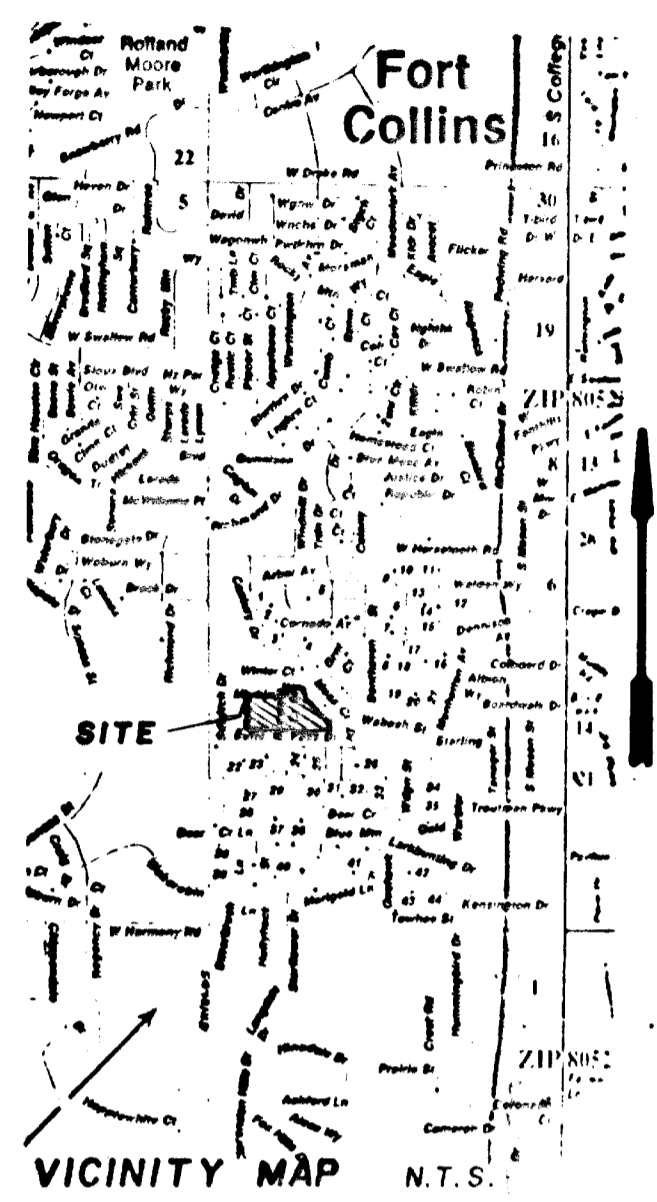


CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
A	35°57'03"	250.00	156.87'	N 72°14'09" E	154.30'
A1	35°49'48"	273.00	139.45'	N 72°17'46" E	137.19'
A2	28°12'46"	273.00	109.81'	N 68°29'16" E	108.70'
A3	07°37'00"	273.00	29.65'	N 86°24'10" E	29.62'
A4	36°02'56"	277.00	174.28'	N 72°11'12" E	171.42'
A5	12°04'35"	277.00	58.38'	N 60°12'01" E	58.28'
A6	13°54'55"	277.00	67.27'	N 73°11'47" E	67.11'
A7	10°03'26"	277.00	48.62'	N 85°10'57" E	48.56'
B	90°07'24"	15.00	23.59'	N 45°08'58" E	21.24'
C	89°52'36"	29.00	45.49'	N 44°51'02" W	40.97'
C1	84°56'13"	29.00	42.99'	N 42°22'50" W	39.16'
C2	04°56'23"	29.00	2.50'	N 87°19'09" W	2.50'
D	89°52'36"	25.00	39.22'	N 44°51'02" W	35.32'
E	90°00'00"	15.00	23.56'	N 44°47'20" W	21.21'
F	90°00'00"	15.00	23.56'	N 45°12'40" E	21.21'
G	44°35'04"	562.48	437.69'	N 67°55'08" E	426.73'
G1	12°29'06"	562.48	122.57'	N 51°52'09" E	122.32'
G2	32°05'58"	562.48	315.12'	N 74°09'41" E	311.02'
G3	44°35'04"	535.48	416.68'	N 67°55'08" E	406.25'
G4	08°29'02"	535.48	79.29'	N 49°52'07" E	79.22'
G5	08°26'19"	535.48	78.87'	N 58°19'47" E	78.80'
G6	08°13'21"	535.48	76.85'	N 66°39'37" E	76.78'
G7	05°21'06"	535.48	50.02'	N 73°26'51" E	50.00'
G8	09°33'11"	535.48	88.98'	N 80°33'02" E	88.88'
G9	04°34'02"	535.48	42.68'	N 87°55'40" E	42.67'
G10	26°36'24"	589.48	273.71'	N 76°54'33" E	271.26'
G11	06°55'05"	589.48	71.18'	N 86°45'07" E	71.13'
G12	07°24'53"	589.48	76.29'	N 79°35'08" E	76.23'
G13	04°51'42"	589.48	50.02'	N 73°26'51" E	50.00'
G14	07°24'34"	589.48	76.23'	N 67°18'43" E	76.18'
G15	06°59'22"	589.48	71.91'	N 49°07'17" E	71.87'
H	99°45'03"	15.00	26.11'	N 02°44'27" E	22.94'
I	99°45'03"	15.00	26.11'	N 66°31'02" W	22.94'
J	210°29'34"	45.00	165.82'	N 58°06'42" E	86.83'
J1	44°54'05"	45.00	35.27'	N 24°41'03" W	34.37'
J2	52°14'00"	45.00	41.02'	N 23°53'00" E	39.62'
J3	53°36'16"	45.00	42.10'	N 76°48'08" W	40.58'
J4	59°45'13"	45.00	46.93'	N 46°31'08" W	44.83'
K	73°14'11"	75.00	95.87'	N 53°10'15" W	89.47'
L	73°14'11"	125.00	159.78'	N 53°10'15" W	149.12'
L1	36°37'06"	125.00	79.89'	N 71°28'47" E	78.54'
L2	36°37'05"	125.00	79.89'	N 34°51'41" W	78.54'
M	73°14'11"	70.00	89.48'	N 53°10'15" W	83.51'



FOUR SEASONS SIXTH FILING P.U.D. FIRST REPLAT

SITUATE IN THE NW1/4 OF SECTION 35, T7N R69W OF THE 6TH P.M. CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

General Notes:

- All 8' easements shown along front lines are for utility purposes.
- All 6' easements shown along rear lot lines are for utility purposes, except as shown.
