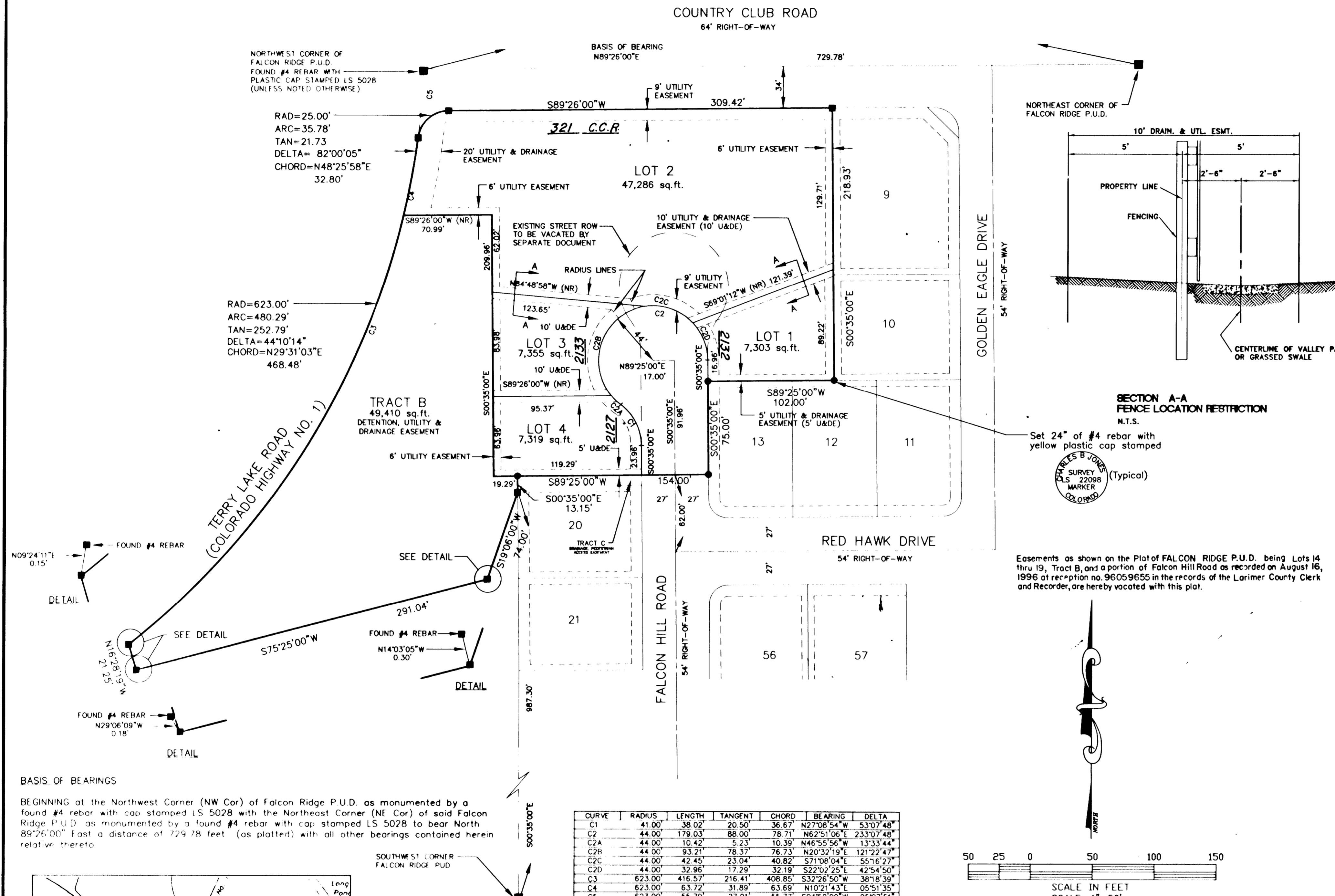
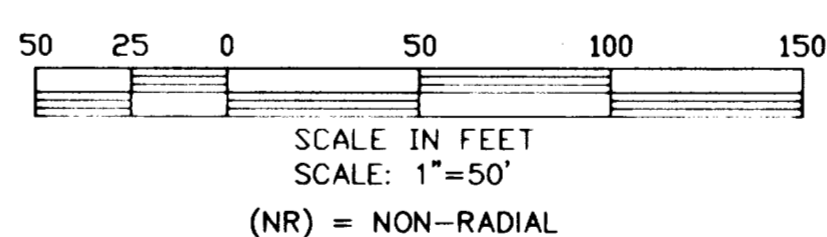


