CITY OF FORT COLLINS TYPE 1 ADMINISTRATIVE HEARING

FINDINGS AND DECISION

HEARING DATE:

July 30, 2014

PROJECT NAME:

Rigden Farm Filing 18 – Type 1 Administrative Hearing

CASE NUMBER:

#FDP140011

APPLICANT:

Olsson Associates

Daniel Hull

5285 McWhinney Boulevard, Suite 160

Loveland, CO 80538

OWNERS:

Rigden Farm Investments, LLC & Journey Homes, LLC

Larry S. Buckendorf 7251 W. 20th St, L-200 Greeley, CO 80634

Savant Homes, Inc.

Alan Strope P.O. Box 2066

Fort Collins, CO 80522

NK Consulting, LLC Naeem A. Kahn 2702 Canby Way

Fort Collins, CO 80525

HEARING OFFICER:

Marcus A. McAskin

PROJECT DESCRIPTION: The applicant requests approval of a consolidated Project Development Plan/Final Plan for Rigden Farm Filing Eighteen (a replat of Lots D1 through D13 and M10 through M16, Rigden Farm Filing Six) (the "Application"). The Application concerns property generally located near the intersection of Des Moines Drive and Exmoor Lane on 5.25 acres of land. The Application proposes replatting 20 existing lots into 47 lots, resulting in the addition of 27 new lots. No changes are planned to the existing street network and only minor alterations are proposed to utilities as a result of the proposed replat. The site is located in the Low Density Mixed-Use Neighborhood District (L-M-N) and within the boundaries of the Rigden Farm Overall Development Plan.

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Low Density Mixed-Use Neighborhood (L-M-N)	Single Family Residential
South	Low Density Mixed-Use Neighborhood (L-M-N)	Single Family Residential, Multifamily Residential
East	Low Density Mixed-Use Neighborhood (L-M-N)	Single Family Residential
West	Low Density Mixed-Use Neighborhood (L-M-N)	Single Family Residential

SUMMARY OF DECISION:

Approved.

ZONE DISTRICT:

L-M-N (Low Density Mixed-Use Neighborhood).

HEARING: The Hearing Officer opened the hearing at approximately 5:30 p.m. on Wednesday, July 30, 2014, in Conference Room A, 281 North College Avenue, Fort Collins, Colorado.

EVIDENCE: Prior to or at the hearing, the Hearing Officer accepted the following documents as part of the record of this proceeding: (1) Planning Department Staff Report for Rigden Farms Filing Eighteen; (2) Notice of Public Hearing Letter dated July 16, 2014; (3) Statement of Planning Objectives submitted by the applicant; (4) Zoning and Vicinity Map; (5) Rigden Farm Filing Eighteen Plat; (6) Rigden Farm Overall Development Plan; (7) Rigden Farm Filing Six Project Development Plan; (8) Rigden Farm Filing Six Plat; (9) Affidavit of Publication of the Fort Collins Coloradoan dated July 22, 2014 evidencing publication of the Notice of Hearing on July 22, 2014; and (10) the PowerPoint presentation prepared by Staff for the July 30, 2014 hearing. In addition, the City's Comprehensive Plan, Code, and the formally promulgated polices of the City are all considered part of the record considered by the Hearing Officer.

TESTIMONY: The following persons testified at the hearing:

From the City:

Ryan Mounce, Associate Planner

From the Applicant:

Daniel Hull, Olsson Associates

From the Owners:

Morgan Kidder, Journey Homes, LLC

From the Public:

No public testimony.

IN ATTENDANCE ON BEHALF OF APPLICANT: The following persons were present at the hearing but did not provide testimony:

From the Owners:

Larry Buckendorf, Journey Homes, LLC

Alan Strope, Savant Homes, Inc.

FINDINGS

- 1. Evidence presented to the Hearing Officer established the fact that notice of the public hearing was properly posted, mailed and published.
- 2. Based on testimony provided at the public hearing and a review of the materials in the record of this case, the Hearing Officer concludes as follows:
 - a. the Application complies with the applicable procedural and administrative requirements of Article 2 of the Code;
 - b. the Application conforms to the Rigden Farm Overall Development Plan, as approved by the Planning & Zoning Board in 1999, and as amended in 2002;
 - c. the Application complies with the applicable General Development Standards contained in Article 3 of the Code; and
 - d. the Application complies with the applicable L-M-N District standards contained in Article 4 of the Code
- 3. The Application's satisfaction of the Article 2, 3 and 4 Code requirements is sufficiently detailed in the Staff Report, a copy of which is attached as <u>EXHIBIT A</u> and is incorporated herein by reference.

