

FINAL PLAT OF COVENTRY SUBDIVISION FILING NO.2

LOCATED IN THE NORTH 1/2 OF SECTION 2
TOWNSHIP 6 NORTH, RANGE 69 WEST, OF THE SIXTH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION

Know all men by these presents: that the undersigned being owners of the following described land:

That portion of the North Half of Section 2, Township 6 North, Range 69 West of the 6th P.M., Larimer County, Colorado, described as follows:

Considering the North line of the Northwest Quarter of said Section 2 as bearing North 89°55'00" East and with all bearings contained herein relative thereto.

Commencing at the Northwest corner of said Section 2; thence along said North line North 89°55'00" East 2284.56 feet to the Northern prolongation of the Westerly right-of-way line of Hinsdale Drive; thence along said prolongation South 00°05'00" East 30.00 feet to the True Point of Beginning; thence along said Westerly right-of-way line of Hinsdale Drive South 00°05'00" East 150.00 feet to the beginning of a tangent curve concave to the East, having a central angle of 01°15'31" and a radius of 854.00 feet; thence Southernly along the arc of said curve and continuing along said Westerly right-of-way line 18.76 feet to the beginning of a tangent curve concave to the Northwest, having a central angle of 91°15'31" and a radius of 11.00 feet; thence Southwesterly along the arc of said curve 17.52 feet to the Northern right-of-way line of Bentley Place; thence tangent from said curve and along said Northern right-of-way line South 89°55'00" West 433.88 feet to the beginning of a tangent curve concave to the Southeast, having a central angle of 83°57'23" and a radius of 44.00 feet; thence Southwesterly along the arc of said curve and continuing along said Northern right-of-way line 49.12 feet to the North line of Lot 1 of Coventry Subdivision Filing No. 1; thence along said North line North 84°02'23" West 122.95 feet to the West line of said Lot 1; thence along the Northern prolongation of said West line of Lot 1 North 00°05'00" West 150.70 feet to a line that is parallel with and 30.00 feet South, measured at right angles, from the North line of said Northwest Quarter of Section 2; thence along said parallel line North 89°55'00" East 594.67 feet to the True Point of Beginning.

ALSO that portion of the North Half of said Section 2, described as follows:

Commencing at said Northwest corner of Section 2; thence along said North line of the Northwest Quarter of Section 2 North 89°55'00" East 2338.56 feet to the Northern prolongation of the East right-of-way line of Hinsdale Drive; thence along said prolongation South 00°05'00" East 30.00 feet to the True Point of Beginning; thence along said East right-of-way line of Hinsdale Drive South 00°05'00" East 150.00 feet to the beginning of a tangent curve concave to the East having a central angle of 01°22'48" and a radius of 800.00 feet; thence Southernly along the arc of said curve and continuing along said East right-of-way line 19.27 feet to the beginning of a tangent curve concave to the Northeast having a central angle of 88°37'12" and a radius of 11.00 feet; thence Southwesterly along the arc of said curve and continuing along said East right-of-way line of Hinsdale Drive 17.01 feet to the North line of Bentley Place; thence tangent from said curve and along said North right-of-way line North 89°55'00" East 457.75 feet to the beginning of a tangent curve concave to the North having a central angle of 17°15'59" and a radius of 50.00 feet; thence Easterly along the arc of said curve and continuing along said North right-of-way line 15.08 feet to the West line of Tract "D" of Coventry Subdivision Filing No. 1; thence along said West line North 00°05'00" West 98.60 feet and again North 56°59'19" West 71.62 feet and again North 00°05'00" West 40.02 feet to a line that is parallel with and 30.00 feet South, measured at right angles, from the North line of said Section 2; thence along said parallel line South 89°55'38" West 112.08 feet and again South 89°55'00" West 311.76 feet to the True Point of Beginning. Containing 4.373 acres more or less.

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 COVENTRY SUBDIVISION FILING NO.2, subject to all easements and rights-of-way now of record or existing or indicated on this plat. The undersigned does hereby dedicate and convey to and for public use, forever, the streets, tracts and easements as laid out and designated on this plat, 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 and tracts does not impose upon the City a duty to maintain streets so dedicated until such time as the streets and tracts are inspected and accepted by the Director of Engineering. All maintenance of the above described streets and tracts 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.

McGraw Land L.L.C.

Witness our hands and seals this 2nd day of April, A.D., 1996

By James R. McCarty

James R. McCarty, Managing Member

STATE OF COLORADO
County of Larimer

The foregoing dedication was acknowledged before me this 2nd day of April, A.D., 1996, by James R. McCarty, Managing Member, of McGraw Land L.L.C.

My commission expires: 6-2-99

Notary Public

SURVEYOR'S STATEMENT

I, David M. Poeschl, a Professional Land Surveyor in the State of Colorado, do hereby state that the survey and legal description shown hereon was made under my direct responsibility, supervision and checking and that this plat accurately represents said survey.

David M. Poeschl
Registered Land Surveyor
Colorado Registration No. 17862
Date 3-18-96

U.S. WEST

Approved as to form by the Director of Engineering of the City of Fort Collins, on the 21st day of June, A.D., 1996

Michael R. Harjot
Director of Engineering

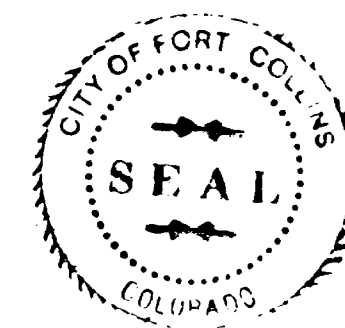
ATTORNEY'S CERTIFICATE

This is to certify that on the 2nd day of April, 1996, 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 herein as of said date.

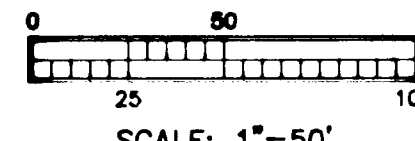
Address 900 S. Cherry St. #110
Denver, CO 80222
Registration No. 4139

Approved by the City of Fort Collins Planning Director on this 20th day of November, A.D., 1995

Planning Director

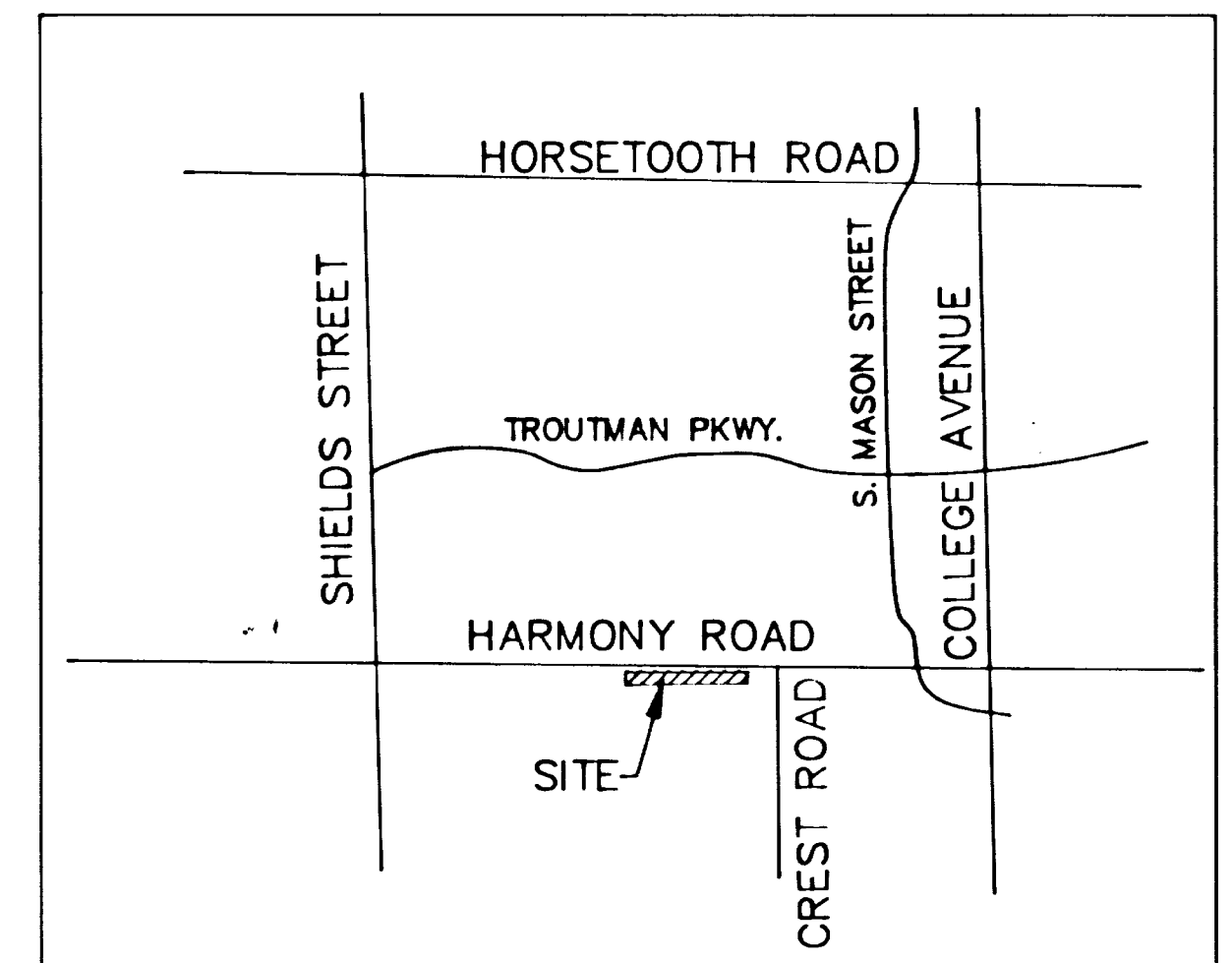


NOTE: THIS SUBDIVISION INCLUDES A LANDSCAPE PLAN THAT IS ON RECORD WITH THE CITY OF FORT COLLINS. THE LANDSCAPE PLAN GOVERNS FENCING, PLANT MATERIAL AND GROUND COVERAGE IN THE COMMON AREAS AS WELL AS THE DRAINAGE SWALE. PLEASE REFER TO THE LANDSCAPE PLAN FOR THESE SPECIFICATIONS.



CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	49.12ft	63°57'23"	44.00ft	N57°56'27"E	46.80ft
C2	32.93ft	42°52'59"	44.00ft	N47°24'24"E	32.17ft
C3	16.18ft	21°04'06"	44.00ft	N79°22'57"E	16.09ft
C4	17.52ft	91°15'31"	11.00ft	N44°17'13"E	15.73ft
C5	18.78ft	01°15'31"	854.00ft	S00°42'46"E	18.78ft
C6	19.27ft	01°22'48"	800.00ft	S00°46'24"E	19.27ft
C7	17.01ft	88°37'12"	11.00ft	S45°46'24"E	15.37ft
C8	15.08ft	17°15'59"	50.00ft	N81°16'31"E	15.03ft
C9	23.56ft	90°00'00"	15.00ft	S44°55'00"W	21.21ft
C10	23.56ft	90°00'00"	15.00ft	S45°05'00"W	21.21ft

LINE	DIRECTION	DISTANCE
L4	S89°55'00"W	19.09ft
L5	N37°19'19"E	32.73ft
L6	N00°05'00"W	63.00ft
L7	N45°05'00"W	29.70ft
L8	N89°55'00"E	31.00ft
L9	N89°55'00"E	31.00ft
L10	S44°55'00"W	29.70ft
L11	S00°05'00"E	75.00ft
L12	S45°05'00"E	19.80ft
L13	S89°55'00"W	12.77ft



VICINITY MAP

NO SCALE

NOTES:

- SET= #4 REBAR 18" LONG WITH PLASTIC CAP LS #17662 FLUSH WITH GROUND.
- BASIS OF BEARING: THE NORTH LINE OF THE N.W. 1/4 OF SECTION 2 IS ASSUMED TO BEAR N89°55'00"E (PER PLAT COVENTRY SUBDIVISION FILING NO.1), AND IS MONUMENTED AS SHOWN ON THIS PLAT.

NUMBER	REVISIONS	BY	DATE
1	CHANGED UTILITY & LANDSCAPE & PEDESTRIAN EASEMENT; ADDED U.S. WEST EASEMENT, CORRECTED DRAINAGE EASEMENT	MVS	12/28/95
2	WATER & SEWER EASEMENT	MVS	2/16/96
3	DRAINAGE EASEMENT	DP	3/18/96

Landstar Surveying, Inc.
1327 North Lincoln Avenue, Loveland, Colorado 80537 Ph(303)667-3294 Fax(303)667-7151

Project No: A9458
Designer: RB Scale: 1"=50'
Drafter: RB Date Prepared: 08/18/95
Checked By: DP Date Printed: 08/18/95

Client: MCGRAW LAND L.L.C.

COVENTRY SUBDIVISION FILING NO.2

PLAT SHEET 1/1 UTIL. SHEET 1/1 SHEETS SHEETS