A PLAT OF FIRST REPLAT OF FALCON RIDGE P.U.D.

BEING LOTS 14 THROUGH 19 AND TRACT B OF FALCON RIDGE P.U.D., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO (BEING PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 69 WEST OF THE 6TH P.M.)

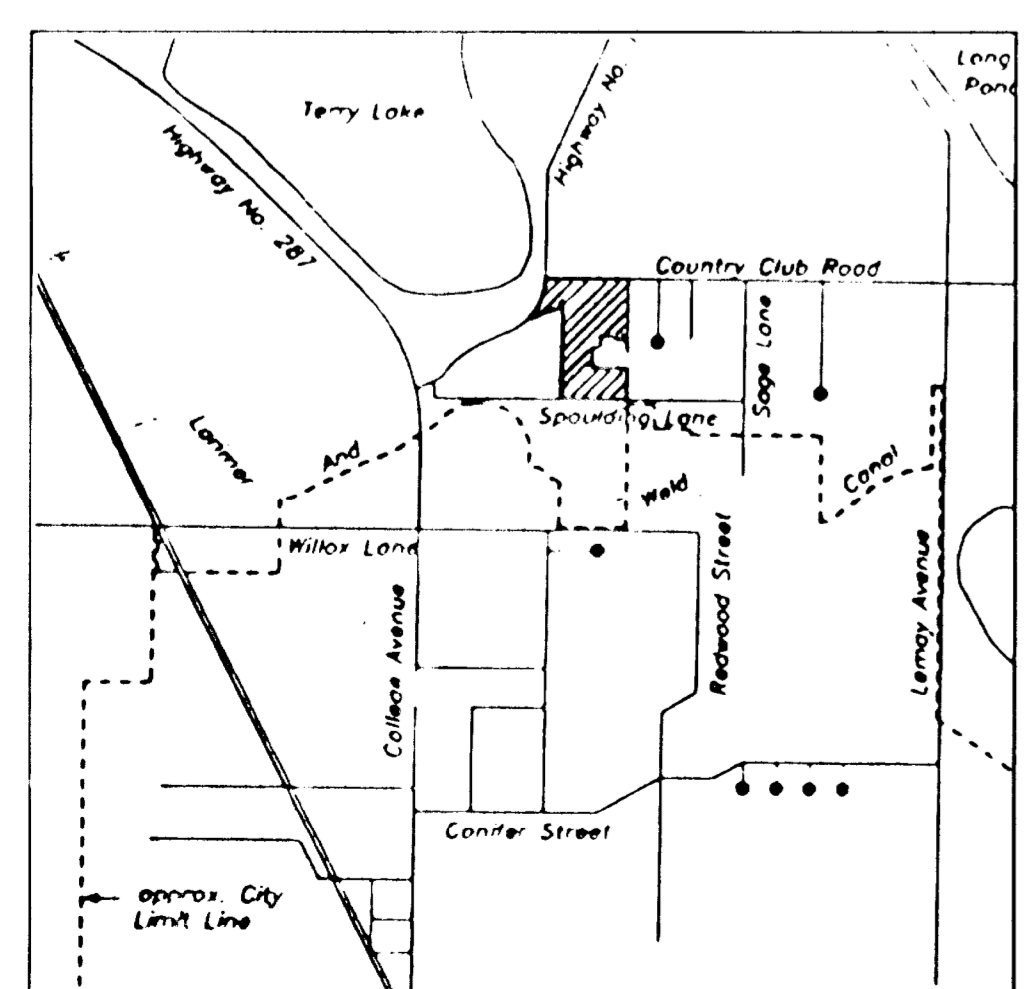


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	41.00'	38.02'	20.50'	36.67'	N27°08'54"W	53°07'48"
C2	44.00'	179.03'	88.00'	78.71'	N62°31'06"E	233°07'48"
C2A	44.00'	10.42'	5.23'	10.39'	N46°55'56"W	133°33'44"
C2B	44.00'	93.21'	78.37'	76.73'	N20°32'19"E	121°22'47"
C2C	44.00'	42.45'	23.04'	40.82'	S71°08'04"E	55°16'27"
C2D	44.00'	32.96'	17.29'	32.19'	S22°02'25"E	42°54'50"
C3	623.00'	416.57'	216.41'	408.85'	S32°26'50"W	381°8'39"
C4	623.00'	63.72'	31.89'	63.69'	N10°21'43"E	05°51'33"
C5	623.00'	55.79'	27.91'	55.77'	S04°52'00"W	05°07'51"



Easements as shown on the Plat of FALCON RIDGE P.U.D. being Lots 14 thru 19, Tract B, and a portion of Falcon Hill Road as recorded on August 16, 1996 at reception no. 96059655 in the records of the Larimer County Clerk and Recorder, are hereby vacated with this plat.

BASIS OF BEARINGS
 BEGINNING at the Northwest Corner (NW Cor) of Falcon Ridge P.U.D. as monumented by a found #4 rebar with cap stamped LS 5028 with the Northeast Corner (NE Cor) of said Falcon Ridge P.U.D. as monumented by a found #4 rebar with cap stamped LS 5028 to bear North 89°26'00" East a distance of 729.78 feet (as platted) with all other bearings contained herein relative thereto.



VICINITY MAP
 SCALE: 1"=2000'

- NOTES:**
 Placement of privacy fencing between Lots 1&2, and Lots 2&3 shall be restricted as shown by the FENCE LOCATION RESTRICTION detail on this sheet.
- NOTES:**
 1: Tract B is to be owned and maintained by a Homeowners Association.
- NOTE:**
 I did not verify the accuracy or correctness of the procedures used to determine the exterior boundary of the original subdivision plat during the preparation of this replat and the associated boundary survey as shown hereon. The exterior monumentation of the original platting was recovered as indicated and used as control based upon their representation of the monumented boundary of the original platting of this subdivision as prepared by Mr. Richard A. Rutherford P.E. & L.S. No. 5028.
