

FAIRWAY FIVE AT SOUTHRIDGE GREENS P.U.D.

LOCATED IN THE SOUTHWEST 1/4 OF SECTION
6, T.6 N., R.68 W. OF THE 6th P.M., THE CITY OF
FORT COLLINS, LARIMER COUNTY, COLORADO.

Approved by the City Engineer, of the City of Fort
Collins, Colorado, on the 15th day of September
A.D., 19 83.

Michael R. Davis
City Engineer

Approved by the Planning and Zoning Board of the City
of Fort Collins, Colorado, on the 22nd day of August
A.D., 19 83.

Maurice E. Ruppel
Secretary of Planning and Zoning Board



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

Know all men by these presents: that the undersigned, being the
owner(s) and proprietors of the following described land, to-wit:

A tract of land located in the Southwest quarter of Section
6 in Township 6 North, Range 68 West of the 6th P.M., the
City of Fort Collins, 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 herein relative thereto:

Commencing at the Southwest corner of said Section 6; thence
along the South line said Southwest quarter Section 6 North
89°34'23" East 1408.09 feet; thence North 00°03'20"
East 999.50' to the northerly line of the plat of "Fairway
Two at SouthRidge Greens, P.U.D." and to the northerly
line of the plat of "The Front Nine at SouthRidge Greens,
P.U.D." and to the True Point of Beginning of this
description; thence along said northerly line of the plat of
"Fairway Two at SouthRidge Greens P.U.D." North 55°20'52"
West 236.45 feet to the boundary line of the plat
of "SouthRidge Greens P.U.D. Phase 1"; thence along said
boundary line the following nine (9) courses and distances;
(1) thence North 23°50'01" East 244.17 feet; (2) thence
South 68°53'39" East 198.88 feet; (3) thence North 74°54'37"
East 355.59'; (4) thence South 81°21'42" East 285.57 feet;
(5) thence North 77°14'19" East 159.74 feet; (6) thence
South 43°07'49" East 100.00 feet; (7) thence South 16°30'03"
West 245.92 feet; (8) thence South 00°21'27" East 363.00;
(9) thence South 11°03'55" East 178.38 feet; thence leaving
said boundary line, North 67°48'30" West 154.63 feet; thence
North 56°24'21" West 53.05 feet; thence South 21°35'39" West
34.64 feet; thence South 17°46'48" West 105.23 feet; thence
63.85 feet along the arc of a curve concave to the West
whose central angle is 08°24'21", radius is 435.24 feet, and
long chord bears South 25°47'49" West; thence South
30°00'00" West 78.64 feet to the northerly line of the plat
of "The Front Nine at SouthRidge Greens, P.U.D." and the northerly
right-of-way line of SouthRidge Greens Boulevard; thence
along said northerly line North 60°00'00" West 54.00 feet;
thence leaving said northerly line North 30°00'00" East
78.64 feet; thence 55.93 feet along the arc of a curve
concave to the West whose central angle is 08°24'21", radius
is 381.24 feet, and long chord bears North 25°47'49" East;
thence North 25°24'30" East 105.23 feet; thence North
21°35'39" East 43.14 feet; thence North 56°24'21" West
209.41 feet; thence North 65°26'02" West 485.18 feet; thence
North 55°20'52" West 43.92 feet to said northerly line of
the plat of "The Front Nine at SouthRidge Greens P.U.D.";
thence along said northerly line North 55°20'52" West 40.01
feet to the True Point of Beginning of this description:

containing 13.0189 acres more or less has caused the same to be
surveyed and subdivided into tracts and streets as shown on this
plat and to be known as "Fairway Five at SouthRidge Greens
P.U.D." and is subject to all easements and rights-of-way now
existing or of record 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 proposed plat of "Fairway Five at
SouthRidge Greens P.U.D. are as filed contemporaneously herewith in
the office of the Clerk and Recorder of Larimer County, Colorado.

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 2nd day
of September, A.D., 19 83, by Clifford J.
Buckley, President of Bucain Corporation.

My notarial commission expires: March 25, 1987

Richard Williams
Notary Public
110 C. 4th St.
94 Collins, CO 80524

The foregoing instrument was acknowledged before me this 2nd day
of September, A.D., 19 83, by Bernard L. Cain,
Secretary of Bucain Corporation.

My notarial commission expires: March 25, 1987

Richard Williams
Notary Public
110 C. 4th St.
94 Collins, CO 80524

WITNESS our hands and seals this _____ day of _____
A.D., 19 ____.

Bucain Seal

COLUMBIA SAVINGS A FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Ann A. Bunker ATTEST: Ann Wilsch
A.S.F.A. V. S. 1114 R.11

State of Colorado, ss:
County of Larimer,

The foregoing instrument was acknowledged before me this 30th day of
August, A.D., 19 83, by
for COLUMBIA SAVINGS A FEDERAL SAVINGS AND LOAN ASSOCIATION.

My notarial commission expires: _____

Notary Public

FOX RIDGE II, A COLORADO GENERAL PARTNERSHIP

K. Bill Tiley
K. Bill Tiley, Active Partner

State of Colorado, ss:
County of Larimer,

The foregoing instrument was acknowledged before me this 2nd day of
September, A.D., 19 83, by K. Bill Tiley, Active
Partner for Fox Ridge II, A Colorado General Partnership.

