

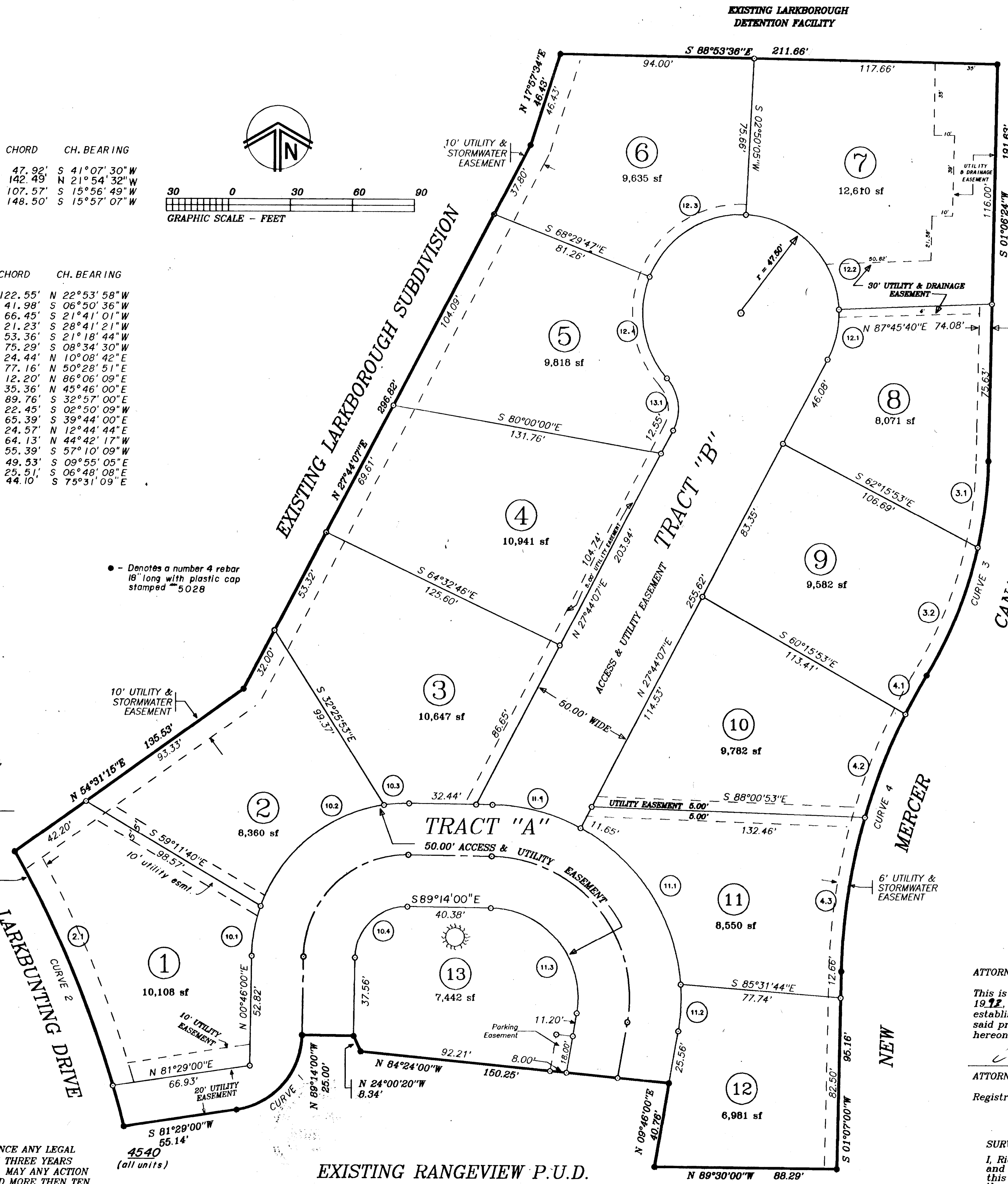
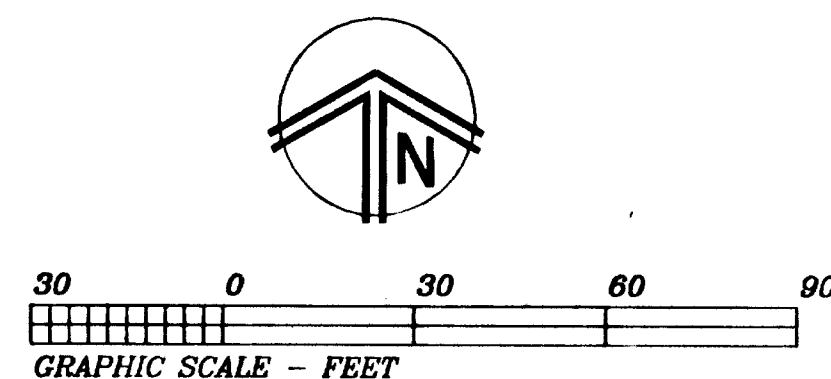
FLAGSTONE PATIO HOMES P.U.D.

Being a Replat of a part of the Rangeview P.U.D.

