

# AMENDED PLAT OF FAIRWAY TWO AT SOUTHRIDGE GREENS P.U.D.

Notary Public  
State of Colorado  
Office of Notary

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

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 located in the Southwest quarter of Section 6 and in the Northwest quarter of Section 7, all in Township 6 North, Range 68 West of the 6th P.M. of Larimer County, Colorado, being more particularly described as follows:

Considering the West line of the Southwest quarter of said Section 6 as bearing North 00°03'20" East and with all bearings contained relative thereto:

Commencing at the Southwest corner of said Section 6, the True Point of Beginning of this description: thence, along the boundary of the Plat of "Fairway Two at SouthRidge Greens P.U.D." as recorded in Book 2237, Page 433 Records of said County, the following eleven (11) courses and distances: (1) North 00°03'20" East 65.13 feet; (2) North 89°34'23" East 50.00 feet to the easterly right-of-way line of Lemay Avenue; (3) 23.69 feet along the arc of a curve concave to the Northeast having a central angle of 90°28'57", radius is 15.00 feet and long chord bears South 45°11'09" East; (4) North 89°34'23" East 874.87 feet; (5) North 18°37'24" East 335.04 feet; (6) North 23°18'28" East 224.07 feet; (7) North 00°03'20" East 239.98 feet; (8) North 43°32'56" West 330.77 feet; (9) North 29°14'56" East 131.69 feet; (10) South 79°12'22" East 240.00 feet; (11) North 23°50'01" East 15.83 feet; to the boundary of the Plat of "Fairway Five at SouthRidge Greens P.U.D." as recorded in Book 2237, Page 2177 Records of said County; thence along said boundary South 59°20'52" East 236.45 feet to the boundary of the Plat of "The Front Nine at SouthRidge Greens P.U.D." as recorded in Book 2237, Page 2169 records of said County; thence along said boundary the following twelve (12) courses and distances: (1) 66.17 feet along the arc of a nontangent curve concave to the Southeast having a central angle of 10°01'50", a radius of 378.00 feet, the chord of said curve bears South 31°00'14" West; (2) 103.74 feet along the arc of a nontangent curve concave to the Southeast having a central angle of 15°34'46", a radius of 381.50 feet, the chord of said curve bears South 22°03'43" West; (3) 16.50 feet along the arc of a nontangent curve concave to the Southeast having a central angle of 02°27'21", a radius of 385.00 feet, the chord of said curve bears South 09°12'59" West; (4) tangent from said curve, South 07°59'19" West 333.76 feet; (5) 130.63 feet along the arc of a curve concave to the East having a central angle of 28°01'54", a radius of 267.00 feet, the chord of said curve bears South 06°01'38" East; (6) nontangent from said curve South 15°21'11" West 118.90 feet; (7) 27.92 feet along the arc of a curve concave to the West having a central angle of 04°55'17", a radius of 325.00 feet, the chord of said curve bears South 17°48'50" West; (8) nontangent from said curve South 47°52'50" West 150.60 feet; (9) South 42°07'08" East 37.00 feet; (10) 163.26 feet along the arc of a nontangent curve concave to the Northwest having a central angle of 28°46'54", a radius of 325.00 feet, the chord of said curve bears South 62°16'18" West; (11) South 76°39'46" West 99.66 feet; (12) South 06°57'20" East 57.66 feet to the said boundary of the Plat of "Fairway Two at SouthRidge Greens P.U.D."; thence along said boundary the following four (4) courses and distances: (1) South 89°34'23" West 875.95; (2) 23.44 feet along the arc of a curve concave to the Southeast having a central angle of 89°31'40", a radius of 15.00 feet, the chord of said curve bears South 44°48'33" West; (3) South 89°34'23" West 50.00 feet; (4) North 00°02'43" East 64.88 feet to the True Point of Beginning.

The above described tract contains 8.437 acres more or less, has caused the same to be surveyed and subdivided into lots and streets as shown on this plat to be known as The Amended Plat of Fairway Two at SouthRidge Greens P.U.D. and is subject to all easements and rights-of-way now on record or existing or indicated on this plat and does hereby dedicate and convey to and for public use, forever hereafter, the streets and easements as are laid out and designated on this plat.

Protective covenants for the "Amended Plat of Fairway Two at SouthRidge Greens P.U.D." are as filed contemporaneously herewith in the office of the Clerk and Recorder of Larimer County, Colorado.

WITNESS our hands and seals this 23 day of November, A.D., 19 85.

**BUCAIN CORPORATION**  
Clifford J. Buckley, President      Bernard L. Cain, Secretary

State of Colorado,      ss:  
County of Larimer,

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19 \_\_\_\_\_ by Clifford J. Buckley, President of Bucain Corporation.

