

INTRAWEST SUBDIVISION

A TRACT OF LAND BEING LOT 2 AND A PART OF LOT 3, STRACHAN SUBDIVISION, THIRD FILING, AND A PART OF TRACT 9, FOOTHILLS EXPANSION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

**City of Fort Collins
Engineering
Development Review**
Spencer M. Smith, P.E.
Date: 06/24/2019

STATEMENT OF OWNERSHIP AND SUBDIVISION:

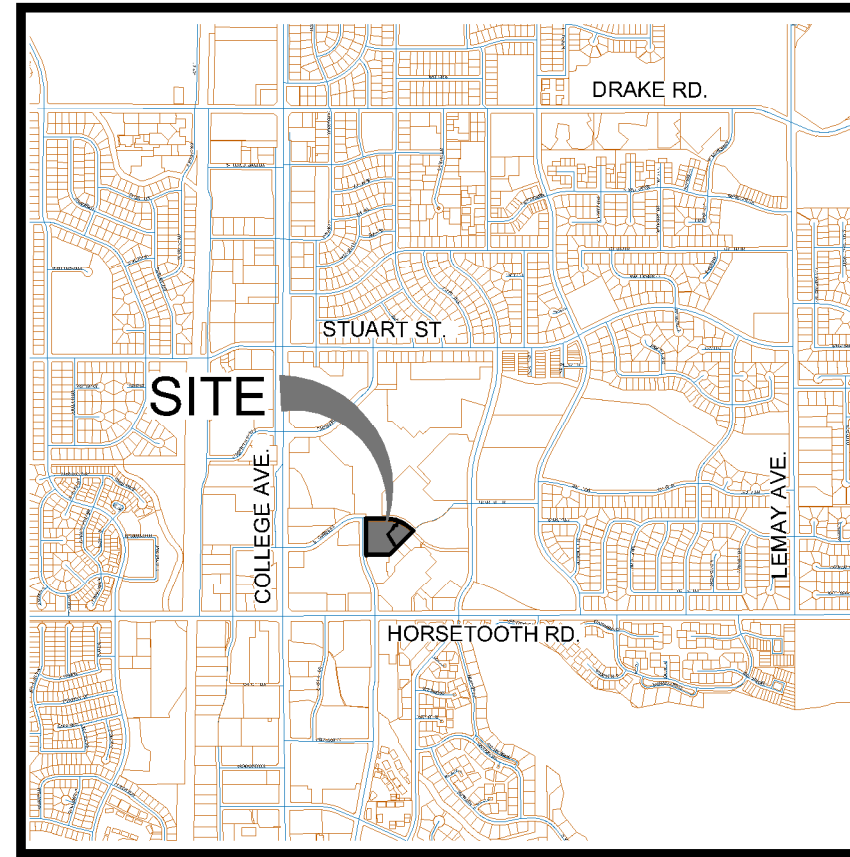
Know all persons by these presents, that the undersigned owner(s) of the following described land:

A tract of land being all of Lot 2 and a part of 3, Strachan Subdivision, Third Filing, and a part of Tract 9, Foothills Fashion Mall Expansion, located in the Southwest Quarter of Section 25, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, more particularly described as follows:

Considering the West line of Strachan Subdivision Third Filing as bearing North 00° 07' 38" East, and with all bearings contained herein relative thereto,

BEGINNING at the Southwesterly point of curvature at the Northwest corner of Lot 2, Strachan Subdivision Third Filing; thence along a curve concave to the Southeast having a central angle of 89°58'58" with a radius of 15.00 feet, an arc length of 23.56 feet, and the chord of which bears North 45°08'47" East, 21.21 feet to a point on the Southerly line of a portion of vacated East Monroe Drive per Ordinance recorded at Reception No. 1988035076, said line also being the Southerly line of Tract 9 Foothills Mall Expansion recorded at Reception No. 1988042995 Larimer County Clerk and Recorder; thence along said line the following two (2) courses and distances, South 89°51'13" East, 143.92 feet; thence along a curve concave to the North having a central angle of 16°40'47" with a radius of 524.83 feet, an arc length of 152.79 feet, and the chord of which bears North 81°48'22" East, 152.25 feet to a point on the Northeasterly line of said Tract 9 Foothills Fashion Mall Expansion; thence along said line, and along a curve concave to the Southwest having a central angle of 30°39'09" with a radius of 385.78 feet, an arc length of 206.39 feet, and the chord of which bears South 60°14'14" East, 203.94 feet; thence continuing along said line, South 44°52'22" East, 13.99 feet; thence departing said line, South 45°07'32" West, 33.86 feet; thence, South 45°07'32" West, 312.14 feet; thence along the Northerly line of Lot 3, said line also being the Southerly line of said Lot 2, North 89°52'22" West, 191.99 feet; thence continuing along said line, South 85°40'08" West, 58.78 feet to a point on the Westerly line of Lot 2, Strachan Subdivision Third Filing, said line also being the Easterly line of John F. Kennedy Parkway; thence along said line the following two (2) courses and distances, along a curve concave to the East having a central angle of 4°27'29" with a radius of 488.77 feet, an arc length of 38.03 feet, and the chord of which bears North 02°06'07" West, 38.02 feet; thence, North 00°07'38" East, 285.00 feet to the POINT OF BEGINNING, containing 132,847 square feet or 3.050 acres, more or less.

