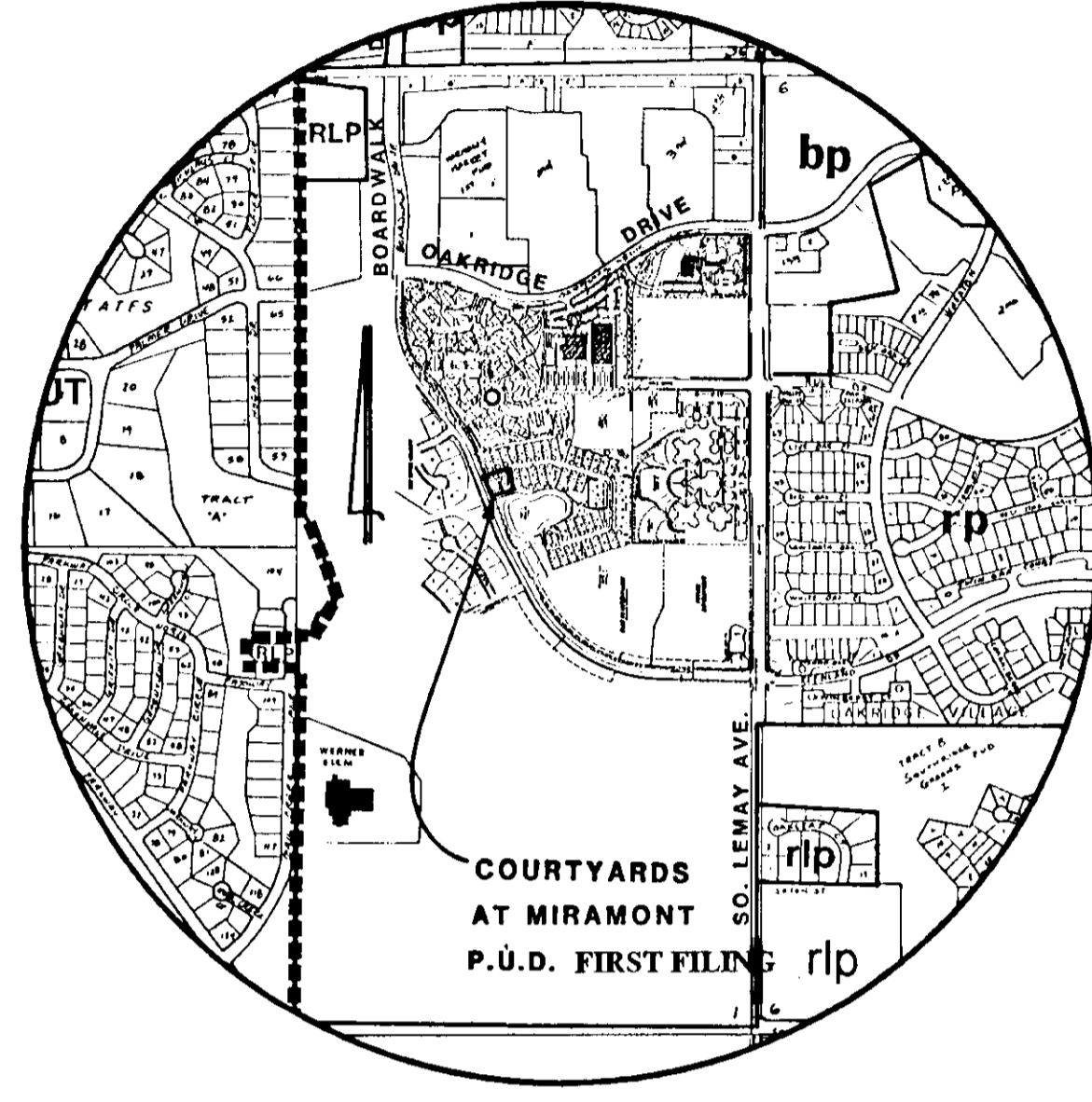
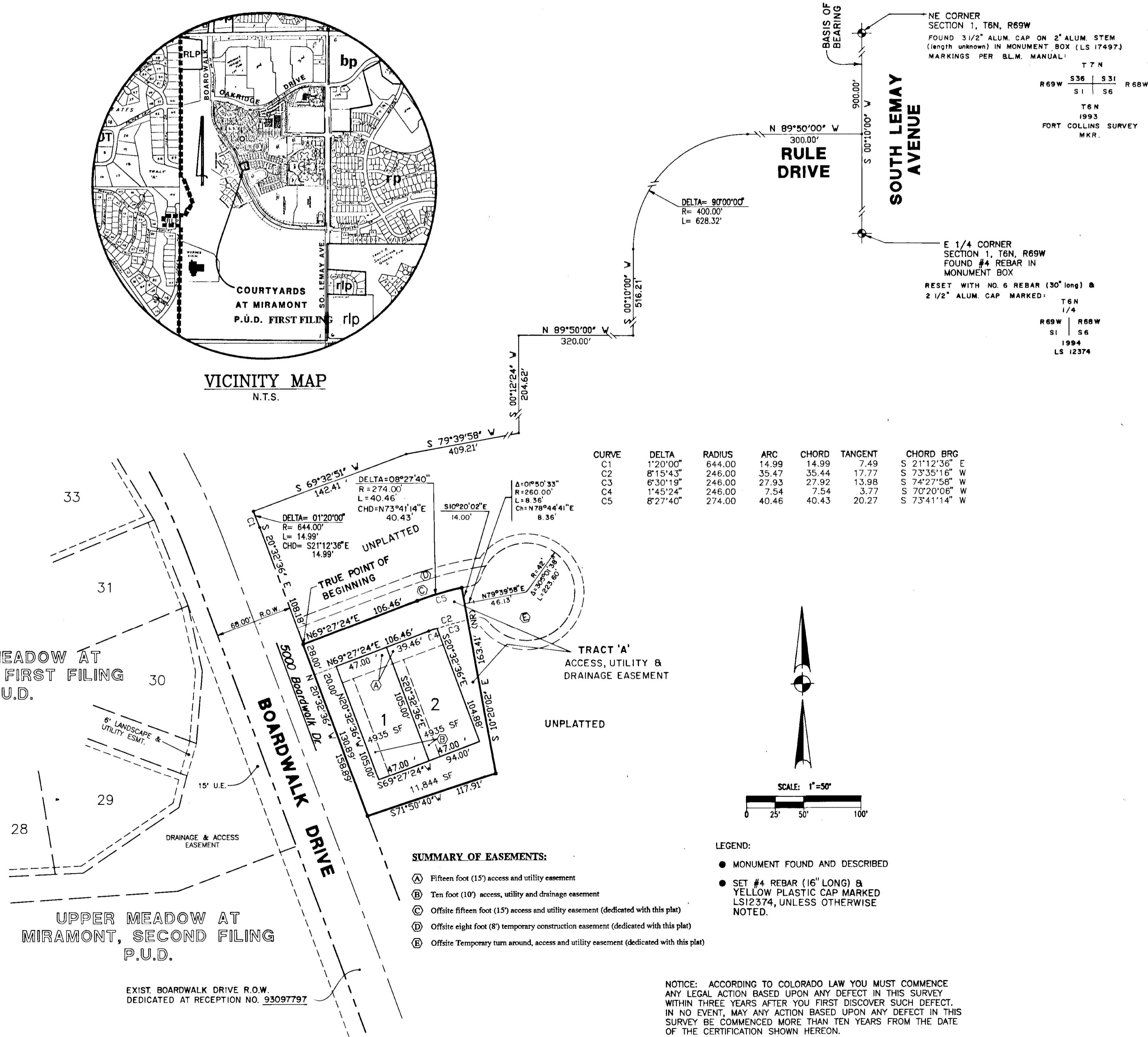


