

# A PLAT OF FIVE OAKS VILLAGE AT CUNNINGHAM CORNER

A

## PLANNED UNIT DEVELOPMENT

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6th P.M. BEING A REPLAT OF PORTIONS OF BLOCKS NO. 1, NO. 2 AND NO. 3 OF CUNNINGHAM CORNER A PLANNED UNIT DEVELOPMENT AND TRACT "D" OF CHESTNUT VILLAGE AT CUNNINGHAM CORNER A PLANNED UNIT DEVELOPMENT, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO

"WORTHINGTON FARM"

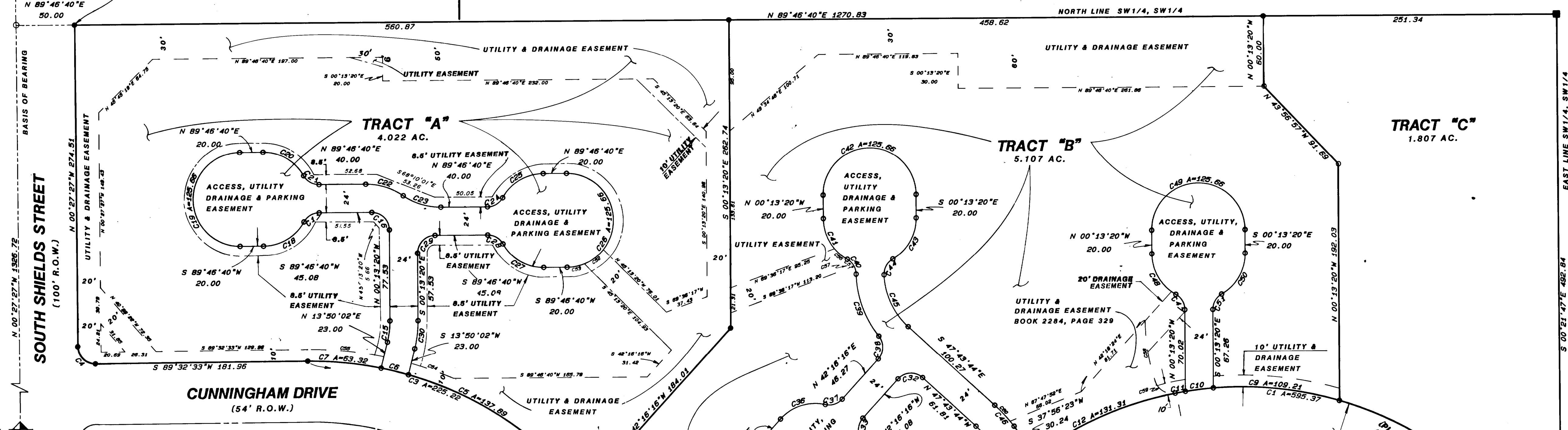
WOODWEST 7th FILING

WEST 1/4 CORNER  
SEC. 26, T.7N., R.69W.  
FOUND #4 REBAR

TRUE POINT OF BEGINNING  
SET ALUMINUM PIPE W/CAP  
"TST 22564" WITNESS CORNER  
TO NW CORNER, SW 1/4,  
SW 1/4 SEC. 26

NW CORNER SW 1/4, SW 1/4  
SEC. 26, T.7N., R.69W.