- TITLE COMMITMENT NOTE**
 This survey does not constitute a title search by King Surveyors Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors, Inc. relied upon title commitment no. LR34732896, prepared by First American Heritage Title Company dated June 18, 1996, at 7:29 a.m.

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 Southwest Quarter (SW1/4) of Section Thirty-six (36), Township Eight North (T.8N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado and being Lots Fourteen (14) through Nineteen (19) inclusive, and Tract "B" and that part of the platted Falcon Hill Road described as follows: BEGINNING at the Northeast Corner (NE Cor) of Tract "C" and considering the Westerly Right-of-Way (ROW) line of said Falcon Hill Road to bear North 00°35'00" West with all other bearings contained hereon relative thereto: THENCE North 00°35'00" West along said Westerly ROW line a distance of 99.96 feet to a Point of Curvature (PC); THENCE along the Arc of a curve which is concave to the West a distance of 26.38 feet, whose Radius is 41.00 feet, whose Delta is 36°52'12", and whose Long Chord bears North 19°01'06" West a distance of 25.96 feet to a Point of Reverse Curvature (PRC); THENCE along the Arc of a curve which is concave to the South a distance of 194.84 feet, whose Radius is 44.00 feet, whose Delta is 253°44'24", and whose Long Chord bears North 89°25'00" East a distance of 70.40 feet to a PRC; THENCE along the Arc of a curve which is concave to the East a distance of 26.38 feet, whose Radius is 41.00 feet, whose Delta is 36°52'12", and whose Long Chord bears South 17°51'06" West a distance of 25.93 feet to the Point of Tangency (PT); THENCE South 00°35'00" East a distance of 99.96 feet; THENCE South 89°25'00" West a distance of 54.00 feet to the POINT OF BEGINNING all in Falcon Ridge P.U.D.

