

F-661349

FIRST REPLAT OF THE FRONT NINE AT SOUTHRIDGE GREENS P.U.D. BEING A REPLAT OF ALL OF LOTS 21 THROUGH 39, 46 THROUGH 57 AND 59 THROUGH 72, OF THE FRONT NINE AT SOUTHRIDGE GREENS P.U.D., LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6 AND THE NORTHWEST 1/4 OF SECTION 7, ALL IN T.6N., R.68W. OF THE 6th P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

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 Southwest quarter of Section 6 and in the Northwest quarter of Section 7, all in Township 6 North, Range 68 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, more particularly described as follows:

All of Lots 21 through 39, 46 through 57 and 59 through 72, of the Front Nine at Southridge Greens, P.U.D., City of Fort Collins, County of Larimer, State of Colorado.

Have caused the same to be subdivided into lots as shown on this plat known as FIRST REPLAT OF THE FRONT NINE AT SOUTHRIDGE GREENS, P.U.D., City of Fort Collins, County of Larimer, State of Colorado, and do hereby dedicate and convey to and for public use forever hereafter the easements, as laid out on this plat.

BUCAIN CORPORATION, A COLORADO CORPORATION

Clifford J. Buckley, President

State of Colorado, County of Larimer

The foregoing instrument was acknowledged before me this 10th day of December, A.D., 1985 by Clifford J. Buckley, as President of BuCain Corporation.

My notarial commission expires: 10/25/87

Mary G. Marshall, Notary Public, Address: 5607 Hummel Lane, Fort Collins, Co. 80525

Mark Rutt, Vice President

State of Colorado, County of Larimer

The foregoing instrument was acknowledged before me this 10th day of December, A.D., 1985 by Mark Rutt as Vice President of BuCain Corporation.

My notarial commission expires: 10/25/87

Mary G. Marshall, Notary Public, Address: 5607 Hummel Lane, Fort Collins, Co. 80525

COLUMBIA SAVINGS, A FEDERAL SAVINGS AND LOAN ASSOCIATION, as Mortgagee

Ronald A. Saidy, Sr. Vice Pres., Ann Wesch, Ass't. Sec.

State of Colorado, County of Arapahoe

The foregoing instrument was acknowledged before me this 5th day of December, A.D., 1985 by Ronald A. Saidy as Sr. Vice Pres. and Ann Wesch as Ass't. Sec. for Columbia Savings, A Federal Savings and Loan Association, as Mortgagee.

My notarial commission expires: November 27, 1986

Camela Moore, Notary Public, Address: 5850 So. Blaker Cir. E, Englewood, Co 80111

FOX RIDGE II, A COLORADO GENERAL PARTNERSHIP

K. Bill Tiley, Active Partner

State of Colorado, County of Larimer

The foregoing instrument was acknowledged before me this 10th day of December, A.D., 1985 by K. Bill Tiley as Active Partner for Fox Ridge II, A Colorado General Partnership.

My notarial commission expires: 10/25/87

Mary G. Marshall, Notary Public, Address: 5607 Hummel Lane, Fort Collins, Co. 80525

INTRAWEST BANK OF FORT COLLINS, N.A.

Bruce Schriefer, President

State of Colorado, County of Larimer

The foregoing instrument was acknowledged before me this 10th day of December, A.D., 1985 by Bruce Schriefer as President and [blank] for IntraWest Bank of Fort Collins, N.A.

My notarial commission expires: February 14, 1987

Karolyne Buckner, Notary Public

Address: 3500 Jake & Kennedy Hwy - Ft. Collins, Co.

CITY OF FORT COLLINS

Rich Shannon, City Manager

State of Colorado, County of Larimer

The foregoing instrument was acknowledged before me this 22nd day of January, A.D., 1986 by Rich Shannon as City Manager and Molly J. Davis as Deputy City Clerk for The City of Fort Collins.

My notarial commission expires: [blank]

[Signature], Notary Public

Address: 395 [blank] Fort Collins, Co.

ATTORNEY STATEMENT

This is to certify that on the 10 day of December, A.D., 1985, 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 CRS (1973) 31-23-111 are as shown hereon as of said date.

[Signature], Attorney No. 12755

APPROVED by the City Engineer of the City of Fort Collins, Colorado, on the 10th day of January, A.D., 1986.