NORTHEAST CORNER SW 1/4, SW 1/4  
SEC. 26, T.7N., R.69W.  
FD. PIN W/CAP "PLS 4414. M. NICHOLS

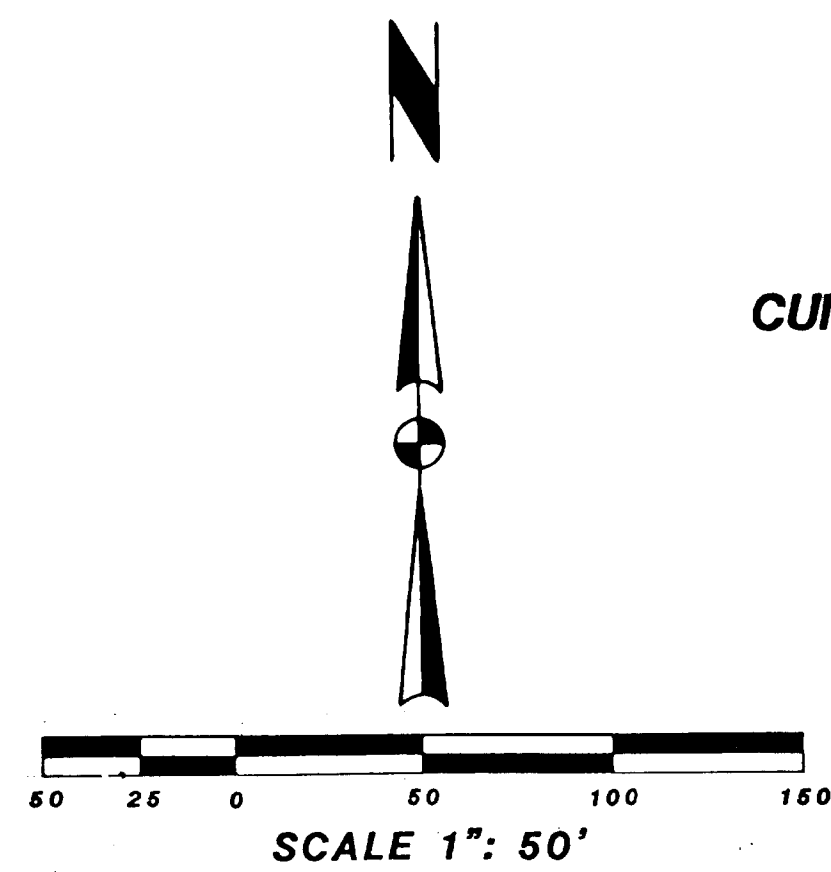


**CURVE DATA**

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BRG
1	112°57'13"	302.00	595.37	503.53	N 81°15'07"W
2	90°00'00"	15.00	23.56	21.21	S 87°16'16"W
3	42°43'43"	302.00	225.22	220.03	N 69°05'36"W
4	90°00'00"	15.00	23.56	21.21	N 45°27'27"W
5	26°00'36"	302.00	137.89	136.69	N 60°48'32"W
6	4°33'16"	302.00	24.01	24.00	N 76°09'59"W
7	12°00'50"	302.00	63.32	63.21	N 84°27'02"W
8	48°59'48"	302.00	258.26	250.46	N 49°16'25"W
9	20°43'08"	302.00	109.21	108.81	N 84°07'53"W
10	4°35'04"	302.00	24.16	24.16	S 83°13'01"W
11	1°40'27"	302.00	8.82	8.82	S 80°05'17"W
12	24°54'47"	302.00	131.31	130.28	S 66°47'39"W
13	4°33'16"	302.00	24.01	24.00	S 52°03'37"W
14	7°30'43"	302.00	39.60	39.57	S 46°01'37"W
15	14°03'22"	302.00	75.00	75.00	N 06°48'21"E
16	90°00'00"	15.00	23.56	21.21	N 45°13'20"W
17	60°35'59"	15.00	15.86	15.14	S 59°28'41"W
18	60°35'59"	40.00	42.31	40.36	S 59°28'41"W
19	180°00'00"	40.00	125.66	80.00	N 00°13'20"E
20	60°35'59"	40.00	42.31	40.36	S 59°28'41"E
21	60°35'59"	15.00	15.86	15.14	S 59°28'21"E
22	34°37'10"	56.47	34.12	33.61	S 72°54'38"E
23	34°37'10"	56.47	34.12	33.61	S 72°54'38"E
24	60°35'59"	15.00	15.86	15.14	N 59°28'41"E
25	60°35'59"	40.00	42.31	40.36	N 59°28'41"E
26	180°00'00"	40.00	125.66	80.00	S 00°13'20"E
27	60°35'59"	40.00	42.31	40.36	N 59°28'21"W
28	60°35'59"	15.00	15.86	15.14	N 59°28'21"W
29	90°00'00"	15.00	23.56	21.21	S 44°46'40"W
30	14°03'22"	59.00	24.29	24.23	S 06°48'21"W
31	9°47'21"	118.67	20.28	20.25	N 42°50'03"W
32	90°00'00"	15.00	23.56	21.21	S 87°16'16"W
33	60°35'59"	15.00	15.86	15.14	S 11°59'16"W
34	60°35'59"	40.00	42.31	40.36	N 59°28'16"W
35	180°00'00"	40.00	125.66	80.00	N 47°43'44"W
36	60°35'59"	40.00	42.31	40.36	N 72°34'15"E
37	60°35'59"	15.00	15.86	15.14	N 72°34'15"E
38	81°14'13"	15.00	21.27	19.53	N 01°39'09"E
39	37°48'30"	87.00	37.41	36.37	N 20°33'42"W
40	59°40'50"	15.00	15.62	14.93	N 30°59'52"W
41	60°36'57"	40.00	42.32	40.37	N 30°31'49"W
42	180°00'00"	40.00	125.66	80.00	N 89°46'40"E
43	60°33'58"	40.00	42.28	40.34	S 30°03'39"W
44	62°51'33"	15.00	15.37	15.37	S 29°04'51"W
45	45°32'49"	63.00	50.08	48.77	S 24°57'20"E
46	9°47'21"	142.67	24.38	24.35	S 42°50'03"E
47	60°35'59"	15.00	15.86	15.14	N 30°31'19"W
48	60°35'59"	40.00	42.31	40.36	N 30°31'19"W
49	180°00'00"	40.00	125.66	80.00	N 89°46'40"E
50	60°35'59"	40.00	42.31	40.36	S 30°04'39"W
51	60°35'59"	15.00	15.86	15.14	S 30°04'39"W
52	29°17'17"	40.00	20.45	20.23	S 53°20'00"W
53	21°48'02"	40.00	15.22	15.19	S 78°52'39"W
54	7°06'18"	312.00	38.69	38.67	N 70°24'34"W
55	12°05'13"	312.00	65.82	65.70	N 84°24'50"W
56	20°30'46"	40.00	14.32	14.24	S 50°34'54"E
57	32°36'52"	15.00	8.54	8.42	S 44°31'51"E
58	18°08'33"	167.18	52.92	52.70	S 09°17'36"E
59	82°23'05"	15.00	21.57	19.76	S 59°33'26"E
60	7°39'34"	142.67	19.07	19.06	S 43°53'57"E

WILLOW GROVE VILLAGE P.U.D.

SEE SITE PLAN FOR ADDRESSES



NOTES:  
TRACT "C" IS DEDICATED AS A UTILITY AND DRAINAGE EASEMENT  
● DENOTES SET #4 REBAR W/ ALUMINUM CAP P.L.S. #22564  
■ DENOTES FOUND PIN AS DESCRIBED

TST TARANTO, STANTON & TAGGE Consulting Engineers

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STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION AND DECLARATION OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: Metcalf, Ltd., a Colorado limited partnership, being owner of all the following described land to-wit:

LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of the Southwest Quarter of Section 26, Township 7 North, Range 69 West of the Sixth Principal Meridian, being a replat of portions of Blocks No. 1, No. 2 and No. 3 of Cunningham Corner, a Planned Unit Development and Tract "D" of Chestnut Village at Cunningham Corner, a Planned Unit Development, City of Fort Collins, Larimer County, Colorado, being described as follows:

Beginning at the Southwest corner of said Section 26 and considering the West line of the Southwest Quarter of said Section 26 to bear North 00°27'27" West, with all bearings contained herein relative thereto; thence Northerly along said West line North 00°27'27" West 1326.72 feet to the Northwest corner of said Southwest Quarter of the Southwest Quarter; thence Easterly along the North line of said Southwest Quarter of the Southwest Quarter, North 89°46'40" East 50.00 feet to the Easterly right-of-way line of South Shields Street and the True Point of Beginning of this description; thence continuing Easterly along said North line, also being the South line of the "Worthington Farm" and Woodwest Seventh Filing, according to the recorded plat thereof, North 89°46'40" East, 1270.83 feet to the Northeast corner of Cunningham Corner, a Planned Unit Development, according to the recorded plat thereof; thence Southerly along the East line of said Cunningham Corner, P.U.D., South 00°21'47" East, 492.84 feet to the Northerly right-of-way line of Windmill Drive as platted in Chestnut Village at Cunningham Corner, a Planned Unit Development, according to the recorded plat thereof; thence Westerly, along said Northerly right-of-way line and the Northerly right-of-way line of Richmond Drive as platted in Willow Grove Village, a Planned Unit Development, according to the recorded plat thereof, along a non-tangent curve to the left having a delta of 112°57'13", a radius of 302.00 feet, an arc of 595.37 feet and a long chord which bears North 81°15'07" West, 503.53 feet; thence South 42°16'16" West, 51.81 feet; thence South 44°56'45" West, 150.00 feet; thence along a curve to the right having a delta of 90°00'00", a radius of 15.00 feet, an arc of 23.56 feet, and a long chord which bears South 87°16'16" West, 21.21 feet to the Northerly right-of-way line of Cunningham Drive as platted in said Willow Grove Village at Cunningham Corner P.U.D.; thence Northwesterly along said Northerly right-of-way line, North 47°43'44" West, 283.05 feet; thence along a curve to the left having a delta of 42°43'43" a radius of 302.00 feet, an arc of 225.22 feet, and a long chord which bears North 69°05'36" West, 220.03 feet; thence South 89°32'33" West, 181.96 feet; thence along a curve to the right having a delta of 90°00'00", a radius of 15.00 feet, an arc of 23.56 feet, and a long chord which bears North 45°27'27" West, 21.21 feet to the Easterly right-of-way line of South Shields Street; thence Northerly along said Easterly right-of-way line North 00°27'27" West, 274.51 feet to the true point of beginning of this description. The above described tract contains 10.936 acres, more or less.

