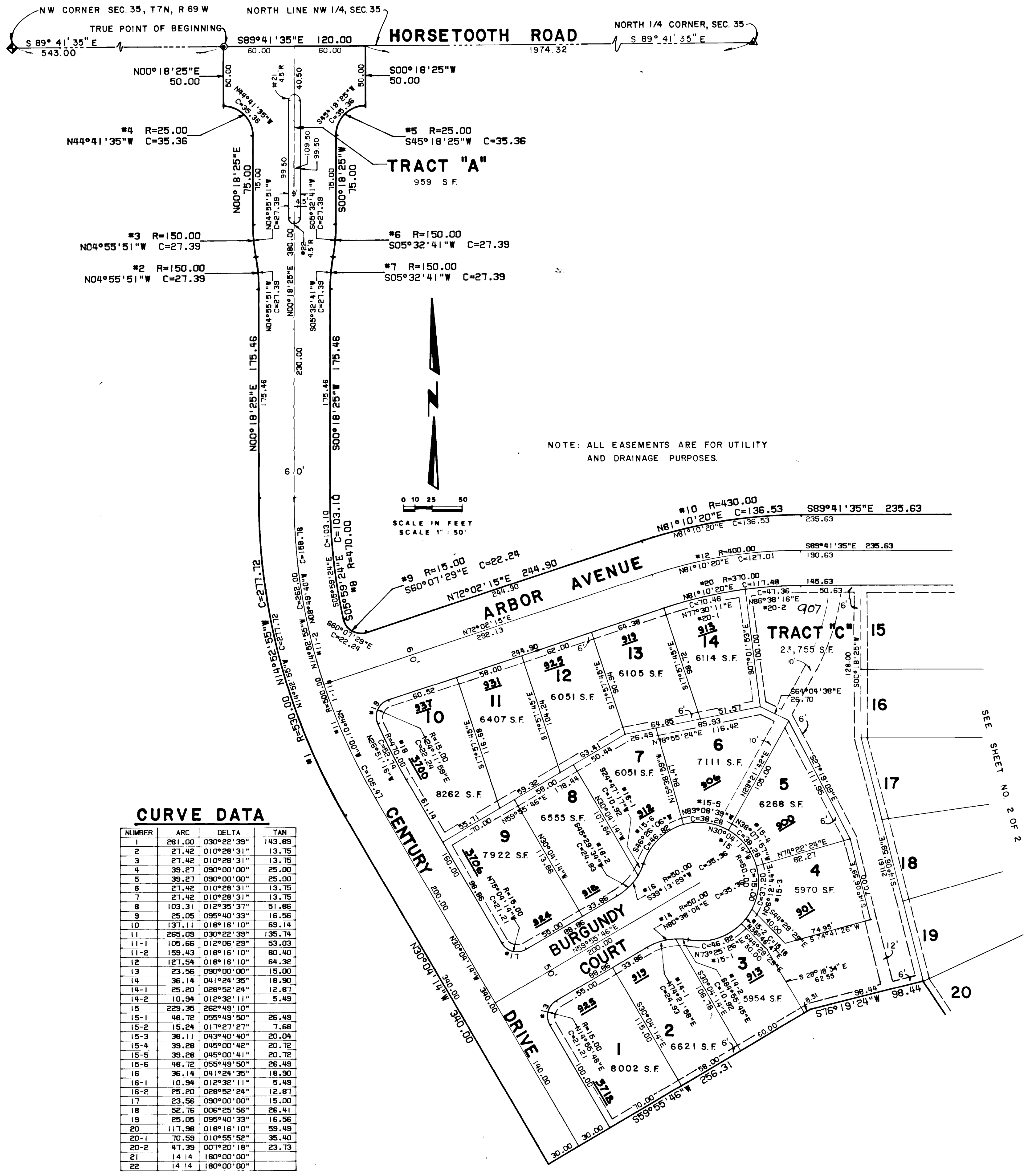


FOUR SEASONS FIRST FILING

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NW 1/4 OF SECTION 35, T.7N., R.69W., OF THE 6th P.M., LARIMER COUNTY, COLORADO



