

FINAL PLAT
COVENTRY SUBDIVISION FILING NO. 1
A PORTION OF THE NORTH ONE-HALF OF SECTION 2,
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

SEPTEMBER 1994

DEDICATION:

A TRACT OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON WITH A LINE ASSUMED TO BEAR N89°55'00"E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE N89°55'00"E ALONG THE NORTH LINE OF SAID SECTION 2 A DISTANCE OF 2284.56 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF HINSDALE DRIVE; THENCE S00°05'00"E ALONG SAID NORTHERLY PROLONGATION AND ALONG SAID WESTERLY LINE A DISTANCE OF 180.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 01°15'31", A RADIUS OF 854.00 FEET, AN ARC DISTANCE OF 18.76 FEET, A CHORD BEARING OF S00°42'46"E AND A CHORD DISTANCE OF 18.76 FEET TO THE POINT OF BEGINNING.

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HINSDALE DRIVE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N88°39'29"E, HAVING A DELTA OF 08°44'29", A RADIUS OF 854.00 FEET, AN ARC LENGTH OF 130.29 FEET, A CHORD BEARING OF 05°42'46" AND A CHORD DISTANCE OF 130.16 FEET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 24°36'05", A RADIUS OF 1260.40 FEET, AN ARC DISTANCE OF 541.18 FEET, A CHORD BEARING OF S02°13'02"W AND A CHORD DISTANCE OF 537.04 FEET;
3. S14°31'05"W A DISTANCE OF 266.91 FEET;
4. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 15°00'00", A RADIUS OF 654.00 FEET, AN ARC DISTANCE OF 171.21 FEET, A CHORD BEARING OF S07°01'05"E AND A CHORD DISTANCE OF 170.73 FEET, TO A POINT ON THE NORTHERLY LINE OF CLARENDON HILLS THIRD FILING; AS FILED IN LARIMER COUNTY RECORDS; THENCE S89°31'05"W ALONG SAID NORTHERLY LINE OF CLARENDON HILLS THIRD FILING A DISTANCE OF 1080.62 FEET;

THENCE PARALLEL WITH AND 17.00 FEET SOUTHEASTERLY FROM THE CENTERLINE OF THE EXISTING DITCH LATERAL FROM THE PLEASANT VALLEY AND LAKE CANAL COMPANY, THE FOLLOWING EIGHT (8) COURSES:

- 1. N35°58'07"E A DISTANCE OF 140.72 FEET;
2. N18°50'22"E A DISTANCE OF 49.25 FEET;
3. N39°21'50"E A DISTANCE OF 85.09 FEET;
4. N54°39'41"E A DISTANCE OF 80.40 FEET;
5. N65°23'55"E A DISTANCE OF 183.33 FEET;
6. N51°58'39"E A DISTANCE OF 136.65 FEET;
7. N61°27'08"E A DISTANCE OF 62.91 FEET;
8. N71°55'28"E A DISTANCE OF 36.29 FEET;

THENCE THE FOLLOWING FIVE (5) COURSES:

- 1. THENCE N00°05'00"W A DISTANCE OF 645.66 FEET;
2. THENCE S64°02'23"E A DISTANCE OF 122.95 FEET;
3. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°02'23"E, HAVING A DELTA OF 63°57'23", A RADIUS OF 44.00 FEET, AN ARC LENGTH OF 49.12 FEET, A CHORD BEARING OF N57°56'18"E AND A CHORD DISTANCE OF 46.60 FEET;
4. N89°55'00"E A DISTANCE OF 433.88 FEET;
5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 91°15'31", A RADIUS OF 11.00 FEET, AN ARC LENGTH OF 17.52 FEET, A CHORD BEARING OF N44°17'14"E AND A CHORD DISTANCE OF 15.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A TRACT OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON WITH A LINE ASSUMED TO BEAR N89°55'00"E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE N89°55'00"E ALONG THE NORTH LINE OF SAID SECTION 2 A DISTANCE OF 2338.56 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF HINSDALE DRIVE; THENCE S00°05'00"E ALONG SAID NORTHERLY PROLONGATION AND ALONG SAID EASTERLY LINE A DISTANCE OF 180.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 01°22'48", A RADIUS OF 800.00 FEET, AN ARC DISTANCE OF 19.27 FEET, A CHORD BEARING OF S00°46'24"E AND A CHORD DISTANCE OF 19.27 FEET TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING SIX (6) COURSES:

