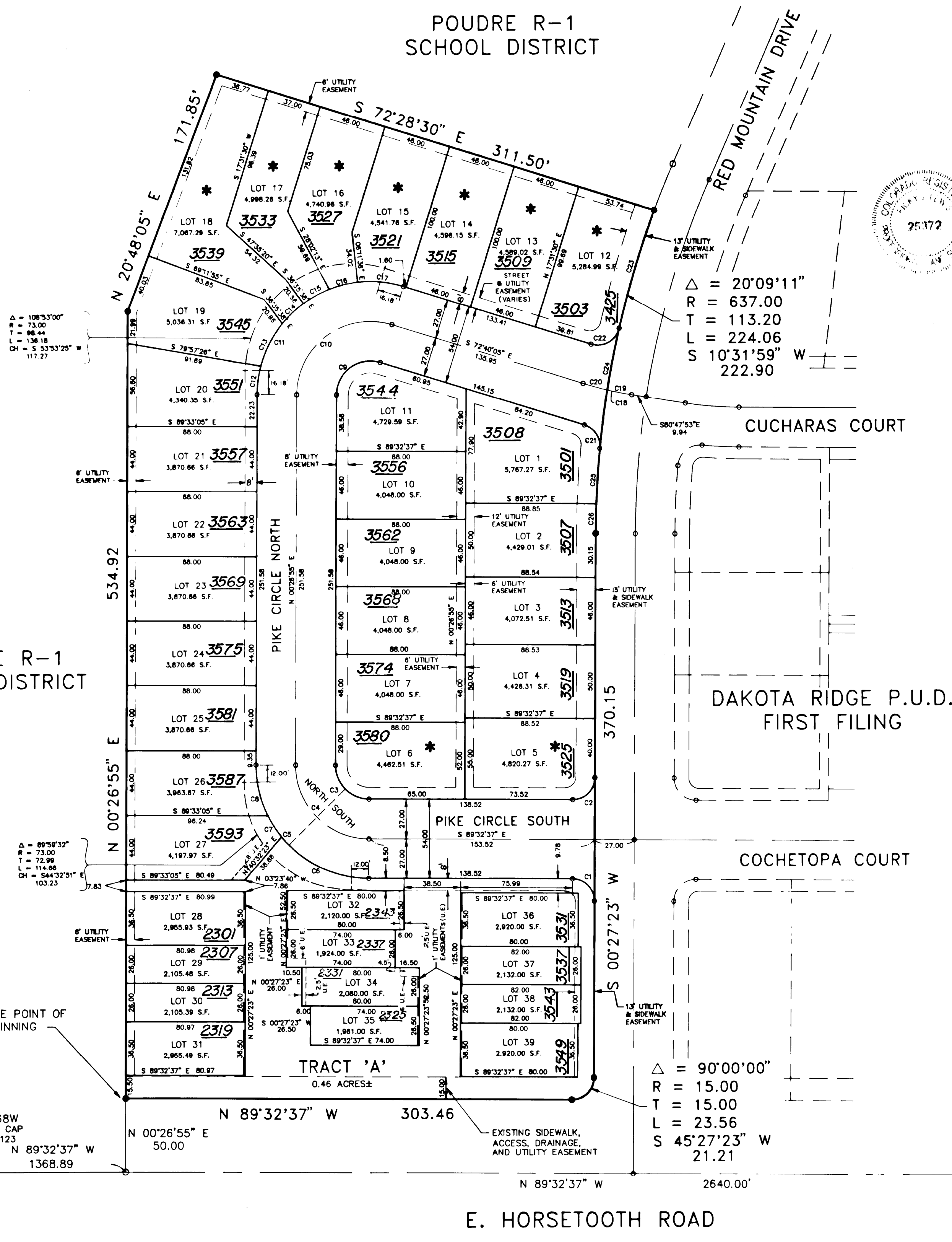
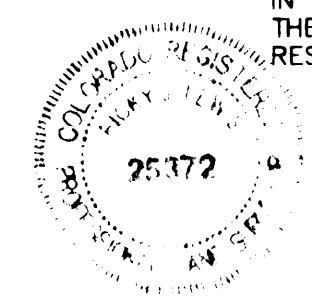


PLAT OF DAKOTA PINES P.U.D.

BEING A REPLAT OF TRACT 'A', DAKOTA RIDGE P.U.D. FIRST FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



SURVEYOR CERTIFICATION
I, RICKY J. LEWIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THE DAKOTA PINES P.U.D. TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



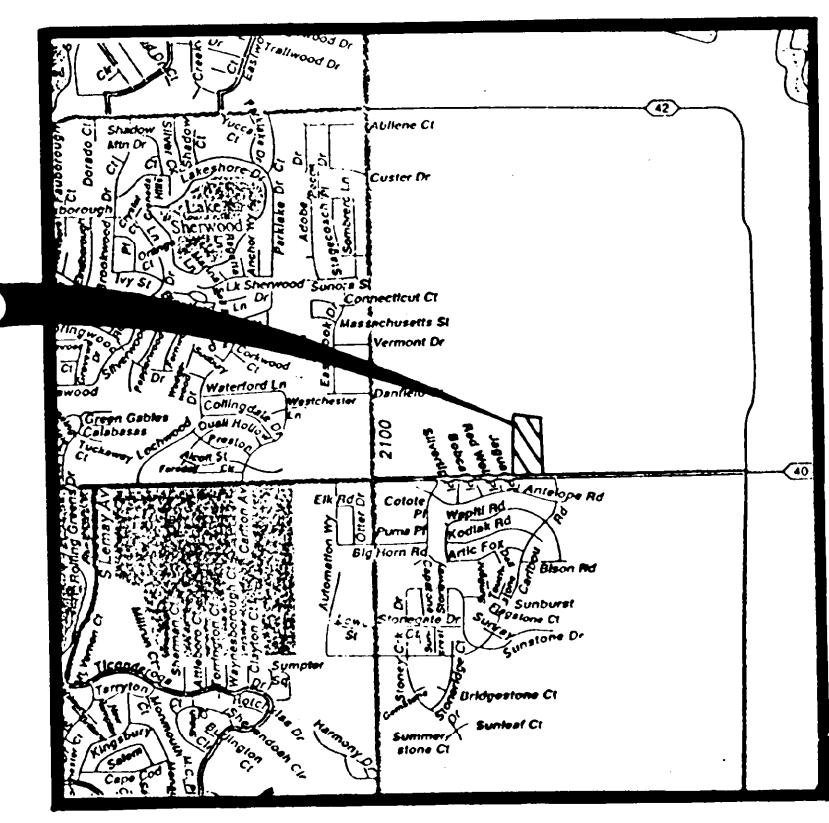
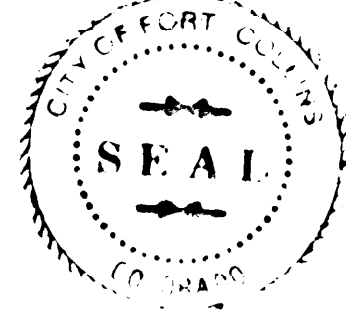
Ricky J. Lewis
RICKY J. LEWIS
P.L.S. COLORADO # 25372
DATE: May 27, 1993

ENGINEER CERTIFICATION
APPROVED AS TO FORM BY THE DIRECTOR OF ENGINEERING OF THE CITY OF FORT COLLINS, COLORADO ON THIS 26th DAY OF APRIL, A.D. 1993.

Michael R. Manig
MICHAEL R. MANIG
DIRECTOR OF ENGINEERING

PLANNING AND ZONING CERTIFICATION
APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 26th DAY OF APRIL, A.D. 1993.

Jeff Pank
JEFF PANK
SECRETARY OF PLANNING & ZONING BOARD (ACTING)



VICINITY MAP
N.T.S.

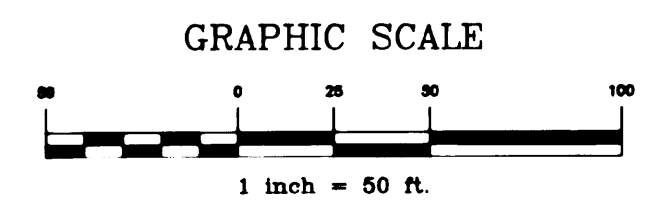
NOTICE:
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE SURVEY SHOWN HEREON.

OWNERSHIP, SUBDIVISION, AND DEDICATION CERTIFICATION

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 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACT 'A', DAKOTA RIDGE P.U.D. FIRST FILING, SAID TRACT CONTAINING 4.81 ACRES MORE OR LESS.
THAT 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 DAKOTA PINES P.U.D.
THAT 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 CITY 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.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	15.00	23.56	15.00	21.21	S44°32'37"E	90°00'00"
C2	15.00	23.56	15.00	21.21	N45°27'23"E	90°00'00"
C3	23.00	36.13	23.00	32.52	N44°32'51"W	89°59'32"
C4	50.00	78.53	49.99	70.71	N44°32'51"W	89°59'32"
C5	77.00	120.94	76.99	108.89	N44°32'51"W	89°59'32"
C6	77.00	67.95	36.36	65.76	N64°15'51"W	50°33'32"
C7	77.00	17.05	8.56	17.02	N32°38'25"W	12°41'19"
C8	77.00	35.94	18.30	35.62	N12°55'25"W	26°44'41"
C9	23.00	42.91	31.02	36.95	N53°53'25"E	106°53'00"
C10	50.00	93.27	67.43	80.33	N53°53'25"E	106°53'00"
C11	77.00	143.64	103.84	123.70	N53°53'25"E	106°53'00"
C12	77.00	19.29	9.70	19.24	N07°37'32"E	14°21'14"
C13	77.00	32.74	16.62	32.49	N26°58'53"E	24°21'30"
C14	77.00	20.00	10.06	19.84	N46°30'06"E	14°52'55"
C15	77.00	20.00	10.06	19.94	N61°29'01"E	14°52'55"
C16	77.00	20.00	10.06	19.94	N76°21'56"E	14°52'55"
C17	77.00	31.62	16.03	31.39	S84°25'50"E	23°31'31"
C18	240.00	34.06	17.06	34.03	S78°43'59"E	08°07'46"
C19	240.00	17.04	8.52	17.04	N78°45'51"W	04°03'44"
C20	240.00	17.02	8.51	17.01	N74°41'57"W	04°03'44"
C21	15.00	20.50	12.21	18.94	S33°30'43"E	78°18'43"
C22	15.00	24.67	16.15	21.98	N01°30'02"E	94°13'46"
C23	637.00	83.46	41.79	83.40	S16°51'22"W	07°30'24"
C24	637.00	82.92	41.52	82.87	S09°22'24"W	07°27'31"
C25	637.00	37.82	18.91	37.81	N03°56'35"E	03°24'06"
C26	637.00	19.86	9.93	19.86	S01°20'58"W	01°47'07"

- GENERAL NOTES:**
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29 AS BEARING NORTH 89° 32' 37" WEST.
 - TRACT 'A' TO BE USED AS AN ACCESS, UTILITY, & DRAINAGE EASEMENT OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - SOLAR ORIENTED LOT.
 - INDICATES SET 1/2" REBAR & PLASTIC CAP LS #25372.
 - LOTS 20 - 31 SHALL BE COVERED BY A BLANKET EASEMENT EXCLUDING BUILDING ENVELOPES AND ASSOCIATED STRUCTURES AND OUTBUILDINGS.



BANKONE, FORT COLLINS / LOVELAND, N.A.
BY *Don Osterfelt*
DON OSTERFELT
VICE PRESIDENT
STATE OF COLORADO }
COUNTY OF LARIMER }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF June, A.D. 1993; WITNESS MY HAND AND OFFICIAL SEAL.
MY NOTARIAL COMMISSION EXPIRES: 11-1-94

Lila O. Clinton
LILA O. CLINTON
3555 STANFORD #2
ADDRESS
FT COLLINS CO 80525
NOTARY PUBLIC

BY *Christian Ray*
CHRISTIAN RAY
VICE PRESIDENT
STATE OF COLORADO }
COUNTY OF LARIMER }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF June, A.D. 1993; WITNESS MY HAND AND OFFICIAL SEAL.
MY NOTARIAL COMMISSION EXPIRES: 11-1-94

ATTORNEY CERTIFICATION
THIS IS TO CERTIFY THAT ON THE 3rd DAY OF June, A.D. 1993, I EXAMINED THE TITLE TO THE PROPERTY HEREON AND ESTABLISHED THAT THE OWNER(S) AND PROPRIETOR(S) OF RECORD OF THE SAID PROPERTY AS CONSTRUED IN C.R.S. 1973, 31-23-111, ARE AS SHOWN HEREON AS OF SAID DATE.
Lila O. Clinton
LILA O. CLINTON
1405 S. College Ave.
ADDRESS
#9432
ATTORNEY

No.	Revision	By	Date

PARSONS & ASSOCIATES
432 Link Lane Plaza
Ft. Collins, Colorado 80524
(303) 221-2400
CONSULTING ENGINEERS

Project:	93.02-DKT
Scale:	1" = 50'
Designer:	GAO
Draftsman:	JD, RP
Checked By:	DP RJL
Prepared:	Apr., 1993

DAKOTA PINES P.U.D.
PLAT

Sheet	1
of	1
Sheets	