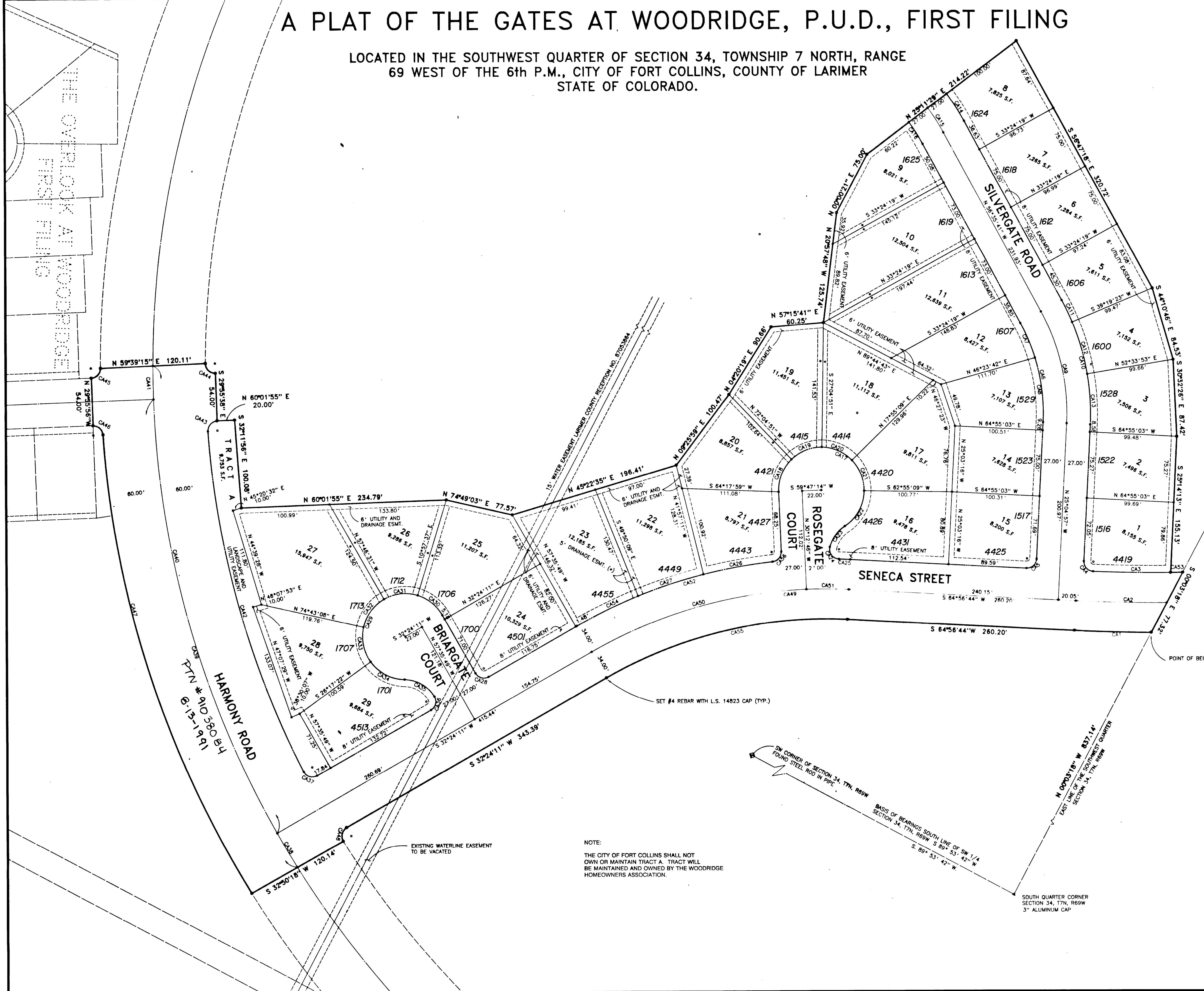


A PLAT OF THE GATES AT WOODRIDGE, P.U.D., FIRST FILING

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6th P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER STATE OF COLORADO.