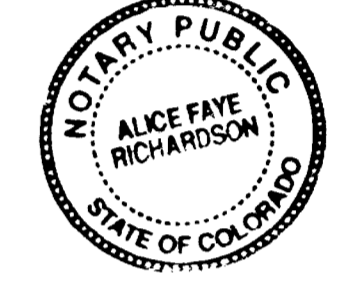
The undersigned have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this plat to be known as "First Replat of Falcon Ridge P.U.D.", subject to all easements and rights-of-way now of record or existing or indicated on this plat. The undersigned does hereby dedicate 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 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 4th day of November 1997
 SANDCREAK ASSOCIATES, A LIMITED LIABILITY COMPANY
 By *Edward W. Lawler* and *Peter R. Sherman*
 Edward W. Lawler, *Mgr.* Peter R. Sherman, *Mgr.*

STATE OF COLORADO)
) ss
 COUNTY OF LARIMER)

The foregoing dedication was acknowledged before me this 4th day of November A.D. 1997 by Edward W. Lawler and by Peter R. Sherman of Sandcreek Associates, A Limited Liability Company.

Witness my hand and seal.
Alice Faye Richardson
 Notary Public
 My Commission Expires: July 25, 1999



Witness our hands and seals this 17th day of November 1997
 CITY OF FT. COLLINS
 BY *John J. Inglebach*
 AS: City Manager
 STATE OF COLORADO)
) ss
 COUNTY OF LARIMER)

The foregoing dedication was acknowledged before me this 8 day of November A.D. 1997 by *John J. Inglebach* as City Manager of the City of Fort Collins.
 Witness my hand and seal.
Richard J. Lee
 Notary Public
 My Commission Expires: 8/11/1999

ATTORNEY'S CERTIFICATE:
 This is to certify that on the 10th day of November A.D. 1997 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. 1873, 31-23-111, are as shown hereon as of said date.
 ATTORNEY *Richard J. Lee* Registration No. 8553

SURVEYOR'S STATEMENT
 I, Charles B. Jones, a Colorado Registered Professional Land Surveyor, do hereby state to: Sandcreek Associates, a Limited Liability Company 2202 Rolling Wood Drive Ft. Collins, Colorado 80524 that this Land Survey Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information, belief, and in my professional opinion. I further state that this certificate does not extend to any unnamed parties or the successors and/or assigns of Sandcreek Associates, a Limited Liability Company.
Charles B. Jones
 Charles B. Jones
 Colorado Registered Professional Surveyor #22098
 Land Surveyor #22098

APPROVED AS TO FORM:
 By the Director of Engineering of the City of Fort Collins, Colorado this 12th day of November A.D. 1997.
David Starnes
 Director of Engineering



APPROVED:
 By the Planning and Zoning Board of the City of Fort Collins, Colorado this 25th day of November A.D. 1997.
Robert Starbuck
 Secretary of the Planning and Zoning Board

DATE: 8/96
 FILE NAME: 96188SUB.DWG
 SCALE: 1" = 50'
 DRAWN BY: DJB
 CHECKED BY: CBJ

KING SURVEYORS INC.
 1200 WEST ASH STREET SUITE C • WINDSOR, CO 80550 • (970) 686-5011

REVISIONS:
 DATE: 12/19
 EDITING EASEMENTS 4/3
 EDITING EASEMENT (LOT 2) 6/11
 CHANGE LOT 2 AREA LABEL 6/11

FIRST REPLAT OF FALCON RIDGE P.U.D.
 FOR THE ENGINEERING COMPANY
 2310 E. Prospect
 Fort Collins, Colorado 80525

PROJECT # 96188

SHT 1 OF 1