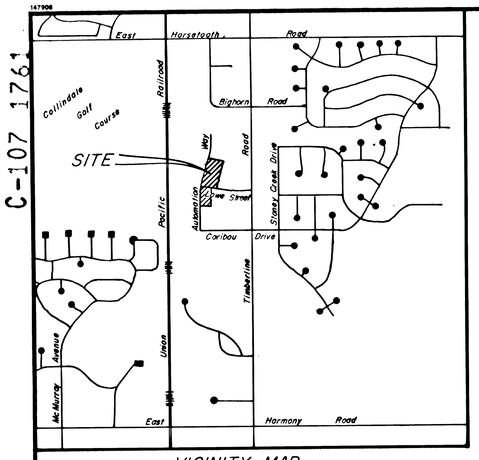
C-107 1761

A MINOR SUBDIVISION PLAT OF
COLLINDALE BUSINESS PARK SECOND FILING
SITUATE IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



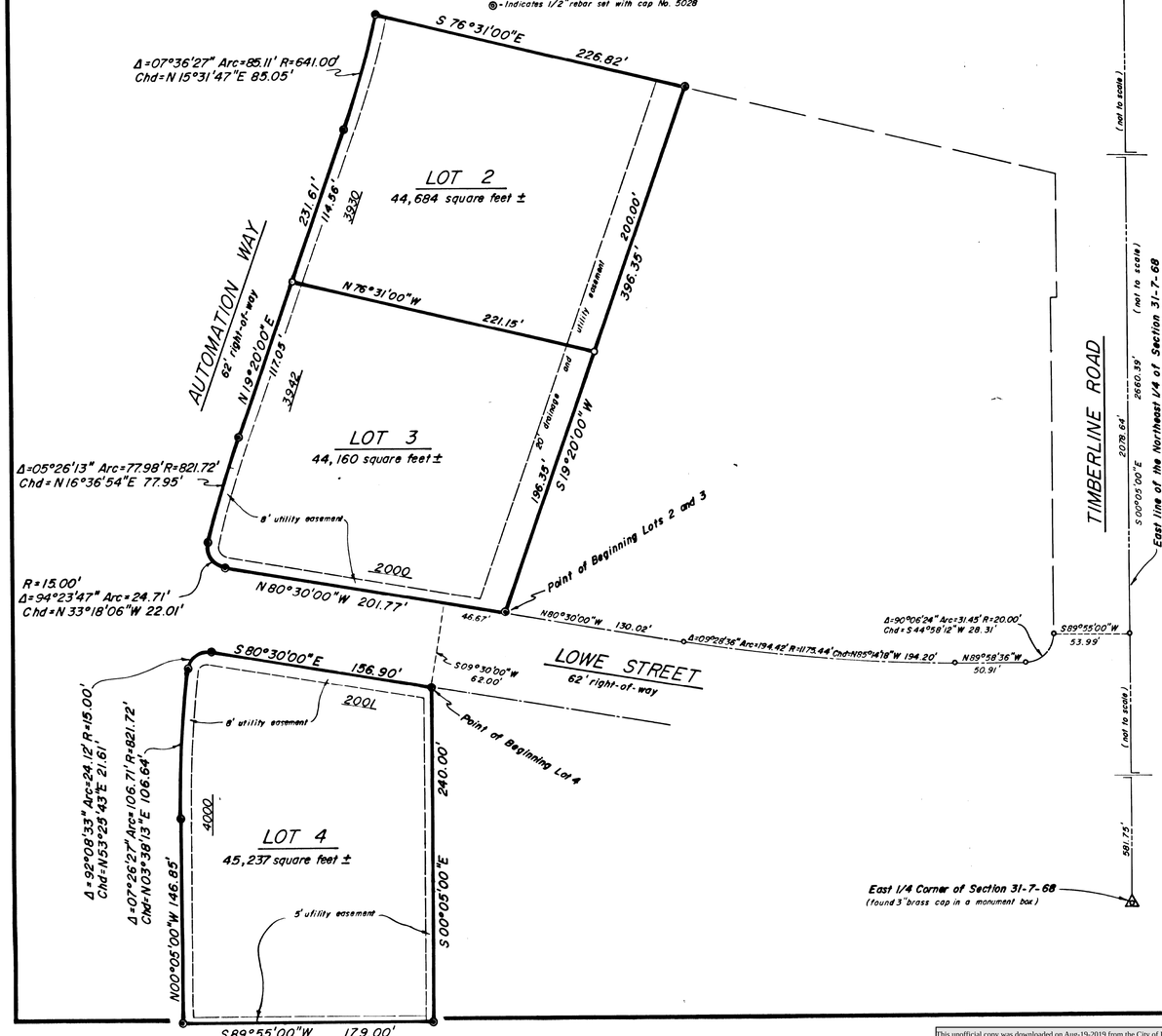
VICINITY MAP
SCALE-1"=1000'

SCALE-1"=50'

0 25 50 100 200

◎-Indicates 1/2"rebar set with cap No. 5028

Northeast Corner of Section 31-7-68
(found 3" aluminum cap L.S. no. 20123)



STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners and proprietors of the following described land, to-wit; A tract of land situate in the Northeast 1/4 of Section 31, Township 7 North, Range 68 West of the Sixth P.M., Fort Collins, Colorado, being more particularly described as follows; Considering the East line of said Northeast 1/4 as bearing S 00°05'00"E and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point which bears S 00°05'00"E 2078.64 feet, and again S 89°55'00"W 53.99 feet, and again along the arc of a 20.00 foot radius curve to the right a distance of 31.45 feet, the long chord of which bears S 44°58'12"W 28.31 feet, and again N 89°58'36"W 50.91 feet, and again along the arc of a 1175.44 foot radius curve to the right a distance of 194.42 feet, the long chord of which bears N 85°14'18"W 194.20 feet, and again N 80°30'00"W 130.02 feet from the Northeast Corner of said Section 31, and run thence N 80°30'00"W 201.77 feet; thence along the arc of a 15.00 foot radius curve to the right a distance of 24.71 feet, the long chord of which bears N 33°18'06 W 22.01 feet; thence along the arc of a 821.72 foot radius curve to the right a distance of 77.98 feet, the long chord of which bears N 16°36'54"E 77.95 feet; thence N 19°20'00"E 231.61 feet; thence along the arc of a 641.00 foot radius curve to the left a distance of 85.11 feet, the long chord of which bears N 15°31'47"E 85.05 feet; thence S 76°31'00"E 226.82 feet; thence S 19°20'00" W 396.35 feet to the point of beginning of Lots 2 and 3, AND ALSO a tract which bears N 80°30'00"W 46.67 feet, and again S 09°30'00"W 62.00 feet from the point of beginning of Lots 2 and 3, and run thence S 00°05'00"E 240.00 feet; thence S 89°55'00"W 179.00 feet; thence N 00°05'00"W 146.85 feet; thence along the arc of a 821.72 foot radius curve to the right a distance of 106.71 feet, the long chord of which bears N 03°38'13"E 106.64 feet; thence along the arc of a 15.00 foot radius curve to right a distance of 24.12 feet, the long chord of which bears N 53°25'43"E 21.16 feet; thence S 80°30'00"E 156.90 feet to the point of beginning of Lot 4, all containing 131,864 square feet, more or less. The undersigned have caused the above described land to be surveyed and subdivided into lots as shown on this plat to be known as a Minor Subdivision Plat of COLLINDALE BUSINESS PARK SECOND FILING, 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 streets and easements as are laid out and designated on this plat, provided however, that acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated.

Witness our hands and seals this 5th day of February A.D., 1993.

MAE A. TILEY by K. Bill Tiley as Attorney-In-Fact
K. BILL TILEY

BY K. Bill Tiley
K. BILL TILEY

State of Colorado } S.S.
County of Larimer }

The foregoing dedication was acknowledged before me this 5th day of February A.D. 1993 by K. Bill Tiley as Attorney-In-Fact for Mae A. Tiley, and by K. Bill Tiley and by Paul Hutt and by J.M. Davis as Vice President of Norwest Bank of Fort Collins South, N.A.

My notarial commission expires Dec. 26, 1993

NOTARY PUBLIC

NORWEST BANK FORT COLLINS, N.A.
BY Paul Hutt
PAUL HUTT, Senior Vice President

NORWEST BANK FORT COLLINS SOUTH, N.A.
BY J.M. Davis
J.M. DAVIS, Senior Vice President

ATTORNEY'S CERTIFICATE:

This is to certify that on the 5th day of February A.D., 1993, 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 hereon as of said date.

ATTORNEY Registration No. 391

SURVEYOR'S CERTIFICATE:

I, Phillip I. Robinson, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this MINOR SUBDIVISION PLAT OF COLLINDALE BUSINESS PARK SECOND FILING truly and correctly represents the results of a survey made by me or under my direct supervision.

Phillip I. Robinson
PHILLIP I. ROBINSON
Colorado registered P.E. & L.S. No. 4502

4502

APPROVED AS TO FORM:

By the Director of Engineering of the City of Fort Collins, Colorado this 11th day of February A.D., 1993.

Michael R. Stevens
DIRECTOR OF ENGINEERING

APPROVED:

By the Director of Planning of the City of Fort Collins, Colorado this 4th day of February A.D., 1993.

DIRECTOR OF PLANNING

Glenda M. Hancock
CITY CLERK

SEAL

NO.	DATE	BY	REMARKS
			REVISIONS
			APPROVED FOR CONSTRUCTION:

STEWART & ASSOCIATES
Consulting Engineers and Surveyors
214 N. HOWES STREET, FORT COLLINS, CO. 80521 (303) 482-9331

ENGINEER: P.I.R. DESIGNED: CHECKED: DATE:
SURVEY: DRAWN: J.S.R. CHECKED: DATE:
SCALE: 1"=50' DATE:

CLIENT: K. BILL TILEY

PROJECT: TRACT IN THE NORTHEAST 1/4 OF SECTION 31-7-68 FORT COLLINS, COLORADO

UNIT: MINOR SUBDIVISION PLAT

JOB NUMBERS J.M.S.& A. CLIENT

SHEET NUMBER ONE OF ONE

This unofficial copy was downloaded on Aug-19-2019 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

C-107 1761