My notarial commission expires: \_\_\_\_\_

Notary Public  
State of Colorado,      ss:  
County of Larimer,

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19 \_\_\_\_\_ by Bernard L. Cain, Secretary of Bucain Corporation.

My notarial commission expires: \_\_\_\_\_

**COLUMBIA SAVINGS, A FEDERAL SAVINGS AND LOAN ASSOCIATION**  
BY: Ronald A. Saady, Sr. Vice President      ATTEST: Ann Wesch, Assistant Secretary

State of Colorado,      ss:  
County of Larimer,

The foregoing instrument was acknowledged before me this 30th day of November, A.D., 1983, by Ronald A. Saady, Sr. Vice President, and by Ann Wesch, as Assistant Secretary, for Columbia Savings, A Federal Savings and Loan Association.

My notarial commission expires: November 27, 1986

Notary Public  
Address: 5850 So. Dister Cir. E.  
Englewood, Colo. 80111

**FOX RIDGE II, A COLORADO GENERAL PARTNERSHIP**

K. Bill Tiley, Active Partner

State of Colorado,      ss:  
County of Larimer,

The foregoing instrument was acknowledged before me this 23 day of November, A.D., 1983 by K. Bill Tiley, Active Partner for Fox Ridge II, A Colorado General Partnership.

My notarial commission expires: \_\_\_\_\_

Notary Public  
STATE OF COLORADO

### ATTORNEY'S CERTIFICATE

This is to certify that on the 23 day of November, 19 85, 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 this date.

Address: \_\_\_\_\_  
Registration No.: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, Wallace C. Muscott, a duly registered land surveyor in the State of Colorado, do hereby represent that this "Amended Plat of Fairway Two at SouthRidge Greens, P.U.D." truly and correctly represents the results of a survey made by me or under my direct supervision.

Wallace C. Muscott, Registered Land Surveyor  
Colorado Registration No.: 17497

Approved by the City Engineer, of the City of Fort Collins, Colorado, on the 13th day of December, A.D., 19 85.

Thomas H. Nay, City Engineer

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on the 21st day of November, A.D., 19 85.

Maurice E. Supel, Secretary of Planning and Zoning Board



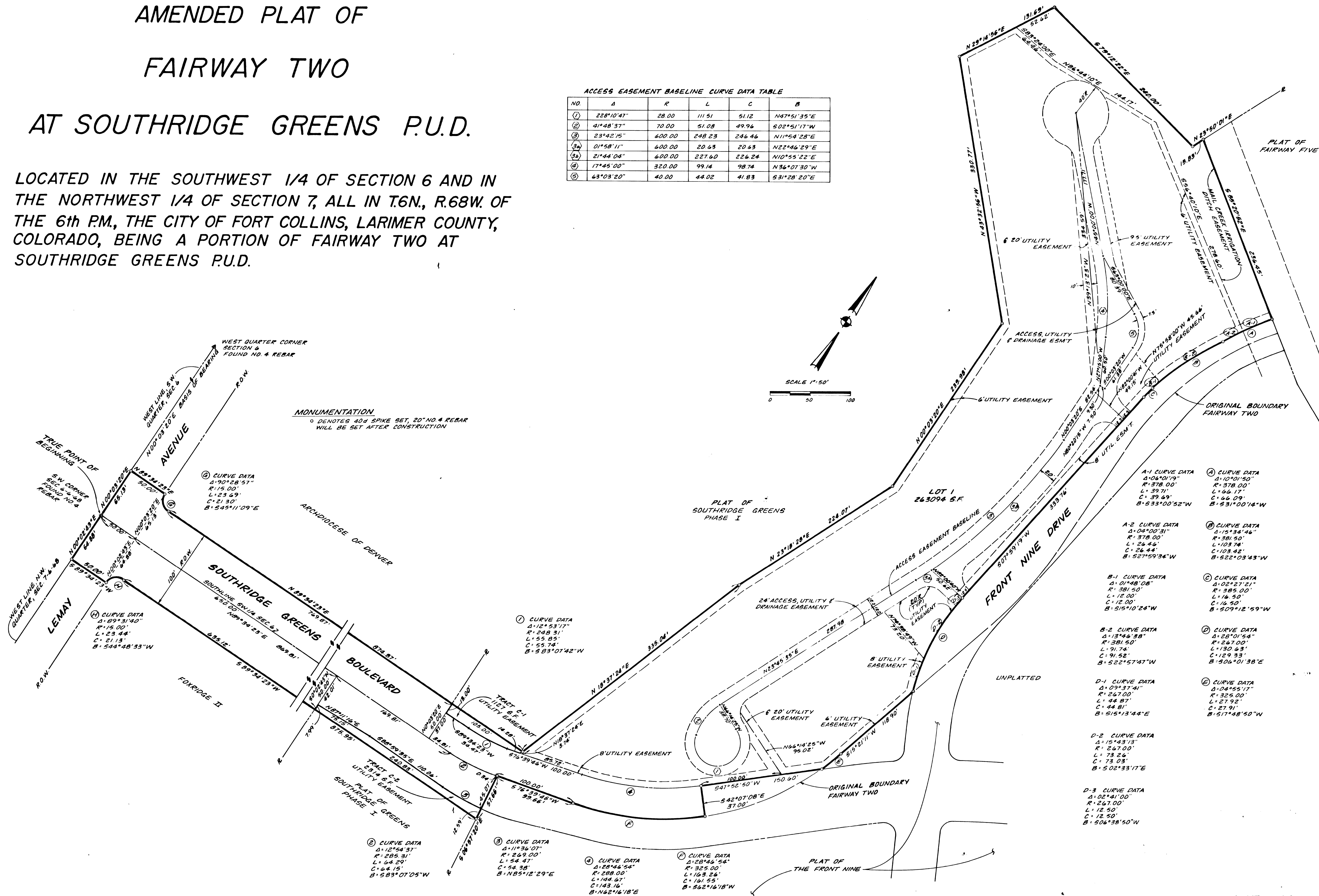
303/226-3852  
2625 Redwing Road Suite 110 • Ft. Collins, CO. 80528

