

# FINAL PLAT DAKOTA RIDGE P.U.D. THIRD FILING

SITUATE IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE  
6TH P.M., CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO.

### OWNERS DEDICATION AND APPROVAL

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

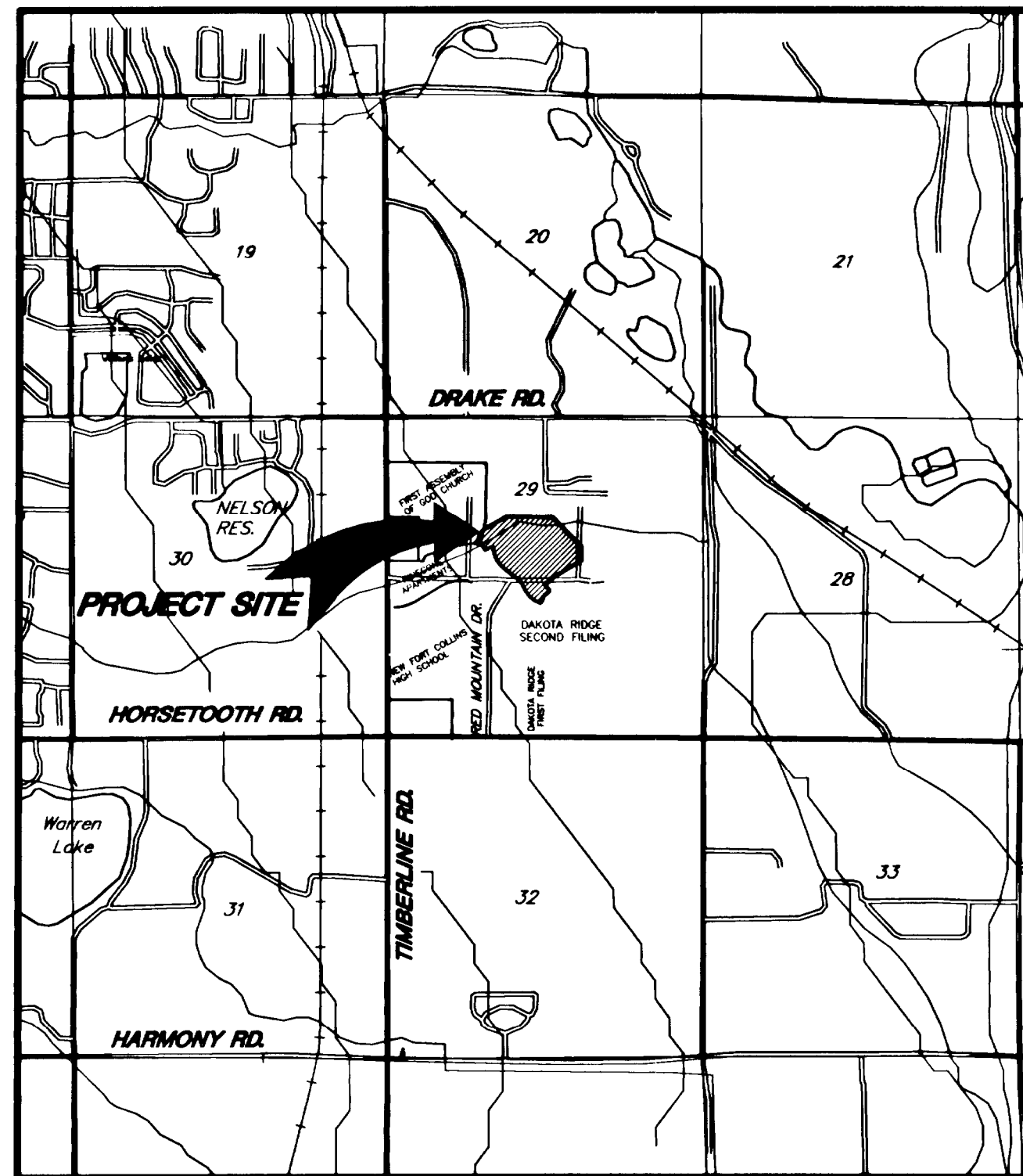
A tract of land situate in Section 29, Township 7 North, Range 68 West, of the 6th Principal Meridian, City of Ft. Collins, Larimer County, Colorado. Being more particularly described as follows:

