

FILE NO. 64 1335

A tract of land situated in the NW 1/4 of Section 35, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Ft. Collins, County of Larimer, State of Colorado, and more particularly described as follows:

Commencing at the North 1/4 corner for said Section 35; thence, S 00° 03' 34" E along the east line for the NW 1/4 of said Section 35, 2648.17 feet to the center 1/4 corner of said Section 35; thence, N 89° 47' 20" W along the south line for the NW 1/4 of said Section 35, 727.20 feet to the Point of Beginning; thence, continuing, N 89° 47' 20" W along the said south line, 1358.53 feet; thence, N 00° 05' 16" E, 460.00 feet; thence, S 89° 47' 20" E, 100.00 feet; thence, N 00° 05' 15" E, 110.00 feet; thence, S 89° 47' 20" E, 632.25 feet; thence, N 00° 05' 15" E, 110.00 feet; thence, S 89° 54' 45" E, 70.00 feet; thence, N 69° 20' 31" E, 55.71 feet; thence S 35° 37' 08" E, 108.29 feet; thence, S 36° 44' 40" E, 54.01 feet; thence, S 44° 22' 24" E, 422.57 feet to a point of curvature to the right, having a central angle of 44° 35' 04", a radius of 80.00 feet for an arc length of 62.25 feet to the point of tangency; thence, S 00° 12' 40" W, 6.93 feet; thence S 89° 47' 20" E, 90.00 feet; thence, S 00° 12' 40" W, 122.00 feet to the Point of Beginning.

The above described tract contains 13.639 acres (594,107 sq. ft.) more or less, and is subject to all easements, restrictions and reservations of record or otherwise if any.

The basis of bearings is the east line of the NW 1/4, Section 35, T7N, R69W, of the 6th P.M., as S 00° 03' 34" E and monumented as shown by this plat.

Have caused the same to be subdivided into lots, tracts and streets as shown on this plat known as Four Seasons Fifth Filing, a Planned Unit Development, City of Fort Collins, County of Larimer, State of 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:

Brown Farm Joint Venture, hath caused their name to be herewith subscribed this 5th day of August, A.D., 1985.

By: John R. P. Wheeler Attest: Louis D. Wheeler

STATE OF Colorado } COUNTY OF Larimer } SS.

The foregoing instrument was acknowledged before me this 5th day of August, A.D., 1985, by John R. P. Wheeler, Brown Farm Joint Venture.

WITNESS my hand and official seal.

My commission expires: June 22, 1988 Notary Public

LEIN HOLDER

John A. Michie, 807 W. Horsetooth Road, Fort Collins, Colorado 80526,

hath caused their name to be herewith subscribed this 21 day of August, A.D., 1985.

By: John Michie Attest: William D. Priest

STATE OF Colorado } COUNTY OF Larimer } SS.

The foregoing instrument was acknowledged before me this day of August, A.D., 1985, by John A. Michie,

John A. Michie, John A. Michie.

WITNESS my hand and official seal.

My commission expires: Dec 25, 1987 Notary Public

MBank, Dallas, N.A. Bruce F. Harris, hath caused their name to be herewith subscribed this 17th day of July, A.D., 1985.

By: Bruce F. Harris Attest: Daniel S. Strodel

STATE OF Texas } COUNTY OF Dallas } SS.

The foregoing instrument was acknowledged before me this 17th day of July, A.D., 1985, by Bruce F. Harris, MBank, Dallas, N.A.

WITNESS my hand and official seal.

My commission expires: Notary Public

Home Federal Savings and Loan Association of the Rockies hath caused their names to be herewith subscribed this 6th day of August, A.D., 1985.

By: Joseph A. Zahn, Jr. Attest: [Signature]

STATE OF Colorado } COUNTY OF Larimer } SS.

The foregoing instrument was acknowledged before me this 6th day of August, A.D., 1985 by JOSEPH A. ZAHN, JR. Home Federal Savings and Loan Association of the Rockies, AND ATTESTED BY LUANN K. NEWCO.

