

C-120 1936

COUNTRY CLUB CORNERS THIRD FILING A PLANNED UNIT DEVELOPMENT

BEING A PORTION OF BLOCK 1, REPLAT NO. 1
OF EVERGREEN PARK, CITY OF FORT COLLINS,
COUNTY OF LARIMER, STATE OF COLORADO,
SITUATE IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M..

STATEMENT OF OWNERSHIP, SUBDIVISION DEDICATION

Know all men by these presents that the undersigned being the Owners of the following described land to wit:

A tract of land located in the Northwest Quarter of Section 1, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Ft. Collins, County of Larimer, State of Colorado also being a portion of Block 1, Replat No. 1 of Evergreen Park according to the plat on file in the office of the Clerk and Recorder, records of said County being more particularly described as follows:

Considering the West line of the Northwest Quarter of said Section 1 as bearing South 00°00'00" West and with all bearings contained herein relative thereto;

Beginning at the Northwest Corner of the Northwest Quarter of said Section 1; thence along the West line of said Northwest Quarter South 00°00'00" West 278.72 feet; thence departing said West line North 90°00'00" East 50.00 feet to a point on the East right-of-way line of North College Avenue; said point being the TRUE POINT OF BEGINNING; thence along said Easterly right-of-way North 00°00'00" East 213.72 feet to the beginning of a tangent curve concave to the Southeast having a central angle of 90°02'40" and a radius of 15.00 feet; thence Northeasterly along the arc of said curve 23.57 feet to the end of said curve; said end of curve being a point on the Southerly right-of-way line of Willox Lane; thence tangent from said end of curve and along said Southerly right-of-way line South 89°57'20" East 804.94 feet to a point on the Westerly line of Block 2, said Replat No. 1 of Evergreen Park; thence along said Westerly line South 00°00'00" East 1238.52 feet to a point on the Northerly right-of-way line of Bristlecone Drive; thence along said Northerly right-of-way line South 89°59'17" West 804.95 feet to the beginning of a tangent curve concave to the Northeast having a central angle of 90°00'43" and a radius of 15.00 feet; thence Northwesterly along the arc of said curve 23.57 feet to the end of said curve; said end of curve being a point on the Easterly right-of-way line of North College Avenue; thence tangent from said curve and along said Easterly right-of-way line North 00°00'00" West 249.16 feet; thence departing said Easterly right-of-way line South 90°00'00" East 217.00 feet to a point on the Easterly line of Country Club Corners P.U.D. according to the plat on file in the office of the Clerk and Recorder, records of said County; thence along the Easterly line of said Country Club Corners P.U.D. and along the Easterly and Northerly lines of Country Club Corners Filing Two according to the plat on file in the office of the Clerk and Recorder, records of said County the following five courses and distances; North 00°00'00" West 141.00 feet; thence North 04°44'56" East 96.63 feet; thence North 00°00'00" East 413.10 feet; thence North 18°15'00" East 101.12 feet; thence South 90°00'00" West 256.66 feet to the TRUE POINT OF BEGINNING.

The above described tract of land contains 19.463 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 Country Club Corners Third Filing, a Planned Unit Development, subject to all easements and rights-of-ways now of record, existing or indicated on this plat. The undersigned does hereby dedicate and convey to and for public use forever the 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.

SURVEYOR'S STATEMENT

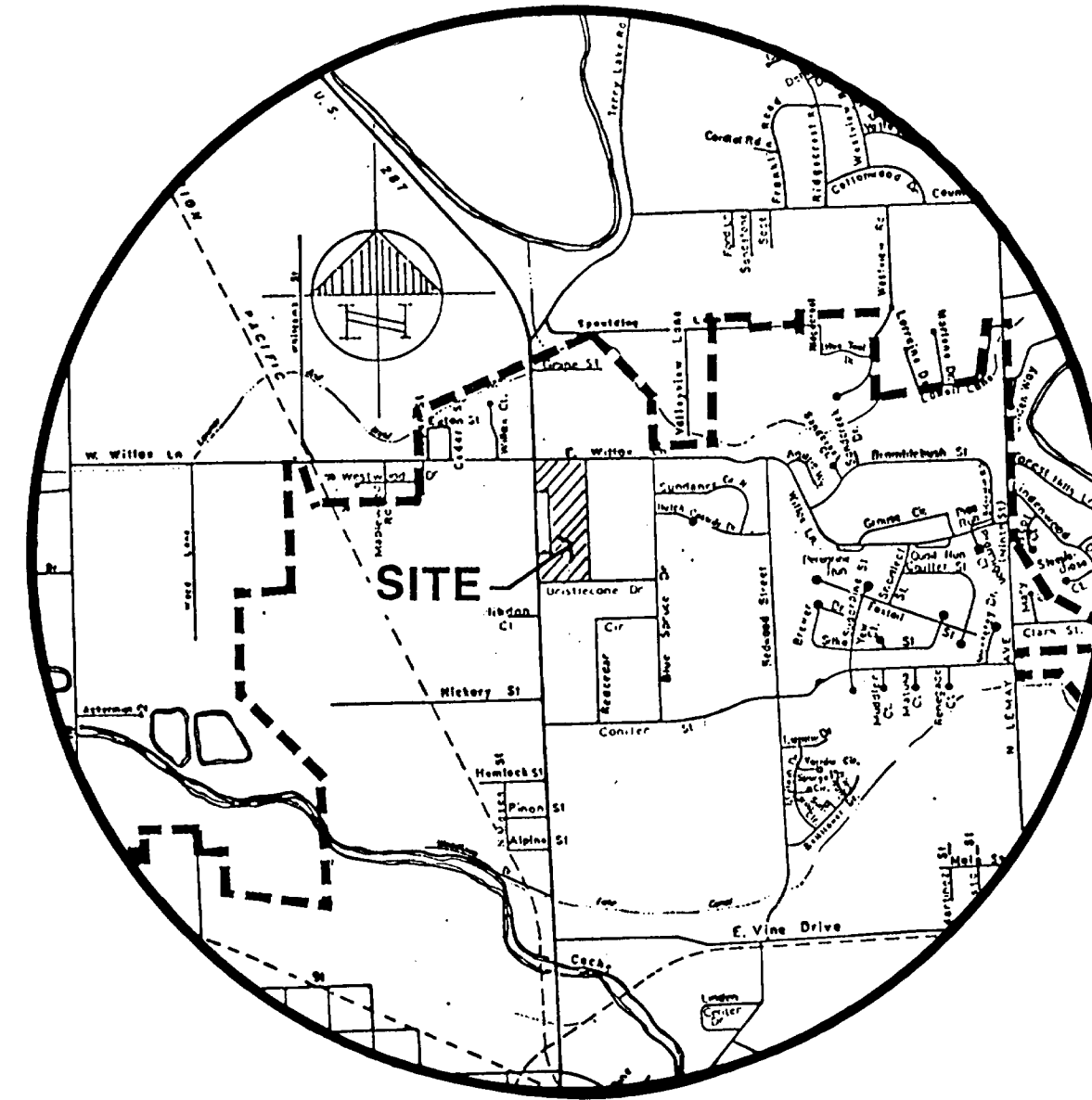
I, Robert J. Nelson, a Professional Land Surveyor in the State of Colorado do hereby state that the survey and legal description shown hereon was made under my direct responsibility, supervision and checking, and that this plat accurately represents said survey and that all monuments exist as shown hereon.

Landmark Engineering Ltd.

By: Robert J. Nelson
Colo. L.S. 16415

Notice:

According to Colorado law you must commence any legal action based upon any defect of this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the survey shown hereon.



VICINITY MAP
SCALE 1" = 2000'
PREPARED MAY 23, 1995

ATTORNEY'S CERTIFICATE

This is to certify that on the 12 day of July, 1995 I examined the title to the property as described hereon and established that the Owners and Proprietors of record of said property as construed in C.R.S. 1973, 31-23-111, are as shown herein as of said date.

E. J. Se...
10065 E. HARVARD AVE. ST. 803 DENVER, CO
Address
14928
Registration No.

ENGINEERING APPROVAL

Approved as to form by the Director of Engineering of the City of Ft. Collins on the 13th day of July, 1995 AD.

Michael R. ...
Director of Engineering

PLANNING AND ZONING APPROVAL

Approved by the City of Ft. Collins Planning and Zoning Board on this 23 day of January, 1995 AD.

Robert E. ...
Secretary of Planning and Zoning Board

BASIS OF BEARINGS

Assuming the West line of the Northwest Quarter of Section 1, Township 7 North, Range 69 West of the 6th Principal Meridian, County of Larimer, State of Colorado as bearing South 00°00'00" West and with all bearings contained herein relative thereto.

