

FOUR SEASONS 9TH FILING, P.U.D.

BEING A REPLAT OF FOUR SEASONS FOURTH FILING P.U.D., AND AN ADDITIONAL TRACT OF LAND, ALL SITUATE IN THE NW 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., FORT COLLINS, 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 being all of FOUR SEASONS FOURTH FILING P.U.D., and an additional tract of land, all described herein and situate in the Northwest Quarter of Section 35, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, which considering the North line of the said Northwest Quarter as bearing North 89 degrees 41 minutes 35 seconds West and with all bearings contained herein relative thereto: Beginning at the North One-Quarter Corner of said Section 35, thence along the North line of the Northwest One-Quarter of said Section 35, North 89 degrees 41 minutes 35 seconds West 1248.77 feet, thence South 00 degrees 18 minutes 25 seconds West 50.00 feet to the Northeast corner of "Tract B" said FOUR SEASONS FOURTH FILING P.U.D., and the True Point of Beginning, thence along the northerly line of said "Tract B" and the southerly right of way of Horsetooth Road, North 89 degrees 41 minutes 35 seconds West 725.55 feet to a point on the easterly line of Century Drive as platted in FOUR SEASONS FIRST FILING to the City of Fort Collins, Colorado, thence along the easterly line of said Century Drive and the northerly line of Arbor Drive as platted in said FOUR SEASONS FIRST FILING and FOUR SEASONS FOURTH FILING P.U.D. the following (12) courses and distances; along the arc of a 25.00 foot radius curve to the left a distance of 39.27 feet, the long chord of which bears South 45 degrees 18 minutes 25 seconds West 35.36 feet and again South 00 degrees 18 minutes 25 seconds West 75.00 feet and again along the arc of a 150.00 foot radius curve to the right a distance of 27.42 feet, the long chord of which bears South 05 degrees 59 minutes 24 seconds West 27.39 feet and again along the arc of a 150.00 foot radius curve to the left a distance of 25.05 feet, the long chord of which bears South 00 degrees 18 minutes 25 seconds West 175.46 feet and again along the arc of a 470.00 foot radius curve to the left a distance of 103.31 feet, the long chord of which bears South 05 degrees 59 minutes 24 seconds East 103.10 feet and again along the arc of a 15.00 foot radius curve to the left a distance of 25.05 feet, the long chord of which bears North 71 degrees 43 minutes 29 seconds East 126.94 feet and again along the arc of a 230.00 foot radius curve to the right a distance of 149.19 feet, the long chord of which bears North 71 degrees 43 minutes 23 seconds East 146.59 feet to the Southeast corner of FOUR SEASONS FOURTH FILING, P.U.D.; thence along the easterly line of said subdivision the following (3) courses and distances, North 08 degrees 50 minutes 08 seconds West 109.22 feet; thence North 89 degrees 41 minutes 35 seconds West 120.00 feet; thence North 00 degrees 18 minutes 25 seconds East 150.00 feet to the True Point of Beginning.

The above described tract containing 6.69 acres more or less. The undersigned have caused the above described land to be surveyed and subdivided into lots, tracts and easements as shown on this plat to be known as FOUR SEASONS 9TH FILING PUD, 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 tracts 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. All maintenance of the above described private streets and tracts shall be performed by the undersigned (and his/her successors in interest).

Witness our hands and seals this 18 day of April A.D., 1994

OWNER:

FCLP I, a Colorado Limited Partnership

By: *Stephen McMillan*
General Partner

ATTORNEY'S CERTIFICATE

This is to certify that on the 18 day of April 1994, 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.