| Name | Delta | Radius | Length | Bearing | Chord | Tangent |
|------|---------------|---------|--------|---------------|--------|---------|
| CA1 | Δ = 2°49'21" | 1784.00 | 87.89 | N 63°32'04" E | 87.88 | 43.95 |
| CA2 | Δ = 3°24'42" | 1750.00 | 104.20 | N 63°14'23" E | 104.19 | 52.12 |
| CA3 | Δ = 2°58'01" | 1716.00 | 88.86 | N 62°51'34" E | 88.85 | 44.44 |
| CA4 | Δ = 9°34'28" | 11.00 | 17.39 | S 70°22'11" E | 15.63 | 11.11 |
| CA5 | Δ = 9°01'41" | 11.00 | 17.28 | N 19°55'54" E | 15.56 | 11.01 |
| CA6 | Δ = 31°30'44" | 213.00 | 117.15 | S 40°50'19" E | 115.68 | 60.10 |
| CA7 | Δ = 11°35'22" | 213.00 | 43.08 | S 50°48'00" E | 43.01 | 21.62 |
| CA8 | Δ = 19°55'22" | 213.00 | 74.06 | S 35°02'38" E | 73.69 | 37.41 |
| CA9 | Δ = 31°30'44" | 240.00 | 132.00 | S 40°50'19" E | 130.34 | 67.71 |
| CA10 | Δ = 31°30'44" | 267.00 | 146.85 | S 40°50'19" E | 145.00 | 75.33 |
| CA11 | Δ = 5°55'04" | 267.00 | 27.58 | S 53°38'09" E | 27.56 | 13.80 |
| CA12 | Δ = 13°14'30" | 267.00 | 61.71 | S 44°03'22" E | 61.57 | 30.99 |
| CA13 | Δ = 12°21'10" | 267.00 | 57.56 | S 31°15'32" E | 57.45 | 28.89 |
| CA14 | Δ = 7°54'19" | 267.00 | 36.84 | S 60°32'51" E | 36.81 | 18.45 |
| CA15 | Δ = 7°52'14" | 240.00 | 32.97 | S 60°31'48" E | 32.94 | 16.51 |
| CA16 | Δ = 7°49'37" | 213.00 | 29.10 | S 60°30'30" E | 29.07 | 14.57 |
| CA17 | Δ = 23°15'44" | 49.00 | 204.62 | N 89°25'08" E | 85.18 | -86.15 |
| CA18 | Δ = 48°07'55" | 49.00 | 41.16 | N 08°08'49" W | 39.96 | 21.88 |
| CA19 | Δ = 45°00'00" | 49.00 | 38.48 | N 40°25'09" E | 37.50 | 20.30 |
| CA20 | Δ = 45°00'00" | 49.00 | 38.48 | N 85°25'09" E | 37.50 | 20.30 |
| CA21 | Δ = 45°00'00" | 49.00 | 38.48 | S 49°34'51" E | 37.50 | 20.30 |
| CA22 | Δ = 56°07'49" | 49.00 | 48.00 | S 00°59'03" W | 46.11 | 26.13 |
| CA23 | Δ = 41°46'50" | 41.00 | 29.90 | N 08°09'33" E | 29.24 | 15.65 |
| CA24 | Δ = 10°33'04" | 11.00 | 19.90 | S 64°32'54" E | 17.29 | 13.99 |
| CA25 | Δ = 1°18'40" | 576.00 | 13.18 | N 64°17'24" E | 13.18 | 6.59 |
| CA26 | Δ = 8°01'43" | 576.00 | 80.71 | N 52°03'40" E | 80.65 | 40.42 |
| CA27 | Δ = 7°52'59" | 576.00 | 79.25 | N 44°06'20" E | 79.19 | 39.69 |