CURVE DATA

NUMBER	ARC	DELTA	TAN
1	281.00	030°22'39"	143.89
2	27.42	010°28'31"	13.75
3	27.42	010°28'31"	13.75
4	39.27	090°00'00"	25.00
5	39.27	090°00'00"	25.00
6	27.42	010°28'31"	13.75
7	27.42	010°28'31"	13.75
8	103.31	012°35'37"	51.86
9	25.05	095°40'33"	16.56
10	137.17	018°16'10"	69.14
11	265.09	030°22'39"	135.74
11-1	105.66	012°06'29"	53.03
11-2	159.43	018°16'10"	80.40
12	127.54	018°16'10"	64.32
13	23.56	090°00'00"	15.00
14	36.14	041°24'35"	18.90
14-1	25.20	028°52'24"	12.87
14-2	10.94	012°32'11"	5.49
15	229.35	262°49'10"	116.49
15-1	48.72	055°49'50"	26.49
15-2	15.24	017°21'27"	7.68
15-3	38.11	043°40'40"	20.04
15-4	39.28	045°00'42"	20.72
15-5	39.28	045°00'41"	20.72
15-6	48.72	055°49'50"	26.49
16	36.14	041°24'35"	18.90
16-1	10.94	012°32'11"	5.49
16-2	25.20	028°52'24"	12.87
17	23.56	090°00'00"	15.00
18	52.76	006°25'56"	26.41
19	25.05	095°40'33"	16.56
20	117.98	018°16'10"	59.49
20-1	70.59	010°55'52"	35.40
20-2	47.39	007°20'18"	23.73
21	14.14	180°00'00"	0.00
22	14.14	180°00'00"	0.00

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that the undersigned, being the owners of all the following described land to wit:

A tract of land located in the NW 1/4 of Section 35, T7N, R69W, of the 6th P.M., of Larimer County, Colorado, being more particularly described as follows:

Considering the north line of the said NW 1/4 of the said Section 35 as bearing S 89° 41' 35" E and with all bearings contained herein relative thereto:

