



A PLAT OF THE COVE AT THE COUNTRY CLUB

SITUATE IN THE SOUTHEAST 1/4 OF SECTION
31, TOWNSHIP 8 NORTH, RANGE 68 WEST
OF THE SIXTH R.M., LARIMER COUNTY, COLORADO
A PLANNED UNIT DEVELOPMENT

STATEMENT OF OWNERSHIP, SUBDIVISION, AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned being the owners of the following described tract of land, to-wit: A tract of land situate in the Southeast 1/4 of Section 31, Township 8 North, Range 68 West of the Sixth R.M., Larimer County, Colorado, which considering the North line of the said Southeast 1/4 as bearing due West and with all bearings contained herein relative thereto is contained within the boundary lines which begin at a point on the North line of the said Southeast 1/4 which bears West 541.00 feet from the East 1/4 corner of said Section 31 and run thence S 05° 58' 39" W 34.70 feet to a point on the present westerly right-of-way line of Country Club Road; thence along said present westerly right-of-way line along the arc of a 221.00 foot radius curve to the left, a distance of 151.37 feet, the long chord of which bears S 25° 35' 55" W 148.42 feet; and again S 05° 58' 39" W 252.37 feet; and again along the arc of a 256.50 foot radius curve to the right a distance of 24.07 feet, the long chord of which bears S 08° 39' 57" W 24.06 feet to a point on the boundary line of Long Pond; thence along said boundary line, N 20° 13' W 152.84 feet to Station 1; thence N 45° 33' W 428.00 feet to Station 0, said Station 0 being on the North line of the said Southeast 1/4; thence East 456.00 feet to the point of beginning containing 1.8363 acres more or less have caused the same to be surveyed and subdivided as shown on this plat to be known as THE COVE AT THE COUNTRY CLUB and do hereby dedicate and convey as public highways pursuant to Colorado Revised Statutes 43-2-201(1)(a) Country Club Road and do also dedicate perpetual easements for the installation and maintenance of utilities, irrigation, and drainage facilities as are laid out and designated on this plat. Country Club Cove as shown on this plat is private, however it is dedicated and conveyed to the public forever hereafter as an access and utility easement for the installation and maintenance of utilities and irrigation and drainage facilities.

WITNESS our hands and seals this 3rd day of May, A.D. 1984.

Charles T. Collopy Albert R. Osterle
Charles T. Collopy Albert R. Osterle

State of Colorado } s.s.
County of Larimer }

The foregoing instrument was acknowledged before me this 3rd day of May, A.D. 1984, by Charles T. Collopy and Albert R. Osterle.

Richard A. Rutherford
Notary Public

My notary commission expires: November 8, 1987
My business address is: 2084 1/2 3rd St., Fort Collins, CO 80522

SURVEYOR'S CERTIFICATE:

Richard A. Rutherford, a Professional Engineer and Land Surveyor under the laws of the State of Colorado, being duly sworn on his oath deposes and says that the survey and plat of The Cove at the Country Club were made under his supervision, that said plat is an accurate delineation of said survey, that he has read the statements thereon, and that the same are true of his own knowledge.

Richard A. Rutherford
Richard A. Rutherford, P.E. & L.S.

Subscribed and sworn to before me this 3rd day of May, A.D. 1984.

Richard A. Rutherford
Notary Public

My notarial commission expires: November 8, 1987
My business address is: 2084 1/2 3rd St., Fort Collins, CO 80522

- NOTES:**
1. Soils tests and appropriately designed foundations and basements shall be required at the building permit stage.
 2. At building permit stage, a fee in lieu of road construction shall be paid as established by the Board of County Commissioners.

APPROVED:

By the Larimer County Planning Commission this _____ day of _____, A.D. 1984.

Chairman

APPROVED:

By the Larimer County Health Authority this _____ day of _____, A.D. 1984. All construction on this subdivision or any lot therein, including the development of domestic water and the provision of sewage disposal shall be done in a manner which will meet all the requirements of the Colorado Department of Health and the Larimer County Public Health Department and the officers authorized to enforce such requirements.

Larimer County Health Authority

APPROVED:

By the Larimer County Board of County Commissioners this _____ day of _____, A.D. 1984. All dedications as public highways of the streets, highways, and roads are hereby accepted pursuant to Colorado Revised Statutes, 1973, 43-2-201(1)(a). The acceptance of the dedications made herein are as public highways only. The acceptance does not constitute adding the roads, streets, and highways as set forth on this plat to the County primary or secondary road system, and the County does not accept nor assume any responsibility for the construction, repair, or maintenance of any streets, highways, roads, alleys, bridges, rights-of-way or other improvements on this plat.

Chairman _____
Attest: Clerk of the Board

This unofficial copy was downloaded on Aug-13-2020 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