Considering the West line of the Southwest Quarter of said Section 29 as bearing N 00°02'57" W as determined by monuments found at the Southwest Corner and at the West Quarter Corner of said Section 29, and with all bearings contained herein relative thereto:

Commencing at the Southwest Corner of said Section 29; thence along the west line of said Section 29 N 00°02'57" W 2562.14 feet to the Northwest Corner of Pinecone Apartments P.U.D., according to the recorded plat thereof; thence along the Northerly line of said Pinecone Apartments P.U.D. S 89°25'18" E 470.00 feet; thence N 18°09'00" E 70.66 feet; thence N 60°54'54" E 66.52 feet; thence N 75°41'48" E 168.22 feet; thence N 66°10'32" E 123.99 feet; thence N 66°13'46" E 73.09 feet; thence S 89°49'08" E 114.58 feet; thence N 78°25'27" E 124.47 feet; thence N 85°14'18" E 159.40 feet to the TRUE POINT OF BEGINNING; thence departing from said line N 32°33'58" W 50.65 feet to a point on a curve concave to the Northwest having a central angle of 16°40'28" and a radius of 243.00 feet a chord bears N 27°57'04" E 70.47 feet; thence along the arc of said curve 70.72 feet to the end of said curve; thence N 19°36'52" E 8.03 feet to the beginning of a curve concave to the Southeast having a central angle of 41°41'27" and a radius of 157.00 feet thence along the arc of said curve 114.24 feet to the end of said curve; thence N 60°50'40" E 318.27 feet; thence S 89°25'18" E 608.84 feet; thence S 44°46'22" E 549.07 feet; thence S 00°07'31" E 187.07 feet to a point on the Northwest boundary line of Dakota Ridge P.U.D. Second Filing according to the recorded plat thereof; thence along said line S 58°55'22" W 435.24 feet; thence S 48°25'56" W 152.00 feet thence S 42°01'18" E 100.00 feet to a point on a curve concave to the Southeast having a central angle of 06°33'41" and a radius of 527.00 feet a chord bears S 44°41'50" W 60.32 feet; thence along the arc of said curve 60.35 feet to the beginning of a reverse curve concave to the North having a central angle of 85°33'20" and a radius of 15.00 feet a chord bears S 84°11'40" W 20.37 feet; thence along the arc of said curve 22.40 feet; thence S 36°58'20" W 54.00 feet to a point on a curve concave to the west having a central angle of 85°33'20" and a radius of 15.00 feet a chord bears S 10°15'00" E 20.37 feet; thence along the arc of said curve 22.40 feet to the beginning of a reverse curve concave to the Southeast having a central angle of 07°19'41" and a radius of 527.00 feet a chord bears S 28°51'50" W 67.36 feet; thence along the arc of said curve 67.40 feet; thence departing from said line N 64°48'00" W 97.93 feet; thence N 49°45'57" W 85.73 feet; thence N 37°04'42" W 85.69 feet; thence N 26°03'35" W 70.20 feet; thence N 24°28'16" W 70.00 feet; thence N 50°48'01" W 44.89 feet; thence N 53°35'50" W 210.00 feet; thence N 49°56'15" W 79.22 feet; thence N 36°30'25" W 96.67 feet; thence N 21°10'22" W 99.18 feet; thence N 08°15'30" W 88.23 feet to a point on a curve concave to the southeast having a central angle of 12°30'10" and a radius of 576.00 feet a chord bears S 63°51'07" W 125.44 feet; thence along the arc of said curve 125.69 feet; thence N 32°23'58" W 117.10 feet ± to the TRUE POINT OF BEGINNING.

The above described tract contains 21.10 Acres ±.

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS DAKOTA RIDGE P.U.D. THIRD FILING. AND 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.



VICINITY MAP

### ENGINEERING APPROVAL

APPROVED AS TO FORM BY THE DIRECTOR OF ENGINEERING OF THE CITY OF FORT COLLINS, COLORADO ON THIS 10th DAY OF August, 1995.

Michael R. Hennig  
DIRECTOR OF ENGINEERING

### PLANNING AND ZONING APPROVAL

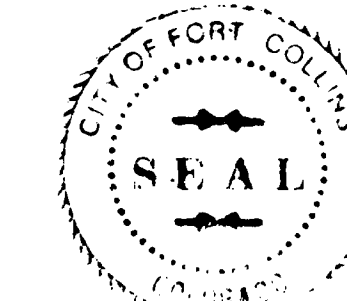
APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 12th DAY OF September, 1995.

Robert E. Sturtevant  
SECRETARY OF PLANNING & ZONING BOARD  
CITY CLERK CERTIFICATION

### CITY CLERK APPROVAL

ACCEPTED BY THE CITY CLERK OF THE CITY OF FORT COLLINS, COLORADO ON THIS 11th DAY OF August, 1995.

Dan J. Wilkins  
CITY CLERK



### SURVEYORS STATEMENT

I, Dan J. Wilkins, a Colorado Registered Professional Land Surveyor, do hereby state that this plat was prepared by me or under my responsible charge and is true and correct to the best of my knowledge, information and belief.

DATE: August 11, 1995  
DAN J. WILKINS  
Colorado Registered Professional Land Surveyor  
No. 25646

NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

This is to certify that on the 6th day of June, 1995, I examined the title to the property as described herein 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.

BY: Michael A. Maxwell  
Michael A. Maxwell  
ADDRESS: 125 S. House St., 6th Floor  
Ft. Collins, Colo 80521  
REG. NO. 8755

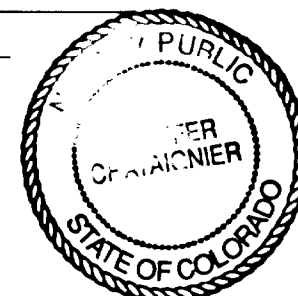
TIMBERLINE PARTNERS LIMITED, A COLORADO PARTNERSHIP

By: [Signature]  
CB VENTURES, MANAGING PARTNER  
GERALD P. LEE, PARTNER

STATE OF COLORADO)  
COUNTY OF LARIMER) SS:

The foregoing instrument was acknowledged before me this 2nd day of June, 1995. Witness my hand and official seal.

My commission expires: 8/15/97  
Notary Public Jennifer Chataigner



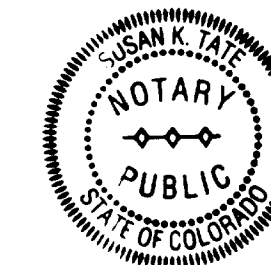
COL PARTNERSHIP, A COLORADO PARTNERSHIP

By: [Signature]  
CHARLES M. BETTERS, PARTNER

STATE OF COLORADO)  
COUNTY OF LARIMER) SS:

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 1995. Witness my hand and official seal.

My commission expires: \_\_\_\_\_  
Notary Public \_\_\_\_\_



CITY OF FORT COLLINS, COLORADO.  
By: [Signature]  
CITY MANAGER

STATE OF COLORADO)  
COUNTY OF LARIMER) SS:

The foregoing instrument was acknowledged before me this 11th day of August, 1995. Witness my hand and official seal.