- 1. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N88°32'12"E, HAVING A DELTA OF 88°37'12", A RADIUS OF 11.00 FEET, AN ARC LENGTH OF 17.01 FEET, A CHORD BEARING OF S45°46'24"E AND A CHORD DISTANCE OF 15.37 FEET;
2. N89°55'00"E A DISTANCE OF 457.75 FEET;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°16'59", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 15.08 FEET, A CHORD BEARING OF N81°16'31"E AND A CHORD DISTANCE OF 15.03 FEET;
4. N00°05'00"W A DISTANCE OF 98.60 FEET;
5. N56°59'19"W A DISTANCE OF 71.62 FEET;
6. N00°05'00"W A DISTANCE OF 40.02 FEET TO A POINT 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2;

THENCE N89°55'38"E ALONG A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 2 A DISTANCE OF 616.17 FEET TO A POINT ON THE WESTERLY LINE OF CREST ROAD; THENCE S00°08'30"W ALONG SAID WESTERLY LINE OF CREST ROAD A DISTANCE OF 1240.53 FEET TO A POINT ON THE NORTHERLY LINE OF BROOKWOOD ESTATES, RECORDED IN THE LARIMER COUNTY RECORDS; THENCE S89°17'10"W ALONG SAID NORTHERLY LINE OF BROOKWOOD ESTATES A DISTANCE OF 150.39 FEET; THENCE N00°08'30"E A DISTANCE OF 896.72 FEET; THENCE N89°51'30"W A DISTANCE OF 867.85 FEET TO A POINT ON THE EASTERLY LINE OF HINSDALE DRIVE; THENCE ALONG SAID EASTERLY LINE OF SAID HINSDALE DRIVE, THE FOLLOWING TWO (2) COURSES:

- 1. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S82°16'01"W, HAVING A DELTA OF 02°21'01", A RADIUS OF 1314.40 FEET, AN ARC LENGTH OF 53.92 FEET, A CHORD BEARING OF N08°54'29"W, AND A CHORD DISTANCE OF 53.91 FEET TO A POINT OF REVERSE CURVE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 08°37'12", A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 120.36 FEET, A CHORD BEARING OF N05°46'24"W AND A CHORD DISTANCE OF 120.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.672 ACRES OR 1,205,393 SQUARE FEET MORE OR LESS THAT 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. 1 AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OR EXISTING OR INDICATED ON THIS PLAT 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 CITY ENGINEER. 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 ASSUMES SUCH MAINTENANCE.

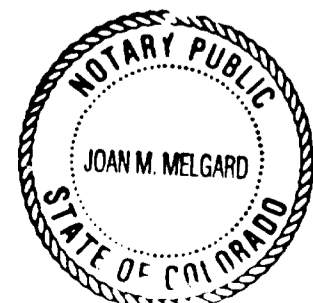
OWNER: MCGRAW LAND L.L.C., A COLORADO LIMITED LIABILITY COMPANY

MANAGING MEMBER
JAMES R. MCCOY
STATE OF COLORADO
COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF January, 1995.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 8-2-95

JOAN M. MELGARD
NOTARY PUBLIC



BROOKWOOD HOMEOWNERS ASSOCIATION

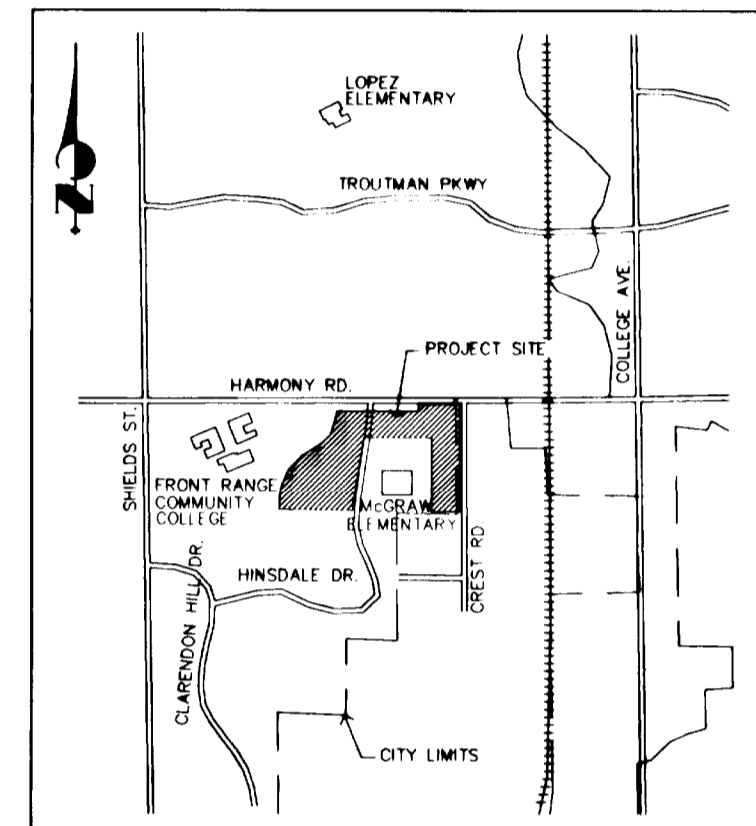
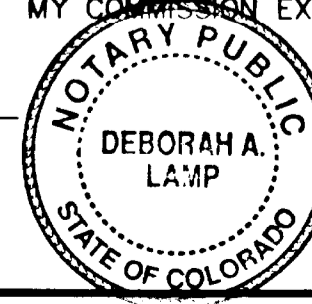
R. B. HEATH
NAME: R. B. HEATH TITLE: PRESIDENT