WITNESS my hand and official seal.

My commission expires: 3-11-88 Notary Public

OWNER'S CERTIFICATE

Chism Homes, Incorporated, a Nevada Corporation, 4535 West Sahara, Las Vegas, Nevada 89102, being lawful owners of the north one-half of Marble Drive as shown on this site plan hath caused their name to be herewith subscribed this 14 day of August, A.D., 1985.

By: [Signature] Attest: [Signature]

STATE OF NEVADA } COUNTY OF CLACK } SS.

The foregoing instrument was acknowledged before me this 14th day of August, A.D., 1985, by H. A. Chism, Chism Homes, Incorporated, a Nevada Corporation.

WITNESS my hand and official seal.

My commission expires: May 1, 1989 Notary Public

APPROVED by the City Engineer of the City of Fort Collins, Colorado, on the 11th day of October, A.D., 1985.

Michael R. Herzig City Engineer

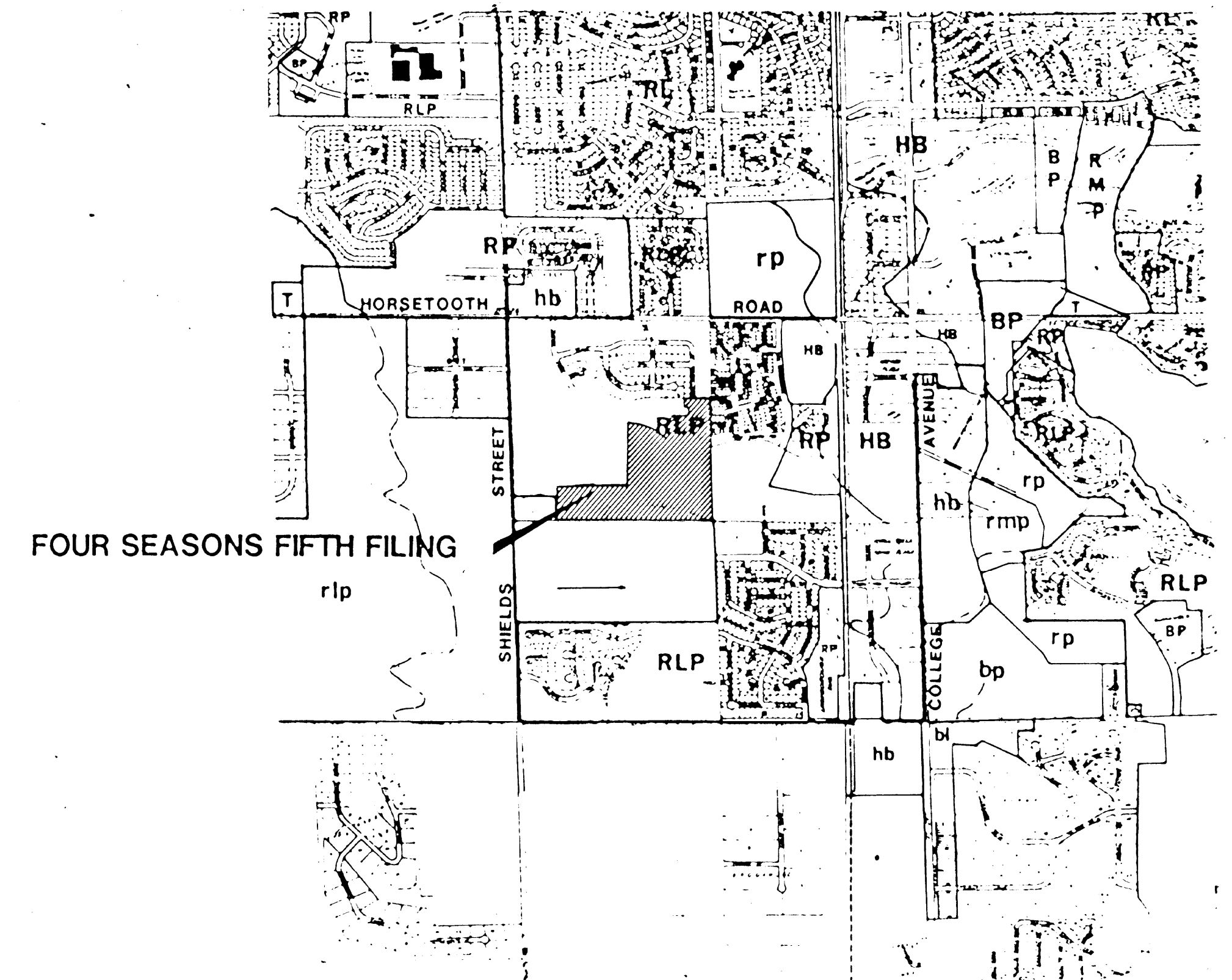
APPROVED by the Planning and Zoning Board of the City of Fort Collins, Colorado, on this 25 day of September, A.D., 1985.

