

# PLAT OF COURTNEY PARK A PLANNED UNIT DEVELOPMENT CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO

### STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION OR DECLARATION OR PROTECTIVE COVENANTS:

KNOW ALL MEN BY THESE PRESENTS: Collindale South II, a Colorado General Partnership being owner of all the following described land to-wit:

### LEGAL DESCRIPTION

A portion of the Southwest Quarter of Section 31, Township 7 North, Range 68 West of the Sixth Principal Meridian, City of Fort Collins, Larimer County, Colorado being described as follows: Beginning at the Southwest corner of the Southwest Quarter of said Section 31, and considering the West line of said Southwest Quarter to bear North 00°01'50" West with all bearings contained herein relative thereto; thence Northerly along said West line, North 00°01'50" West, 170.00 feet to the Northerly right-of-way line of Colorado State Highway Number 68; thence Easterly along said Northerly right-of-way line, South 89°37'23" East, 27.22 feet; thence South 44°57'23" East, 32.26 feet to the Easterly right-of-way line of Lemay Avenue as platted in Golden Meadows Second Filing according to the recorded plat thereof and the True Point Of Beginning of this description; thence Northerly along said Easterly right-of-way line North 00°01'50" West, 835.56 feet; thence along a curve to the right having a delta of 90°15'30", a radius of 15.00 feet, an arc of 23.63 feet and a long chord which bears North 45°05'55" East, 21.26 feet to the Southerly right-of-way line of Wheaton Drive, as platted in Golden Meadows Second Filing, Golden Meadows Fourth Filing, and Golden Meadows Fifth Filing according to the recorded plats thereof; thence Easterly along said Southerly right-of-way line South 89°46'20" East, 512.43 feet; thence along a curve to the right, having a delta of 30°00'00", a radius of 300.00 feet, an arc of 157.08 feet and a long chord which bears South 74°46'20" East, 155.29 feet; thence South 59°46'20" East, 145.00 feet; thence departing said Southerly right-of-way line South 28°48'28" West, 440.43 feet; thence South 00°22'37" West, 380.00 feet to the Northerly right-of-way line of Colorado State Highway Number 68; thence Westerly along said Northerly right-of-way line North 89°37'23" West, 560.00 feet; thence North 44°57'23" West, 38.84 feet to the true point of beginning of this description. The above described tract contains 13.11 acres, more or less.

Have caused the same to be surveyed and subdivided into tracts, streets and Rights-of-Way as shown on this plat known as Courtney Park, a Planned Unit Development, and do hereby dedicate and convey to the City of Fort Collins for the public use, forever hereafter, the streets, easements, and Rights-of-Way as are laid out and designated on this plat.

Protective covenants for this planned unit development are as filed contemporaneously herewith in the Office of the Clerk and Recorder of Larimer County, Colorado.

WITNESS our hands and seals this 13 day of November A.D., 1984.

Collindale South II,  
a Colorado General  
Partnership

K. Bill Tiley  
K. BILL TILEY  
Managing Partner

### NOTARY STATEMENT AND ACKNOWLEDGEMENT

STATE OF COLORADO )  
                                  )ss  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 13 day of November A.D., 1984 by K. BILL TILEY, Managing Partner of Collindale South II, a Colorado General Partnership, owner of Courtney Park Planned Unit Development.

My Commission Expires: 8-17-88

WITNESS my hand and official seal.

Catherine L. Burgess  
Notary Public  
Address: 110 E. Oak St  
Fort Collins, Colorado

### SURVEYOR'S CERTIFICATE

I, TIMOTHY WAGNER, do hereby certify that this plat and legal description were prepared under my direct supervision from an actual field survey and are true and correct to the best of my knowledge.

November 9, 1984  
Date

Timothy Wagner  
TIMOTHY WAGNER  
Registered Land Surveyor  
Colorado Registration Number 12166

### ENGINEER'S APPROVAL

Approved by the City Engineer of the City of Fort Collins, Colorado on the 24<sup>th</sup> day of January A.D., 1984.

Thomas Hays  
City Engineer

### ATTORNEY'S CERTIFICATE

This is to certify that on the 13 day of November A.D., 1984, 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.

W. J. ...  
Address: 110 E Oak St  
Fort Collins, Colo  
Registration No. 8391

### DITCH COMPANY APPROVAL

We hereby approve these improvement drawings and plat. They are in accordance with our storm drainage requirements, access easements requirements, and specific requirements as per agreement with JLB Construction.