STATE OF COLORADO
COUNTY OF LARIMER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF October, 1994.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 7-24-97

DEBORAH A. LAMP
NOTARY PUBLIC



VICINITY MAP

SCALE 1" = 200'

GENERAL NOTES

- 1. BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON WITH A LINE ASSUMED TO BEAR N89°55'00"E.
2. THE BOUNDARY FOR THIS PLAT IS BASED UPON AN ALTA SURVEY PLAT BY MICHAEL J. DEDECKER, DATED DECEMBER 10, 1993.
3. -o- INDICATES A 5/8" INCH REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "JR ENG LS 13258", UNLESS OTHERWISE NOTED.
4. TRACT A, TRACT B, AND TRACT C ARE DEDICATED AS UTILITY, DRAINAGE, IRRIGATION AND PEDESTRIAN EASEMENTS, OWNED BY THE HOMEOWNERS ASSOCIATION.
5. TRACT D WILL BE DEDEDICATED TO THE CITY OF FORT COLLINS PARKS DEPARTMENT.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, MATHEW E. SELDERS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY OF COVENTRY SUBDIVISION FILING NO. 1 WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE MAP HEREON ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

MATHEW E. SELDERS 12-20-94
MATHEW E. SELDERS, P.L.S.
COLORADO NO. 27275
FOR AND ON BEHALF OF JR ENGINEERING, LTD.

APPROVED AS TO FORM

APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF FORT COLLINS ON THE 14th DAY OF February, 1995

MICHAEL R. HENNING
DIRECTOR OF ENGINEERING

APPROVED

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS ON THE 25th DAY OF APRIL, 1995

PAUL B. BLANKHARD
SECRETARY OF THE PLANNING AND ZONING BOARD



ATTORNEY'S CERTIFICATE

THIS IS TO CERTIFY THAT ON THE 23rd DAY OF January, 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, 1-23-111, ARE AS SHOWN HEREON AS OF THE ABOVE SAID DATE.

JERRY P. FULTON
Att. No. 4139

COUNTY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 23rd DAY OF January, 1995 AT 10:00 A.M. O'CLOCK AND WAS RECORDED PER RECEPTION NO. 327000

COUNTY CLERK AND RECORDER

COVENTRY SUBDIVISION FILING NO. 1
PROJECT NO. 3270.00
DATE 09/08/94
SHEET 1 OF 4

JR Engineering, Ltd.
6110 Greenwood Plaza Blvd
Englewood, Colorado 80111
Tel. (303) 740-9383
FAX (303) 721-9019