# AMENDED PLAT OF FAIRWAY TWO AT SOUTHRIDGE GREENS P.U.D.

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6 AND IN THE NORTHWEST 1/4 OF SECTION 7, ALL IN T.6N., R.68W. OF THE 6th PM., THE CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, BEING A PORTION OF FAIRWAY TWO AT SOUTHRIDGE GREENS P.U.D.

**ACCESS EASEMENT BASELINE CURVE DATA TABLE**

NO.	A	R	L	C	B
①	228°10'47"	28.00	111.51	51.12	N47°51'35"E
②	41°48'37"	70.00	51.08	49.96	S02°51'17"W
③	23°42'15"	600.00	248.23	246.46	N11°54'28"E
③a	01°58'11"	600.00	20.63	20.63	N22°46'29"E
③b	21°44'04"	600.00	227.60	226.24	N10°55'22"E
④	17°45'00"	320.00	99.14	98.74	N36°07'30"W
⑤	63°03'20"	40.00	44.02	41.83	S31°28'20"E



- A-1 CURVE DATA  
Δ: 104°01'19"  
R: 378.00'  
L: 39.71'  
C: 39.69'  
B: S33°00'52"W
- A-2 CURVE DATA  
Δ: 104°00'31"  
R: 378.00'  
L: 26.44'  
C: 26.44'  
B: S27°59'34"W
- B-1 CURVE DATA  
Δ: 01°48'08"  
R: 381.50'  
L: 12.00'  
C: 12.00'  
B: S15°10'24"W
- B-2 CURVE DATA  
Δ: 13°46'38"  
R: 381.50'  
L: 91.74'  
C: 91.52'  
B: S22°57'47"W
- D-1 CURVE DATA  
Δ: 09°37'41"  
R: 267.00'  
L: 44.87'  
C: 44.81'  
B: S15°13'44"E
- D-2 CURVE DATA  
Δ: 15°43'13"  
R: 267.00'  
L: 73.26'  
C: 73.03'  
B: S02°33'17"E
- D-3 CURVE DATA  
Δ: 02°41'00"  
R: 267.00'  
L: 12.50'  
C: 12.50'  
B: S06°38'50"W
- ④ CURVE DATA  
Δ: 10°01'50"  
R: 378.00'  
L: 46.17'  
C: 46.09'  
B: S31°00'14"W
- ⑤ CURVE DATA  
Δ: 15°34'46"  
R: 381.50'  
L: 103.78'  
C: 103.42'  
B: S22°03'43"W
- ⑥ CURVE DATA  
Δ: 28°01'54"  
R: 130.63'  
L: 129.33'  
B: S06°01'38"E
- ⑦ CURVE DATA  
Δ: 04°55'17"  
R: 325.00'  
L: 27.92'  
C: 27.91'  
B: S17°48'50"W

This unofficial copy was downloaded on Oct-14-2019 from the City of Fort Collins Public Records Website: <http://citydocs.fcgov.com>  
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA