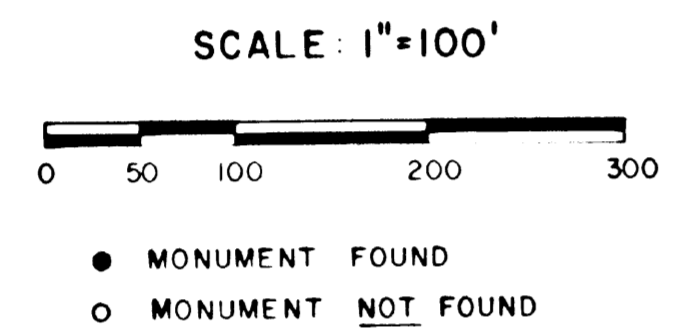
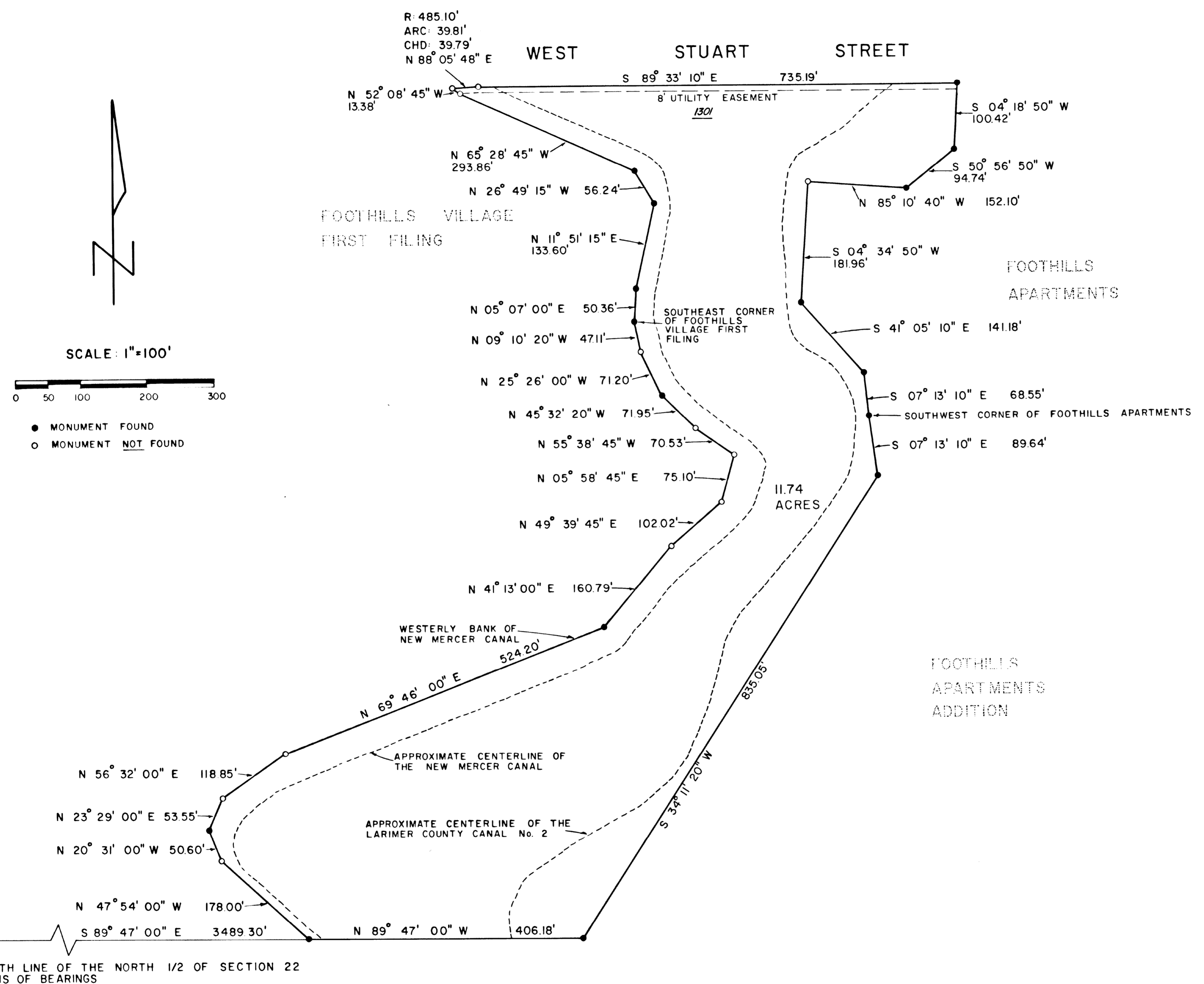