[Signature], City Engineer

APPROVED by the Planning and Zoning Board of the City of Fort Collins, Colorado, on the 16th day of DECEMBER, A.D., 1985.

[Signature], Secretary of Planning and Zoning Board

SURVEYOR'S STATEMENT

I, Donald Frederick, a duly Registered Land Surveyor in the State of Colorado, do hereby state that this plat of First Replat of The Front Nine at Southridge Greens P.U.D., truly and correctly represents the results of a survey made by me or under my direct supervision.

Donald Frederick, Colorado R.L.S. 11989

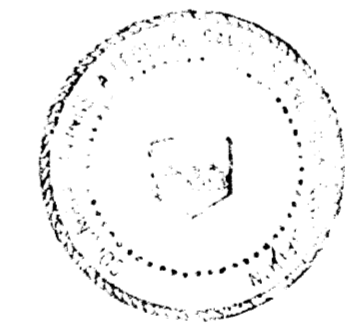
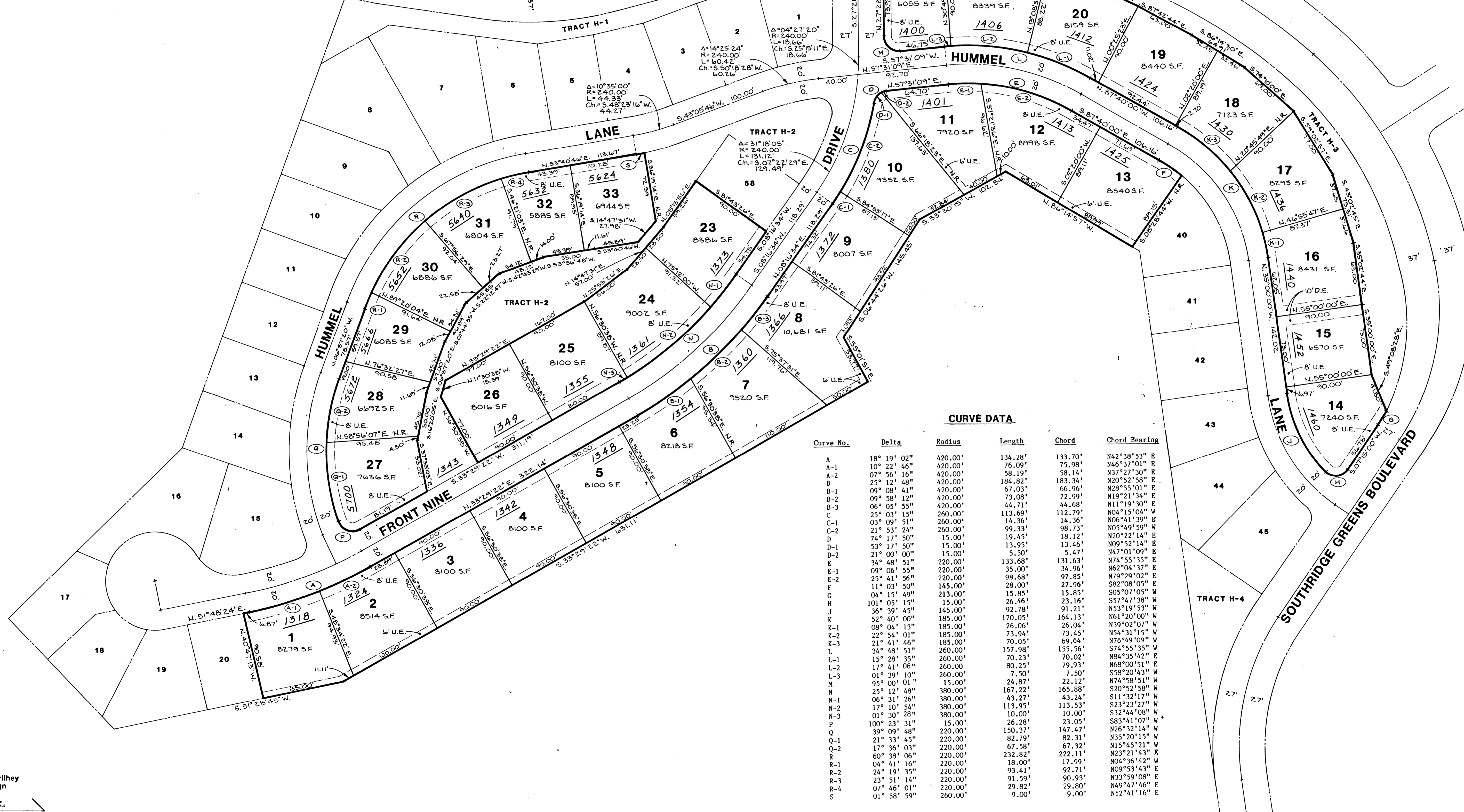
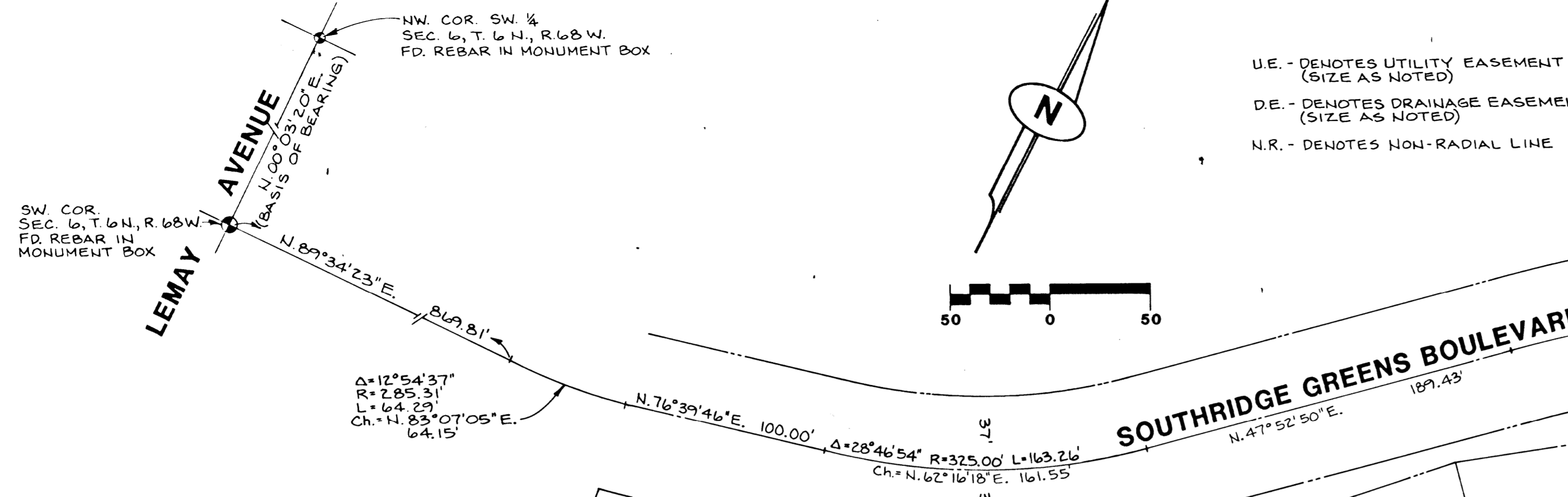