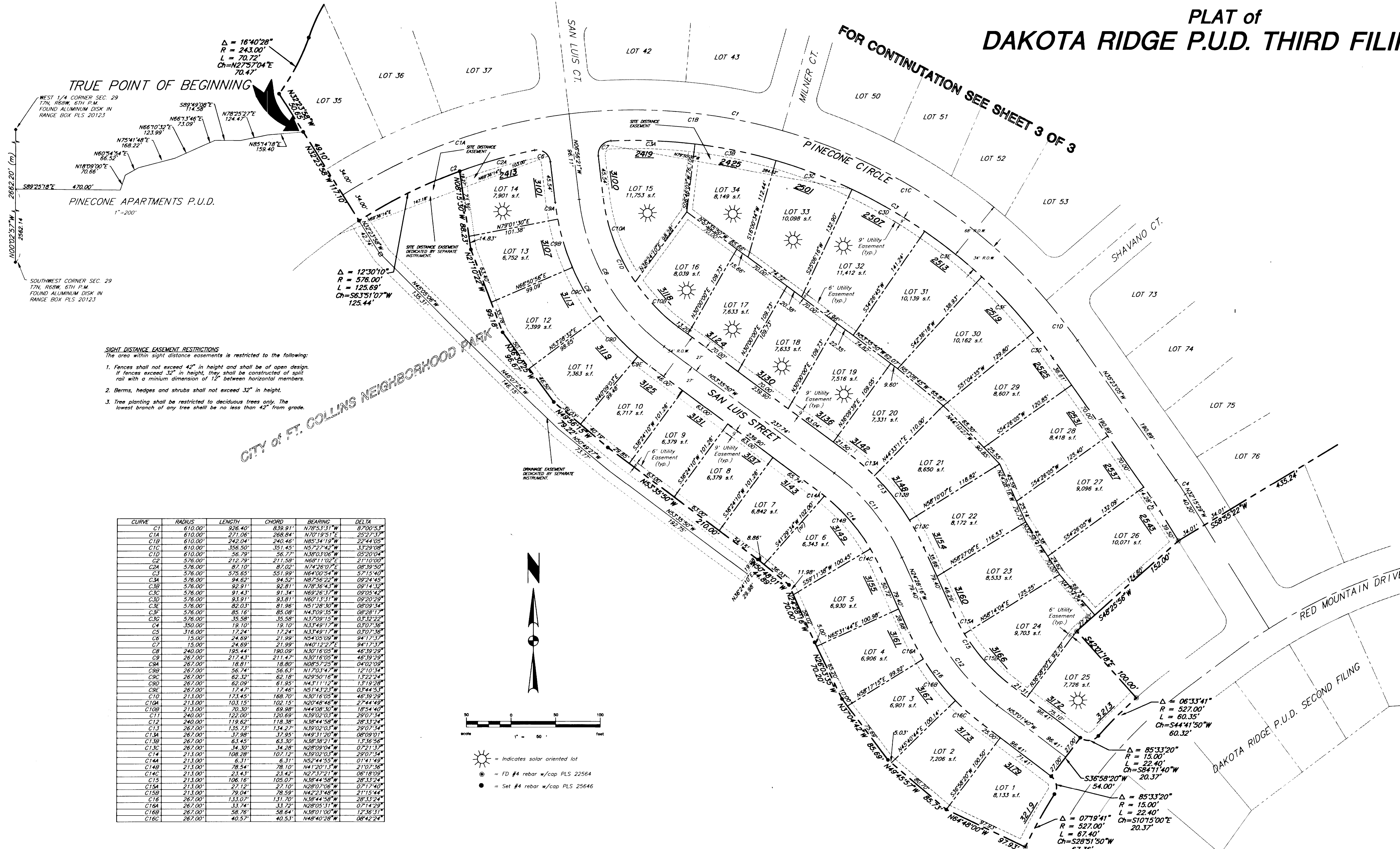
My commission expires: Sept. 12, 1996  
Notary Public Kita Knoll Harris



TST TST, INC.  
Consulting Engineers

# PLAT of DAKOTA RIDGE P.U.D. THIRD FILING

FOR CONTINUATION SEE SHEET 3 OF 3



TRUE POINT OF BEGINNING

$\Delta = 16^{\circ}40'28''$   
 $R = 243.00'$   
 $L = 70.72'$   
 $Ch = N27^{\circ}57'04''E$   
 $70.47'$

WEST 1/4 CORNER SEC. 29  
 T7N. R65W. 6TH P.M.  
 FOUND ALUMINUM DISK IN  
 RANGE BOX PLS 20123

PINECONE APARTMENTS P.U.D.  
 1"=200'

SOUTHWEST CORNER SEC. 29  
 T7N. R65W. 6TH P.M.  
 FOUND ALUMINUM DISK IN  
 RANGE BOX PLS 20123

$\Delta = 12^{\circ}30'10''$   
 $R = 578.00'$   
 $L = 125.69'$   
 $Ch = S63^{\circ}51'07''W$   
 $125.44'$

**SIGHT DISTANCE EASEMENT RESTRICTIONS**  
 The area within sight distance easements is restricted to the following:

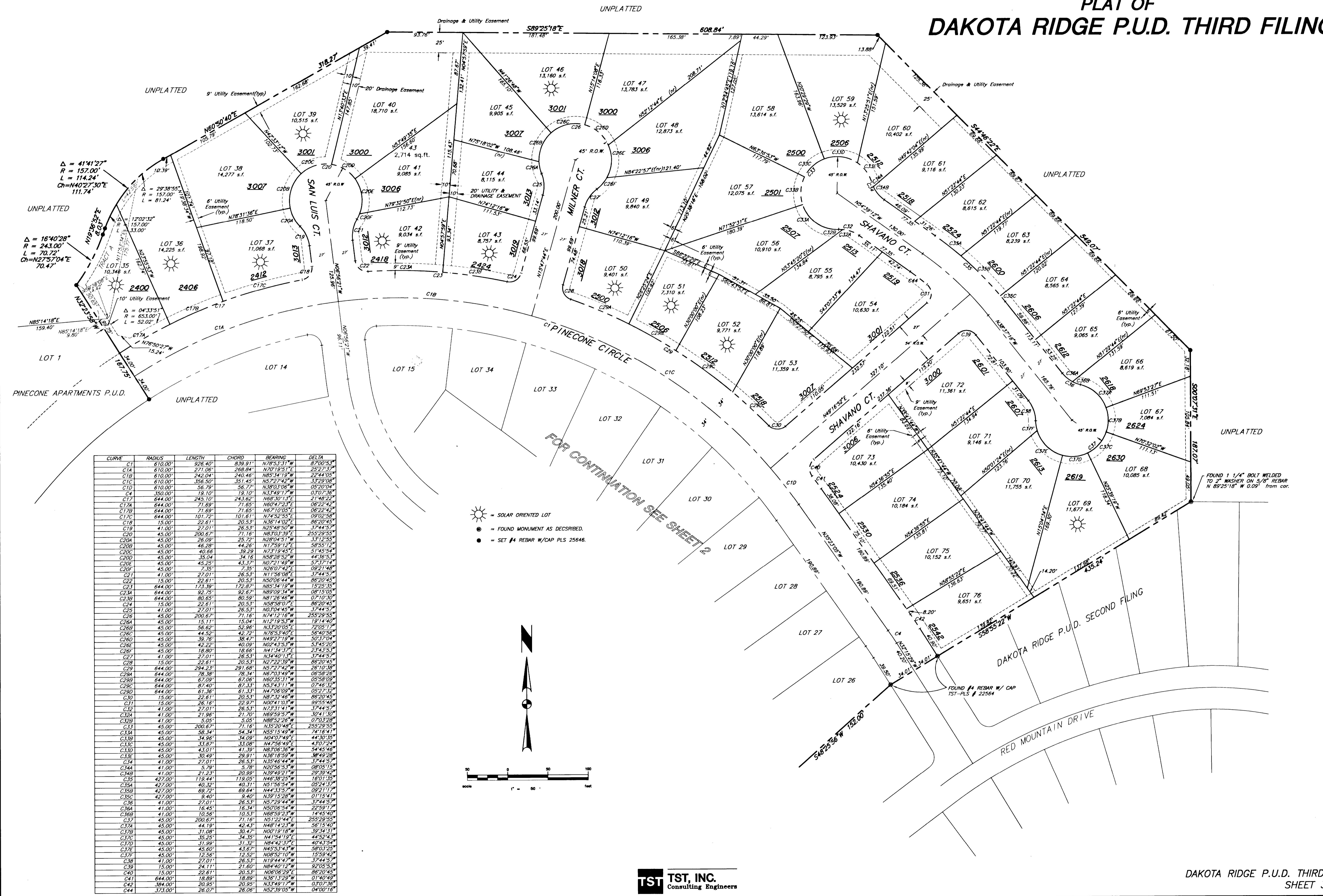
1. Fences shall not exceed 42" in height and shall be of open design. If fences exceed 32" in height, they shall be constructed of split rail with a minimum dimension of 1 1/2" between horizontal members.
2. Berms, hedges and shrubs shall not exceed 32" in height.
3. Tree planting shall be restricted to deciduous trees only. The lowest branch of any tree shall be no less than 42" from grade.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	610.00'	926.40'	839.91'	N78°53'31"W	87°00'53"
C1A	610.00'	271.06'	268.84'	N70°19'51"E	25°27'37"
C1B	610.00'	242.04'	240.46'	N85°34'19"W	27°44'03"
C1C	610.00'	356.50'	351.45'	N57°27'42"E	33°29'08"
C1D	610.00'	56.79'	56.77'	N38°03'06"W	05°20'04"
C2	576.00'	212.79'	211.59'	N68°11'02"E	21°10'00"
C2A	576.00'	87.10'	87.02'	N74°26'07"E	08°39'50"
C3	576.00'	576.85'	551.99'	N40°00'54"W	57°15'40"
C3A	576.00'	94.62'	94.52'	N87°56'22"W	09°24'45"
C3B	576.00'	92.91'	92.81'	N78°16'43"W	09°14'32"
C3C	576.00'	91.43'	91.34'	N69°26'37"W	09°05'42"
C3D	576.00'	93.91'	93.81'	N80°13'11"W	09°20'29"
C3E	576.00'	82.03'	81.96'	N51°28'30"W	08°09'34"
C3F	576.00'	85.16'	85.08'	N43°09'15"W	08°28'17"
C3G	576.00'	35.58'	35.58'	N37°09'15"W	03°32'22"
C4	350.00'	19.10'	19.10'	N33°49'17"W	07°07'38"
C5	316.00'	17.24'	17.24'	N33°49'17"W	07°07'38"
C6	15.00'	24.69'	21.99'	N54°05'09"W	94°17'37"
C7	15.00'	24.69'	21.99'	N40°12'27"E	94°17'37"
C8	240.00'	195.44'	190.09'	N30°16'05"W	46°39'29"
C9	267.00'	212.43'	211.42'	N30°16'05"W	46°39'29"
C9A	267.00'	18.81'	18.80'	N08°57'25"W	04°02'09"
C9B	267.00'	56.74'	56.63'	N17°03'47"W	12°10'34"
C9C	267.00'	82.32'	82.18'	N29°50'16"W	13°22'24"
C9D	267.00'	62.09'	61.95'	N43°11'24"W	13°19'28"
C9E	267.00'	17.47'	17.46'	N51°43'23"W	03°44'53"
C10	213.00'	173.45'	168.70'	N30°16'05"W	46°39'29"
C10A	213.00'	103.15'	102.15'	N20°48'48"W	27°44'49"
C10B	213.00'	70.30'	69.98'	N44°08'30"W	18°54'40"
C11	240.00'	122.00'	120.69'	N39°02'03"W	29°07'34"
C12	240.00'	119.62'	118.38'	N38°44'58"W	28°33'24"
C13	267.00'	135.73'	134.27'	N39°02'03"W	29°07'34"
C13A	267.00'	37.98'	37.85'	N49°31'20"W	08°09'01"
C13B	267.00'	63.45'	63.30'	N38°18'21"W	13°36'58"
C13C	267.00'	34.30'	34.28'	N28°09'04"W	07°21'37"
C14	213.00'	108.28'	107.12'	N39°02'03"W	29°07'34"
C14A	213.00'	6.31'	6.31'	N52°44'53"W	01°44'49"
C14B	213.00'	78.54'	78.10'	N42°20'13"W	21°02'58"
C14C	213.00'	23.43'	23.42'	N27°37'21"W	06°18'09"
C15	213.00'	106.16'	105.07'	N38°44'58"W	28°33'24"
C15A	213.00'	27.12'	27.10'	N28°07'06"W	07°12'40"
C15B	213.00'	78.04'	78.59'	N42°20'14"W	21°15'44"
C16	267.00'	133.07'	131.70'	N38°44'58"W	28°33'24"
C16A	267.00'	33.74'	33.72'	N28°05'31"W	07°14'29"
C16B	267.00'	58.76'	58.64'	N38°01'00"W	12°36'37"
C16C	267.00'	40.57'	40.53'	N48°40'28"W	08°42'24"

☀ = Indicates solar oriented lot  
 ● = FD #4 rebar w/cap PLS 22564  
 ● = Set #4 rebar w/cap PLS 25646

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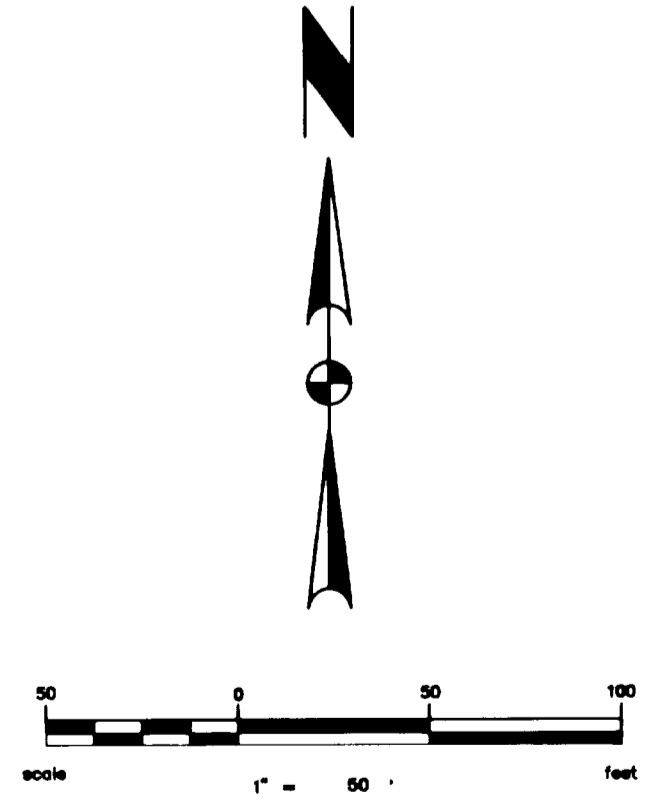
# PLAT OF DAKOTA RIDGE P.U.D. THIRD FILING