My notarial commission expires: March 25, 1987

Ann Wilsch
Notary Public
110 C. 4th St.
94 Collins, CO 80524

ATTORNEY STATEMENT

This is to certify that on the 2 day of September, A.D.,
19 83, I examined the records of the Office of the Clerk and Recorder
of Larimer County, Colorado, and established that the owners and
proprietors of record of the proposed plat of "Fairway Five at
SouthRidge Greens P.U.D." are as shown hereon as of this date.

Attorney

SURVEYOR'S CERTIFICATE:

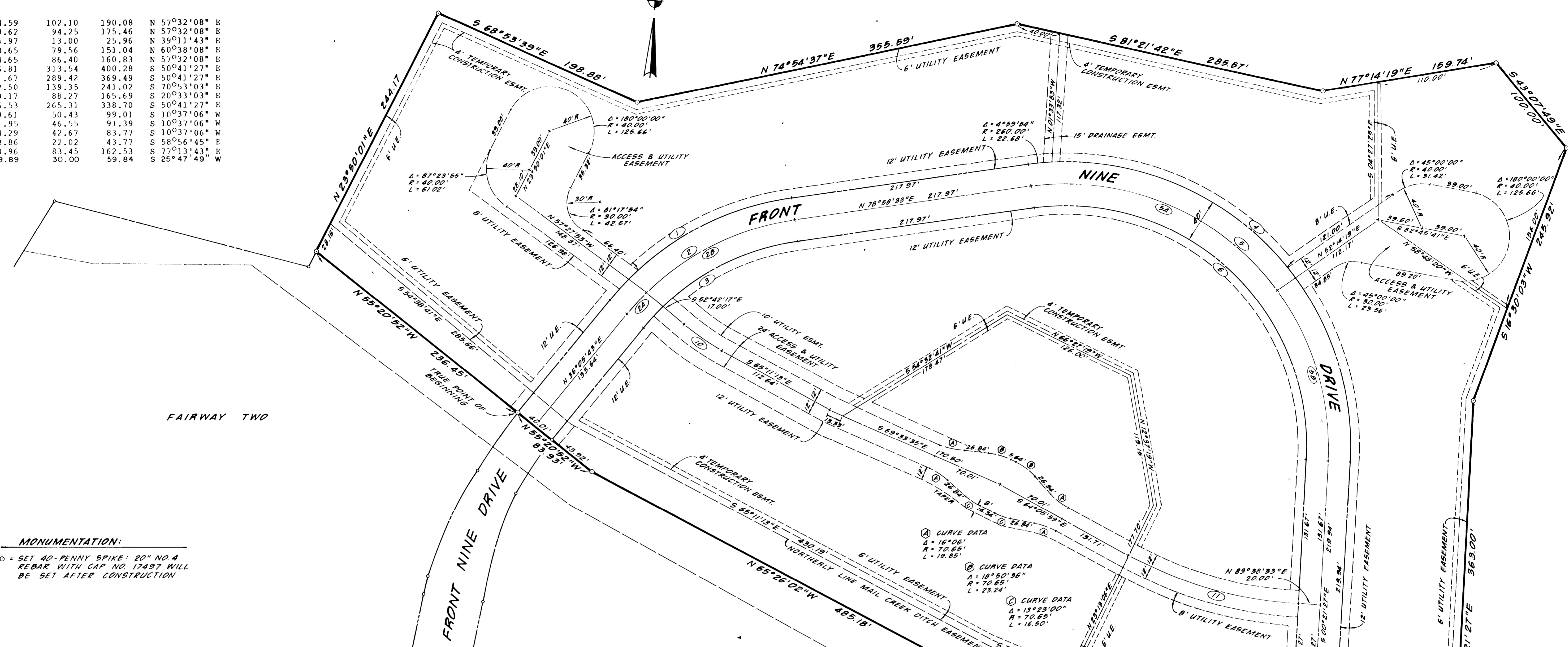
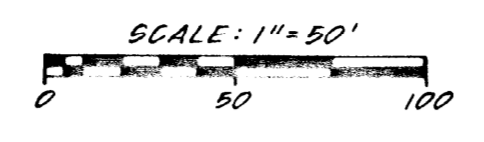
I, Wallace C. Muscott, a duly registered land surveyor in the State of
Colorado, do hereby represent that this plat of "Fairway Five at
SouthRidge Greens P.U.D." truly and correctly represents the results
of a survey made by me or under my direct supervision.