SITUATE IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 7, NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
1	37.00'	52.12'	80°43'00"	47.92'	S 41°07'30"W
2	540.00'	142.90'	15°09'46"	142.49'	N 21°54'32"W
3	210.00'	108.78'	29°40'50"	107.57'	S 15°56'49"W
4	290.00'	150.18'	29°40'14"	148.50'	S 15°57'07"W

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
2.1	540.00'	122.82'	13°01'52"	122.55'	N 22°53'58"W
3.1	210.00'	42.05'	11°28'24"	41.98'	S 06°50'36"W
3.2	210.00'	66.73'	18°12'26"	66.45'	S 21°41'01"W
4.1	290.00'	21.24'	4°11'45"	21.23'	S 28°41'21"W
4.2	290.00'	53.44'	10°33'29"	53.36'	S 21°18'44"W
4.3	290.00'	75.50'	14°55'00"	75.29'	S 08°34'30"W
10.1	75.00'	24.55'	18°45'24"	24.44'	N 10°08'42"E
10.2	75.00'	81.05'	61°54'53"	77.16'	N 50°28'51"E
10.3	75.00'	12.21'	9°19'43"	12.20'	N 86°06'09"E
10.4	25.00'	39.27'	90°00'00"	35.36'	N 45°46'00"E
11.1	93.00'	93.67'	57°42'34"	89.76'	S 32°57'00"E
11.2	93.00'	22.50'	13°51'43"	22.45'	S 02°50'09"W
11.3	43.00'	74.30'	99°00'00"	65.39'	S 39°44'00"E
12.1	47.50'	24.85'	29°58'46"	24.57'	N 12°44'44"E
12.2	47.50'	70.40'	84°55'16"	64.13'	N 44°42'17"W
12.3	47.50'	59.14'	71°19'52"	55.39'	S 57°10'09"W
12.4	47.50'	52.10'	62°50'36"	49.53'	S 09°55'05"E
13.1	22.50'	27.13'	69°04'31"	25.51'	S 06°48'08"E
11.4	93.00'	44.52'	27°25'41"	44.10'	S 75°31'09"E



STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION: KNOW ALL MEN BY THESE PRESENTS: That the undersigned being the owners and proprietors of the following described land to-wit: A part of RANGEVIEW P.U.D., situate in the Southeast 1/4 of Section 35, Township 7, North Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado which considering the South line of the said Southeast 1/4 as bearing N 89°53'00" W and with all bearings contained herein relative thereto is contained within the boundary lines which begin at the Northeast corner of RANGEVIEW P.U.D. and run Thence S 01°06'24" W 191.63 feet; Thence along the arc of a 210.00 foot radius curve to the right a distance of 108.78 feet, the long chord of which bears S 15°56'49" W 107.57 feet; Thence along the arc of a 290.00 foot radius curve to the left a distance of 150.18, the long chord of which bears S 15°57'07" W 148.50 feet; Thence the long chord of which bears S 15°56'49" W 107.57 feet; Thence S 01°07'00" W 95.16 feet; Thence N 89°30'00" W 88.29 feet; Thence N 09°46'00" E 40.76 feet; Thence N 84°24'00" W 150.25 feet; Thence N 24°00'20" W 8.34 feet; Thence N 89°14'00" W 25.00 feet; Thence along the arc of a 37.00 foot radius curve to the right a distance of 52.12 feet, the long chord of which bears S 41°07'30" W 47.92 feet; Thence S 81°29'00" W 55.14 feet; Thence along the arc of a 540.00 foot radius curve to the left a distance of 142.90 feet, the long chord of which bears N 22°08'52" W 142.48 feet; Thence N 54°31'15" E 135.53 feet; Thence N 27°44'07" E 296.82 feet; Thence N 17°57'34" E 46.43 feet; Thence S 88°53'36" E 211.66 feet TO THE POINT OF BEGINNING, containing 3.6215 acres more or less, have caused the above described tract to be surveyed and subdivided into lots and access easements shown on this plat to be known as FLAGSTONE PATIO HOMES P.U.D., subject to all easements and rights of way now on record or existing or indicated on this plat. The undersigned does hereby dedicate and convey to and for public use forever the easements as are laid out and designated on this plat, provided however, that: 1) acceptance by the City Of Fort Collins of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated. All easements shown on the above described part of the plat of RANGEVIEW P.U.D. and not shown on this plat, are hereby vacated.

Witness our hands and seals this 3rd day of Nov. A.D. 1993.

ROBERT DEVELOPMENT CO., a Colorado Corporation

BY: Arthur F. Paterson
Arthur F. Paterson, President

ATTEST: Robert B. Paterson
Robert B. Paterson, Secretary

STATE OF COLORADO
COUNTY OF LARIMER

The foregoing instrument was acknowledged before me this 3rd day of November A.D. 1993, by Arthur F. Paterson as President and by Robert B. Paterson as Secretary of Robert Development Company.

My Notarial Commission Expires 11-8-95
Michael R. Derrig
Notary Public

APPROVED AS TO FORM:
By the Director Of Engineering of the City Of Fort Collins, Colorado this 4th day of January A.D., 1994

ATTORNEY'S CERTIFICATE:
This is to certify that on the 3rd day of November A.D., 1993, 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.

ATTORNEY
Registration No. 391

SURVEYOR'S CERTIFICATE:
I, Richard A. Rutherford, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this plat of FLAGSTONE PATIO HOMES P.U.D. truly and correctly represents the results of a survey made by me or under my direct supervision.
Richard A. Rutherford
Richard A. Rutherford
Colorado registered P.E. & L.S. No 5028

By: M. J. Derrig
City Clerk

APPROVED:
By the Planning and Zoning Board of the City Of Fort Collins, Colorado this 1st day of Dec. A.D., 1993
Randall V. Phillips
Secretary of Planning & Zoning Board

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NO.	DATE BY	REVISIONS

STEWART & ASSOCIATES
Consulting Engineers and Surveyors

103 S. MELDRUM STREET, FORT COLLINS, CO. 80521 (303) 482-9331

ENGINEER: DESIGNED: CHECKED: AVE DATE: 11-93
RAE DATE: 11-93

SCALE: 1"=30'

APPROVED FOR CONSTRUCTION:

CLIENT: PATERSON

PROJECT: FLAGSTONE PATIO HOME P.U.D.

UNIT: PLAT

JOB NUMBERS: CLIENT

SHEET NUMBER: 07