Commencing at the NW corner of the said Section 35; thence, along the said north line, S 89° 41' 35" E, 543.00 feet to the True Point of Beginning; thence, S 89° 41' 35" E, 120.00 feet; thence, S 00° 18' 25" W, 50.00 feet; thence, 39.27 feet on the arc of a curve to the left with a central angle 90° 00' 00", radius of 25.00 feet and whose long chord bears S 45° 18' 25" W, 35.36 feet; thence, S 00° 18' 25" W, 75.00 feet; thence, 27.42 feet on the arc of a curve to the right with a central angle of 10° 28' 31", radius of 150.00 feet, and whose long chord bears S 05° 32' 41" W, 27.39 feet; thence, 27.42 feet on the arc of a curve to the left with a central angle of 10° 28' 31", radius of 150.00 feet and whose long chord bears S 05° 32' 41" W, 27.39 feet; thence, S 00° 18' 25" W, 75.00 feet; thence, S 00° 18' 25" W, 175.46 feet; thence, 103.31 feet on the arc of a curve to the left with a central angle of 12° 35' 37", radius of 470.00 feet and whose long chord bears S 05° 59' 24" E, 103.10 feet; thence, 25.05 feet on the arc of a curve to the left with a central angle of 95° 40' 33", radius of 15.00 feet and whose long chord bears S 60° 07' 29" E, 22.24 feet; thence, N 72° 02' 15" E, 244.90 feet; thence, 137.11 feet on the arc of a curve to the right with a central angle of 18° 16' 10", radius of 430.00 feet; and whose long chord bears N 81° 10' 20" E, 136.53 feet; thence, S 89° 41' 35" E, 235.63 feet; thence, 129.19 feet on the arc of a curve to the left with a central angle of 37° 09' 52", radius of 199.17 feet and whose long chord bears N 71° 43' 29" E, 126.94 feet; thence, 149.19 feet on the arc of a curve to the right with a central angle of 37° 09' 52", radius of 230.00 feet and whose long chord bears N 71° 43' 29" E, 146.59 feet; thence, S 89° 41' 35" E, 288.32 feet; thence, 27.98 feet on the arc of a curve left with a central angle of 106° 52' 38", radius of 15.00 feet and whose long chord bears N 36° 52' 06" E, 24.10 feet; thence, 44.86 feet on the arc of a curve to the left with a central angle of 15° 07' 13", radius of 170.00 feet and whose long chord bears N 24° 07' 50" W, 44.73 feet; thence, 30.14 feet on the arc of a curve to the left with a central angle of 09° 31' 38", radius of 181.25 feet and whose long chord bears N 36° 27' 16" W, 30.10 feet; thence, 30.14 feet on the arc of a curve to the right with a central angle of 09° 31' 38", radius of 181.25 feet and whose long chord bears N 36° 27' 16" W, 30.10 feet; thence, 131.24 feet on the arc of a curve to the right with a central angle of 31° 59' 51", radius of 235.00 feet and whose long chord bears N 15° 41' 31" W, 129.54 feet; thence, 39.27 feet on the arc of a curve to the left with a central angle of 90° 00' 00", radius of 25.00 feet and whose long chord bears N 44° 41' 35" W, 35.36 feet; thence, S 00° 18' 25" E, 50.00 feet; thence, S 89° 41' 35" E, 120.00 feet; thence, S 00° 18' 25" W, 50.00 feet; thence, 39.27 feet on the arc of a curve to the left with a central angle of 90° 00' 00", radius 25.00 feet and whose long chord bears S 45° 18' 25" W, 35.36 feet; thence, 92.15 feet on the arc of a curve to the left with a central angle of 31° 59' 51", radius of 165.00 feet and whose long chord bears S 15° 41' 31" E, 90.95 feet; thence, 30.14 feet on the arc of a curve to the right with a central angle of 09° 31' 38", radius of 181.25 feet and whose long chord bears S 26° 55' 37" E, 30.10 feet; thence, 30.14 feet on the arc of a curve to the left with a central angle of 09° 31' 38", radius of 181.25 feet and whose long chord bears S 26° 55' 37" E, 30.10 feet; thence, 85.96 feet on the arc of a curve to the left with a central angle 21° 24' 49", radius of 230.00 feet and whose long chord bears S 20° 59' 02" E, 85.46 feet; thence, 20.79 feet on the arc of a curve left with a central angle of 79° 24' 58", radius of 15.00 feet and whose long chord bears S 49° 59' 06" E, 19.17 feet; thence, S 89° 41' 35" E, 391.17 feet; thence, 172.79 feet on the arc of a curve to the right with a central angle of 90° 00' 00", radius of 110.00 feet and whose long chord bears S 44° 41' 35" E, 155.56 feet; thence, S 00° 18' 25" W, 620.00 feet; thence, N 89° 41' 35" W, 572.00 feet; thence, N 00° 18' 25" E, 4.77 feet; thence, N 89° 41' 35" W, 63.69 feet; thence, S 78° 54' 58" W, 186.81 feet; thence, N 83° 27' 35" W, 139.95 feet; thence, N 66° 52' 16" W, 139.95 feet; thence, N 47° 54' 01" W, 146.25 feet; thence, N 33° 40' 37" W, 138.79 feet; thence, S 76° 19' 24" W, 98.44 feet; thence, S 59° 55' 46" W, 256.31 feet; thence, N 30° 04' 14" W, 340.00 feet; thence, 281.00 feet on the arc of a curve to the right with a central angle of 30° 22' 39", radius of 530.00 feet and whose long chord bears N 14° 52' 55" W, 277.72 feet; thence, N 00° 18' 25" E, 175.46 feet; thence, 27.42 feet on the arc of a curve to the left with a central angle of 10° 28' 31", radius of 150.00 feet and whose long chord bears N 04° 55' 51" W, 27.39 feet; thence, N 00° 18' 25" E, 75.00 feet; thence, 39.27 feet on the arc of a curve to the left with a central angle of 90° 00' 00", radius of 25.00 feet and whose long chord bears N 44° 41' 35" W, 35.36 feet; thence, N 00° 18' 25" E, 50.00 feet to the True Point of Beginning.