Denver
Colorado Springs
ENGINEERING/PLANNING/SURVEYING

# FINAL PLAT COVENTRY SUBDIVISION FILING NO. 1

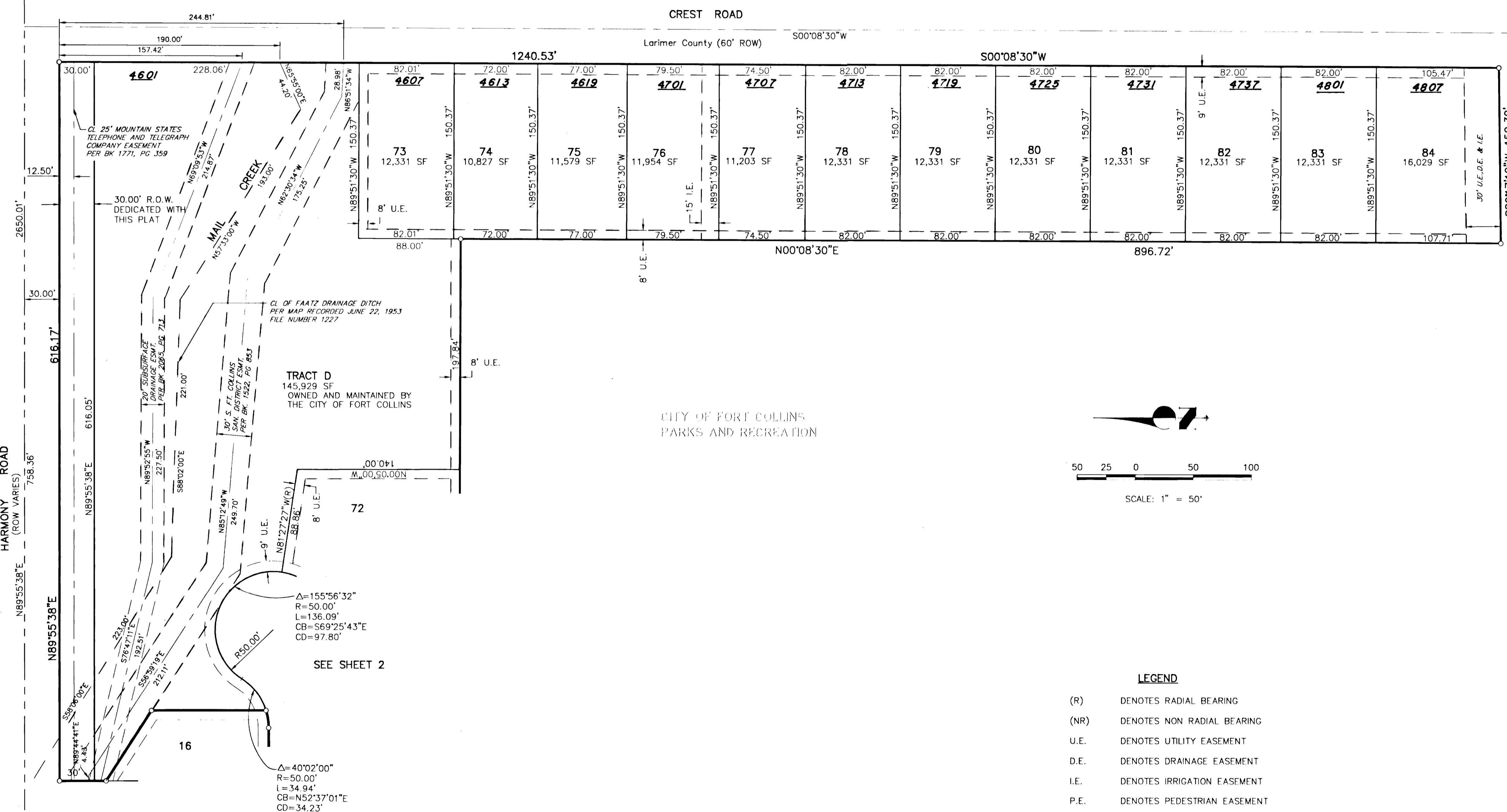
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TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

BROOKWOOD ESTATES

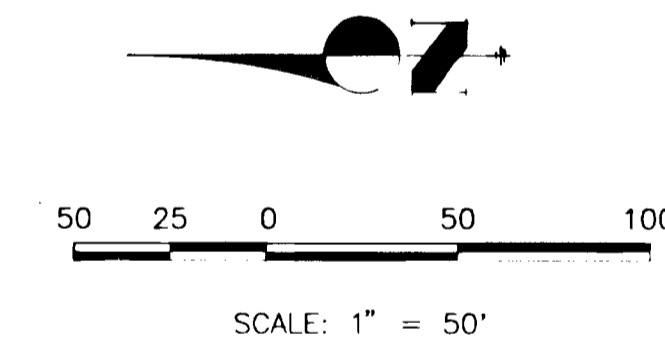
CREST ROAD

Larimer County (60' ROW)

500'08'30"W



CITY OF FORT COLLINS  
PARKS AND RECREATION



### LEGEND

- (R) DENOTES RADIAL BEARING
- (NR) DENOTES NON RADIAL BEARING
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- I.E. DENOTES IRRIGATION EASEMENT
- P.E. DENOTES PEDESTRIAN EASEMENT
- L.E. DENOTES LANDSCAPE EASEMENT
- o RECOVERED AND ACCEPTED #5 REBAR W/ CAP STAMPED PLS 20676 UNLESS OTHERWISE NOTED

NOTE: EACH LOT WILL HAVE A 5.00 FOOT DRAINAGE EASEMENT ADJACENT TO THE SIDE LOT LINES AND A 7.50 FOOT DRAINAGE EASEMENT ADJACENT TO THE REAR LOT LINE.

BROOKWOOD ESTATES

COVENTRY SUBDIVISION  
PROJECT NO. 3270.00  
DATE 09/08/94  
SHEET 4 OF 4

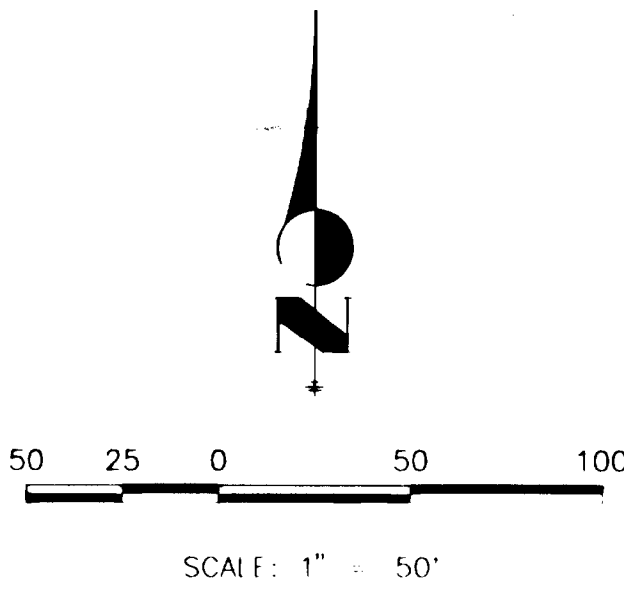
**JR Engineering, Ltd.**  
6110 Greenwood Plaza Blvd.  
Englewood, Colorado 80111  
Tel. (303) 740-9393  
FAX (303) 721-9019

Denver  
Colorado Springs  
ENGINEERING/PLANNING/SURVEYING

C-119 1912

# FINAL PLAT COVENTRY SUBDIVISION FILING NO.1

A PORTION OF THE NORTH ONE-HALF OF SECTION 2,  
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



FRONT RANGE  
COMMUNITY COLLEGE

NE COR SEC 2  
T.6N., R.69W., 6TH P.M.  
RECOVERED AND ACCEPTED  
3" ALUM. DISC STAMPED PLS 17664

N 1/4 COR SEC 2  
T.6N., R.69W., 6TH P.M.  
RECOVERED AND ACCEPTED  
3" ALUM. CAP STAMPED PLS 5028

TRACT D  
145,929 SF  
OWNED AND MAINTAINED BY  
THE CITY OF FORT COLLINS

SEE SHEET 4

### LEGEND

- (R) DENOTES RADIAL BEARING
- (NR) DENOTES NON RADIAL BEARING
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- I.E. DENOTES IRRIGATION EASEMENT
- P.E. DENOTES PEDESTRIAN EASEMENT
- L.E. DENOTES LANDSCAPE EASEMENT
- o RECOVERED AND ACCEPTED #5 REBAR W/ CAP STAMPED PLS 20676 UNLESS OTHERWISE NOTED

NOTE: EACH LOT WILL HAVE A 5.00 FOOT DRAINAGE EASEMENT ADJACENT TO THE SIDE LOT LINES AND A 7.50 FOOT DRAINAGE EASEMENT ADJACENT TO THE REAR LOT LINE.

COVENTRY SUBDIVISION  
PROJECT NO. 3270.00  
DATE 09/08/94  
SHEET 2 OF 4

**JR Engineering, Ltd.**  
6110 Greenwood Plaza Blvd.  
Englewood, Colorado 80111  
Tel (303) 740-9393  
FAX (303) 721-9019

Denver  
Colorado Springs  
ENGINEERING/PLANNING/SURVEYING

LINE	DIRECTION	DISTANCE
L1	N89°55'00"E	51.60'
L2	N37°07'50"W	28.72'
L3	N1°34'54"E	43.82'
L4	N89°55'00"E	62.49'
L5	N89°55'00"E	48.36'
L6	S27°21'53"E	51.25'
L7	N37°42'22"E	18.61'
L8	N89°55'00"E	63.06'
L9	N89°55'00"E	52.38'
L10	S33°03'27"E	26.28'
L11	S36°12'15"W	35.94'
L12	S89°20'13"E	45.15'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	44.00'	40.00'	38.64'	S00°05'00"E	52°05'13"
C2	44.00'	36.00'	35.00'	S49°33'58"E	46°52'42"
C3	44.00'	51.77'	48.83'	N73°17'18"E	67°24'47"
C4	50.00'	10.89'	10.87'	S45°49'14"W	12°28'40"
C5	50.00'	33.04'	32.44'	S70°59'17"W	37°51'26"
C6	11.00'	16.07'	14.68'	N48°14'10"W	83°41'41"
C7	11.00'	18.04'	16.08'	N42°56'22"E	93°57'16"
C8	427.00'	7.18'	7.18'	S68°42'24"W	00°57'46"
C9	50.00'	30.54'	30.07'	N85°43'31"E	35°00'01"
C10	44.00'	8.24'	8.23'	N82°08'16"W	10°43'35"
C11	44.00'	47.00'	44.80'	S61°53'52"W	61°12'08"
C12	44.00'	40.00'	38.64'	S05°15'11"W	52°05'13"
C13	44.00'	15.00'	14.93'	S30°33'24"E	19°31'58"
C14	44.00'	38.59'	37.37'	S65°26'56"E	50°15'06"
C15	44.00'	43.16'	41.45'	N61°19'30"E	56°12'02"
C16	50.00'	15.59'	15.52'	S42°09'19"W	17°51'39"
C17	50.00'	14.96'	14.90'	S59°39'20"W	17°08'22"
C18	11.00'	17.19'	15.49'	N45°18'59"W	89°32'02"
C41	11.00'	18.61'	16.47'	S41°27'32"W	96°54'56"
C42	50.00'	41.01'	39.87'	N66°25'10"E	46°59'40"
C43	50.00'	30.00'	29.55'	N25°43'56"E	34°22'47"
C44	11.00'	18.61'	16.47'	S41°27'32"W	96°54'56"
C45	800.00'	37.78'	37.78'	S02°48'58"E	02°42'21"
C46	800.00'	39.51'	39.51'	S03°55'02"E	02°49'47"
C47	854.00'	38.28'	38.28'	S02°37'34"E	02°34'06"
C48	854.00'	36.94'	36.94'	N05°08'58"W	02°28'42"
C49	854.00'	55.07'	55.06'	S08°14'10"W	03°41'41"
C50	1260.40'	40.21'	40.21'	S09°10'10"E	01°49'40"
C51	1260.40'	92.78'	92.76'	S06°08'48"E	04°13'04"
C52	1260.40'	38.82'	38.81'	S03°09'20"E	01°45'52"
C53	1260.40'	37.92'	37.92'	S01°24'41"E	01°43'26"
C54	1260.40'	84.73'	84.73'	S01°22'37"W	03°51'09"
C55	427.00'	63.25'	63.19'	N73°25'53"E	08°29'12"
C56	427.00'	58.60'	58.56'	N81°36'23"E	07°51'49"
C57	427.00'	32.63'	32.62'	N87°43'39"E	04°22'42"
C58	373.00'	33.82'	33.81'	N70°49'22"E	05°11'44"
C59	373.00'	67.84'	67.74'	N78°37'51"E	10°25'13"
C60	373.00'	39.55'	39.53'	N86°52'44"E	06°04'33"