Jan ... 11/13/84  
Spring Canyon Ditch Company Date

### PLANNING AND ZONING APPROVAL

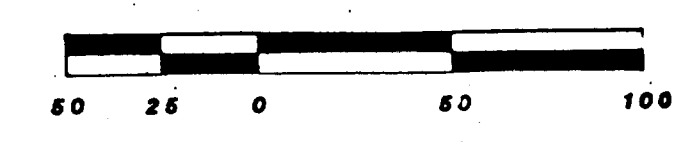
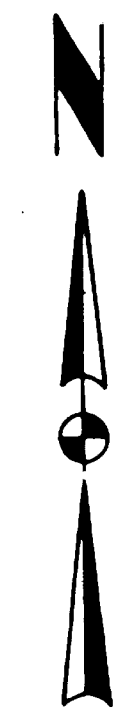
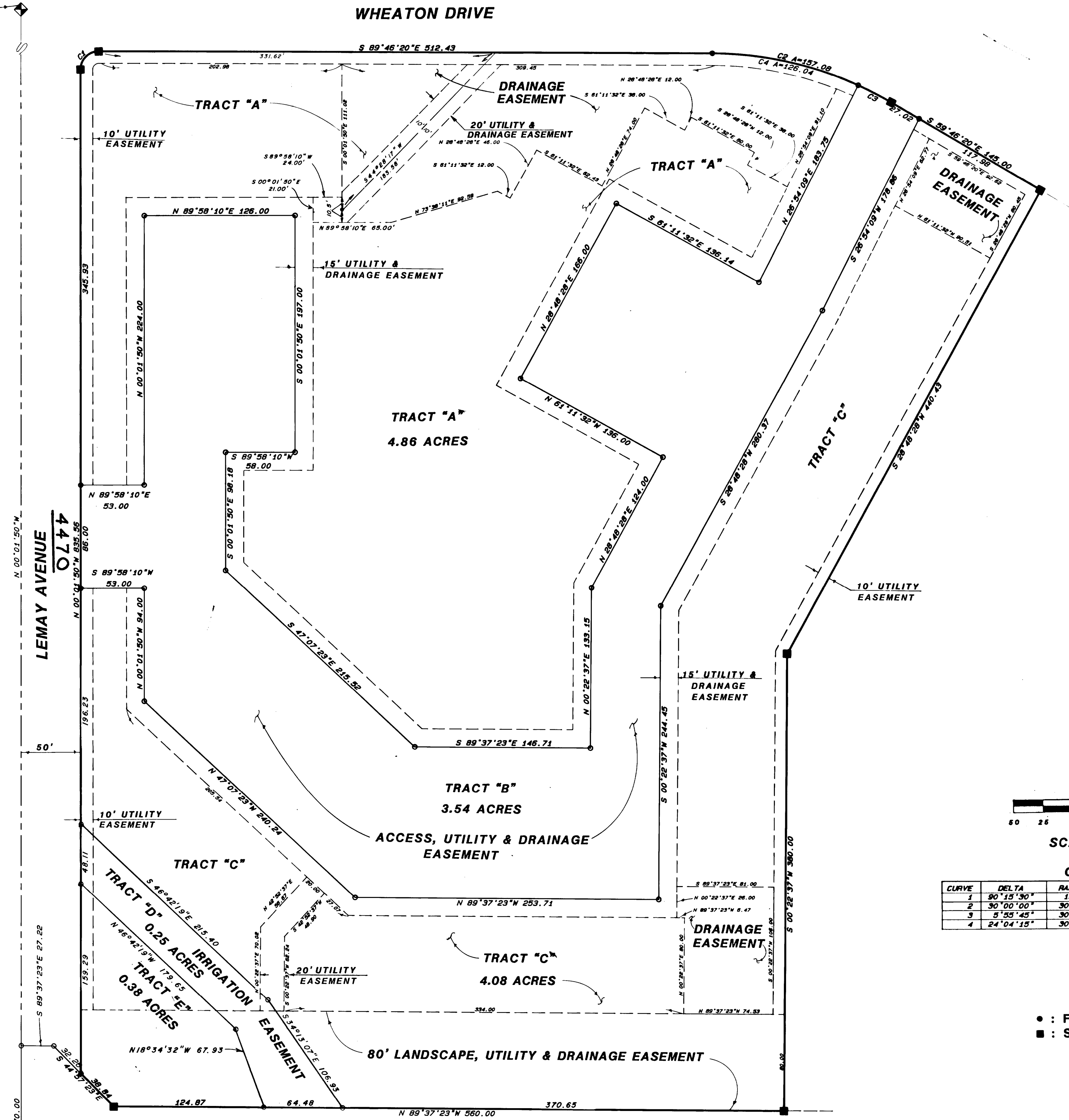
Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on the 11 day of November A.D., 1984.

Secretary of Planning and Zoning Board

NW COR., NW 1/4  
SEC. 31, T.7N.,  
R.68W. OF THE  
6th P.M.  
FD. #4 REBAR.

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LOCATED IN THE SOUTHWEST QUARTER OF  
SECTION 31, TOWNSHIP 7 NORTH, RANGE 68 WEST  
OF THE 6th P.M., CITY OF FORT COLLINS,  
LARIMER COUNTY, COLORADO



SCALE 1" = 50'

CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD BEG	CHORD
1	90°15'30"	15.00	23.63	N 45°05'55"E	21.28
2	30°00'00"	300.00	157.08	S 74°46'20"E	155.29
3	5°25'45"	300.00	31.04	S 62°44'12"E	31.03
4	24°04'15"	300.00	126.04	S 77°44'12"E	125.11

**LEGEND**

- : FOUND REBAR W/CAP LS #1650
- : SET #4 REBAR W/CAP LS #14166

SW COR. SW 1/4  
SEC.31, T.7N.,  
R.68W. OF THE 6th P.M.,  
FD. #4 REBAR.

COLORADO STATE HIGHWAY NO. 68  
( HARMONY ROAD )

**TARANTO, STANTON & TAGGE**  
CONSULTING ENGINEERS  
FORT COLLINS, COLORADO

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