For themselves and their successors in interest (collectively "Owner") have caused the above described land to be surveyed and subdivided into lots as shown on this Plat to be known as IntraWest Subdivision (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.



VICINITY MAP
1" = 2000'

SURVEYOR

Robert C. Tessely, PLS
Northern Engineering
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
970.221.4158

APPLICANT

David Sitzman
Northstar Investments, LLLP
3500 John F. Kennedy Parkway #220
Fort Collins, Colorado 80525

ATTORNEY'S CERTIFICATION

March, Olive & Pharris, LLC, a Colorado company formed for the purpose of conducting the practice of law, certifies to the City of Fort Collins, Colorado that this plat of the IntraWest Subdivision, subject to the exclusions listed in the property information binder, file number FCIF25159851, prepared by Land Title Guarantee Company, effective April 12, 2019 (who are not plat signatories), has been duly executed as required by the City of Fort Collins Land Use Code Sections 2.2.3(C)(3)(a) through (e) and that all persons signing this plat on their own behalf or on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is limited to ownership interests of record.

March, Olive & Pharris, LLC

By: _____
J. Brad March, Registration No. 13355
Address: 1312 S. College Ave, Fort Collins, CO 80522
Date: _____

NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer of the City of Fort Collins, Colorado this ____ day of _____ A.D., 20____.

City Engineer

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES APPROVAL

By the Director of Community Development and Neighborhood Services of the City of Fort Collins, Colorado this ____ day of _____ A.D., 20____.

Director of Community Development and Neighborhood Services

SURVEYOR'S STATEMENT

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

Robert C. Tessely
Colorado Registered Professional
Land Surveyor No. 38470
For and on behalf of Northern Engineering

NOTES:

- The Basis of Bearings is the West line of Strachan Subdivision third Filing as bearing North 00°07'38" East (assumed bearing) as monumented on drawing.
- For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon File Number FCIF25159851 prepared by Land Title Guarantee Company, dated April 12, 2019 at 5:00 p.m.
- The lineal unit of measurement for this plat is U.S. Survey Feet.
- There shall be no private conditions or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Section 12-120 - 12-122 of the City Code.
- For easements created by separate document and shown hereon refer to recorded document for specific terms.
- Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
- A copy of the title commitment and the documents contained therein were provided to the owner, client and attorney listed hereon for their use and review.
- Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- That easement recorded at reception number 20110042770 is estimated hereon. The exact location could not be determined by it's terms. The Bearings and Distances differ from the depicted locations.

LIENHOLDER: Phyllis Benedetti-Sitzman

BY: _____
Phyllis Benedetti-Sitzman, as assignee from
Sitzman-Mitchell Asset Management, Inc.

STATE OF COLORADO)
)ss
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Phyllis Benedetti-Sitzman, as assignee from Sitzman-Mitchell Asset Management, Inc.

Witness my hand and official seal

My commission expires: _____

Notary Public

MAINTENANCE GUARANTEE:

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

REPAIR GUARANTEE:

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

NOTICE OF OTHER DOCUMENTS:

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

OWNER: Northstar Investments, LLLP

By: D B Simons Limited Liability Company, Managing General Partner

BY: _____
David D. Sitzman, Manager

STATE OF COLORADO)
)ss
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by David D. Sitzman, as Manager of D B Simons Limited Liability Company, Managing General Partner of Northstar Investments, LLLP.