PLAT SCALE: 1"=50'. DATE: 02/06/95. TIME: 10:23. FILE: X:\327000\ACAD\3270P2.DWG

C-119 1912

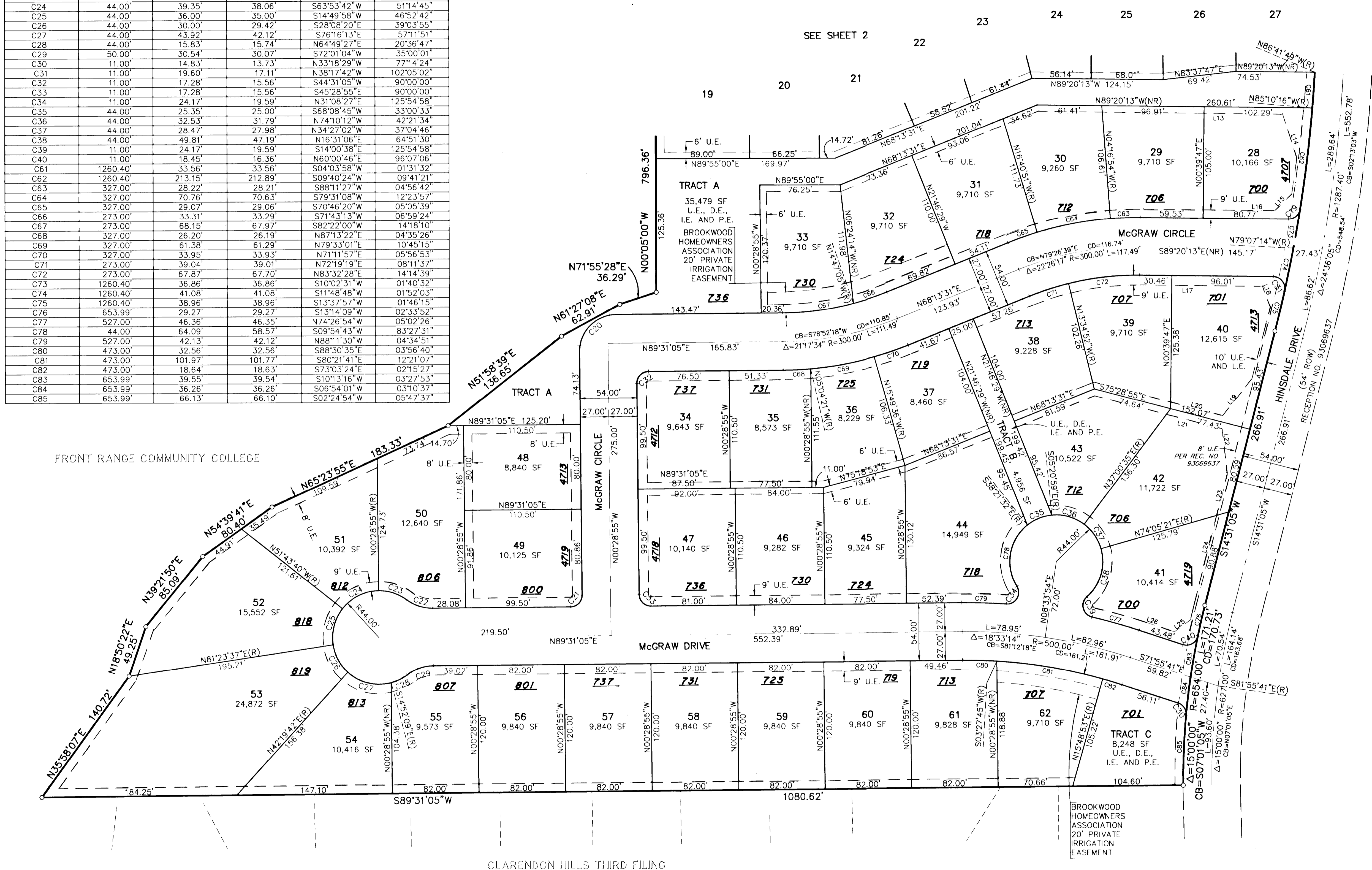
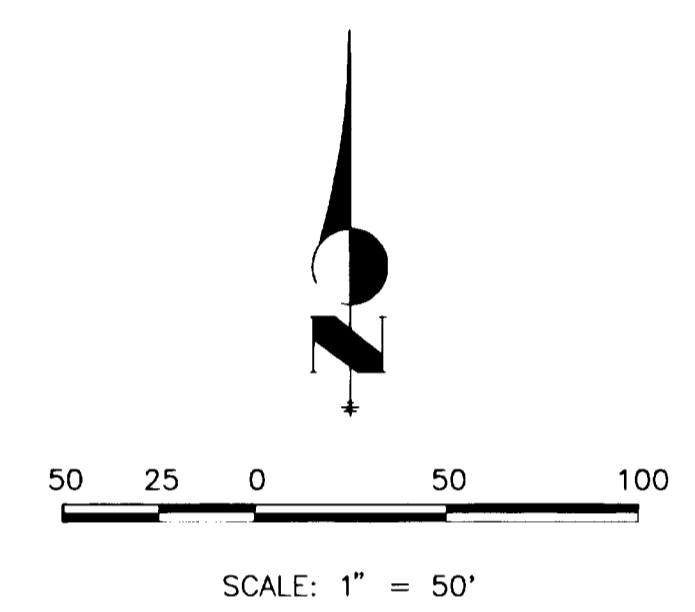
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 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