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

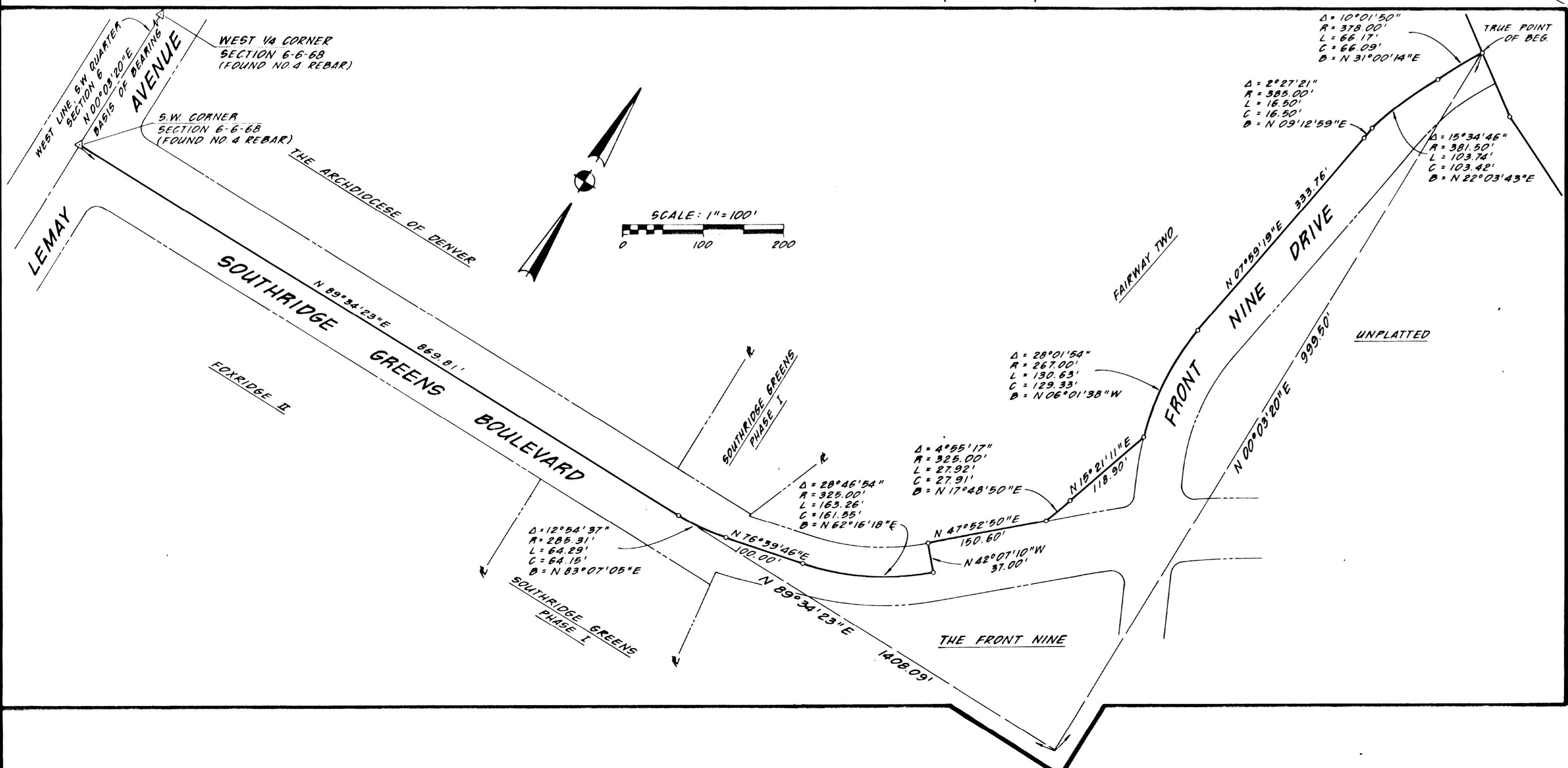


SOUTHRIDGE GREENS P.U.D. PHASE I

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	42°52'50"	260.00	194.59	102.10	190.08	N 57°32'08" E
2	42°52'50"	240.00	179.62	94.25	175.46	N 57°32'08" E
2A	06°12'00"	240.00	25.97	13.00	25.96	N 39°11'43" E
2B	36°40'50"	240.00	153.65	79.56	151.04	N 60°38'08" E
3	42°52'50"	220.00	164.65	86.40	160.83	N 57°32'08" E
4	100°40'00"	260.00	456.81	313.54	400.28	S 50°41'27" E
5	100°40'00"	240.00	421.67	289.42	369.49	S 50°41'27" E
5A	60°16'49"	240.00	252.50	139.35	241.02	S 70°53'03" E
5H	40°23'11"	240.00	169.17	88.27	165.69	S 20°33'03" E
6	100°40'00"	220.00	386.53	265.31	338.70	S 50°41'27" E
7	23°57'06"	260.00	99.61	50.43	99.01	S 10°37'06" W
8	23°57'06"	240.00	91.95	46.55	91.39	S 10°37'06" W
9	23°57'06"	220.00	84.29	42.67	83.77	S 10°37'06" W
10	12°28'56"	201.32	43.86	22.02	43.77	S 58°56'45" E
11	26°15'28"	357.77	163.96	83.45	162.53	S 77°13'43" E
12	08°24'21"	408.24	59.89	30.00	59.84	S 25°47'49" W



MONUMENTATION:
 ○ = SET 40-PENNY SPIKE: 20" NO. 4 REBAR WITH CAP NO. 17497 WILL BE SET AFTER CONSTRUCTION



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