[Signature] Secretary

FOUR SEASONS FIFTH FILING - A PLANNED UNIT DEVELOPMENT LOCATED IN THE NORTHWEST 1/4 OF SECTION 35, T7N, R69W, OF THE 6TH P.M., AND BEING A REPLAT OF A PORTION OF FOUR SEASONS SECOND FILING (LOT 134) CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO

FOUR SEASONS SIXTH FILING

NAME CHANGED JULY 3, 1986. LARIMER COUNTY REC. NO. 84036025



VICINITY MAP

1" = 1500'

LEGEND

- Legend items: SET #4 REBAR W/ PLASTIC CAP LS# 23052, FOUND #4 REBAR W/ PLASTIC CAP LS# 20701, FOUND #4 REBAR W/ PLASTIC CAP LS# 4414, FOUND REBAR W/ PLASTIC CAP LS# 5028

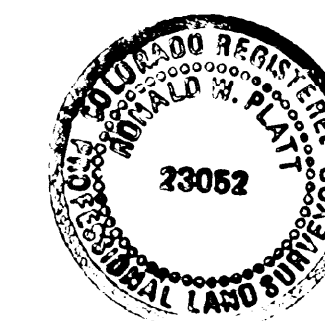
ATTORNEY'S CERTIFICATION

This is to certify that on the 22 day of August, 1985, I examined the title to the property as described hereon and established that the owners and proprietors of the record of the said property as construed in CRS 1973, 31-23-111, are as shown hereon as of the said date.

Timothy J. Haska, 12.5 S. Homes, Fort Collins, Co., Registration No.: 1958

SURVEYOR'S STATEMENT

I, Ronald W. Platt, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this plat of Four Seasons Fifth Filing, A Planned Unit Development, truly and correctly represents the results of a survey made under my direct supervision.



Ronald W. Platt, PLS #23052

General Notes:

- General Notes: 1. All 8' easements shown along front lot lines are for utility purposes. 2. All 6' easements shown along rear lot lines are for drainage and utility purposes. 3. Any signs used for this project are to comply with the sign code. 4. Tracts D, E and F are hereby dedicated to the City of Fort Collins as drainage easements.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.

Table with columns for File No., No., By, Date, Revision Description, KOP, RWP, RWP, M&/Donohue consulting engineers, and SHEETS.

M&/Donohue consulting engineers logo and address: 4710 SOUTH COLLEGE AVENUE, FORT COLLINS, COLORADO 80526, (303) 226-2323

FOUR SEASONS FIFTH FILING - FOUR SEASONS SIXTH FILING

PHASE 2 FINAL PLAT SHEET 1 OF 2

Table with columns SHEETS and SHEET, showing 2 sheets and sheet 1.