The above described tract contains 26.311 acres and is subject to all easements and rights-of-way now on record or existing or indicated on the attached plat.

Have caused the same to be subdivided into lots, tracts and streets as shown on this plat known as Four Seasons First Filing, City of Fort Collins, Larimer County, Colorado, and do hereby dedicate and convey to and for public use forever hereafter the streets and easements, as laid out on this plat.

IN WITNESS WHEREOF,

John A. Michie and D & S Farms, a Colorado partnership have caused their names to be herewith subscribed this 1 day of Feb. A.D. 1979.

John A. Michie
John A. Michie

D & S FARMS, A COLORADO PARTNERSHIP

Warren M. Watrous
Warren M. Watrous, Partner

Clyde Stephen Treadway
Clyde Stephen Treadway, Partner

Babe Ellen Treadway
Babe Ellen Treadway, Partner

STATE OF COLORADO)
COUNTY OF LARIMER) ss.

The foregoing instrument was acknowledged before me this 1st day of February, A.D. 1979, by John A. Michie, Warren M. Watrous, Partner, Clyde Stephen Treadway, Partner, and Babe Ellen Treadway, Partner.

My Commission Expires: 12-29-81 Notary Public *J. Jean Allard*

RECEIVED by the Director of Public Works of the City of Fort Collins, Colorado, on this 9 day of March, A.D., 1979.

James M. Nichols
James M. Nichols, Director of Public Works

APPROVED by the City Council of the City of Fort Collins, Colorado, on this 13th day of March, A.D., 1979.

James M. Nichols
City Clerk

SURVEYOR'S CERTIFICATE

I, James M. Nichols, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of Four Seasons First Filing was prepared from an actual survey and truly and correctly represents the results thereof.

James M. Nichols
James M. Nichols, Registered Land Surveyor and Professional Engineer
Colorado Reg. No. 4414

ATTORNEY STATEMENT

This is to certify that on the 19th day of March, 1979, I examined the records of the Office of the Clerk and Recorder of Larimer County, Colorado, and established that the property of the proposed Four Seasons First Filing is owned by: *John A. Michie*