# PLAT OF COURTYARDS AT MIRAMONT P.U.D., FIRST FILING

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 N.T.S.



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	1°20'00"	644.00	14.99	7.49	17.77	S 211°2'36" E
C2	8°15'43"	246.00	35.44	17.77	13.98	S 73°35'16" W
C3	6°30'19"	246.00	27.92	13.98	3.77	S 74°27'58" W
C4	1°45'24"	246.00	7.54	7.54	3.77	S 70°20'06" W
C5	8°27'40"	274.00	40.46	40.43	20.27	S 73°41'14" W

- SUMMARY OF EASEMENTS:**
- (A) Fifteen foot (15') access and utility easement
  - (B) Ten foot (10') access, utility and drainage easement
  - (C) Offsite fifteen foot (15') access and utility easement (dedicated with this plat)
  - (D) Offsite eight foot (8') temporary construction easement (dedicated with this plat)
  - (E) Offsite Temporary turn around, access and utility easement (dedicated with this plat)

**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 FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION**

Know all men by these presents: That the undersigned, being the owner(s) of the following described tract of land to-wit:

A tract of land located in the Northeast Quarter (NE 1/4) of Section 1, Township 6 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:

Considering the East line of said Northeast Quarter of said Section 1 as bearing South 00°10'00" West, and with all bearings contained herein relative thereto:

Commencing at a point on said East line which bears South 00°10'00" West, 900.00 feet from the Northeast corner of said Section 1; thence North 89°50'00" West, 300.00 to the beginning of a tangent curve to the left having a central angle of 90°00'00" and a radius of 400.00 feet; thence southwesterly along the arc of said curve 628.32 feet to the end of said curve; thence tangent from said curve South 00°10'00" West, 516.21 feet to a point on the west boundary line of Oakridge West P.U.D., First Filing, a plat recorded in Larimer County records; thence leaving said west boundary of Oakridge West P.U.D., First Filing, and continuing North 89°50'00" West, 320.00 feet; thence South 00°12'24" West, 204.62 feet; thence South 79°39'58" West, 409.21 feet; thence South 69°32'51" West, 142.41 feet to a point on the East right-of-way line of Boardwalk Drive, also being a point on a curve having a central angle of 01°20'00" and a radius of 644.00 feet; thence continuing along said Boardwalk right-of-way line and along the arc of said curve 14.99 feet to the end of said curve; thence continuing along said Boardwalk Drive right-of-way line tangent from said curve South 20°32'36" East, 108.18 feet to the TRUE POINT OF BEGINNING.