- Any signs used for this project are to comply with the sign code.
- Tracts A, B, C are to be used as regional drainage channels. These Tracts will be maintained by the City of Fort Collins.
- Tract D shall be a drainage easement dedicated to the City of Fort Collins in fee simple. City of Fort Collins will maintain Tract D.
- Any building on lot 27 shall be limited to one story above ground.

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

HOME FEDERAL SAVINGS AND LOAN ASSOC. OF THE ROCKIES

By: *Joseph A. Zahn Jr.* Vice-President
STATE OF COLORADO)
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me this 10th day of May, A.D., 1990
by Joseph A. Zahn Jr., Vice President of Home Federal Savings and Loan Assoc. of the Rockies.

Witness my hand and official seal
My commission expires 2-15-91
Stephen J. Kincaid
Notary Public

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION, AND DECLARATION OF PROTECTIVE COVENANTS.

Know All Men By These Presents that the undersigned, being the owner(s) and proprietors of the following described land, to-wit: that portion of the Northwest Quarter of Section 35, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

All of that portion of Four Seasons Sixth Filing a Planned Unit Development to the City of Fort Collins, County of Larimer, State of Colorado.

The above described land contains 13.64 Acres, more or less, and is subject to all existing easements and rights of way now existing or of record and has caused the same to be surveyed and subdivided as shown on this plat to be known as FOUR SEASONS SIXTH FILING P.U.D. FIRST REPLAT, and is subject to all easements and rights of way on record or existing or indicated on this plat and does hereby dedicate and convey to and for public use, forever hereafter, the streets, easements, and Tracts A, B, C as laid out and designated on this plat, provided however; that, (1) acceptance by the City of this dedication of easement does not impose upon the City a duty to maintain the easement so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City obligation to maintain the street rights of way so dedicated until such time as the street improvements are completed, inspected, and accepted by the City Engineer, and the owner hereby expressly assumes the obligation to maintain such rights of way until accepted by the City. All easements and street right of ways dedicated on any previous plats are hereby vacated with the filing of this plat.