F-51 1156

# FISCHER OPEN SPACE

LOCATED IN THE NORTH HALF OF SECTION 22, T.7N., R.69W. OF THE 6th P.M.  
LARIMER COUNTY, COLORADO



### STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

A TRACT OF LAND SITUATE IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M., FORT COLLINS, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SAID NORTH 1/2 AS BEARING S 89°47' 00"E AND WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO, IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT ON THE SOUTH LINE OF THE SAID NORTH 1/2 WHICH BEARS S 89°47'00" E 3489.30 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 22, AND RUN THENCE ALONG THE WESTERLY BANK OF THE NEW MERCER CANAL, N 47°54'00" W 178.00 FEET, AND AGAIN N 20°31'00" W 50.60 FEET, AND AGAIN N 23°29'00" E 53.55 FEET, AND AGAIN N 56°32'00" E 118.85 FEET, AND AGAIN N 69°46'00" E 524.20 FEET, AND AGAIN N 41°13'00" E 160.79 FEET, AND AGAIN N 49°39'45" E 102.02 FEET, AND AGAIN N 05°58'45" E 75.10 FEET, AND AGAIN N 55°38'45" W 70.53 FEET AND AGAIN N 45°32'20" W 71.95 FEET, AND AGAIN N 25°26'00" W 71.20 FEET, AND AGAIN N 09°10'20" W 47.11 FEET, AND AGAIN N 25°26'00" W 71.20 FEET, AND AGAIN N 09°10'20" W 47.11 FEET, THENCE TO THE SOUTHEAST CORNER OF FOOTHILLS VILLAGE, FIRST FILING; THENCE ALONG THE EASTERLY LINE OF FOOTHILLS VILLAGE, FIRST FILING, W 05°07'00" E 50.36 FEET, AND AGAIN W 11°51'15" E 133.60 FEET, AND AGAIN W 26°49'15" W 56.24 FEET, AND AGAIN N 65°28'45" W 293.86 FEET, AND AGAIN N 11°51'15" E 133.60 FEET, AND AGAIN N 26°49'15" W 56.24 FEET, AND AGAIN N 65°28'45" W 293.86 FEET, AND AGAIN N 52°08'45" W 13.38 FEET TO A POINT ON THE SOUTH LINE OF WEST STUART STREET; THENCE ALONG THE SAID SOUTH LINE ALONG THE ARC OF A 485.10 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 39.81 FEET, THE LONG CHORD OF WHICH BEARS N 88°05'48" E 39.79 FEET, AND AGAIN S 89°33'10" E 735.19 FEET TO A POINT ON THE WEST LINE OF FOOTHILLS APARTMENTS; THENCE ALONG THE WEST LINE OF FOOTHILLS APARTMENTS, S 04°18'50" W 100.42 FEET, AND AGAIN S 50°56'50" W 94.74 FEET, AND AGAIN N 85°10'40" W 152.10 FEET, AND AGAIN S 04°34'50" W 181.96 FEET, AND AGAIN N 04°05'10" E 141.18 FEET, AND AGAIN S 07°13'10" E 68.55 FEET TO THE SOUTHWEST CORNER OF FOOTHILLS APARTMENTS; THENCE ALONG THE WEST LINE OF FOOTHILLS APARTMENTS ADDITION, S 07°13'10" E 89.64 FEET, AND AGAIN S 34°11'20" W 835.05 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 22; THENCE N 89°47'00" W 406.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.74 ACRES MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO ONE TRACT AS SHOWN ON THIS PLAT TO BE KNOWN AS FISCHER OPEN SPACE 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 EASEMENTS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT.

CITY OF FORT COLLINS, COLORADO

*Wanda Krajicek*  
Wanda Krajicek, City Clerk

STATE OF COLORADO )  
                                  )ss.  
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 1982, A.D. by Wanda Krajicek as City Clerk for the City of Fort Collins, Colorado.

*Wanda Krajicek*  
Notary Public

My commission expires August 18, 1982.

### ATTORNEY STATEMENT

This is to certify that on the 22<sup>nd</sup> day of April, 1982, A.D. I examined the records of the Office of the Clerk and Recorder of Larimer County, Colorado and established the owners and proprietors of record of the proposed Fischer Open Space are as shown hereon as of this date.

*Wanda Krajicek*  
Attorney

APPROVED by the City Engineer of the City of Fort Collins, Colorado on this 11<sup>th</sup> day of April, 1982 A.D.

*Thomas E. Hays*  
City Engineer

APPROVED by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 26<sup>th</sup> day of April, 1982 A.D.

*Kenneth G. Woods*  
Secretary of Planning and Zoning Board

### SURVEYOR'S CERTIFICATE

The accompanying legal description and plat is compiled from a field survey and monumentation by Bradford L. Smith, Colorado R.L.S. #14639, September, 1978, and is an accurate and true description of the existing property to the best of my knowledge.

*Maurice E. Rupel*  
Maurice E. Rupel, P.E. & L.S.  
Colorado Registration 10828  
April 22, 1982.

This unofficial copy was downloaded on Oct-20-2019 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