Witness my hand and official seal

My commission expires: _____

Notary Public

LIENHOLDER: Bank of Colorado

BY: _____
Cody W. Fullmer, Branch President

STATE OF COLORADO)
)ss
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Cody W. Fullmer, as Branch President of Bank of Colorado.

Witness my hand and official seal

My commission expires: _____

Notary Public

DRAWING FILENAME: S:\Survey\Jobs\180-003\180-003_Plat.dwg LAYOUT NAME: Sheet 1 DATE: Jun 11, 2019 - 1:00pm CDD OPERATOR: mha
LIST OF SHEETS: [NES - notator - plat]

INTRAWEST SUBDIVISION

**CITY OF FORT COLLINS
STATE OF COLORADO**

Sheet
1
Of 2 Sheets

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 25	TOWNSHIP: 7 N	RANGE: 69 W
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NORTHERN ENGINEERING
970.221.4158
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 620 8th Street, 80631
northernengineering.com

DATE: 06/11/19
PROJECT: 899-003
CLIENT: Northern Engineering, LLLP
DRAWN BY: M. KIRKDAK
SCALE: N/A
REVIEWED BY: B. TESSLEY

DRAFT
06-11-19
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

INTRAWEST SUBDIVISION

A TRACT OF LAND BEING LOT 2 AND A PART OF LOT 3, STRACHAN SUBDIVISION, THIRD FILING, AND A PART OF TRACT 9, FOOTHILLS EXPANSION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

City of Fort Collins
Engineering
Development Review
Spencer M. Smith, P.E.
Date: 06/24/2019

NOTICE:
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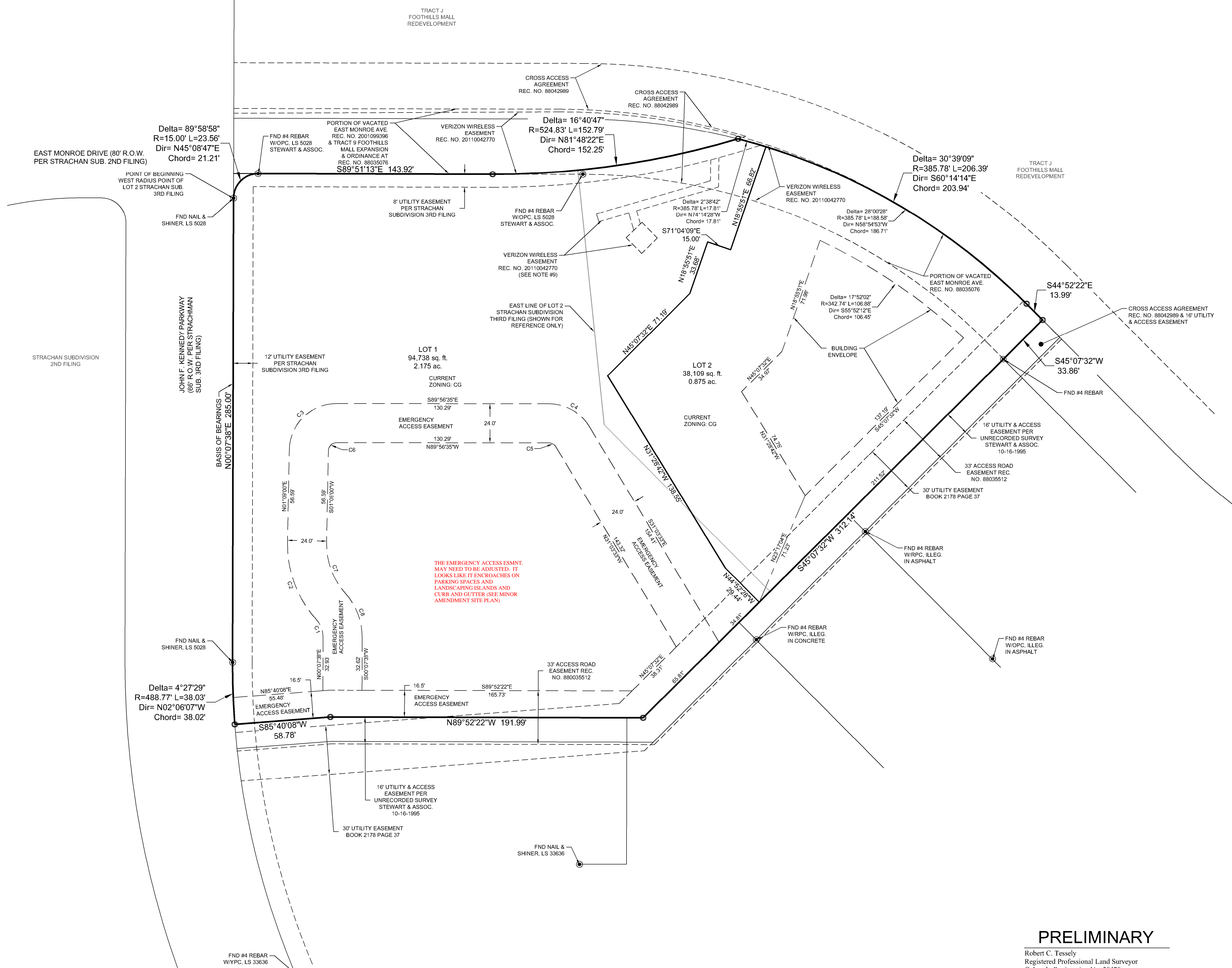
SECTION: 25
TOWNSHIP: 7 N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS, 301 North Hovey Street, Suite 100, 80521
GREELEY, 620 6th Street, 80631
970.221.4188
northernengineering.com