1335

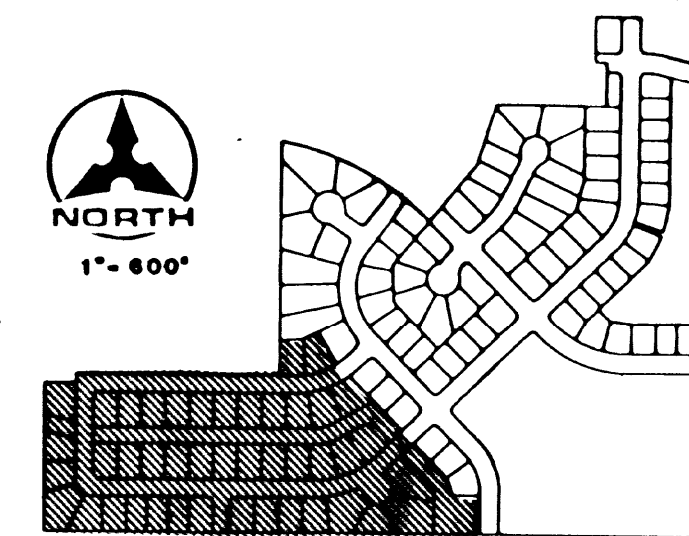
FOUR SEASONS FIFTH FILING

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE N.W. 1/4 OF SECTION 35, T7N, R69W OF THE 6TH P.M., AND BEING A REPLAT OF A PORTION OF FOUR SEASONS SECOND FILING (LOT 134) CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO

FOUR SEASONS SIXTH FILING

NAME CHANGED JULY 3, 1986. LARIMER COUNTY REC. NO. 86036025



KEY MAP

LOT ACRES

LOT NUMBER	SQUARE FEET	ACRES
L-2	9,156	0.210
L-3	9,261	0.213
L-4	9,416	0.216
L-5	8,293	0.190
L-6	8,175	0.188
L-7	8,175	0.188
L-8	8,175	0.188
L-9	8,175	0.188
L-10	8,175	0.188
L-11	8,175	0.188
L-12	8,175	0.188
L-13	8,171	0.188
L-14	8,048	0.185
L-15	8,175	0.188
L-16	8,175	0.188
L-17	8,175	0.188
L-18	8,175	0.188
L-19	8,175	0.188
L-20	8,175	0.188
L-21	8,175	0.188
L-22	8,175	0.188
L-23	8,374	0.192
L-24	8,424	0.193
L-25	8,870	0.204
L-26	12,599	0.289
L-27	15,631	0.359
L-28	8,767	0.201
L-29	13,326	0.306
L-30	8,811	0.202
L-31	8,325	0.191
L-32	8,325	0.191
L-33	8,277	0.190
L-34	8,277	0.190
L-35	7,215	0.166
L-36	7,215	0.166
L-37	7,215	0.166
L-38	8,325	0.191
L-39	9,377	0.215
L-40	13,620	0.313
L-41	8,360	0.192
L-42	8,224	0.189
L-43	10,853	0.249

TRACT ACRES

TRACT	SQUARE FEET	ACRES
T-A	147,043	3.376
T-B	4,842	0.111
T-C	382,207	8.774
T-D	26,275	0.603
T-E	49,780	1.143
T-F	5,144	0.118