FOR CONTINUATION SEE SHEET 2

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	610.00'	926.40'	839.91'	N18°33'51"W	87°00'53"
C1A	610.00'	271.06'	268.84'	N70°19'51"E	25°27'37"
C1B	610.00'	242.04'	240.46'	N85°34'19"W	22°44'05"
C1C	610.00'	356.50'	351.45'	N5°27'42"W	33°29'08"
C1D	610.00'	56.79'	56.77'	N80°33'06"W	05°27'04"
C4	350.00'	19.10'	19.10'	N33°49'17"W	03°07'56"
C7	644.00'	245.10'	243.62'	N88°30'13"E	21°48'22"
C7A	644.00'	71.69'	71.65'	N60°47'23"E	06°22'42"
C7B	644.00'	71.69'	71.65'	N67°10'05"E	06°22'42"
C7C	644.00'	101.72'	101.61'	N74°52'55"E	09°02'58"
C18	15.00'	22.61'	20.53'	N36°14'02"E	86°20'45"
C19	41.00'	27.01'	26.53'	N25°48'50"W	37°44'57"
C20	45.00'	200.67'	71.16'	N83°03'39"E	255°29'55"
C20A	45.00'	26.09'	25.72'	N28°04'51"W	33°12'55"
C20B	45.00'	46.28'	44.26'	N17°59'12"E	58°55'12"
C20C	45.00'	40.66'	39.29'	N73°19'45"E	51°45'54"
C20D	45.00'	35.04'	34.16'	N58°28'52"W	44°36'53"
C20E	45.00'	45.25'	43.37'	N67°21'49"W	57°37'14"
C20F	45.00'	7.35'	7.35'	N26°07'42"E	09°21'48"
C21	41.00'	27.01'	26.53'	N11°56'08"E	37°44'57"
C22	15.00'	22.61'	20.53'	N50°06'44"W	86°20'45"
C23	644.00'	173.39'	172.87'	N85°34'19"W	15°23'33"
C23A	644.00'	92.75'	92.62'	N89°08'54"W	08°15'05"
C23B	644.00'	80.65'	80.59'	N81°26'46"W	07°10'30"
C24	15.00'	22.61'	20.53'	N58°58'07"E	86°20'45"
C25	41.00'	27.01'	26.53'	N03°04'45"W	37°44'57"
C26	45.00'	200.67'	71.16'	N74°12'16"W	285°29'55"
C26A	45.00'	15.11'	15.04'	N12°19'53"W	19°14'40"
C26B	45.00'	56.62'	52.96'	N33°20'05"E	72°05'17"
C26C	45.00'	44.52'	42.22'	N76°53'40"E	56°40'56"
C26D	45.00'	39.76'	38.42'	N49°27'19"W	50°37'04"
C26E	45.00'	42.22'	40.09'	N02°43'53"W	53°45'20"
C26F	45.00'	18.80'	18.66'	N41°34'37"E	23°43'53"
C27	41.00'	27.01'	26.53'	N34°40'13"E	37°44'57"
C28	15.00'	22.61'	20.53'	N27°22'39"W	86°20'45"
C29	644.00'	294.23'	291.69'	N57°27'42"W	26°10'38"
C29A	644.00'	78.38'	78.34'	N67°03'49"W	06°58'26"
C29B	644.00'	67.09'	67.06'	N60°35'31"W	05°58'09"
C29C	644.00'	87.40'	87.33'	N53°43'11"W	07°46'37"
C29D	644.00'	61.36'	61.33'	N47°08'09"W	02°27'52"
C30	15.00'	22.61'	20.53'	N87°32'46"W	86°20'45"
C31	15.00'	26.16'	22.97'	N00°41'03"W	99°55'48"
C32	41.00'	27.01'	26.53'	N73°31'41"W	37°44'57"
C32A	41.00'	21.96'	21.70'	N89°59'57"W	10°41'50"
C32B	41.00'	5.05'	5.05'	N88°52'26"W	07°03'28"
C33	45.00'	200.67'	71.16'	N35°20'48"E	255°29'55"
C33A	45.00'	58.34'	54.34'	N55°15'49"W	74°18'41"
C33B	45.00'	34.96'	34.09'	N04°07'49"E	44°30'35"
C33C	45.00'	33.87'	33.08'	N47°56'49"E	43°07'24"
C33D	45.00'	43.01'	41.39'	N83°06'36"W	54°45'46"
C33E	45.00'	30.49'	29.91'	N36°18'59"W	38°49'28"
C34	41.00'	27.01'	26.53'	N35°46'54"W	37°44'57"
C34A	41.00'	5.79'	5.79'	N20°56'53"W	08°05'15"
C34B	41.00'	21.23'	20.99'	N39°49'21"W	29°39'42"
C35	427.00'	119.44'	119.05'	N46°38'25"W	16°01'35"
C35A	427.00'	40.32'	40.31'	N51°56'54"W	05°24'37"
C35B	427.00'	69.72'	69.64'	N44°33'57"W	02°27'17"
C35C	427.00'	9.40'	9.40'	N39°15'28"W	01°15'41"
C36	41.00'	27.01'	26.53'	N57°29'44"W	37°44'57"
C36A	41.00'	16.45'	16.34'	N50°06'54"W	22°59'17"
C36B	41.00'	10.56'	10.53'	N68°59'23"W	14°45'40"
C37	45.00'	200.67'	71.16'	N51°22'44"E	255°29'55"
C37A	45.00'	44.19'	42.43'	N48°14'23"W	56°15'40"
C37B	45.00'	31.08'	30.47'	N00°19'18"W	39°34'31"
C37C	45.00'	35.25'	34.35'	N41°54'19"E	44°52'43"
C37D	45.00'	31.99'	31.32'	N84°42'37"E	47°43'54"
C37E	45.00'	45.60'	43.67'	N45°53'43"W	58°03'29"
C37F	45.00'	12.56'	12.52'	N08°52'10"W	15°59'42"
C38	41.00'	27.01'	26.53'	N19°44'47"W	37°44'57"
C39	15.00'	24.11'	21.60'	N84°40'12"W	92°05'53"
C40	15.00'	22.61'	20.53'	N06°06'29"E	86°20'45"
C41	644.00'	18.89'	18.89'	N36°13'29"W	01°40'49"
C42	384.00'	20.95'	20.95'	N33°49'17"W	03°07'36"
C44	373.00'	26.07'	26.06'	N52°39'05"W	04°00'16"

- = SOLAR ORIENTED LOT
- = FOUND MONUMENT AS DESCRIBED.
- = SET #4 REBAR W/CAP PLS 25646.



**TST** TST, INC.  
Consulting Engineers

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