| CA28 | Δ = 9°00'00" | 11.00 | 17.28 | N 77°24'11" E | 15.56 | 11.00 |
| CA29 | Δ = 23°15'44" | 49.00 | 204.62 | N 02°46'19" E | 85.18 | -86.15 |
| CA30 | Δ = 43°21'48" | 49.00 | 37.08 | S 79°16'43" E | 36.21 | 19.48 |
| CA31 | Δ = 46°48'54" | 49.00 | 40.04 | N 55°37'56" E | 38.93 | -21.21 |
| CA32 | Δ = 47°50'21" | 49.00 | 40.63 | N 08°28'19" E | 39.47 | 21.56 |
| CA33 | Δ = 48°25'46" | 49.00 | 41.42 | N 39°29'45" W | 40.20 | 22.04 |
| CA34 | Δ = 53°08'55" | 49.00 | 45.45 | N 89°42'55" E | 43.84 | 24.51 |
| CA35 | Δ = 57°01'27" | 41.00 | 40.81 | S 88°20'49" E | 39.14 | 22.27 |
| CA36 | Δ = 92°14'17" | 11.00 | 17.71 | S 13°42'57" E | 15.86 | 11.44 |
| CA37 | Δ = 92°36'13" | 11.00 | 17.78 | N 78°42'18" E | 15.91 | 11.51 |
| CA38 | Δ = 2°24'03" | 1075.00 | 45.04 | S 58°45'54" E | 45.04 | 22.52 |
| CA39 | Δ = 30°01'27" | 1075.00 | 563.32 | S 44°57'11" E | 556.90 | 288.29 |
| CA40 | Δ = 29°39'03" | 1075.00 | 556.31 | S 42°44'21" E | 550.13 | 284.54 |
| CA41 | Δ = 2°01'13" | 1078.73 | 38.03 | S 28°55'39" E | 38.03 | 19.02 |
| CA42 | Δ = 22°53'07" | 1015.00 | 405.41 | S 43°33'03" E | 402.72 | 205.45 |
| CA43 | Δ = 92°08'24" | 11.00 | 17.69 | N 13°57'43" E | 15.84 | 11.42 |
| CA44 | Δ = 92°11'53" | 11.00 | 17.70 | S 73°52'09" E | 15.85 | 11.43 |
| CA45 | Δ = 88°04'27" | 11.00 | 16.91 | S 15°59'41" W | 15.29 | 10.64 |
| CA46 | Δ = 88°07'31" | 11.00 | 16.92 | S 75°54'20" E | 15.30 | 10.65 |
| CA47 | Δ = 27°53'31" | 1138.68 | 554.32 | S 45°49'48" E | 548.86 | 282.77 |
| CA48 | Δ = 92°32'03" | 11.00 | 17.77 | N 13°51'51" W | 15.90 | 11.50 |
| CA49 | Δ = 32°32'33" | 542.00 | 307.84 | N 48°40'28" E | 303.72 | 158.20 |
| CA50 | Δ = 27°23'03" | 542.00 | 259.05 | N 46°05'42" E | 256.59 | 132.05 |
| CA51 | Δ = 5°09'30" | 542.00 | 48.80 | N 62°21'59" E | 48.78 | 24.42 |
| CA52 | Δ = 23°40'21" | 576.00 | 237.98 | N 44°14'21" E | 236.29 | 120.71 |
| CA53 | Δ = 9°27'29" | 1716.00 | 13.72 | N 61°08'49" E | 13.72 | 6.86 |
| CA54 | Δ = 7°45'40" | 576.00 | 78.02 | N 36°17'01" E | 77.96 | 39.07 |
| CA55 | Δ = 32°32'33" | 508.00 | 288.53 | N 48°40'28" E | 284.67 | 148.27 |
| CA56 | Δ = 88°17'18" | 11.00 | 16.57 | S 12°55'53" W | 15.04 | 10.31 |