PROJECT: 899-003
DATE: 06/11/19
CLIENT: Inverness Investments, LLP
SCALE: 1"=30'
DESIGNED BY: M. Kinkaid
CHECKED BY: B. Tressley

INTRAWEST SUBDIVISION
CITY OF FORT COLLINS
STATE OF COLORADO

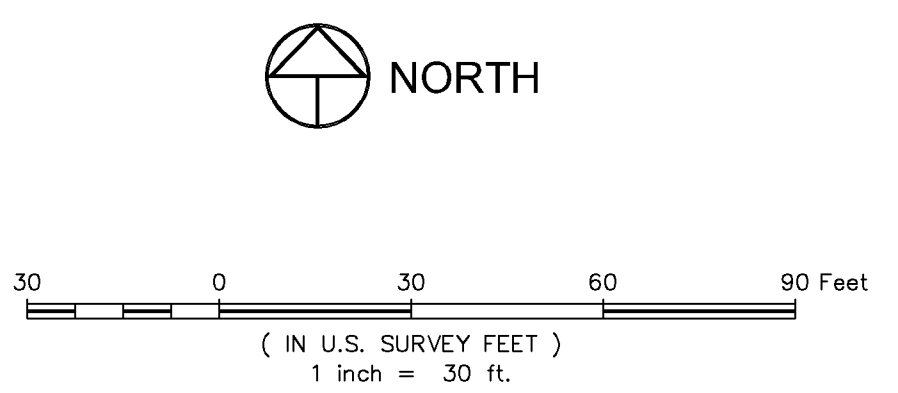
Sheet
2
Of 2 Sheets



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	42°08'57"	16.00'	11.77'	N20°56'50"W	11.51'
C2	43°10'19"	69.00'	51.99'	N20°26'09"W	50.77'
C3	88°54'25"	29.00'	45.00'	N45°36'12"E	40.62'
C4	58°53'02"	29.00'	29.80'	S60°30'04"E	28.51'
C5	58°53'02"	5.00'	5.14'	N60°30'04"W	4.92'
C6	88°54'25"	5.00'	7.76'	S45°36'12"W	7.00'
C7	43°10'19"	45.00'	33.91'	S20°26'09"E	33.11'
C8	42°08'57"	40.00'	29.43'	S20°56'50"E	28.77'

LEGEND

- EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY
- BOUNDARY LINE
- LOT LINE
- SET 1/8" #4 REBAR w/1" BLUE PLASTIC CAP, PLS 38470
- FOUND PROPERTY CORNER AS DESCRIBED
- CG = GENERAL COMMERCIAL DISTRICT



THE EMERGENCY ACCESS EASMT. MAY NEED TO BE ADJUSTED. IT LOOKS LIKE IT ENCR OACHES ON PARKING SPACES AND LANDSCAPING ISLANDS AND CURB AND GUTTER (SEE MINOR AMENDMENT SITE PLAN)

DRAWING FILENAME: S:\Survey\2019\06\11\19\899-003\City of Fort Collins\899-003 Preliminary LAYOUT NAME: Sheet 2 DATE: Jun 11, 2019 - 11:37am CAD OPERATOR: mba LIST OF SHEETS: [NES-master-plat]

PRELIMINARY
Robert C. Tressley
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.