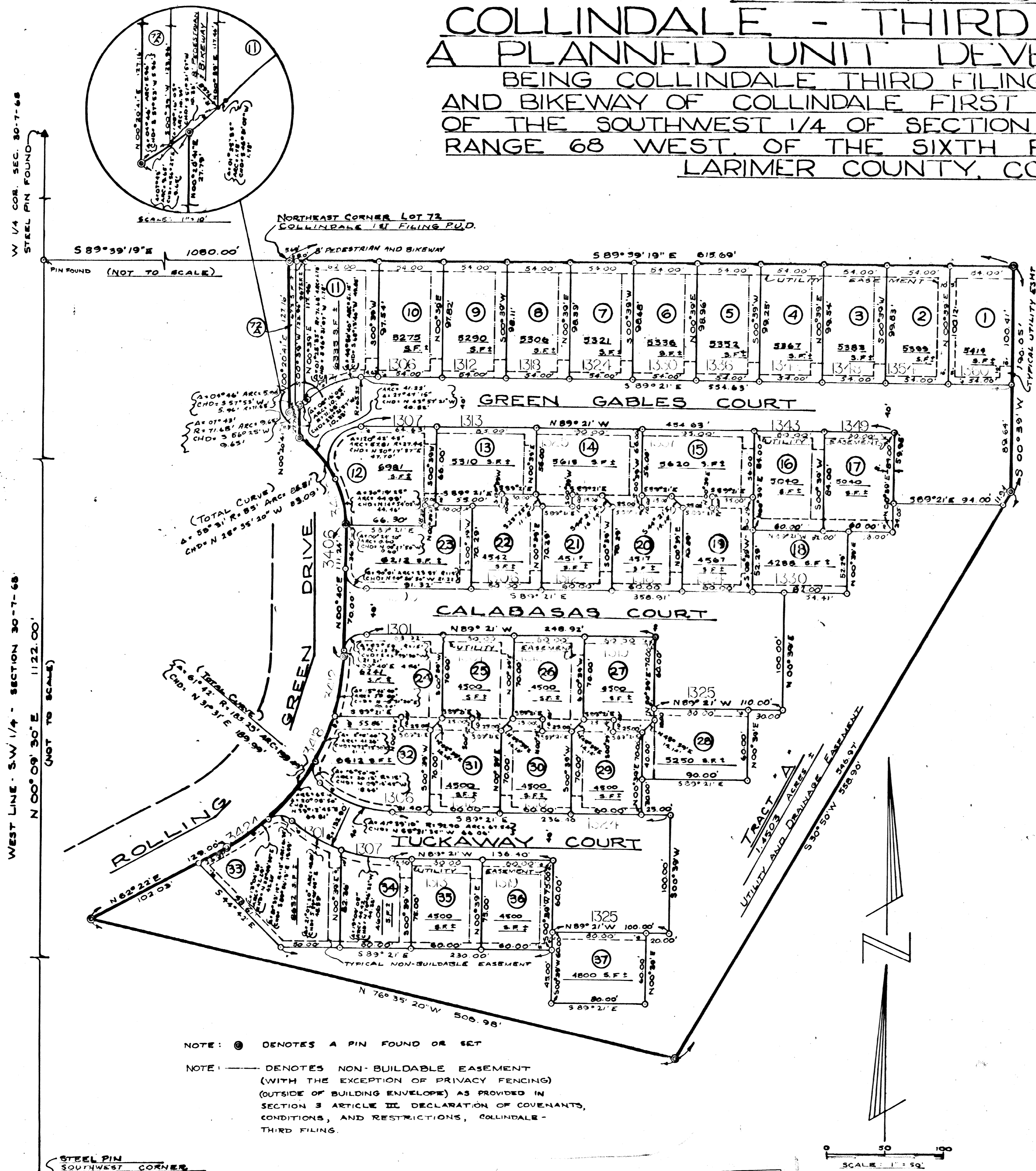


# REPLAT OF COLLINDALE - THIRD FILING A PLANNED UNIT DEVELOPMENT

BEING COLLINDALE THIRD FILING, P.U.D., AND THE 8' PEDESTRIAN AND BIKEWAY OF COLLINDALE FIRST FILING, P.U.D., AND A PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M., FORT COLLINS, LARIMER COUNTY, COLORADO



NOTE: ● DENOTES A PIN FOUND OR SET  
NOTE: — DENOTES NON-BUILDABLE EASEMENT (WITH THE EXCEPTION OF PRIVACY FENCING) (OUTSIDE OF BUILDING ENVELOPE) AS PROVIDED IN SECTION 3 ARTICLE III DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, COLLINDALE - THIRD FILING.