Have caused the same to be surveyed and subdivided into tracts as shown on this plat known as FIVE OAKS VILLAGE AT CUNNINGHAM CORNER, A PLANNED UNIT DEVELOPMENT, and do hereby dedicate and convey to the City of Fort Collins for the public use, forever hereafter, the easements as are laid out and designated on this plat.

Protective covenants for this planned unit development are as filed contemporaneously herewith in the Office of the Clerk and Recorder of Larimer County, Colorado.

WITNESS our hands and seals this 18 day of Sept. A.D., 1985

METCALF, LTD., a Colorado limited partnership.

SIBBALD/LUSTIG COMPANY, a Colorado Corporation, General Partner

Ronald L. Lustig, Secretary

Thomas R. Sibbald, President

NOTARY STATEMENT AND ACKNOWLEDGEMENT

STATE OF COLORADO) ss COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 18 day of Sept. A.D., 1985 by THOMAS R. SIBBALD, President and RONALD L. LUSTIG, Secretary of SIBBALD/LUSTIG COMPANY, a Colorado Corporation, General Partner of METCALF, LTD., a Colorado limited partnership, owner of Five Oaks Village at Cunningham Corner, a Planned Unit Development.

My Commission expires: 8/30/87

WITNESS my hand and official seal.

Notary Public: Norma A. Roberts, Address: 1304 Southridge, Ft. Collins, CO 80521

ATTORNEY'S CERTIFICATE

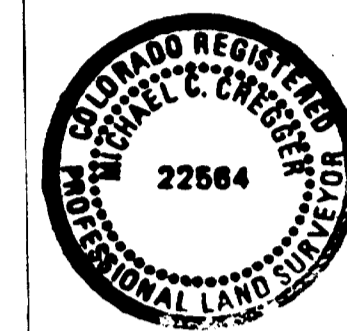
This is to certify that on the 12th day of September, 1985, I examined the title to the property as described hereon and established that the owners and proprietors of record of the said property as construed in C.R.S. 1973, 31-23-111, are as shown hereon as of said date.

Attorney: Address: 1405 S. College Ave., Fort Collins, Colo. Registration No. 9432

SURVEYOR'S CERTIFICATE

I, MICHAEL C. GREGGER, do hereby certify that this plat and legal description were prepared by me or under my direct supervision and are true and correct to the best of my knowledge.

Date: September 17, 1985. Signature: Michael C. Gregger, Professional Land Surveyor, Colorado Registration Number 22564



ENGINEER'S APPROVAL

Approved by the City Engineer of the City of Fort Collins, Colorado, on the 10th day of October A.D., 1985.

Acting City Engineer: Michael R. Henig

PLANNING AND ZONING APPROVAL

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on the 23 day of September A.D., 1985.

Secretary of Planning and Zoning Board: J. Frank

The undersigned as lien holder of record hereby ratifies the statement of ownership, subdivision, dedication, and declaration of protective covenants.

Attest: First Interstate Bank of Fort Collins, N.A.

NOTARY STATEMENT AND ACKNOWLEDGEMENT

STATE OF COLORADO) ss COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 18 day of Sept. A.D., 1985 by First Interstate Bank of Fort Collins, N.A.

My Commission Expires: 8/30/87

WITNESS my hand and official seal.

Notary Public: Norma A. Roberts, Address: 1304 Southridge, Ft. Collins, CO 80521