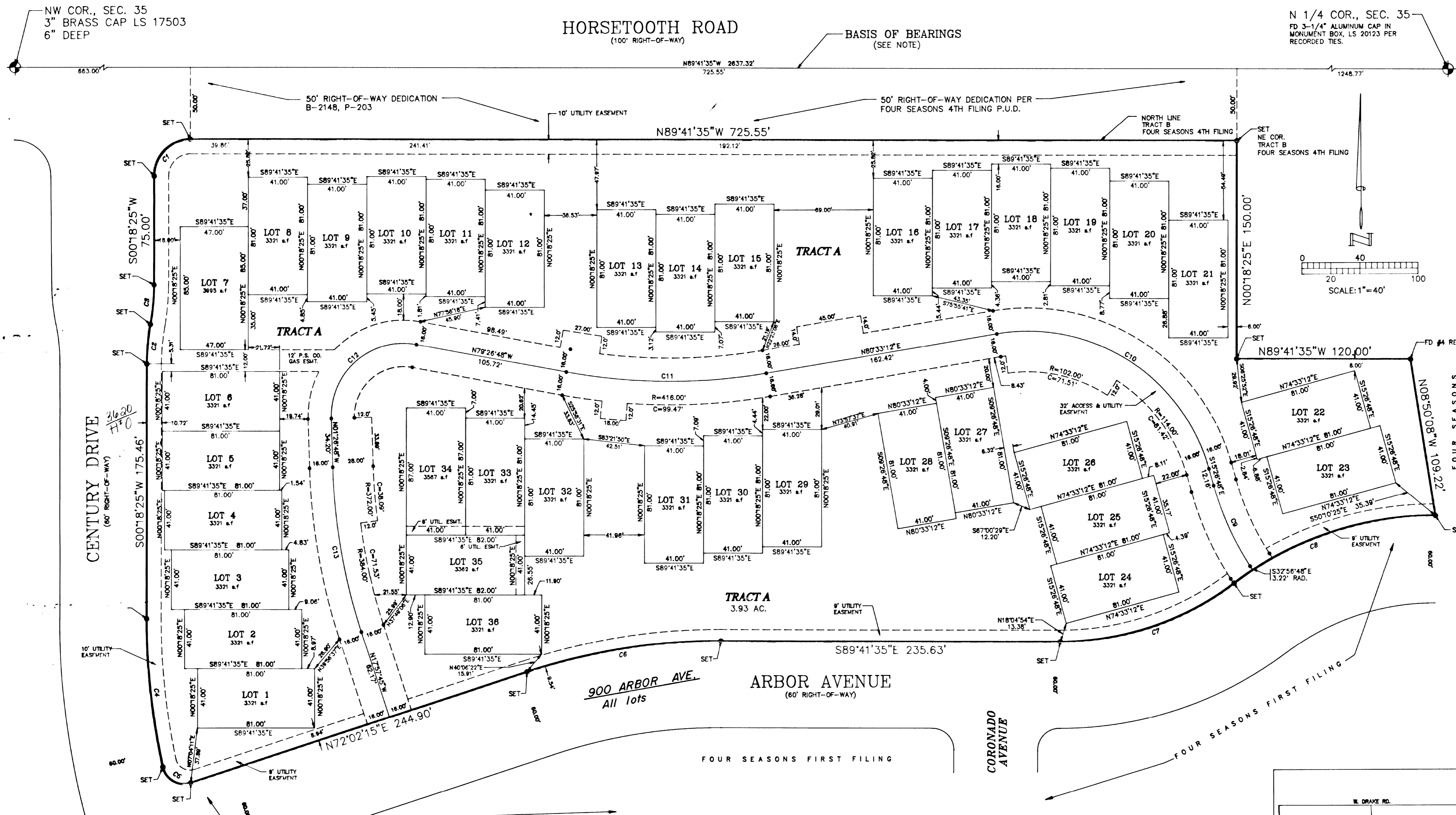
David W. Ball
Address: 325 E 7th
Louisville, Co. 80538
Registration No. 0325

Approved as to form by the Director of Engineering of the City of Fort Collins, on the 28th day of April, 1994, A.D.



Approved by the City of Fort Collins Planning and Zoning Board on this 28th day of February, 1994, A.D., 1994

Secretary
Secretary of the Planning and Zoning Board



CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00ft	39.27ft	N45°18'25"E	35.36ft
C2	10°28'31"	150.00ft	27.42ft	N05°32'40"E	27.38ft
C3	10°28'31"	150.00ft	27.42ft	N05°32'40"E	27.38ft
C4	12°35'38"	470.00ft	103.31ft	N05°59'24"W	103.10ft
C5	95°40'33"	15.00ft	25.05ft	S60°07'29"E	22.24ft
C6	18°16'10"	430.00ft	137.11ft	N81°10'20"E	136.53ft
C7	37°09'52"	199.17ft	129.19ft	N71°43'29"E	126.94ft
C8	37°09'52"	230.00ft	149.19ft	N71°43'23"E	146.58ft
C9	17°30'00"	200.00ft	61.09ft	N24°11'48"W	60.85ft
C10	84°00'00"	130.00ft	190.59ft	S57°26'48"E	173.97ft
C11	20°00'00"	400.00ft	139.63ft	S89°26'48"E	138.92ft
C12	10°20'00"	50.00ft	89.01ft	N49°33'12"E	77.71ft
C13	16°30'57"	400.00ft	115.30ft	N09°42'17"W	114.90ft

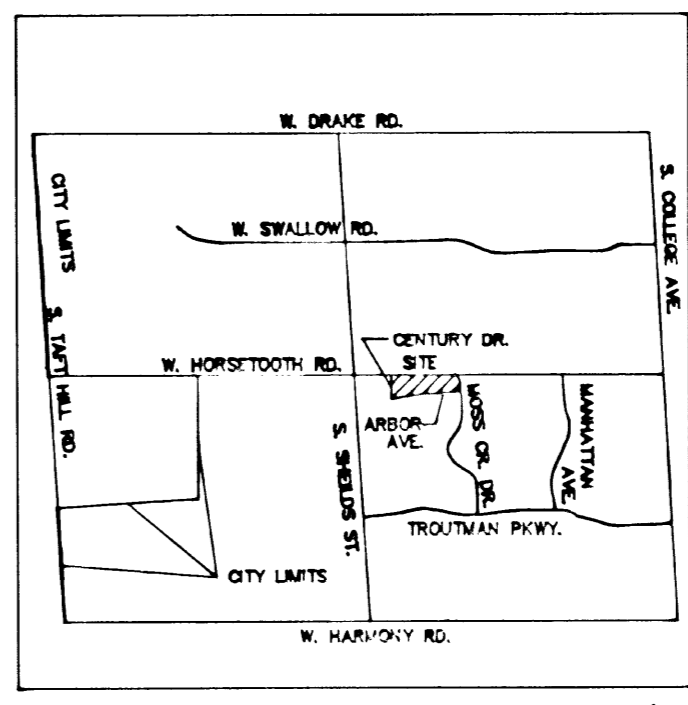
SURVEYOR'S STATEMENT

I, David M. Poeschl, being a Registered Land Surveyor under the laws of the State of Colorado, do hereby state that the survey as shown on this plat was performed by me or under my direct supervision, responsibility and checking and is true and accurate to the best of my knowledge.

David M. Poeschl, Colo. L.S. #17662

NOTE: SET=SET #4 REBAR 18" LONG W/ CAP LS 17662.
NOTE: TRACT A IS A UTILITY, ACCESS, AND DRAINAGE EASEMENT. IT DOES NOT INCLUDE LOTS 1-36, AND IS TO BE MAINTAINED THROUGH THE HOMEOWNERS ASSOCIATION.
NOTE: BASIS OF BEARING IS THE NORTH LINE OF THE NW1/4 OF SEC. 35 BEARING N89°41'35"W, AND IS MONUMENTED AS SHOWN.

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



NUMBER	REVISIONS	BY	DATE
	6" UTILITY EASEMENT IN LOTS 33, 34, & 35	DJH	1/27/94
	CITY REQUEST	DJH	2/09/94
	CITY REQUEST (9' ESMT, DEDICATION)	DJH	3/15/94
	CITY REQUEST (VICINITY MAP)	DJH	4/15/94

Landstar Surveying, Inc.
1327 North Lincoln Avenue, Loveland, Colorado 80537 Ph(303)667-3294 Fax(303)667-7151

PROJECT NO: A7353 PRINT DATE:
SCALE: 1"=40' DATE PREP: 4/15/94
DESIGNER: CHECKED BY:
DRAFTSMAN: CGZ PREPARED:

CLIENT:

FOUR SEASONS 9TH FILING P.U.D.

SHEET 1	SHEET 2
1	8
SHEETS	SHEETS