ENGINEERING DEPT. NOTE:  
THIS REPRESENTS THE  
BEST QUALITY IMAGE POSSIBLE  
TAKEN FROM VERY POOR QUALITY  
ORIGINALS

## STATEMENT OF OWNERSHIP, SUBDIVISION, AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF THE FOLLOWING DESCRIBED LAND, TO-WIT: BEING COLLINDALE THIRD FILING, P.U.D., AND THE 8' PEDESTRIAN AND BIKEWAY OF COLLINDALE FIRST FILING, P.U.D., AND A PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M., FORT COLLINS, COLORADO, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE WEST LINE OF THE SAID SOUTHWEST 1/4 AS BEARING N 00° 09' 30" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT THE NORTHEAST CORNER OF LOT 72, COLLINDALE FIRST FILING, P.U.D., WHICH BEARS N 00° 09' 30" E 1122.00 FEET AND AGAIN S 89° 39' 19" E 1080.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 30 AND RUNS THENCE S 89° 39' 19" E 615.69 FEET; THENCE S 00° 39' 19" W 120.05 FEET; THENCE S 30° 50' 50" W 558.90 FEET; THENCE N 76° 35' 20" W 508.98 FEET; THENCE N 62° 22' E 129.00 FEET; THENCE ALONG THE ARC OF A 189.25 FOOT RADIUS CURVE TO THE LEFT 199.49 FEET, THE LONG CHORD OF WHICH BEARS N 31° 31' E 189.99 FEET; THENCE N 00° 40' E 111.24 FEET; THENCE ALONG THE ARC OF AN 85.00 FOOT RADIUS CURVE TO THE LEFT 86.81 FEET, THE LONG CHORD OF WHICH BEARS N 26° 35' 20" W 83.09 FEET; THENCE N 00° 20' 41" E 27.79 FEET; THENCE ALONG THE ARC OF A 71.68 FOOT RADIUS CURVE TO THE RIGHT 9.65 FEET, THE LONG CHORD OF WHICH BEARS S 56° 25' W 9.65 FEET; THENCE N 00° 20' 41" E 127.16 FEET TO THE POINT OF BEGINNING, CONTAINING 7.8832 ACRES, MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATED INTO LOTS, TRACTS, AND STREETS, AS SHOWN ON THIS PLAT TO BE KNOWN AS REPLAT OF COLLINDALE - THIRD FILING, A PLANNED UNIT DEVELOPMENT, AND DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, FOREVER HEREFTER, THE STREETS AND EASEMENTS AS LAID OUT AND DESIGNATED ON THIS PLAT.

WITNESS OUR HANDS AND SEALS THIS 24<sup>th</sup> DAY OF October, A.D. 1980.

BARTRAN HOMES, INC.

BY: William D. Bartran  
WILLIAM D. BARTRAN, PRESIDENT

ATTEST: Arthur E. March, Jr.  
ARTHUR E. MARCH, JR., SECRETARY

STATE OF COLORADO } ss:  
COUNTY OF LARIMER } ss:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5<sup>th</sup> DAY OF November, A.D. 1980, BY WILLIAM D. BARTRAN, AS PRESIDENT, AND ARTHUR E. MARCH, JR., AS SECRETARY, OF BARTRAN HOMES, INC.

Carol J. Strich  
NOTARY PUBLIC

MY NOTARIAL COMMISSION EXPIRES July 27, 1982

## SURVEYOR'S CERTIFICATE:

RICHARD A. RUTHERFORD, A PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO, BEING DULY SWORN ON HIS OATH, DEPOSES AND SAYS, THAT THE SURVEY AND REPLAT OF COLLINDALE - THIRD FILING, PLANNED UNIT DEVELOPMENT WERE MADE UNDER HIS SUPERVISION, THAT SAID REPLAT IS AN ACCURATE DELINEATION OF SAID SURVEY, THAT HE HAS READ THE STATEMENTS THEREON, AND THAT THE SAME ARE TRUE OF HIS OWN KNOWLEDGE.

Richard A. Rutherford  
RICHARD A. RUTHERFORD  
COLO. PROFESSIONAL ENGINEER AND LAND SURVEYOR 5058

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5<sup>th</sup> DAY OF November, A.D. 1980

Carol J. Strich  
NOTARY PUBLIC

MY NOTARIAL COMMISSION EXPIRES July 27, 1982

## ATTORNEY'S CERTIFICATE:

THIS IS TO CERTIFY THAT ON THE 24<sup>th</sup> DAY OF October, A.D. 1980, I EXAMINED THE LEGAL DESCRIPTION, APPEARING HEREON, OF THE LAND WITHIN THE BOUNDARY LINES OF THE REPLAT OF COLLINDALE - THIRD FILING, PLANNED UNIT DEVELOPMENT, AND FOUND THE OWNERS OF RECORD, ON THIS DATE, TO BE AS SHOWN HEREON.

Arthur E. March, Jr.  
ATTORNEY

## APPROVED:

BY THE DIRECTOR OF ENGINEERING SERVICES FOR THE CITY OF FORT COLLINS, COLORADO  
ON THIS 14<sup>th</sup> DAY OF NOVEMBER, A.D. 1980.

Robert Brinson  
DIRECTOR

## APPROVED:

BY THE CITY COUNCIL OF THE CITY OF FORT COLLINS, COLORADO, ON THIS 24<sup>th</sup> DAY OF NOVEMBER, A.D. 1980  
PLANNING ZONING BOARD

Carl Smith Planning Director  
CITY CLERK