IN WITNESS WHEREOF:
Brown Farm Joint Venture, a Colorado joint venture, hath caused their name to be herewith subscribed this 10th day of May, A.D., 1990.

By: *John R.P. Wheeler* Attest *Romaine Bushing*
John R.P. Wheeler

STATE OF COLORADO)
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 10th day of May, A.D., 1990, by John R.P. Wheeler, Joint Venture Partner Brown Farm Joint Venture.

WITNESS my hand and official seal.
My commission expires: 10-5-90
Janelle Love
Notary Public

ATTORNEY'S CERTIFICATE

This is to certify that on the 10th day of May, 1990, I examined the title to the property hereon and established that the owner(s) and proprietors of record of the said property as construed in C.R.S.: 1973, 31-23-111, are as shown hereon as of said date.

David Wiley
Attorney
110 E Oak St.
Fort Collins, Colo. 80524
Registration No. 6402

SURVEYOR'S CERTIFICATE

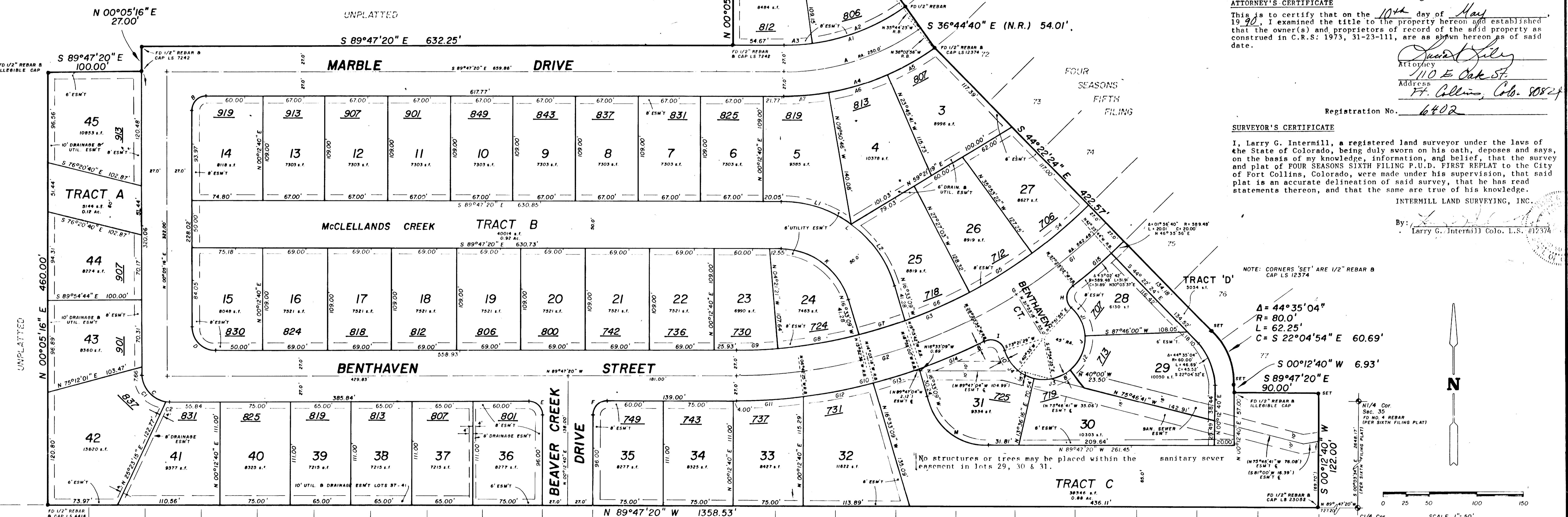
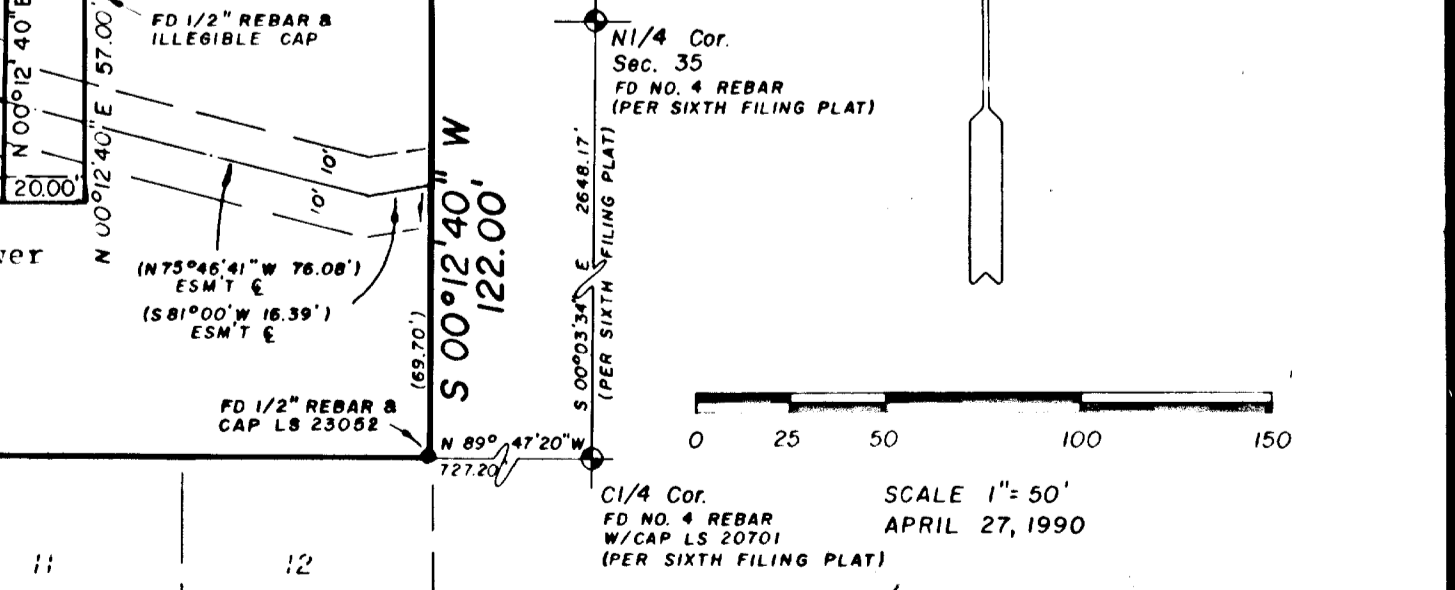
I, Larry G. Intermill, a registered land surveyor under the laws of the State of Colorado, being duly sworn on his oath, deposes and says, on the basis of my knowledge, information, and belief, that the survey and plat of FOUR SEASONS SIXTH FILING P.U.D. FIRST REPLAT to the City of Fort Collins, Colorado, were made under his supervision, that said plat is an accurate delineation of said survey, that he has read statements thereon, and that the same are true of his knowledge.