NOTE:
THE CITY OF FORT COLLINS SHALL NOT OWN OR MAINTAIN TRACT A. TRACT WILL BE MAINTAINED AND OWNED BY THE WOODRIDGE HOMEOWNERS ASSOCIATION.

This unofficial copy was downloaded on Dec-07-2019 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

PLAT OF THE GATES AT WOODRIDGE, P.U.D., FIRST FILING

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION

Know all men by these presents; that the undersigned being owners of the following described land:

A tract of land located in the Southwest Quarter of Section 34, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 34 as bearing, South 89°53'42" West from a 3" Aluminum Cap in a Range Box at the South Quarter corner to a steel rod in a pipe at the Southwest corner of said Section 34 and with all bearings contained herein relative thereto:

Commencing at the South Quarter corner of said Section 34; thence along the East line of said Southwest Quarter, North 00°03'18" West, 837.14 feet to the POINT OF BEGINNING, said point being on a curve concave to the North having a central angle of 02°49'21", a radius of 1784.00 feet and the chord of which bears South 63°32'04" West, 87.88 feet; thence along the arc of said curve 87.89 feet; thence, South 64°56'44" West, 260.20 feet to a point on a curve concave to the Southeast having a central angle of 32°32'33", a radius of 508.00 feet and the chord of which bears South 48°40'28" West, 284.67 feet; thence along the arc of said curve 288.53 feet; thence, South 32°24'11" West, 343.39 feet to a point on a curve concave to the East having a central angle of 92°32'03", a radius of 11.00 feet and the chord of which bears South 13°51'51" East, 15.90 feet; thence along the arc of said curve 17.76 feet; thence, South 32°50'18" West, 120.14 feet to a point on a curve concave to the Northeast having a central angle of 27°58'27", a radius of 1135.00 feet and the chord of which bears North 45°49'48" West, 548.66 feet; thence along the arc of said curve 554.15 feet to a point on a curve concave to the South having a central angle of 88°07'31", a radius of 11.00 feet and the chord of which bears North 75°54'20" West, 15.30 feet; thence along the arc of said curve 16.92 feet; thence, North 29°55'56" West, 54.00 feet to a point on a curve concave to the Northwest having a central angle of 88°04'27", a radius of 11.00 feet and the chord of which bears North 15°59'41" East, 15.29 feet; thence along the arc of said curve 16.91 feet; thence, North 59°39'15" East, 120.11 feet to a point on a curve concave to the Northeast having a central angle of 92°11'53", a radius of 11.00 feet and the chord of which bears South 73°52'09" East, 15.85 feet; thence along the arc of said curve 17.70 feet; thence, South 29°55'38" East, 54.00 feet; thence, North 60°01'55" East, 20.00 feet; thence, South 32°11'56" East, 100.08 feet; thence, North 60°01'55" East, 234.79 feet; thence, North 74°49'03" East, 77.57 feet; thence, North 45°22'35" East, 196.41 feet; thence, North 09°25'59" East, 100.47 feet; thence, North 04°20'19" East, 90.66 feet; thence, North 57°15'41" East, 60.25 feet; thence, North 20°57'48" West, 125.74 feet; thence, North 00°00'21" East, 75.00 feet; thence, North 25°11'29" East, 214.22 feet; thence, South 56°47'18" East, 320.72 feet; thence, South 44°10'46" East, 84.53 feet; thence, South 30°32'26" East, 87.42 feet; thence, South 25°14'13" East, 155.13 feet to a point on a curve concave to the North having a central angle of 00°27'29", a radius of 1716.00 feet and the chord of which bears North 61°08'49" East, 11.72 feet; thence along the arc of said curve 11.72 feet to a point on the East line of the Southwest Quarter of said Section 34; thence along said East line, South 00°03'18" East, 77.32 feet to the Point of Beginning.

The above described tract containing 10.968 acres more or less. The undersigned have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this plat to be known as The Gates At Woodridge P.U.D. First Filing, subject to all easements and rights-of-way now of record or existing or indicated on this plat. The undersigned does hereby dedicate and convey to and for public use, forever, the streets and easements as laid out and designated on this plat; provided, however, that: 1) acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated and 2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the streets are inspected and accepted by the Director of Engineering. All maintenance of the above described streets shall be performed by the undersigned (and his/her successors in interest) until such time as the City expressly assumes, in writing, the duty of such maintenance.

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

BY: Arapahoe Farm Inc.
A Delaware Corporation

BY: [Signature] Attest [Signature]
Peter C. Kast, Vice President Roberta S. Martin, Sec.

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 30th day of July, 1991, by Peter C. Kast and Roberta S. Martin, as Vice President and Secretary, respectively, of Arapahoe Farm Inc., a Delaware Corporation.

Subscribed and sworn before me this 30th day of July, A.D., 1991.

My Notarial Commission expires April 30, 1995
[Signature]
Notary Public
Address 3925 Steward Rd Suite 100
Fort Collins CO 80525
City, State, ZIP Code

ATTORNEY'S CERTIFICATE

This is to certify that on the 28th day of July, 1991, 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 herein as of said date.

[Signature]
Address: 125 S. Shields
Fort Collins, CO 80521
Registration No. 2755

SURVEYOR'S STATEMENT

I, Terry G. Everett, a Professional Land Surveyor in the State of Colorado, do hereby state that the survey and legal description shown hereon was made under my direct responsibility, supervision and checking and that this plat accurately represents said survey and that all monuments exist as shown hereon.

