

FINAL PLAT OF THE COURTYARDS AT SOUTHRIDGE GREENS P.U.D.

BEING A REPLAT OF LOTS 1 THRU 21, BLOCK 1, AND TRACT G-1, BLOCK 1, AND A PORTION OF LOT 1, BLOCK 2, FIRST REPLAT OF MAIL CREEK VILLAGE AT SOUTHRIDGE GREENS P.U.D., ALL BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6, T.6N., R.68W. OF THE 6TH P.M., CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER(S) AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND, TO WIT:

ALL THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

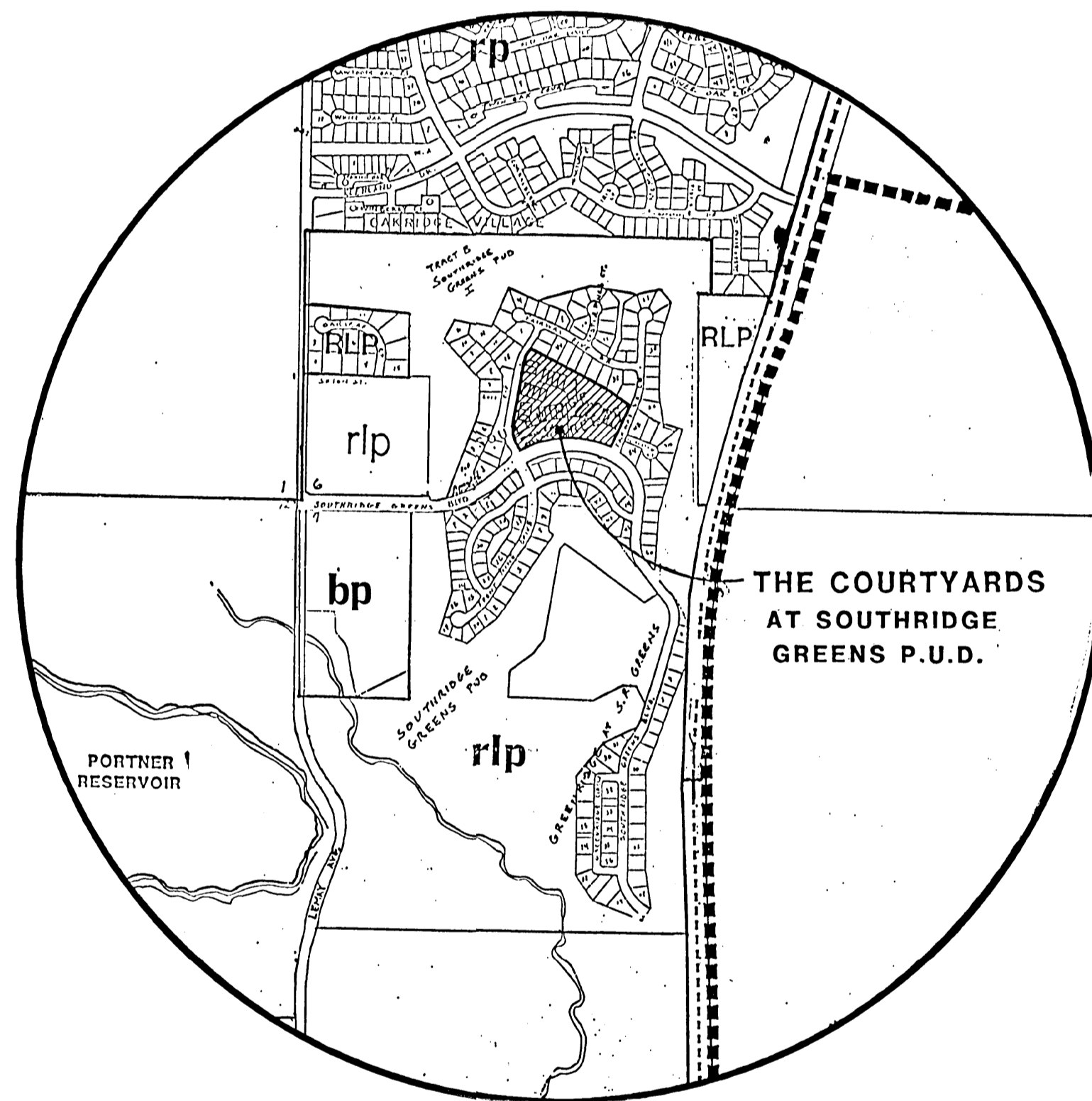
CONSIDERING THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 6 AS BEARING NORTH 00°03'20" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°34'23" EAST A DISTANCE OF 1374.95 FEET; THENCE NORTH 00°03'20" EAST A DISTANCE OF 340.63 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF FRONT NINE DRIVE; THENCE NORTH 27°28'50" WEST ALONG SAID EASTERLY RIGHT OF WAY OF FRONT NINE DRIVE A DISTANCE OF 27.52 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°28'09" AND A RADIUS OF 213.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 131.86 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING THE INTERSECTION OF THE CENTERLINE OF A 24.00 FOOT WIDE UTILITY AND ACCESS EASEMENT WITH SAID EASTERLY RIGHT OF WAY OF FRONT NINE DRIVE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF MAIL CREEK VILLAGE FIRST REPLAT AS RECORDED IN THE CLERK'S RECORDS UNDER RECEPTION NUMBER 87034376, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING (T.P.O.B.); THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY OF FRONT NINE DRIVE NORTH 07°59'19" EAST A DISTANCE OF 39.88 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 22, BLOCK 1 OF SAID MAIL CREEK VILLAGE FIRST REPLAT; THENCE SOUTH 82°00'41" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 22 A DISTANCE OF 91.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 22; THENCE NORTH 07°59'19" EAST A DISTANCE OF 118.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 24, BLOCK 1 OF SAID MAIL CREEK VILLAGE FIRST REPLAT; THENCE NORTH 82°00'41" WEST ALONG THE NORTHERLY LINE OF SAID LOT 24 A DISTANCE OF 91.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 24, SAID CORNER ALSO BEING A POINT ON SAID EASTERLY RIGHT OF WAY OF FRONT NINE DRIVE; THENCE NORTH 07°59'19" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 175.88 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°02'22" AND A RADIUS OF 334.50 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 105.32 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°11'32" AND A RADIUS OF 358.00 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY OF FRONT NINE DRIVE, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID MAIL CREEK VILLAGE FIRST REPLAT, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY LINE OF FAIRWAY FIVE ESTATES P.U.D. AT SOUTHRIDGE GREENS P.U.D.; THENCE SOUTH 55°20'52" EAST CONTINUING ALONG THE NORTHERLY LINE OF SAID MAIL CREEK VILLAGE FIRST REPLAT A DISTANCE OF 43.92 FEET; THENCE SOUTH 65°26'02" EAST A DISTANCE OF 485.18 FEET; THENCE SOUTH 62°21' EAST A DISTANCE OF 209.41 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID MAIL CREEK VILLAGE FIRST REPLAT, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY OF FAIRWAY SIX DRIVE; THENCE SOUTH 21°35'39" WEST ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 43.16 FEET; THENCE SOUTH 25°24'30" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 105.23 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°24'21" AND A RADIUS OF 381.24 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.93 FEET TO A POINT OF TANGENCY; THENCE SOUTH 30°00'00" WEST A DISTANCE OF 78.64 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 84°00'06" AND A RADIUS OF 15.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.17 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SOUTHRIDGE GREENS BOULEVARD, SAID POINT ALSO BEING A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°58'03" AND A RADIUS OF 437.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 76.02 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE, SAID POINT ALSO BEING A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°02'13" AND A RADIUS OF 637.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.00 FEET; THENCE NORTH 13°05'13" EAST DEPARTING SAID NORTHERLY RIGHT OF WAY OF SOUTHRIDGE GREENS BOULEVARD A DISTANCE OF 137.40 FEET TO A POINT ON THE CENTERLINE OF A 24.00 FOOT WIDE UTILITY AND ACCESS EASEMENT; THENCE CONTINUING ALONG SAID CENTERLINE OF A 24.00 FOOT WIDE UTILITY AND ACCESS EASEMENT, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°09'18" AND A RADIUS OF 340.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 90°00'00" WEST A DISTANCE OF 44.03 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°00'00" AND A RADIUS OF 652.40 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 227.73 FEET TO A POINT OF TANGENCY; THENCE SOUTH 70°00'00" WEST A DISTANCE OF 55.71 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27°59'19" AND A RADIUS OF 180.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 87.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 82°00'41" WEST A DISTANCE OF 19.36 FEET TO THE TRUE POINT OF BEGINNING (T.P.O.B.).