INTERMILL LAND SURVEYING, INC.
By: *Larry G. Intermill*
Larry G. Intermill Colo. L.S. #12374

NOTE: CORNERS SET ARE 1/2" REBAR B CAP LS 12374

4 = 44°35'04"
R = 80.0'
L = 62.25'
C = S 22°04'54" E 60.69'

S 00°12'40" W 6.93'
S 89°47'20" E 90.00'



WILLOW PARK SUBDIVISION

APPROVED by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 27th day of August, A.D., 1990

APPROVED, as to form, by the City Engineer of the City of Fort Collins, Colorado on this 12th day of September, A.D., 1990

Michael R. Hovsin
City Engineer

DATE: <u>APRIL 27, 90</u>	DRAWN: <u>MP</u>	REVISIONS:	INTERMILL LAND SURVEYING, INC.	CLIENT: <u>MIKE JONES JOHN WHEELER</u>	TITLE: <u>FOUR SEASONS SIXTH FIL. P.U.D. FIRST REPLAT</u>	SHEET NO.:	NO OF SHEETS:	PROJECT NO.:
SCALE: <u>1" = 50'</u>	CHECKED: <u>APPROVED</u>		1301 N. CLEVELAND AVENUE, LOVELAND, COLORADO 80537	PH: 224-2382 669-0516				P-90-1524