TOTAL AREA = 2,063,219 47.365

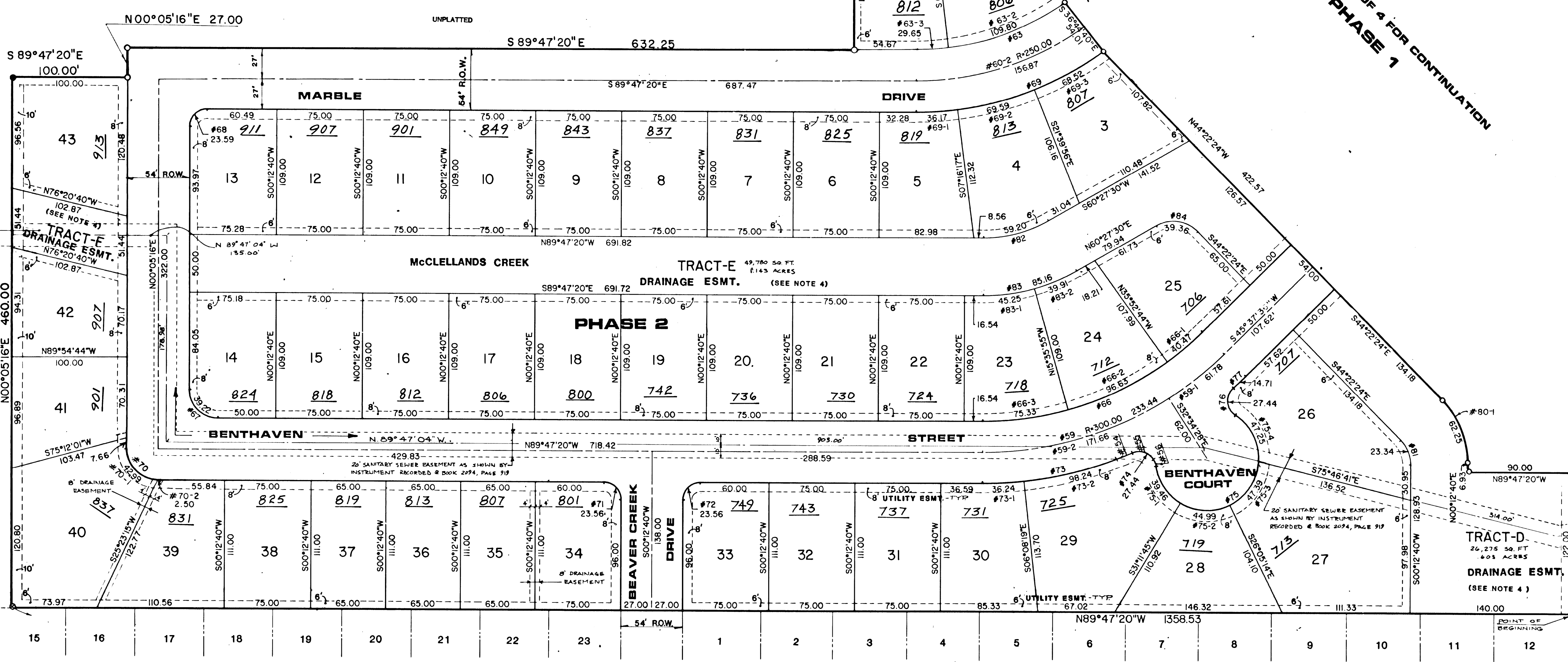
N 1/4 COR. SEC. 35, T.7N., R.69W., 6TH P.M. FOUND 1/2" DIAMETER REBAR FLUSH W/ SURFACE

TRACT-D
26,275 SQ. FT.
603 ACRES
DRAINAGE ESMT.
(SEE NOTE 4)