Signed: *Timothy J. Hester*

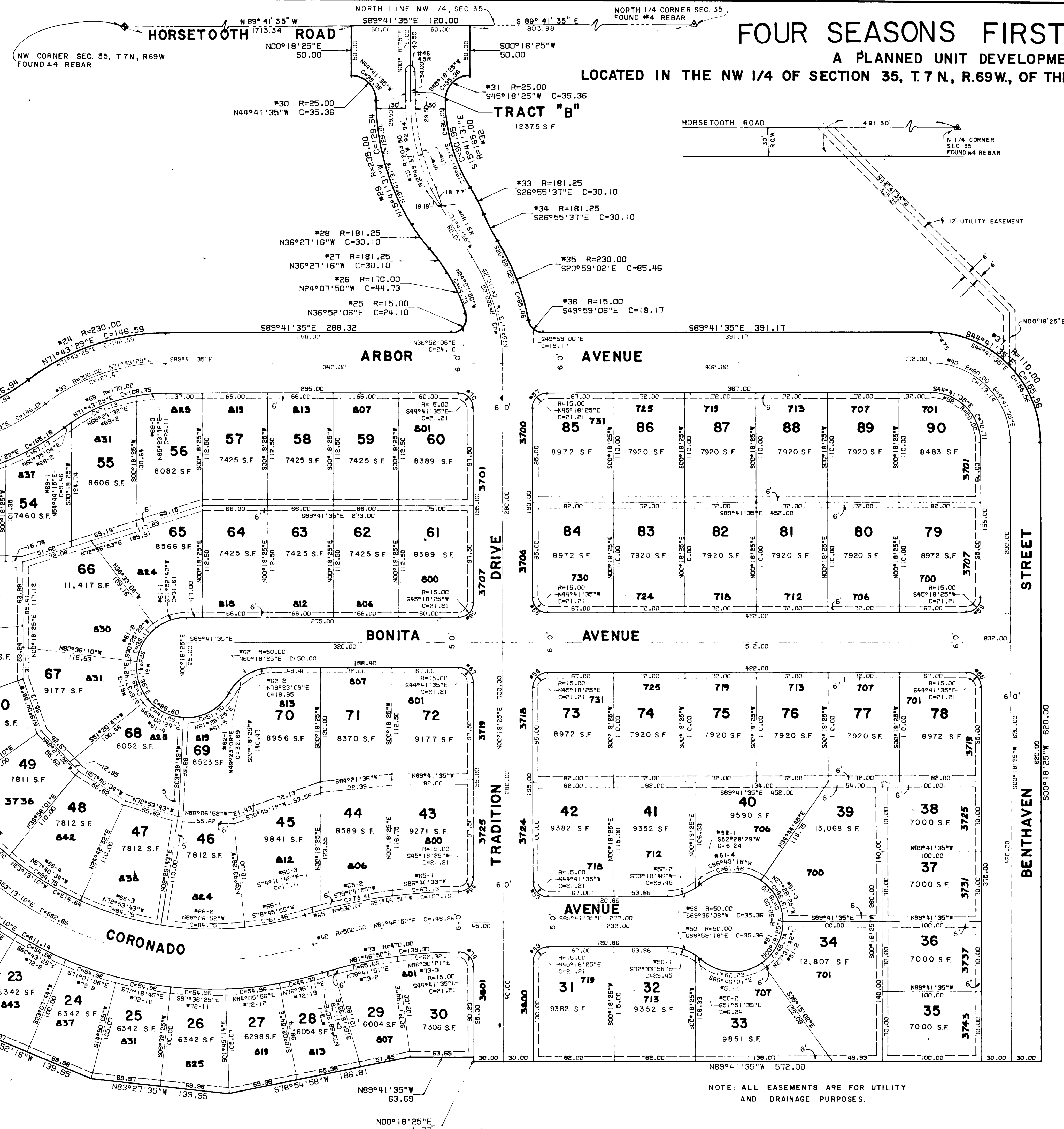
MCI consulting engineers

CLIENT: CHISM HOMES
JOB No: 1577000FB
DSGN: DWN, J.A. CK, J.L.A.

FOUR SEASONS FIRST FILING

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NW 1/4 OF SECTION 35, T.7 N., R.69 W., OF THE 6th P.M., LARIMER COUNTY, COLORADO



