

PLAT OF FOSSIL CREEK ESTATES P.U.D. FIRST FILING

A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

EASEMENT LEGEND

- (A) ACCESS, UTILITY AND DRAINAGE EASEMENT
- (B) 6' UTILITY EASEMENT
- (C) 9' UTILITY EASEMENT
- (D) 10' ACCESS AND UTILITY EASEMENT
- (E) 6' UTILITY AND DRAINAGE EASEMENT

TRACTS A & B ARE ACCESS, UTILITY AND DRAINAGE EASEMENTS

BASE OF BEARING, FROM WUERKER ANNEXATION TO THE CITY OF FORT COLLINS, SHOWN HEREON IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 10 AS DEFINED BY MONUMENTS SHOWN HEREON.

EXISTING 30'x48' EASEMENT DEDICATED AT RECEPTION NO. 82023549-50 IN LARIMER COUNTY RECORDS

UTILITY, DRAINAGE, ACCESS AND SLOPE EASEMENT, CITY OF FORT COLLINS ORDINANCE NO. 171, 1994

UNPLATTED (CITY OF FORT COLLINS)

CLARENDON HILLS FIFTH FILING

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

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

All that portion of WUERKER ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO, a tract of land situate in the northeast quarter of Section 10, Township 6 North, Range 69 West, of the 6th P.M., County of Larimer, State of Colorado, more particularly described as follows:

Considering the east line of said northeast quarter of Section 10 as bearing SOUTH 00° 25' 49" EAST and with all bearings contained herein relative thereto.

Beginning at the northeast corner of said Section 10; Thence along said east line of the northeast quarter of Section 10 SOUTH 00° 25' 49" EAST 723.57 feet to the south line of said WUERKER ANNEXATION; Thence leaving said south line and along said westerly line the following nine (9) courses and distances: 1) NORTH 05° 09' 49" WEST 32.23 feet; 2) NORTH 22° 08' 39" WEST 16.90 feet; 3) NORTH 45° 20' 34" WEST 67.22 feet; 4) NORTH 41° 15' 19" WEST 21.12 feet; 5) NORTH 31° 07' 39" WEST 19.32 feet; 6) NORTH 23° 29' 44" WEST 53.86 feet; 7) NORTH 26° 22' 44" WEST 127.52 feet; 8) NORTH 47° 50' 14" WEST 26.58 feet; 9) NORTH 46° 24' 34" WEST 18.09 feet; Thence leaving said westerly line NORTH 17° 39' 24" EAST 70.12 feet; Thence NORTH 09° 48' 22" EAST 69.80 feet; Thence NORTH 09° 48' 39" WEST 21.49 feet; Thence NORTH 19° 53' 02" WEST 90.00 feet; Thence NORTH 70° 06' 58" EAST 13.29 feet; Thence NORTH 09° 14' 43" WEST 181.66 feet to the north line of said WUERKER ANNEXATION and the north line of said northeast quarter of Section 10; Thence along said north line NORTH 89° 48' 03" EAST 839.62 feet to the Point of Beginning.

Said portion contains 13.04 acres, more or less.

The undersigned have caused the above described land to be surveyed and subdivided into lots as shown on this plat to be known as FOSSIL CREEK ESTATES P.U.D. FIRST FILING, City of Fort Collins, County of Larimer, State of Colorado and as subject to all easements and right-of-ways now on 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 acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the streets so dedicated and acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain the 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 land holder/s successors in interest until such time as the City expressly assumes in writing, the duty of such maintenance.

OWNERSHIP CERTIFICATE

Dr. Richard S. Wuerker
DR. RICHARD S. WUERKER

STATE OF COLORADO }
COUNTY OF LARIMER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF March A.D., 1996, BY Dr. Richard S. Wuerker

MY COMMISSION EXPIRES: 11/22/97

Miss Krug
NOTARY PUBLIC
US 34 South College
Fort Collins, CO

NOTARY PUBLIC STATE OF COLORADO

SURVEYOR'S STATEMENT

DONALD FREDERICK, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO, BEING DULY SWORN ON HIS OATH, DEPOSES AND SAYS THAT THE SURVEY AND PLAT OF THE FOSSIL CREEK ESTATES P.U.D. FIRST FILING WERE MADE UNDER HIS SUPERVISION, THAT SAID PLAT IS AN ACCURATE DELINEATION OF SAID SURVEY THAT HE READ THE STATEMENTS THEREON, AND THAT THE SAME ARE TRUE OF HIS OWN KNOWLEDGE.

ATTORNEY'S CERTIFICATE

THIS IS TO CERTIFY THAT ON THE 1st DAY OF March 1996 I EXAMINED THE TITLE TO THE PROPERTY HEREON AND ESTABLISHED THAT THE OWNER AND PROPRIETOR OF RECORD OF THE SAID PROPERTY AS CONSTRUED IN C.R.S. 1973, 31-23-111, ARE SHOWN HEREON AS OF SAID DATE.