EXCEPTING FROM THE METES AND BOUNDS DESCRIPTION AS SET OUT ABOVE, LOTS 25, 26, 27 AND 28 OF BLOCK 1 AS PLATTED BY THE AFORESAID MAIL CREEK VILLAGE FIRST REPLAT.

THE ABOVE DESCRIBED CONTAINS 4.825 ACRES OR 210,174 SQUARE FEET, MORE OR LESS. THE UNDERSIGNED HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS THE COURTYARDS AT SOUTHRIDGE GREENS P.U.D., SUBJECT TO ALL EASEMENTS AND RIGHT 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 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; AND 2) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF STREETS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE STREETS SO DEDICATED UNTIL SUCH TIME AS THE STREETS ARE INSPECTED AND ACCEPTED BY THE DIRECTOR OF ENGINEERING. ALL MAINTENANCE OF THE ABOVE DESCRIBED STREETS SHALL BE PERFORMED BY THE UNDERSIGNED (AND HIS/HER SUCCESSORS IN INTEREST) UNTIL SUCH TIME AS THE CITY EXPRESSLY ASSUMES, IN WRITING, THE DUTY OF SUCH MAINTENANCE.

NOTE:

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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



VICINITY MAP

ALBRECHT COMPANIES, INC., A COLORADO CORPORATION

William G. Albrecht
WILLIAM G. ALBRECHT, PRESIDENT

STATE OF COLORADO }
COUNTY OF LARIMER }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF February A.D., 1992, BY WILLIAM G. ALBRECHT AS PRESIDENT OF ALBRECHT COMPANIES, INC., A COLORADO CORPORATION.

Denise S. Case
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-6-94 4836 S. College Ave., Ft. Collins, CO
ADDRESS

CENTURY BANK OF FORT COLLINS

James S. Butler
STATE OF COLORADO }
COUNTY OF LARIMER }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF February A.D., 1992, BY James S. Butler AS Vice President OF THE CENTURY BANK OF FORT COLLINS.

Denise S. Case
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-6-94 4836 S. College Ave., Ft. Collins, CO
ADDRESS

ATTORNEY'S CERTIFICATE

THIS IS TO CERTIFY THAT ON THE 26th DAY OF February, 1992, 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.

James S. Butler
ATTORNEY
425 West William #112
ADDRESS
Fort Collins, CO 80521
REGISTRATION NO. 0475

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 "THE COURTYARDS AT SOUTHRIDGE GREENS P.U.D." 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, COLORADO L.S. # 12374

APPROVED AS TO FORM BY THE DIRECTOR OF ENGINEERING OF THE CITY OF FORT COLLINS ON THIS 17th DAY OF February, A.D., 1992.

James P. Smith
DIRECTOR OF ENGINEERING OF THE CITY OF FORT COLLINS

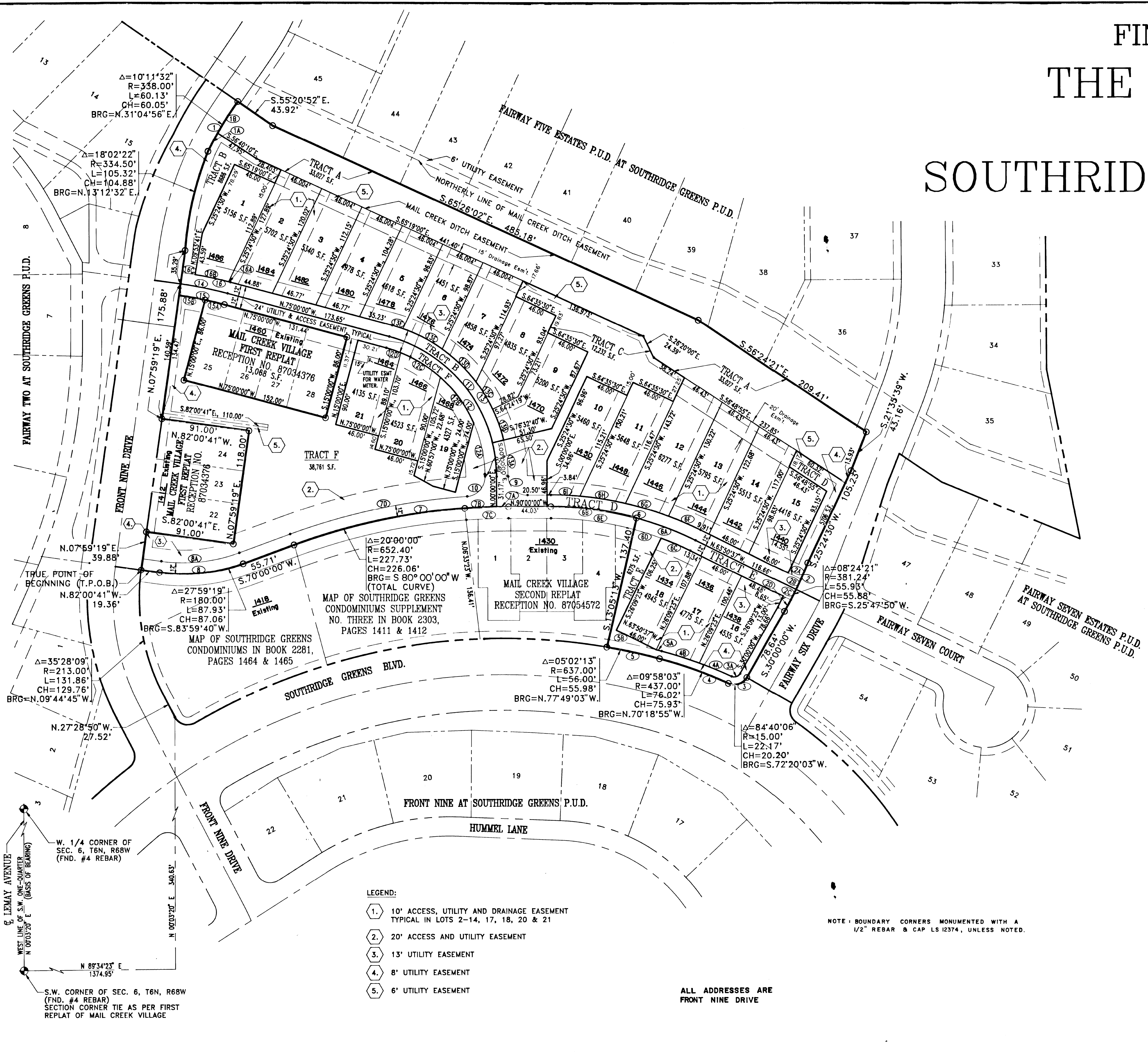
APPROVED AS TO FORM BY THE SECRETARY OF THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS ON THIS 16th DAY OF December, A.D., 1991.

Wanda Kelle
SECRETARY OF THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS

DATE	OCTOBER, 1991	DRAWN		REVISIONS		CLIENT	ALBRECHT COMPANIES, INC.	TITLE	FILING PLAT	SHEET NO.	NO OF SHEETS	PROJECT NO.
SCALE		CHECKED								1	2	P-91-1763
INTERMILL LAND SURVEYING, INC.						1301 N. CLEVELAND AVENUE, LOVELAND, COLORADO 80537 PH. 669-0516		THE COURTYARDS AT SOUTHRIDGE GREENS P.U.D.		FORT COLLINS, COLORADO		

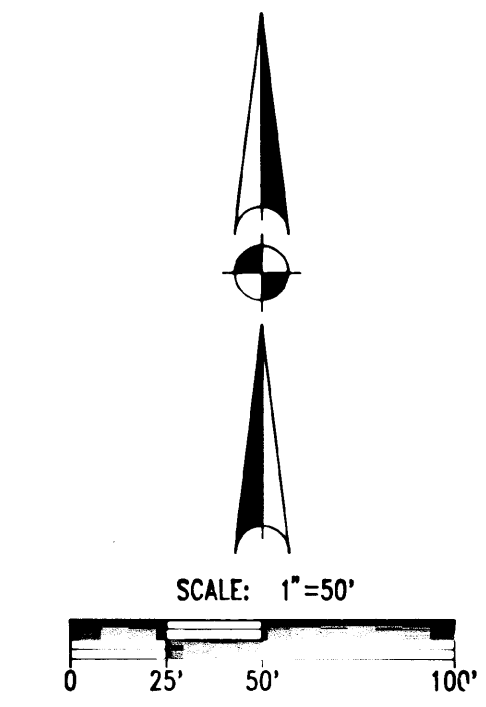
C-99 1693

FINAL PLAT OF THE COURTYARDS AT SOUTHRIDGE GREENS P.U.D.



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC	CHORD
1	10°11'32"	338.00	60.13	60.05
1A	03°37'06"	338.00	21.35	21.34
1B	06°34'26"	338.00	38.78	38.76
2	08°24'21"	381.24	55.93	55.88
2A	02°45'29"	381.24	18.35	18.35
2B	01°48'14"	381.24	12.00	12.00
2C	01°48'14"	381.24	12.00	12.00
2D	02°02'25"	381.24	13.58	13.58
3	8°44'08"	7.00	10.34	9.43
3A	8°44'08"	7.00	10.34	9.43
4	09°58'03"	437.00	76.02	75.93
4A	04°41'56"	445.00	36.50	36.48
4B	05°18'06"	445.00	40.92	40.90
5	05°02'13"	637.00	56.00	55.98
5A	00°30'23"	645.00	5.70	5.70
5B	04°23'18"	645.00	50.53	50.51
6	26°09'23"	340.00	155.22	153.87
6A	11°00'05"	340.00	65.28	65.18
6B	15°09'18"	340.00	89.93	89.67
6C	05°42'51"	328.00	32.71	32.70
6D	05°12'41"	328.00	29.83	29.82
6E	15°13'51"	328.00	87.20	86.93
6F	05°55'23"	352.00	36.13	36.12
6G	07°35'08"	352.00	46.60	46.56
6H	07°49'14"	352.00	48.05	48.01
6I	04°52'10"	352.00	29.91	29.91
7	20°00'00"	652.40	227.73	226.58
7A	01°04'51"	652.40	12.31	12.31
7B	02°54'15"	652.40	33.07	33.07
7C	03°56'12"	640.40	44.00	43.99
8	27°59'19"	180.00	87.93	87.06
8A	27°59'19"	180.00	82.07	81.25
9	89°42'06"	20.00	31.31	28.21
10	86°17'16"	20.00	30.12	27.35
11	75°00'00"	150.00	196.35	182.63
12	75°00'00"	138.00	180.64	168.02
12A	23°38'15"	138.00	56.93	56.53
12B	24°45'42"	138.00	59.64	59.18
12C	27°01'47"	138.00	48.24	48.00
12D	06°34'16"	138.00	15.83	15.82
13	74°42'06"	162.00	211.21	196.57
13A	13°09'26"	162.00	37.20	37.12
13B	17°08'14"	162.00	34.32	34.25
13C	11°47'05"	162.00	33.32	33.26
13D	17°13'51"	162.00	48.72	48.54
13E	16°19'58"	162.00	46.18	46.02
13F	04°03'32"	162.00	11.48	11.47
14	07°00'41"	405.03	49.56	49.53
15	07°00'41"	393.03	48.10	48.07
15A	02°59'55"	393.03	20.57	20.57
15B	04°00'46"	393.03	27.53	27.52
16	07°00'41"	417.03	51.03	51.00
16A	01°15'35"	417.03	1.89	1.89
16B	04°50'44"	417.03	35.27	35.26
16C	01°54'22"	417.03	13.87	13.87



NOTE: TRACTS A, B, C, D, E & F are hereby dedicated as Utility, Drainage, Access & Landscape Easements to be maintained by the Southridge Greens Homeowner's Association and not the City of Fort Collins.

NOTE: All existing easements previously platted within the boundary of this subdivision are hereby vacated with this plat.

- LEGEND:**
- 1. 10' ACCESS, UTILITY AND DRAINAGE EASEMENT TYPICAL IN LOTS 2-14, 17, 18, 20 & 21
 - 2. 20' ACCESS AND UTILITY EASEMENT
 - 3. 13' UTILITY EASEMENT
 - 4. 8' UTILITY EASEMENT
 - 5. 6' UTILITY EASEMENT

NOTE: BOUNDARY CORNERS MONUMENTED WITH A 1/2" REBAR & CAP LS I2374, UNLESS NOTED.

ALL ADDRESSES ARE FRONT NINE DRIVE

This unofficial copy was downloaded on Aug-08-2020 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.