ My notarial commission expires _____

lienholder - NORWEST MORTGAGE, INC.

BY _____
Vice President

State of Colorado)
County of Larimer) S.S. The foregoing dedication was acknowledged before me this ____ day of _____ A.D., 199__ by _____, Vice President of Norwest Mortgage, Inc.

NOTARY PUBLIC _____ My notarial commission expires _____

ATTORNEY'S CERTIFICATE:

This is to certify that on the 4th day of December A.D., 1992, I examined the title to the property 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. 15772.

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 ELM RIDGE RANCH P. U. D. 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

APPROVED AS TO FORM:

By the Director of Engineering of the City of Fort Collins, Colorado, this 19th day of December A.D., 1992.

Michael R. Herzig
DIRECTOR OF ENGINEERING

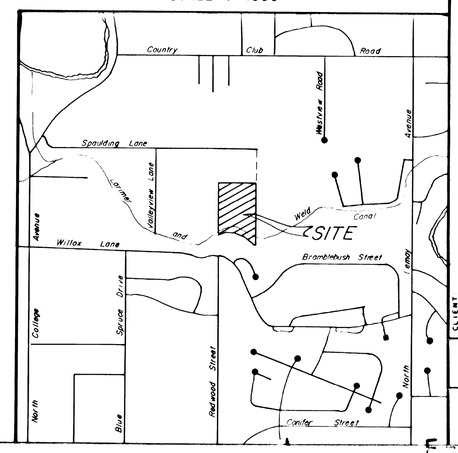
SEAL

APPROVED:

By the Planning and Zoning Board of the City of Fort Collins, Colorado, this 16th day of November A.D., 1992.

_____
Secretary of Planning and Zoning Board

VICINITY MAP
SCALE - 1"=1000'



NO	DATE	BY	REVISIONS	REMARKS
			APPROVED FOR CONSTRUCTION:	

STEWART & ASSOCIATES
Consulting Engineers and Surveyors
214 N. HOWES STREET, FORT COLLINS, CO 80521. (303) 482-9133.

ENGINEER	DESIGNED	DATE	CHECKED	DATE	SURVEY	SCALE
R.A.R.						1"=60'

DRAWN J.S.R. DATE 4/3/92

CLIENT DANIEL M. McGUIRE

PROJECT TRACT IN THE SOUTHEAST 1/4 OF SECTION 36-8-69 FORT COLLINS, COLORADO

UNIT ELM RIDGE RANCH P.U.D.

JOB NUMBER JNSGA CLIENT

SHEET NUMBER ONE OF ONE

E-67 1756

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