**CURVE DATA**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C19	11.00'	15.64'	14.35'	N49°56'01"E	81°27'33"
C20	29.00'	45.55'	41.01'	N44°31'05"W	90°00'00"
C21	11.00'	17.28'	15.56'	N44°31'05"E	90°00'00"
C22	50.00'	30.54'	30.07'	S72°58'54"E	35°00'01"
C23	44.00'	26.88'	26.46'	N72°58'54"W	35°00'01"
C24	44.00'	39.35'	38.06'	S63°53'42"W	51°14'45"
C25	44.00'	36.00'	35.00'	S14°49'58"W	46°52'42"
C26	44.00'	30.00'	29.42'	S28°08'20"E	39°03'55"
C27	44.00'	43.92'	42.12'	S76°16'13"E	57°11'51"
C28	44.00'	15.83'	15.74'	N64°49'27"E	20°36'47"
C29	50.00'	30.54'	30.07'	S72°01'04"W	35°00'01"
C30	11.00'	14.83'	13.73'	N33°18'29"W	77°14'24"
C31	11.00'	19.60'	17.11'	N38°17'42"W	102°05'02"
C32	11.00'	17.28'	15.56'	S44°31'05"W	90°00'00"
C33	11.00'	17.28'	15.56'	S45°28'55"E	90°00'00"
C34	11.00'	24.17'	19.59'	N31°08'27"E	125°54'58"
C35	44.00'	25.35'	25.00'	S68°08'45"W	33°00'33"
C36	44.00'	32.53'	31.79'	N74°10'12"W	42°21'34"
C37	44.00'	28.47'	27.98'	N34°27'02"W	37°04'46"
C38	44.00'	49.81'	47.19'	N16°31'06"E	64°51'30"
C39	11.00'	24.17'	19.59'	S14°00'38"E	125°54'58"
C40	11.00'	18.45'	16.36'	N60°00'46"E	96°07'06"
C61	1260.40'	33.56'	33.56'	S04°03'58"W	01°31'32"
C62	1260.40'	213.15'	212.89'	S09°40'24"W	09°41'21"
C63	327.00'	28.22'	28.21'	S88°11'27"W	04°56'42"
C64	327.00'	327.00'	70.63'	S79°31'08"W	12°35'57"
C65	327.00'	29.07'	29.06'	S70°46'20"W	05°05'39"
C66	273.00'	33.31'	33.29'	S71°43'13"W	06°59'24"
C67	273.00'	68.15'	67.97'	S82°22'00"W	14°18'10"
C68	327.00'	26.20'	26.19'	N87°13'22"E	04°35'26"
C69	327.00'	61.38'	61.29'	N79°33'01"E	10°45'15"
C70	327.00'	33.95'	33.93'	N71°11'57"E	05°56'53"
C71	273.00'	39.04'	39.01'	N72°19'19"E	08°11'37"
C72	273.00'	67.87'	67.70'	N83°32'28"E	14°14'39"
C73	1260.40'	36.86'	36.86'	S10°02'31"W	01°40'32"
C74	1260.40'	41.08'	41.08'	S11°48'48"W	01°52'03"
C75	1260.40'	38.96'	38.96'	S13°37'57"W	01°46'15"
C76	653.99'	29.27'	29.27'	S13°14'09"W	02°33'52"
C77	527.00'	46.36'	46.35'	N74°26'54"W	05°02'26"
C78	44.00'	64.09'	58.57'	S09°54'43"W	83°27'31"
C79	527.00'	42.13'	42.12'	N88°11'30"W	04°34'51"
C80	473.00'	32.56'	32.56'	S88°30'35"E	03°56'40"
C81	473.00'	101.97'	101.77'	S80°21'41"E	12°21'07"
C82	473.00'	18.64'	18.63'	S73°03'24"E	02°15'27"
C83	653.99'	39.55'	39.54'	S10°13'16"W	03°27'53"
C84	653.99'	36.26'	36.26'	S06°54'01"W	03°10'37"
C85	653.99'	66.13'	66.10'	S02°24'54"W	05°47'37"

**LINE DATA**

LINE	DIRECTION	DISTANCE
L13	S89°20'13"E	74.19'
L14	S17°35'06"E	43.68'
L15	N45°47'59"E	22.23'
L16	S89°20'13"E	67.86'
L17	S89°20'13"E	85.66'
L18	S21°33'43"E	20.28'
L19	N38°24'12"E	44.45'
L20	S75°28'55"E	50.91'
L21	S75°28'55"E	54.23'
L22	S06°34'56"E	43.57'
L23	N14°31'05"E	39.82'
L24	S14°31'05"W	85.01'
L25	S53°57'03"W	18.89'
L26	S71°55'41"E	32.12'



**LEGEND**

- (R) DENOTES RADIAL BEARING
- (NR) DENOTES NON RADIAL BEARING
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- I.E. DENOTES IRRIGATION EASEMENT
- P.E. DENOTES PEDESTRIAN EASEMENT
- L.E. DENOTES LANDSCAPE EASEMENT
- o RECOVERED AND ACCEPTED #5 REBAR W/ CAP STAMPED PLS 20676 UNLESS OTHERWISE NOTED

**NOTE:** EACH LOT WILL HAVE A 5.00 FOOT DRAINAGE EASEMENT ADJACENT TO THE SIDE LOT LINES AND A 7.50 FOOT DRAINAGE EASEMENT ADJACENT TO THE REAR LOT LINE.

TRACTS A,B, AND C SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

COVENTRY SUBDIVISION  
 PROJECT NO. 3270.00  
 DATE 09/08/94  
 SHEET 3 OF 4

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 ENGINEERING/PLANNING/SURVEYING

**NOTE:** LOTS 2-9, 19-26, 38, 39, 40, AND 43 WILL HAVE GRADING RESTRICTIONS AND FENCING RESTRICTIONS. SEE SHEETS 6-9 OF THE UTILITY PLANS FOR THE COVENTRY SUBDIVISION FILING NO. 1 FOR THESE RESTRICTIONS.