Thence leaving said east right-of-way line of Boardwalk Drive and continuing North 69°27'24" East, 106.46 feet to the beginning of a tangent curve having a central angle of 08°27'40" and a radius of 274.00 feet; thence along the arc of said curve 40.46 feet to the end of said curve; thence South 10°20'02" East, 163.41 feet; thence South 71°50'40" West, 117.94 feet to a point on the east right-of-way line of Boardwalk Drive; thence continuing northwesterly along the east right-of-way line of Boardwalk Drive North 20°32'36" West, 158.89 feet to the TRUE POINT OF BEGINNING.

Containing 0.50 Acres, more or less, the undersigned have caused the above described land to be surveyed into lots, tracts and streets as shown on this plat to be known as COURTYARDS AT MIRAMONT P.U.D., FIRST FILING, 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 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.

**OWNERSHIP CERTIFICATE**

ALBRECHT HOMES, INC., A COLORADO CORPORATION  
 WILLIAM G. ALBRECHT, PRESIDENT

STATE OF COLORADO )  
 COUNTY OF LARIMER )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF July,  
 A.D. 1994 BY WILLIAM G. ALBRECHT AS PRESIDENT OF ALBRECHT HOMES, INC., A COLORADO CORPORATION.

MY COMMISSION EXPIRES: 02-04-97

NOTARY PUBLIC:  
Robert D. Martin  
 ADDRESS: 3555 STANFORD RD #100  
Fort Collins, CO 80525

**OAK FARM INC., A COLORADO CORPORATION**

MICHAEL S. BYRNE, PRESIDENT

STATE OF COLORADO )  
 COUNTY OF LARIMER )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF July,  
 A.D. 1994 BY MICHAEL S. BYRNE AS PRESIDENT OF OAK FARM INC., A COLORADO CORPORATION.

MY COMMISSION EXPIRES: 06-15-95

NOTARY PUBLIC:  
Robert D. Martin  
 ADDRESS: 3555 STANFORD RD #100  
Fort Collins, CO 80525

**SURVEYOR'S CERTIFICATE**

LARRY G. INTERMILL, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO, BEING DULY SWORN ON HIS OATH, DEPOSES AND SAYS: ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE SURVEY AND PLAT OF COURTYARDS AT MIRAMONT P.U.D., FIRST FILING TO THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WERE MADE UNDER HIS SUPERVISION, THAT THIS PLAT IS AN ACCURATE DELINEATION OF SAID SURVEY, THAT HE HAS READ STATEMENTS THEREON, AND THAT THE SAME ARE TRUE OF HIS KNOWLEDGE.

INTERMILL LAND SURVEYING, INC.  
 LARRY G. INTERMILL, COLORADO P.L.S. #12374

**ATTORNEY'S CERTIFICATE**

THIS IS TO CERTIFY THAT ON THE 29 DAY OF July, 1994, I EXAMINED THE TITLE TO THE PROPERTY HEREON AND ESTABLISHED THAT THE OWNER AND PROPRIETOR OF RECORD OF THE SAID PROPERTY AS INDICATED IN C.R.S. 1973, 31-23-111, ARE SHOWN HEREON AS OF SAID DATE.

ATTORNEY:  
W. Mulberg  
 ADDRESS: 425 W. Mulberg  
Suite 112, Ft. Collins  
80521

REGISTRATION NO.: 0475

APPROVED BY THE PLANNING & ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO THIS 23 DAY OF MAY, 1994.

Dorrell V. Skellin  
 SECRETARY OF PLANNING AND ZONING BOARD

APPROVED AS TO FORM BY THE DIRECTOR OF ENGINEERING OF THE CITY OF FORT COLLINS ON THIS 30 DAY OF August, 1994.

Michael J. Flannery  
 DIRECTOR OF ENGINEERING OF THE CITY OF FORT COLLINS

<b>REVISIONS</b> Date _____ By _____ Description _____ Date _____ By _____ Description _____ Date _____ By _____ Description _____	Date: <u>JUNE 1994</u> Field Book: _____ Scale: <u>1" = 50'</u>	Drawn: <u>CADtrak</u> Checked: <u>LGI</u> Approved: <u>LGI</u>	CLIENT: <u>ALBRECHT HOMES</u>	SURVEYOR: <u>INTERMILL LAND SURVEYING</u> 1301 N. CLEVELAND AVENUE, LOVELAND, COLORADO 80537 PHONE: (303) 669-0516	TITLE: <u>COURTYARDS AT MIRAMONT P.U.D., FIRST FILING</u> FORT COLLINS, COLORADO	PROJECT NO.: <u>P-94-2284</u>	SHEET NO.: <u>1</u>	NO. OF SHEETS: <u>1</u>
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