Table with 5 columns: REVISIONS, CLIENT (BUCAIN CORPORATION), TITLE (FIRST REPLAT THE FRONT NINE AT SOUTHRIDGE GREENS P.U.D.), PROJECT NO. (85-10-120), SHEET NO. (1 of 2).

F-66 1349

FIRST REPLAT OF THE FRONT NINE AT SOUTHRIDGE GREENS P.U.D.

BEING A REPLAT OF ALL OF LOTS 21 THROUGH 39, 46 THROUGH 57 AND 59 THROUGH 72, OF THE FRONT NINE AT SOUTHRIDGE GREENS P.U.D., LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6 AND THE NORTHWEST 1/4 OF SECTION 7, ALL IN T.6N., R.68W. OF THE 6th P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.



CURVE DATA

Curve No.	Delta	Radius	Length	Chord	Chord Bearing
A	18° 19' 02"	420.00'	134.28'	133.70'	N42°38'53" E
A-1	10° 22' 46"	420.00'	76.09'	75.98'	N46°37'01" E
A-2	07° 56' 16"	420.00'	58.19'	58.14'	N37°27'30" E
B	25° 12' 48"	420.00'	184.82'	183.34'	N20°52'58" E
B-1	09° 08' 41"	420.00'	67.03'	66.96'	N28°55'10" E
B-2	09° 58' 12"	420.00'	73.08'	72.99'	N19°21'34" E
B-3	06° 05' 55"	420.00'	44.71'	44.68'	N11°19'30" E
C	25° 03' 15"	260.00'	113.69'	112.79'	N04°15'04" W
C-1	03° 09' 51"	260.00'	14.36'	14.36'	N06°41'39" E
C-2	21° 53' 24"	260.00'	99.33'	98.73'	N05°49'59" W
D	74° 17' 50"	15.00'	19.45'	18.12'	N20°22'14" E
D-1	53° 17' 50"	15.00'	13.95'	13.46'	N09°52'14" E
D-2	21° 00' 00"	15.00'	5.50'	5.47'	N47°01'09" E
E	34° 48' 51"	220.00'	133.68'	131.63'	N74°55'35" E
E-1	09° 06' 55"	220.00'	35.00'	34.96'	N62°04'37" E
E-2	25° 41' 56"	220.00'	98.68'	97.85'	N79°29'02" E
F	11° 03' 50"	145.00'	28.00'	27.96'	S82°08'05" E
G	04° 15' 49"	213.00'	15.85'	15.85'	S05°07'05" W
H	101° 05' 15"	15.00'	26.46'	23.16'	S57°47'38" W
J	36° 39' 45"	145.00'	92.78'	91.21'	N53°19'53" W
K	52° 40' 00"	185.00'	170.05'	164.13'	N61°20'00" W
K-1	08° 04' 13"	185.00'	26.06'	26.04'	N39°02'07" W
K-2	22° 54' 01"	185.00'	73.94'	73.45'	N56°31'15" W
K-3	21° 41' 46"	185.00'	70.05'	69.64'	N76°49'09" W
L	34° 48' 51"	260.00'	157.98'	155.56'	S74°55'35" W
L-1	15° 28' 35"	260.00'	70.23'	70.02'	N84°35'42" E
L-2	17° 41' 06"	260.00'	80.25'	79.93'	N68°00'51" E
L-3	01° 39' 10"	260.00'	7.50'	7.50'	S58°20'43" W
M	95° 00' 01"	15.00'	24.87'	22.12'	N74°58'51" W
N	25° 12' 48"	380.00'	165.88'	165.88'	S20°52'58" W
N-1	06° 31' 26"	380.00'	43.27'	43.24'	S11°32'17" W
N-2	17° 10' 54"	380.00'	113.95'	113.53'	S23°23'27" W
N-3	01° 30' 28"	380.00'	10.00'	10.00'	S32°44'08" W
P	100° 23' 31"	15.00'	26.28'	23.05'	S83°41'07" W
Q	39° 09' 48"	220.00'	150.37'	147.47'	N26°32'14" W
Q-1	21° 33' 45"	220.00'	82.79'	82.31'	N35°20'15" W
Q-2	17° 36' 03"	220.00'	67.58'	67.32'	N15°45'21" W
R	60° 38' 06"	220.00'	232.82'	222.11'	N23°21'43" E
R-1	04° 41' 16"	220.00'	18.00'	17.99'	N04°36'42" W
R-2	24° 19' 35"	220.00'	93.41'	92.71'	N09°53'43" W
R-3	23° 51' 14"	220.00'	91.59'	90.93'	N33°59'08" E
R-4	07° 46' 01"	220.00'	29.82'	29.80'	N49°47'46" E
S	01° 58' 59"	260.00'	9.00'	9.00'	N52°41'16" E

Daniel Herlihey
draft/design
303-669-3652
1528 N. Lincoln Avenue
Loveland, Colorado 80537

REVISIONS Date By Description Date By Description Date By Description		Date OCTOBER, 1985 Drawn DCH Field Book N/A Checked DGF Scale 1" = 50' Approved	CLIENT BUCAIN CORPORATION	FREDERICK LAND SURVEYING 1528 N. Lincoln Avenue Loveland, Colorado 80537 (303) 669-3652	TITLE FIRST REPLAT OF THE FRONT NINE AT SOUTHRIDGE GREENS P.U.D. FORT COLLINS, COLORADO	PROJECT NO. 85-10-120	SHEET NO. 2	NO. OF SHEETS 2
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For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA