

C-91 1559

CREEKSID AT THE LANDINGS

BEING A REPLAT OF A PORTION OF MOUNTAIN RANGE SUBDIVISION AND THE LANDINGS P.U.D.—FILING 4, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF 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: That portion of Mountain Range Subdivision and the Landings P.U.D. — Filing 4 to the City of Fort Collins, County of Larimer, State of Colorado, considering the South line of the southeast Quarter of Section 36 as bearing South 89°56'28" East and with all bearings contained herein relative thereto, is contained within the boundary lines more particularly described as follows:

Beginning at the South Quarter corner of said Section 36; Thence North 13°26'45" West 1779.44 feet to a point on the North right-of-way line of Boardwalk Drive also being the Southeast corner of Mountain Range Subdivision and the Landings P.U.D.; Said point being on a curve concave to the Northeast having a central angle of 17°36'29", a radius of 1140.00 feet, the long chord which bears North 56°06'44" West, 348.97 feet; Thence Northwesterly along the arc of said curve 350.34 feet to the beginning of a tangent curve concave to the East having a central angle of 92°17'33", a radius of 15.00 feet; the long chord which bears North 01°09'43" West 21.63 feet; Thence Northwesterly along the arc of said curve 24.16 feet; Thence tangent from said curve North 44°59'04" East 44.10 feet to the beginning of a tangent curve concave to the West having a central angle of 20°00'00", a radius of 530.00 feet, the long chord which bears North 34°59'04" East 184.07 feet; Thence Northwesterly along the arc of said curve 185.00 feet to the beginning of a tangent curve concave to the Southeast having a central angle of 73°00'00", a radius of 420.00 feet, the long chord which bears North 61°29'04" East 499.65 feet; Thence Northwesterly along the arc of said curve 533.11 feet; Thence tangent from said curve South 82°00'56" East 283.24 feet to the beginning of a tangent curve concave to the North having a central angle of 12°12'57", a radius of 685.20 feet, the long chord which bears South 81°07'25" East 125.81 feet; Thence Easterly along the arc of said curve 146.09 feet to the beginning of a tangent curve concave to the Southwest having a central angle of 86°43'30", a radius of 15.00 feet, the long chord which bears South 50°52'08" East 20.60 feet; Thence Southerly along the arc of said curve 22.70 feet; Thence tangent from said curve South 07°30'26" East 10.24 feet to the beginning of a tangent curve concave to the East having a central angle of 20°20'00", a radius of 199.62 feet, the long chord which bears South 17°40'54" East 70.52 feet; Thence Southeasterly along the arc of said curve 70.90 feet to the beginning of a tangent curve concave to the Northwest having a central angle of 108°00'00", a radius of 155.00 feet, the long chord which bears South 26°08'40" West 250.80 feet; Thence Southwesterly along the arc of said curve 292.17 feet to the beginning of a tangent curve concave to the Southeast having a central angle of 65°50'39", a radius of 205.00 feet, the long chord which bears South 47°13'23" West 222.83 feet; Thence Southerly along the arc of said curve 235.58 feet; Thence along the thirteen (13) following courses:

South 71°49'17" West 132.32 feet;
Thence North 14°51'20" West 91.95 feet;
Thence North 75°08'50" East 9.98 feet;
Thence North 08°30'00" West 70.00 feet;
Thence North 75°08'40" East 59.40 feet;
Thence North 14°51'20" West 84.26 feet;
Thence North 59°00'00" West 78.01 feet;
Thence North 50°08'54" West 181.46 feet;
Thence North 18°29'48" West 11.74 feet;
Thence South 05°53'11" East 64.62 feet;
Thence South 02°10'03" East 64.81 feet;
Thence South 13°21'28" West 70.47 feet;
Thence South 24°59'04" West 343.94 feet to the TRUE POINT OF BEGINNING, containing 8.30 acres more or less, has caused the same to be surveyed and subdivided into lots, tracts, and streets as shown on this plat to be known as Creekside at the Landings, and does hereby dedicate and convey to and for public use, forever hereafter, the streets and easements as are laid out and designated on this plat.

WITNESS MY HAND AND SEAL THIS 22nd day of March 1989
FAIRFIELD COMPANIES INC.
BY: *Kenneth M. Sliuzik*
Kenneth M. Sliuzik, President
STATE OF COLORADO
COUNTY OF LARIMER
The foregoing instrument was acknowledged before me this 22nd day of March 1989 by Kenneth M. Sliuzik of Fairfield Companies Inc.

Mark Miller
Notary Public
My Notarial Commission Expires 5-1-91

ATTORNEY'S CERTIFICATE

This is to certify that on the 22 day of March 1989, I examined the legal description appearing hereon, of the land within the boundary lines of Creekside at the Landings and found the owner(s) of record on this date to be as shown hereon.

Robert B. Boyer
Attorney

SURVEYOR'S CERTIFICATE

I, Murray E. Manley, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of Creekside at the Landings truly and correctly represents the results of a survey made by me or under my direct supervision.

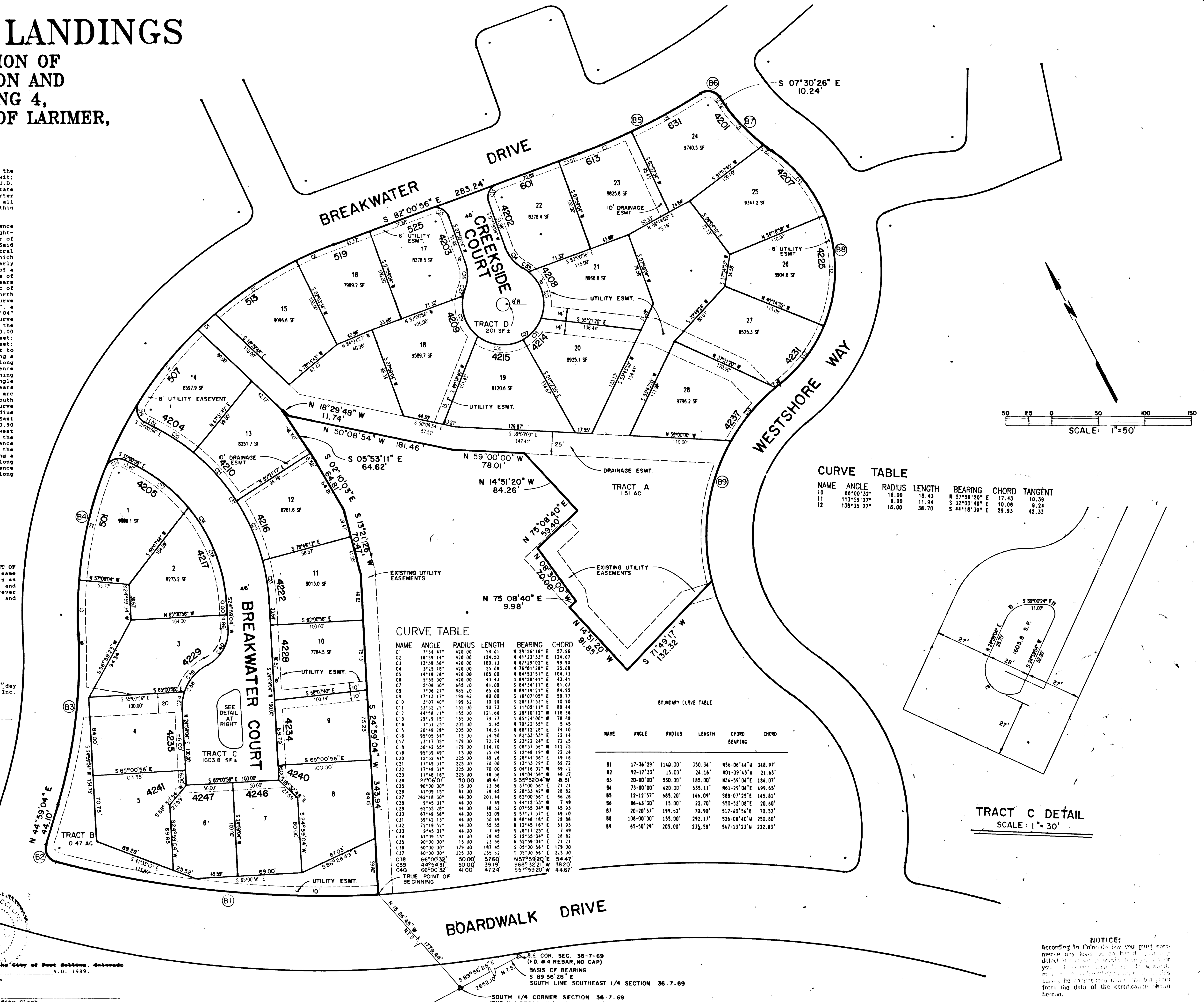
Murray E. Manley
Murray E. Manley
P.E. P.L.S., Colorado 88641

APPROVED by the City Engineer of the City of Fort Collins, Colorado on this 27th day of April, A.D. 1989.

Stephen J. Jick
CITY ENGINEER

APPROVED by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 3rd day of April, A.D. 1989.

W. M. ...
Secretary of Planning & Zoning Board



CURVE TABLE

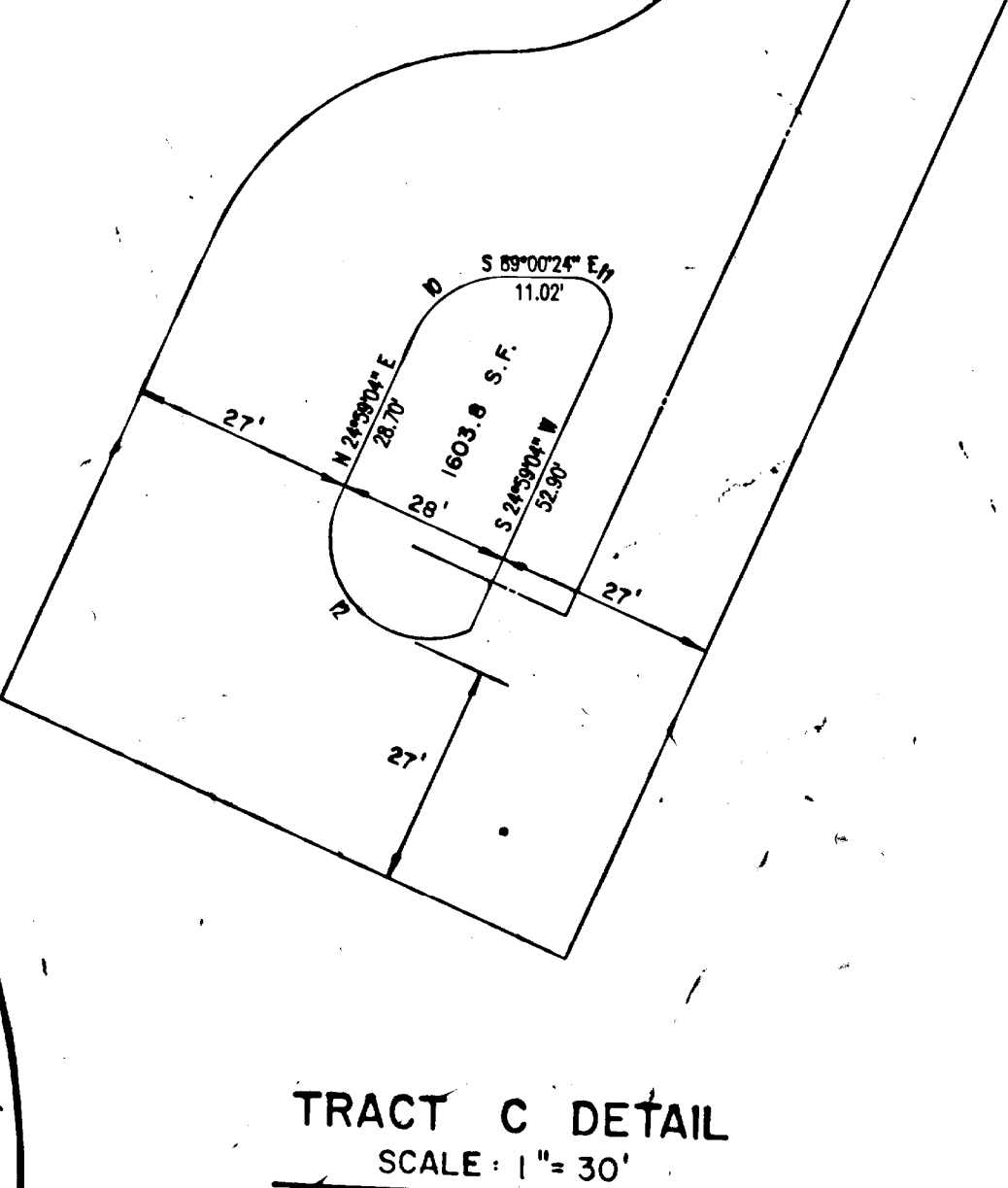
NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD	TANGENT
10	68°00'32"	18.00	18.43	N 57°59'20" E	17.43	10.33
11	113°53'27"	8.00	11.94	S 32°00'40" E	10.08	9.24
12	138°35'27"	18.00	38.70	S 44°18'39" E	29.93	42.33

CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	7°54'47"	420.00	56.01	N 28°56'16" E	57.98
C2	16°59'14"	420.00	124.52	N 41°23'35" E	124.97
C3	13°39'36"	420.00	100.13	N 67°29'02" E	99.90
C4	3°25'18"	420.00	25.08	N 76°01'29" E	25.08
C5	14°18'18"	420.00	108.30	N 84°53'51" E	104.73
C6	3°55'30"	420.00	43.43	N 84°58'41" E	43.41
C7	5°08'30"	420.00	81.39	N 84°58'41" E	81.39
C8	7°08'27"	420.00	95.00	N 89°19'21" E	94.95
C9	17°13'17"	420.00	60.00	N 18°07'05" E	59.77
C10	3°07'40"	199.62	10.20	S 24°13'33" E	10.20
C11	33°32'52"	155.00	30.73	S 11°05'11" E	29.44
C12	44°58'21"	155.00	121.66	S 28°10'12" W	118.38
C13	29°19'15"	155.00	79.77	S 65°24'00" W	78.68
C14	1°31'25"	205.00	5.45	N 79°22'55" E	5.45
C15	20°49'28"	205.00	74.51	N 89°12'28" E	74.10
C16	89°05'54"	15.00	24.30	N 82°33'53" E	22.14
C17	23°17'05"	179.00	72.74	S 23°22'24" E	72.25
C18	36°42'55"	179.00	114.70	S 08°37'58" W	112.75
C19	85°38'49"	15.00	25.04	S 12°48'18" E	23.24
C20	12°32'41"	225.00	49.26	S 28°44'38" E	49.18
C21	17°49'31"	225.00	70.00	S 12°53'28" E	69.72
C22	17°49'31"	225.00	70.00	S 04°18'02" W	69.72
C23	11°48'18"	225.00	46.36	S 19°04'56" W	46.27
C24	2°06'00"	500.00	10.41	S 35°52'04" W	10.31
C25	90°00'00"	15.00	23.58	S 37°00'56" E	21.21
C26	41°09'15"	41.00	29.45	S 28°33'42" W	28.82
C27	28°18'30"	44.00	20.14	S 82°00'56" E	19.48
C28	9°45'31"	44.00	7.49	S 44°15'33" W	7.49
C29	62°55'28"	44.00	48.32	S 07°55'04" W	45.93
C30	87°48'54"	44.00	52.39	S 57°27'37" E	49.10
C31	39°42'13"	44.00	30.49	N 88°48'18" E	29.88
C32	72°19'52"	44.00	55.55	N 12°11'33" E	51.33
C33	9°45'31"	44.00	7.49	S 28°17'25" E	7.49
C34	61°09'15"	44.00	29.45	S 12°15'34" E	28.82
C35	66°00'32"	50.00	35.57	S 35°30'56" E	32.30
C36	60°00'00"	179.00	187.45	S 05°00'56" E	179.00
C37	60°00'00"	225.00	225.00	S 05°00'56" E	225.00
C38	66°00'32"	50.00	57.60	N 57°59'20" E	54.47
C39	44°51'31"	50.00	39.19	S 68°32'21" W	38.20
C40	66°00'32"	41.00	47.24	S 57°59'20" W	44.67

BOUNDARY CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
B1	17°34'29"	1140.00	350.34	350.34	N 56°06'44" W 348.97'
B2	92°17'33"	15.00	24.16	24.16	N 01°09'43" W 21.63'
B3	20°00'00"	530.00	185.00	185.00	N 34°59'04" E 184.07'
B4	73°00'00"	420.00	533.11	533.11	N 61°29'04" E 499.65'
B5	12°12'57"	685.20	146.09	146.09	S 81°07'25" E 125.81'
B6	86°43'30"	15.00	22.70	22.70	S 07°30'26" E 10.24'
B7	20°20'00"	199.62	70.90	70.90	S 17°40'54" E 70.52'
B8	108°00'00"	155.00	292.17	292.17	S 26°08'40" W 250.80'
B9	65°50'39"	205.00	235.58	235.58	S 47°13'23" W 222.83'



TRACT C DETAIL
SCALE: 1" = 30'

NOTICE: According to Colorado law you must commence any legal action based on a defect in this record within 180 days after you receive notice of this defect. If you fail to commence such an action within the 180-day period, you will be barred from recovering from the data of the certificate herein.

No.	Revision	By	Date

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

Project:	88.20 SLY
Scale:	
Designer:	JD
Draftsman:	JD
Checked By:	TAS
Prepared:	2/8/89

CREEKSID AT THE LANDINGS
PLAT

Sheet *1* of *1*

This unofficial copy was downloaded on Aug-08-2020 from the City of Fort Collins Public Records Website: <http://cityofcolorado.gov>
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA.