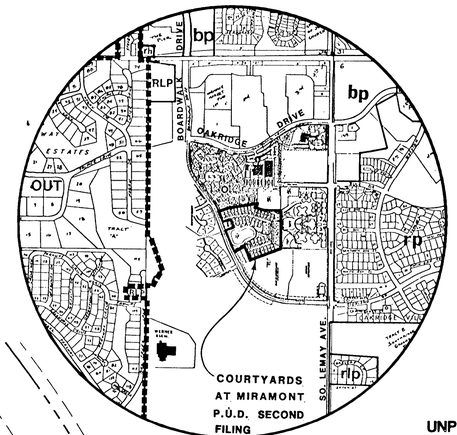
C-118 1897

PLAT OF
COURTYARDS AT MIRAMONT P.U.D., SECOND FILING

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



VICINITY MAP

CURVE	DELTA	RADIUS	ARC	CHORD	TAN	CHORD BRG
C1	08°27'40"	274.00	40.46	40.43	20.27	N 73°41'14" E
C2	06°53'02"	274.00	32.92	32.90	16.48	N 74°28'33" E
C3	01°34'38"	274.00	7.54	7.54	3.77	N 70°14'43" E
C4	01°20'00"	644.00	14.99	14.99	7.49	S 21°12'36" E
C5	01°44'55"	274.00	8.36	8.36	4.18	S 78°47'31" W
C6	01°56'51"	246.00	8.36	8.36	4.18	S 78°41'33" W
C7	27°20'02"	185.00	88.26	87.42	44.99	N 86°40'01" W
C8	09°42'48"	185.00	31.36	31.33	15.72	N 77°51'24" W
C9	14°49'54"	185.00	47.89	47.76	24.08	S 89°52'15" W
C10	02°47'20"	185.00	9.01	9.00	4.50	S 81°03'38" W
C11	20°56'17"	157.00	57.37	57.06	29.01	N 89°51'53" W
C12	17°36'48"	157.00	48.26	48.07	24.32	N 88°12'08" W
C13	03°19'29"	157.00	9.11	9.11	4.56	S 81°19'43" W
C14	73°10'00"	50.00	63.85	59.60	37.11	N 36°25'00" W
C15	09°39'45"	50.00	8.43	8.42	4.23	N 04°39'53" W
C16	24°48'22"	50.00	21.65	21.48	11.00	N 21°53'56" W
C17	11°28'44"	50.00	10.02	10.00	5.03	N 40°02'29" W
C18	27°13'09"	50.00	23.75	23.53	12.11	N 59°23'26" W
C19	70°29'28"	50.00	61.52	57.71	35.33	N 35°24'44" E
C20	00°53'06"	50.00	0.78	0.77	0.39	N 70°12'56" E
C21	27°55'00"	50.00	24.36	24.12	12.43	N 55°48'53" E
C22	12°07'37"	50.00	10.58	10.56	5.31	N 35°47'34" E
C23	29°33'45"	50.00	25.80	25.51	13.19	N 14°56'53" E
C24	70°29'28"	22.00	27.07	25.39	15.55	N 35°24'44" E
C25	90°00'00"	40.00	62.83	56.57	40.00	S 64°20'32" E
C26	49°16'33"	40.00	34.40	33.35	18.35	S 43°58'48" E
C27	37°51'29"	40.00	26.43	25.95	13.72	S 87°32'50" E
C28	02°51'58"	40.00	2.00	2.00	1.00	N 72°05'27" E
C29	90°00'00"	20.00	31.42	28.28	20.00	S 64°20'32" E
C30	78°11'45"	20.00	26.60	24.68	15.68	S 57°26'24" E
C31	13°48'15"	20.00	4.82	4.81	2.42	N 77°33'39" E
C32	73°10'00"	22.00	28.09	26.22	16.33	N 36°25'00" W
C33	39°07'44"	22.00	15.02	14.73	7.82	N 19°23'52" W
C34	34°02'16"	22.00	13.07	12.88	6.73	N 55°58'52" W

TRACTS A, B AND C ARE HEREBY DEDICATED AS ACCESS, UTILITY AND DRAINAGE EASEMENTS.

TRACT D IS HEREBY DEDICATED AS AN IRRIGATION, DRAINAGE AND ACCESS EASEMENT.

UNPLATTED
UNPLATTED
TRACT A
76,491 S.F.
TRACT A
76,491 S.F.
5' DRAINAGE ESMT.
TRACT B
33,750 S.F.
TRACT B
33,750 S.F.
TRACT C
22,902 S.F.
TRACT D
85,972 S.F.
1.974 AC.
TRACT A
76,491 S.F.
COURTYARDS AT MIRAMONT P.U.D. FIRST FILING
BOARDWALK DRIVE
68' R.O.W.
5000 Boardwalk Dr.
UPPER MEADOW AT MIRAMONT, FIRST FILING P.U.D.
UPPER MEADOW AT MIRAMONT, SECOND FILING P.U.D.
EXISTING BOARDWALK DRIVE (68.00' RIGHT-OF-WAY) DEDICATED AT RECEPTION NO. 93097797
EXISTING 8' UTILITY EASEMENT DEDICATED AT RECEPTION NO. 93049866
30' EMERGENCY ACCESS AND UTILITY EASEMENT DEDICATED BY SEPARATE INSTRUMENT
20' DRAINAGE AND UTILITY EASEMENT DEDICATED BY SEPARATE INSTRUMENT
OAKRIDGE WEST P.U.D. FIRST FILING
DELTA= 01°20'00" R= 644.00' L= 14.99' CHD= S21°12'36"E 14.99'
DELTA= 08°27'40" R= 274.00' L= 40.46' CHD= N73°41'14"E 40.43'
DELTA= 07°51'46" R= 576.00' L= 79.05' CHD= S24°28'29"E 78.98'
S 89°32'51" W 142.41'
S 79°39'58" W 409.21'
N 89°50'00" W 264.40'
N 89°56'50" W 700.00'
S 28°24'22" E 33.12'
N 61°41'04" E 159.57'
S 20°32'36" E 173.58'
N 64°01'09" E 127.48'
S 71°50'40" W 117.91'
S 80°42'42" W 111.15'
S 85°21'03" W 105.88'
N 67°23'26" E 61.56'
N 43°35'44" E 42.21'
N 60°37'16" E 75.60'
S 18°18'12" E 24.45'
N 16°21'58" E 71.07'
N 23°00'00" W 80.83'
S 73°39'28" E 460.06'
S 73°00'00" E 276.90'
S 73°00'00" E 201.17'
S 51°06'05" W 92.51'
N 73°00'00" W 94.78'
S 59°20'28" E 28.13'
S 73°00'00" E 95.61'
S 73°00'00" E 141.00'
S 79°39'58" E 170.53'
N 79°39'58" E 170.53'
S 79°39'58" E 235.00'
N 10°20'02" W, 18.00'
N 79°39'58" E 235.00'
N 10°20'02" W, 18.00'
N 69°21'24" E 106.46'
N 20°38'36" W 105.00'
S 20°38'36" E 105.00'
N 20°38'36" W,