CENTER 1/4 CORNER, SEC. 35, T.7N., R.69W., FOUND 1/2" REBAR WITH PLASTIC CAP, L.S. # 20101

CURVE DATA

NUMBER	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
54	327.00	13.57	02°22'41"	6.79	N67°50'09"E	13.57
55	15.00	20.60	78°40'14"	12.29	S74°01'04"E	19.02
56	15.00	6.84	26°01'28"	3.48	S21°37'13"E	6.78
59	300.00	233.44	44°35'04"	122.99	S67°55'08"W	227.60
59-1	300.00	61.78	11°47'56"	31.00	S51°31'34"W	61.67
59-2	300.00	171.66	32°47'08"	88.25	S73°49'06"W	169.33
60	250.00	193.55	44°21'27"	101.91	N68°01'57"E	188.75
63	223.00	172.64	44°21'27"	90.91	N68°01'57"E	168.36
63-2	223.00	109.80	28°12'42"	56.04	S68°29'13"W	108.70
63-3	223.00	29.65	07°37'06"	14.85	S86°24'07"W	29.63
66	273.00	212.43	44°35'04"	111.92	S67°55'08"W	207.11
66-1	273.00	40.47	08°29'40"	20.27	S49°52'26"W	40.44
66-2	273.00	96.63	20°16'49"	48.83	S64°15'41"W	96.13
66-3	273.00	75.33	15°48'35"	37.91	S82°18'23"W	75.09
67	25.00	39.22	89°52'36"	24.95	N44°51'02"W	35.32
68	15.00	23.59	90°07'24"	15.03	N45°08'58"E	21.24
69	277.00	214.45	44°21'27"	112.92	N68°01'57"E	209.13
69-1	277.00	36.17	07°28'57"	18.11	N86°28'11"E	36.15
69-2	277.00	69.59	14°23'39"	34.98	N75°31'54"E	69.41
69-3	277.00	68.52	14°10'22"	34.43	N61°14'53"E	68.34
70	29.00	45.49	89°52'36"	28.94	S44°51'02"E	40.97
70-1	29.00	42.99	84°56'13"	26.54	S42°22'50"E	39.16
70-2	29.00	2.50	04°56'23"	1.25	S87°19'07"E	2.50
71	15.00	23.56	90°00'00"	15.00	S44°47'20"E	21.21
72	15.00	23.56	90°00'00"	15.00	N45°12'40"E	21.21
73	327.00	134.48	23°33'51"	68.21	N78°25'45"E	133.34
73-1	327.00	36.24	06°20'59"	18.14	N87°02'11"E	36.22
73-2	327.00	98.24	17°12'52"	49.50	N75°15'15"E	97.88
74	15.00	27.44	104°47'42"	19.48	S60°57'20"E	23.77
75	45.00	179.09	228°01'58"	21.10	N5°25'32"E	82.21
75-1	45.00	39.46	50°14'46"	21.10	S33°40'52"E	38.21
75-2	45.00	44.99	57°16'59"	24.58	S87°26'44"E	43.14
75-3	45.00	47.39	60°20'12"	26.16	N33°44'40"E	45.23
75-4	45.00	47.25	60°10'01"	26.07	N26°30'26"W	45.11
76	15.00	27.44	104°47'42"	19.48	N04°11'36"W	23.77
77	327.00	14.71	02°34'39"	7.36	N46°54'56"E	14.71
81	30.00	23.34	44°35'04"	12.30	S22°04'52"E	22.76
82	114.00	59.20	29°45'10"	30.28	S75°20'05"W	58.54
83	164.00	85.16	29°45'10"	43.56	N75°20'05"E	84.21
83-1	164.00	45.25	15°48'35"	22.77	N82°18'22"E	45.11
83-2	164.00	39.91	13°56'35"	20.05	N61°25'47"E	39.81
84	30.00	39.36	75°10'06"	23.09	S81°57'27"E	36.60
80-1	80.00	62.25	44°35'00"	32.80	S22°04'54"E	62.80
60-2	250.00	156.87	35°57'05"	81.11	N72°14'07"E	154.31



SEE SHEET #3 OF 4 FOR CONTINUATION
PHASE 1

SEE SHEET 3 FOR LOT & TRACT AREAS

WILLOW PARK SUBDIVISION



NORTH

SCALE 1" = 50'

GRAPHIC SCALE

NO.	BY	DATE	REVISION DESCRIPTION
1	RKL	7-02-85	PHASE I & II
2	RKL	7-13-85	FINAL

APPROVED	DATE	PROJECT NO.
KDP	5-6-85	1972-008
RWP	1972-008	
RWP		CHECKED

M&/Donohue consulting engineers
4710 SOUTH COLLEGE AVENUE
FORT COLLINS, COLORADO 80525 (303) 228 2323

FOUR SEASONS FIFTH FILING
FOUR SEASONS SIXTH FILING

FINAL PLAT
SHEET 2 OF 2

SHEETS	SHEET
2	2

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