CURVE DATA

NUMBER	ARC	DELTA	TAN
23	129.19	037°09'52"	66.96
24	149.18	037°09'52"	75.32
25	27.98	106°52'36"	20.23
26	44.86	015°07'13"	22.56
27	30.14	009°31'39"	15.10
28	30.14	009°31'39"	15.10
29	131.24	031°59'51"	67.38
30	39.27	090°00'00"	25.00
31	39.27	090°00'00"	25.00
32	92.15	031°59'51"	47.31
33	30.14	009°31'38"	15.10
34	30.14	009°31'38"	15.10
35	65.36	021°24'49"	43.49
36	20.79	079°24'58"	12.46
37	172.79	090°00'00"	110.00
38	148.65	037°09'52"	77.05
39	129.73	037°09'52"	67.24
40	125.66	090°00'00"	80.00
41	653.95	107°03'10"	473.45
42	148.81	017°03'10"	74.35
43	111.63	031°59'51"	57.34
44	111.63	031°59'51"	57.34
45	93.76	026°16'05"	47.72
46	14.14	180°00'00"	15.00
47	88.95	026°16'05"	45.62
48	4.23	161°42'54"	15.00
49	23.56	090°00'00"	15.00
50	36.14	041°24'35"	18.90
50-1	29.89	034°15'18"	15.41
50-2	6.25	007°09'17"	3.13
51	229.35	036°49'10"	129.35
51-1	67.17	076°58'02"	39.75
51-2	47.51	054°26'33"	25.72
51-3	48.48	055°33'40"	26.34
51-4	66.19	075°50'55"	38.96
52	36.14	041°24'35"	18.90
52-1	6.25	007°09'17"	3.13
52-2	29.90	034°15'18"	15.41
53	23.56	090°00'00"	15.00
54	23.56	090°00'00"	15.00
55	23.56	090°00'00"	15.00
56	23.56	090°00'00"	15.00
57	23.56	090°00'00"	15.00
58	78.54	090°00'00"	50.00
59	23.56	090°00'00"	15.00
60	23.56	090°00'00"	15.00
61	209.44	240°00'00"	16.66
61-1	32.17	036°16'31"	16.66
61-2	40.18	046°03'04"	21.25
61-3	40.19	046°03'03"	21.25
61-4	42.56	048°46'22"	22.67
61-5	54.34	062°16'00"	30.20
62	52.36	060°00'00"	26.87
62-1	33.30	036°09'29"	17.29
62-2	19.06	021°50'32"	9.65
63	23.56	090°00'00"	15.00
64	23.56	090°00'00"	15.00
65	157.74	017°03'10"	79.46
65-1	67.18	007°15'46"	33.54
65-2	79.46	036°09'29"	40.75
65-3	17.10	001°50'54"	8.55
66	537.90	107°03'10"	432.87
66-1	61.56	011°01'19"	30.87
66-2	85.00	015°13'09"	42.75
66-3	85.00	015°13'09"	42.75
66-4	85.00	015°13'09"	42.75
66-5	85.00	015°13'09"	42.75
66-6	85.00	015°13'09"	42.75
66-7	85.00	015°13'09"	42.75
66-8	26.34	004°42'57"	13.18
67	23.56	090°00'00"	15.00
68	168.11	037°09'52"	87.13
68-1	100.78	022°16'51"	51.04
68-2	67.33	014°53'01"	33.85
69	110.27	037°09'52"	57.15
69-1	9.46	003°11'24"	4.73
69-2	71.67	008°24'45"	36.37
69-3	29.14	009°48'19"	14.61
70	23.56	090°00'00"	15.00
71	23.56	090°00'00"	15.00
72	710.00	107°03'10"	514.04
72-1	53.05	007°09'52"	26.57
72-2	56.30	008°24'45"	28.50
72-3	55.01	008°17'40"	27.55
72-4	55.01	008°17'40"	27.55
72-5	55.01	008°17'40"	27.55
72-6	55.01	008°17'39"	27.55
72-7	50.54	009°07'42"	25.24
72-8	55.01	008°17'40"	27.55
72-9	55.01	008°17'39"	27.55
72-10	55.01	008°17'40"	27.55
72-11	55.01	008°17'39"	27.55
72-12	55.01	008°17'40"	27.55
72-13	44.42	006°41'51"	22.24
73	139.88	017°03'10"	70.46
73-1	11.78	001°26'10"	5.89
73-2	65.74	008°00'51"	32.92
73-3	62.36	007°36'00"	31.23
74	23.56	090°00'00"	15.00
75	16.00	008°20'02"	8.01

NOTE: ALL EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES.

MCI consulting engineers
 CLIENT: **CHISM HOMES**
 JOB No: **177-002** FB
 DSW: DWN JTA CK FAN

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