PROPERTY OWNERS AND LIENHOLDERS SIGNATURES

OWNER/LIENHOLDER: ALBERTSONS, INC.
A DELAWARE CORPORATION

By: *William H. Arnold*
William H. Arnold
Vice President of Real Estate Law

IDAHO
STATE OF COLORADO
ADA)SS
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 11th day of July, 1995 by William H. Arnold, Vice President of Real Estate Law of Albertsons Inc. a Delaware Corporation.

Witness my hand and official seal. 4/2/97
My commission expires

Mary Haggerty
Notary Public
Ada ...
Address

OWNER: ZEPHYR FORT COLLINS, L.P. a Colorado limited partnership
By: DHI Group, LLC, a Delaware limited liability company,
General Partner

By: *Daniel J. Yacovetta*
Daniel J. Yacovetta, Member

STATE OF COLORADO)SS
COUNTY OF LARIMER)
DENVER

The foregoing instrument was acknowledged before me this 12th day of July, 1995 by Daniel J. Yacovetta, Member of DHI Group, LLC, a Delaware limited liability company, General Partner of Zephyr Fort Collins, L.P. a Colorado limited partnership.

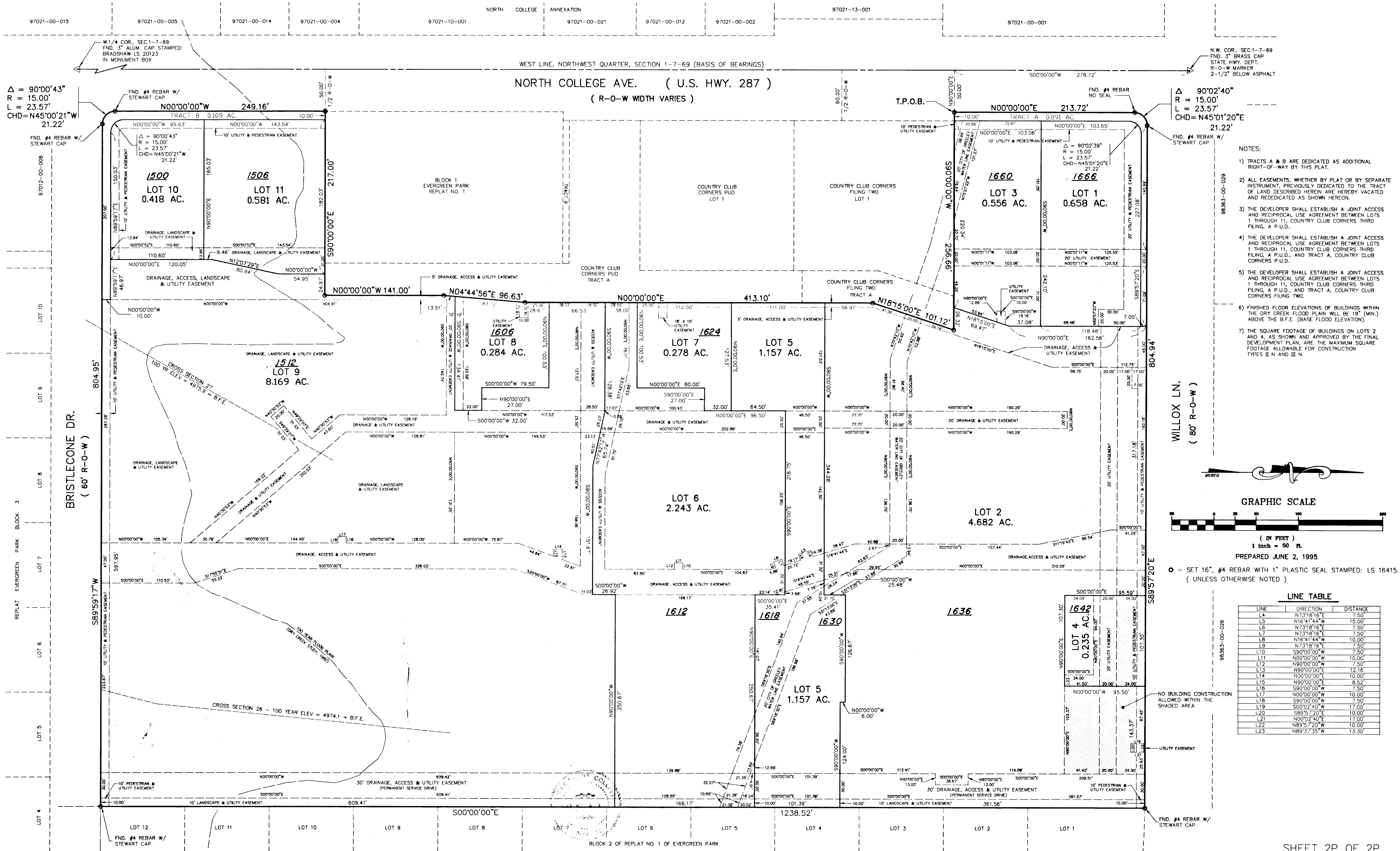
Witness my hand and official seal. 10-14-97
My commission expires