John
2221 Rocking Rd #280
Fort Collins CO 80526

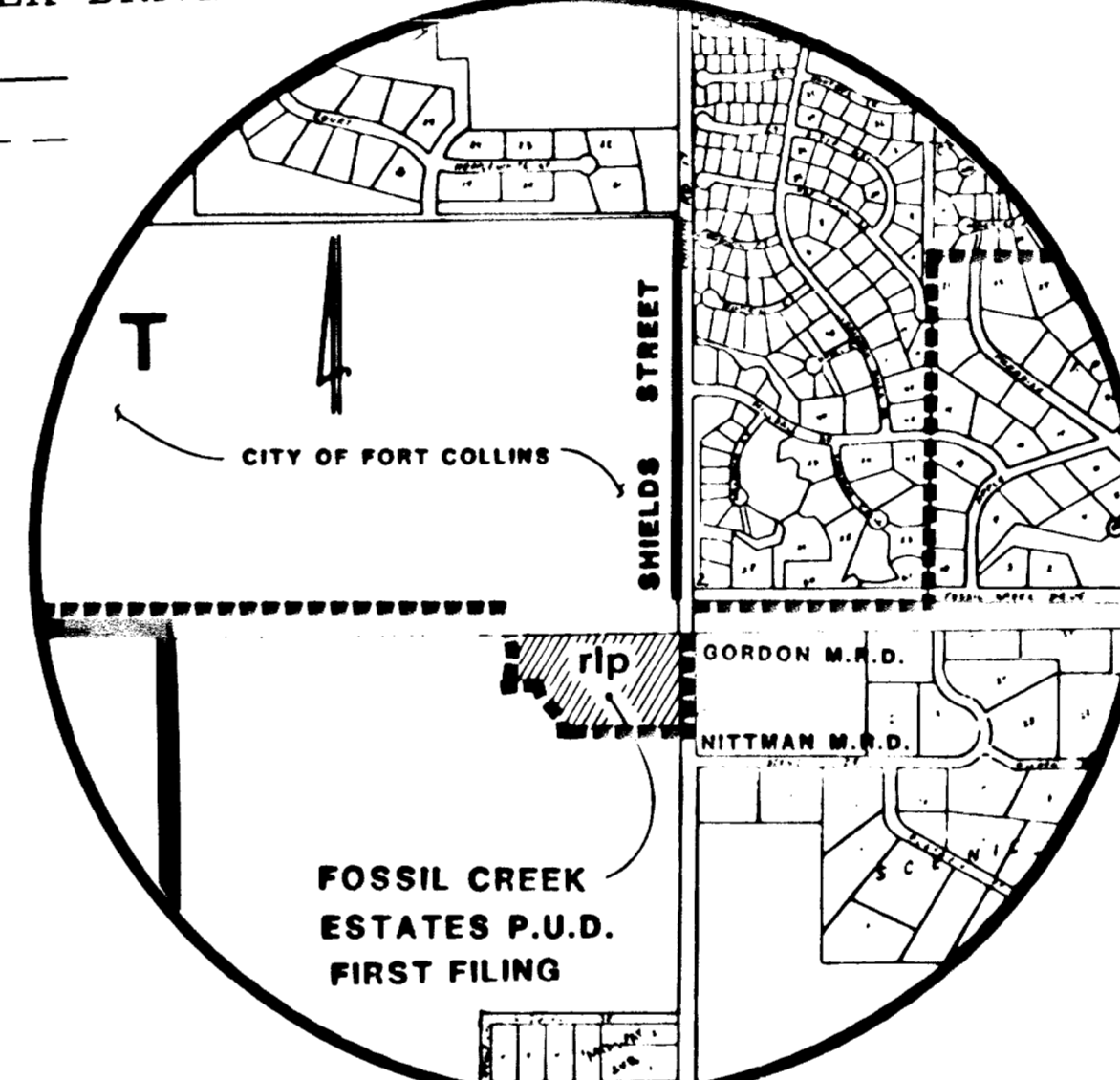
REGISTRATION NO.: 11911

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS ON THIS 24th DAY OF June 1996

Robert Blanchard
SECRETARY OF PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS

APPROVED AS TO FORM BY THE DIRECTOR OF ENGINEERING OF THE CITY OF FORT COLLINS ON THIS 31st DAY OF October A.D., 1996

Michael R. Blumig
DIRECTOR OF ENGINEERING OF THE CITY OF FORT COLLINS



VICINITY MAP

SCALE: 1"=1000'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
(#)	(°)	(ft)	(ft)	(ft)	(ft)	(°)
C1	29°14'23"	240.00	122.48	121.15	62.60	S 75°10'52" W
C2	29°14'23"	195.00	96.51	98.44	50.87	S 75°10'52" W
C3	9°33'18"	240.00	40.02	20.06	20.06	N 65°20'19" E
C4	7°18'11"	285.00	39.53	36.30	18.19	N 66°27'53" E
C5	9°33'18"	195.00	32.52	32.48	16.30	N 65°20'19" E
C6	9°45'48"	1100.00	110.65	110.60	55.37	S 03°04'51" E
C7	15°45'48"	1127.00	117.37	112.37	56.73	S 03°04'51" E
C8	2°59'15"	1127.00	58.76	58.75	29.39	S 01°41'34" E
C9	2°46'34"	1127.00	54.60	54.60	27.31	S 04°34'28" E
C10	5°45'48"	1073.00	107.93	107.89	54.01	S 03°04'51" E
C11	3°22'34"	1073.00	63.22	63.21	31.62	S 01°53'14" E
C12	2°23'15"	1073.00	44.71	44.71	22.36	S 04°48'08" E
C13	14°58'47"	450.00	117.65	117.32	59.16	N 01°31'38" E
C14	14°58'47"	477.00	124.71	124.35	62.71	N 01°31'38" E
C15	7°31'23"	477.00	62.63	62.59	31.36	N 05°15'20" E
C16	7°27'24"	477.00	62.08	62.03	31.08	N 02°14'03" W
C17	14°58'47"	423.00	110.29	110.28	55.61	N 01°31'38" E
C18	6°29'25"	423.00	47.92	47.89	23.98	N 05°46'19" E
C19	8°29'22"	423.00	62.68	62.62	31.40	N 01°43'04" W
C20	49°44'52"	15.00	12.62	12.62	6.35	S 15°51'24" E
C21	49°44'52"	15.00	12.62	12.62	6.35	N 33°53'28" E
C22	27°29'44"	50.00	24.31	24.31	12.18	S 80°58'58" E
C23	45°55'06"	50.00	40.07	39.01	21.18	S 35°48'21" W
C24	11°19'05"	50.00	88.89	83.54	76.04	S 43°48'45" E
C25	10°50'56"	50.00	94.99	81.34	69.90	N 25°06'14" E
C26	11°24'37"	50.00	9.96	9.94	5.00	N 35°01'32" W
C27	90°00'00"	15.00	23.56	21.21	15.00	N 68°24'55" E
C28	90°00'00"	15.00	23.56	21.21	15.00	N 25°30'41" W
C29	89°46'08"	25.00	39.17	35.28	24.90	N 45°18'53" W
C30	7°51'18"	450.00	61.69	61.64	30.89	N 25°30'41" W
C31	7°51'18"	423.00	57.99	57.95	29.04	N 25°30'41" W
C32	41°6'55"	423.00	31.61	31.61	15.81	N 23°43'30" W
C33	3°34'23"	423.00	26.38	26.37	13.19	N 27°39'08" W
C34	7°51'18"	477.00	65.39	65.34	32.71	N 25°30'41" W
C35	5°31'14"	477.00	45.96	45.94	23.00	N 24°20'39" W
C36	2°20'04"	477.00	19.44	19.43	9.72	N 28°16'18" W
C37	90°00'00"	15.00	23.56	21.21	15.00	S 15°33'40" W
C38	87°44'53"	15.00	22.97	20.79	14.42	N 73°18'46" W
C39	49°44'52"	15.00	13.02	12.62	6.95	S 46°27'28" E
C40	49°44'52"	15.00	13.02	12.62	6.95	N 03°17'24" E
C41	27°29'44"	50.00	24.31	24.31	12.18	N 68°24'55" E
C42	37°51'41"	50.00	33.13	32.53	17.20	S 09°11'00" W
C43	63°25'28"	50.00	55.35	52.57	30.90	S 41°30'35" E
C44	37°07'44"	50.00	32.40	31.84	16.79	N 88°12'49" E
C45	75°50'21"	50.00	66.18	61.46	38.95	N 31°43'47" E
C46	22°44'54"	50.00	19.85	19.72	10.06	N 17°33'51" W
C47	42°23'36"	50.00	37.00	36.16	19.39	N 50°08'06" W

COURSE NO.	BEARING	DISTANCE
L-1	N 45°20'34" W	40.60'
L-2	N 41°15'19" W	19.26'
L-3	N 31°07'39" W	16.99'
L-4	N 23°29'44" W	53.26'
L-5	N 47°50'14" W	31.88'
L-6	N 66°24'34" W	22.10'

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

● DENOTES SET #4 REBAR AND CAP, PLS #11989
(NR) - NON-RADIAL BEARING

SE. CORNER NE 1/4 SECTION 10, T6N, R69W, FD #4 REBAR, REPLACED W/2" ALUM. CAP PLS #11989 IN MONUMENT BOX

REVISIONS	DATE	BY	DESCRIPTION

Date: FEBRUARY, 1996
Field Book: NO. 62
Scale: 1" = 60'

Drawn: CADtrax
Checked: D.G.F./G.N.L.
Approved: D.G.F.

CLIENT: FOSSIL CREEK PARTNERS

FREDERICK LAND SURVEYING
1528 N. LINCOLN AVENUE, LOVELAND, COLORADO 80538
PHONE: (970) 669-3652

TITLE: FOSSIL CREEK ESTATES P.U.D. FIRST FILING
FILING PLAT: FORT COLLINS, COLORADO

PROJECT NO.	SHEET NO.	NO. OF SHEETS
94-01-760	1	1