[Signature]
Terry G. Everett
Registered Land Surveyor
Colorado Registration No. 17483
Date 7/5/91



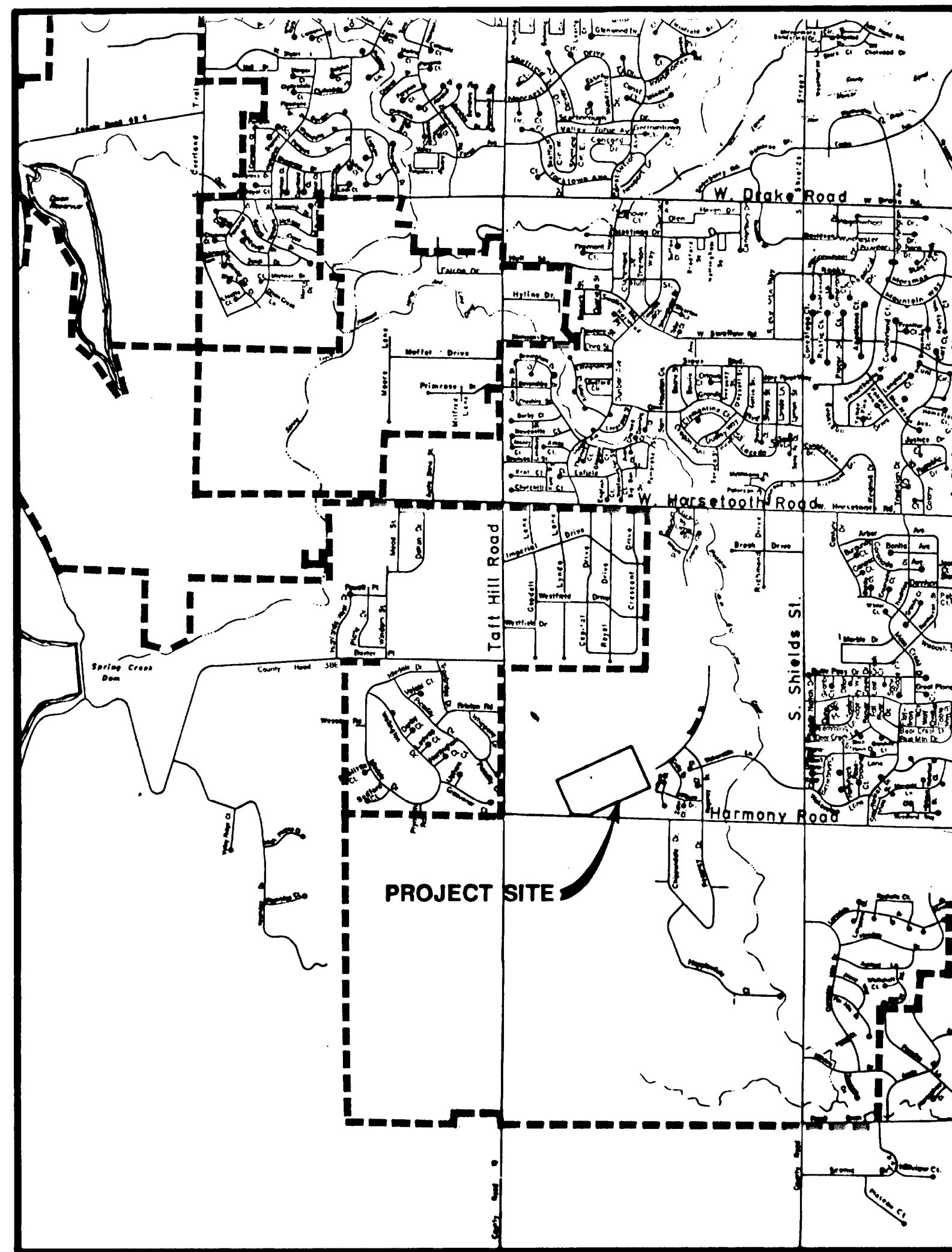
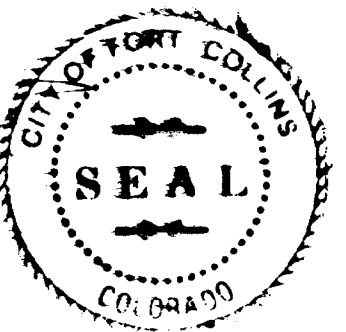
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after your first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Approved as to form by the Director of Engineering of the City of Fort Collins, on the 10th day of July, A.D., 1991.

[Signature]
Director of Engineering

Approved by the Planning & Zoning Board of the City of Fort Collins, Colorado, on this 24th day of JUNE, A.D., 1991.

[Signature]
Secretary of Planning and Zoning Board



VICINITY MAP
SCALE: 1" = 2000'