Paul G. ...
Notary Public
DENVER, COLORADO
Address

6-120 1936

COUNTRY CLUB CORNERS THIRD FILING, A PLANNED UNIT DEVELOPMENT

BEING A PORTION OF BLOCK 1, REPLAT No.1 OF EVERGREEN PARK, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO,
SITUATE IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.



- NOTES:
- 1) TRACTS A & B ARE DEDICATED AS ADDITIONAL RIGHT-OF-WAY BY THIS PLAT.
 - 2) ALL EASEMENTS, WHETHER BY PLAT OR BY SEPARATE INSTRUMENT, PREVIOUSLY DEDICATED TO THE TRACT OF LAND DESCRIBED HEREIN ARE HEREBY VACATED AND REDEDICATED AS SHOWN HEREON.
 - 3) THE DEVELOPER SHALL ESTABLISH A JOINT ACCESS AND RECIPROCAL USE AGREEMENT BETWEEN LOTS 1 THROUGH 11, COUNTRY CLUB CORNERS THIRD FILING, A P.U.D.
 - 4) THE DEVELOPER SHALL ESTABLISH A JOINT ACCESS AND RECIPROCAL USE AGREEMENT BETWEEN LOTS 1 THROUGH 11, COUNTRY CLUB CORNERS THIRD FILING, A P.U.D., AND TRACT A, COUNTRY CLUB CORNERS FILING TWO.
 - 5) THE DEVELOPER SHALL ESTABLISH A JOINT ACCESS AND RECIPROCAL USE AGREEMENT BETWEEN LOTS 1 THROUGH 11, COUNTRY CLUB CORNERS THIRD FILING, A P.U.D., AND TRACT A, COUNTRY CLUB CORNERS FILING TWO.
 - 6) FINISHED FLOOR ELEVATIONS OF BUILDINGS WITHIN THE DRY CREEK FLOOD PLAIN WILL BE 18" (MIN.) ABOVE THE B.F.E. (BASE FLOOD ELEVATION).
 - 7) THE SQUARE FOOTAGE OF BUILDINGS ON LOTS 2 AND 4, AS SHOWN AND APPROVED BY THE FINAL DEVELOPMENT PLAN, ARE THE MAXIMUM SQUARE FOOTAGE ALLOWABLE FOR CONSTRUCTION TYPES II N AND III N.

WILLOX LN.
(80' R-O-W)

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

PREPARED JUNE 2, 1995

○ - SET 16", #4 REBAR WITH 1" PLASTIC SEAL STAMPED: LS 16415.
(UNLESS OTHERWISE NOTED)

LINE TABLE

LINE	DIRECTION	DISTANCE
L4	N73°18'16"E	7.50'
L5	N16°41'44"W	15.00'
L6	N73°18'16"E	7.50'
L7	N73°18'16"E	7.50'
L8	N16°41'44"W	10.00'
L9	N73°18'16"E	7.50'
L10	S90°00'00"W	7.50'
L11	N00°00'00"E	10.00'
L12	S90°00'00"W	7.50'
L13	N80°00'00"E	12.16'
L14	N00°00'00"E	10.00'
L15	N90°00'00"E	8.52'
L16	S90°00'00"W	7.50'
L17	N00°00'00"E	10.00'
L18	S90°00'00"W	7.50'
L19	S00°02'40"W	17.00'
L20	S89°57'20"E	10.00'
L21	N00°02'40"E	17.00'
L22	N89°57'20"W	10.00'
L23	N89°37'35"W	13.30'

This unofficial copy was downloaded on Aug-15-2020 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