DECISION

Based on the findings set forth above, the Hearing Officer hereby enters the following ruling:

The Application (consolidated PDP/Final Plan for Rigden Farm Filing Eighteen, FDP #140011) is approved for the Subject Property as submitted, subject to the condition that the owner signature blocks appearing on Sheet 1 of 4 of the proposed plat be verified and corrected as necessary by City Staff prior to execution and recording of the Rigden Farm Filing Eighteen plat.

DATED this 31st day of July, 2014.

Marcus A. McAskin

Hearing Officer

EXHIBIT A

Staff Report Rigden Farm Filing 18, #FDP140011



ITEM NO MEETING DATE

July 30, 2014

STAFF

Ryan Mounce

ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: Rigden Farm Filing 18, #FDP140011

APPLICANT: Olsson Associates

Daniel Hull

5285 McWhinney Boulevard, Suite 160

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RECOMMENDATION: Approval of the consolidated Project Development Plan/Final Plan.

EXECUTIVE SUMMARY:

Staff finds the proposed Rigden Farm Filing 18 Project Development Plan/Final Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Project Development Plan/Final Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Project Development Plan/Final Plan is in conformance with the Rigden Farm Overall Development Plan, approved by the Planning and Zoning Board on April 15, 1999.
- The Project Development Plan/Final Plan complies with relevant standards of Article 3 General Development Standards.
- The Project Development Plan/Final Plan complies with relevant standards located in Division 4.5 Low Density Mixed-Use District (L-M-N) of Article 4 – Districts.

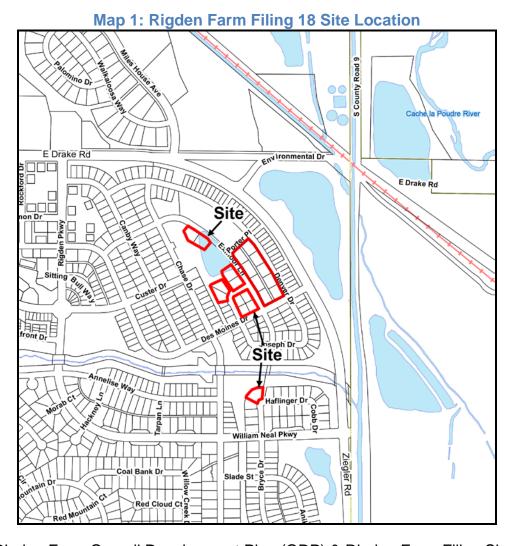
COMMENTS:

1. Background

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Low Density Mixed-Use Neighborhood (L-M-N)	Single Family Residential
South	Low Density Mixed-Use Neighborhood (L-M-N)	Single Family Residential, Multifamily Residential
East	Low Density Mixed-Use Neighborhood (L-M-N)	Single Family Residential
West	Low Density Mixed-Use Neighborhood (L-M-N)	Single Family Residential

A site plan vicinity map is presented below:



Rigden Farm Overall Development Plan (ODP) & Rigden Farm Filing Six

The Rigden Farm ODP was approved by the Planning and Zoning Board in 1999, with a subsequent amendment in 2002. The amended plan identifies 14 parcels (A - N) and designates the permitted land uses and the minimum and maximum number of dwelling units for each parcel within the ODP boundaries. The lots of the proposed replat fall within Parcels K and L of the ODP.

In 2004, Rigden Farm Filing Six was approved, creating the lots in and around the project site. A majority of the lots of Rigden Farm Filing 6 were dedicated to single family detached dwellings, with 30 lots designated for two-family and multifamily dwellings. This proposal is comprised of 20 of these previously-approved two-family and multifamily dwelling lots. In 2013, a portion of Rigden Farm Filing 6 near its southern boundary was replatted as part of Rigden Farm Filing 17, creating an additional 5 lots for single-family detached units.

Per a note on the Rigden Farm Filing 6 Site Plan, approval of site-specific landscape plans, site plans, elevations and utility plans through the Land Use Code's minor amendment process are required prior to the issuance of building permits for construction of two-family or multifamily units on the above-referenced lots. Accordingly, in late 2013 and early 2014, three separate minor amendment applications were submitted for the construction of two-family and multifamily units on the lots now subject to this replat proposal. Subsequent to these submittals, a request was made to change the use and housing types from two-family or multifamily dwelling units to single-family attached dwelling units. Each single-family attached unit requires its own separate lot, necessitating the need for this proposed replat.

Prior to any minor amendment being approved for a single-family attached use on the subject lots, a replat must first be successfully approved and recorded. While the consideration of Rigden Farm Filing 18 is solely for the replat of these 20 subject lots, information from the affiliated minor amendments is also included in the analysis below to demonstrate continued compliance with the Rigden Farm ODP.

2. <u>Compliance with Article 4 of the Land Use Code – Low Density Mixed-Use Neighborhood (L-M-N) [Division 4.5]:</u>

A. Section 4.5(B)(2) – Permitted Uses

In conjunction with the above-referenced minor amendments, single-family attached dwelling units are proposed for the replatted lots, a permitted use in the L-M-N zone district.

The lots of the proposed replat fall within Parcels K and L of the Rigden Farm ODP, which are designated for single-family and multifamily residential uses. Single-family attached dwellings continue to comply with the approved uses of the Rigden Farm ODP.

B. Section 4.5(D)(1) – Density

Developments less than 20 acres shall have a density between 4 and 9 dwelling units per acre. The proposed replat and affiliated minor amendments propose 47 units on 5.25 acres for a density of 8.95 dwelling units per acre, complying with the standard.

The Rigden Farm ODP designates a minimum and maximum number of units for each ODP parcel. As no change in the number of dwelling units is

proposed as a result of the replat and affiliated minor amendments, continued compliance with the ODP is met.

C. Section 4.5(D)(2) – Mix of Housing

Rigden Farm Filings 6 and 17, as developments over 30 acres in size, were required to provide a minimum of 4 housing types, with no housing type comprising more than 80% or less than 5% of the total units.

An analysis of the request to change housing unit types as part of the Rigden Farm Filing 18 replat and affiliated minor amendments shows this standard will continue to be met.

Filings 6 & 17 (combined):

Housing Type	# of DUs	Percentage
Single-family detached front/side loaded	286	71%
garages		
Single-family detached rear loaded garages	38	9%
Two-family dwellings	28	7%
Multifamily dwellings	53	13%
Total:	405	100%

Filings 6 & 17(combined) with proposed Filing 18 & related minor amendments:

Housing Type	# of DUs	Percentage
Single-family detached front/side loaded	286	71%
garages		
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Single-family attached	47	12%
Multifamily dwellings	34	8%
Total:	405	100%

D. Section 4.5(E)(1) – Streets and Blocks

Rigden Farm Filing 18 does not propose altering the existing network of streets and blocks. Block sizes established in the Rigden Farm ODP and previous Rigden Farm Filings are less than 12 acres in size and allow for mid-block pedestrian connections and will continue to comply with this standard.

3. <u>Compliance with Article 3 of the Land Use Code – General Development Standards:</u>

A. Section 3.2.1 – Landscaping and Tree Protection

Landscaping details and the provision of street trees are being reviewed with the other site-specific design details submitted with the minor amendments in accordance with the Rigden Farm Filing 6 Site Plan note.

B. Section 3.3.1 (B)(1) Lots

Each proposed lot has vehicular access to a public street. The layout of the proposed lots has been evaluated and staff finds that the roads, driveways, utilities, and drainage accomplishes the intent of the Land Use Code.

C. Section 3.5.2 Residential Building Standards

The residential building standards section contain requirements for building setbacks, building height, and building/garage design. Conformance with these standards will be confirmed as part of the minor amendment process for the proposed single-family attached units and at the time of a building permit application submitted to the City's Zoning Department.

4. Findings of Fact/Conclusion:

In evaluating the request for the Rigden Farm Filing 18 consolidated Project Development Plan/Final Plan, Staff makes the following findings of fact:

- A. The Project Development Plan/Final Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
- B. The Project Development Plan/Final Plan is in conformance with the Rigden Farm Overall Development Plan approved by the Planning and Zoning Board in 1999.
- C. The Project Development Plan/Final Plan complies with relevant standards located in Article 3 General Development Standards.

D. The Project Development Plan/Final Plan complies with relevant standards located in Division 4.5 Low Density Mixed-Use District (L-M-N) of Article 4 – Districts.

RECOMMENDATION:

Staff recommends approval of the Rigden Farm Filing 18 consolidated Project Development Plan/Final Plan, #FDP140011.

ATTACHMENTS:

- 1. Zoning & Site Vicinity Map
- 2. Applicant's Statement of Planning Objectives
- 3. Rigden Farm Filing 18 Plat
- 4. Rigden Farm Overall Development Plan
- 5. Rigden Farm Filing 6 Site Plan
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ITEM NO MEETING DATE

July 30, 2014

STAFF

Ryan Mounce

ADMINISTRATIVE HEARING OFFICER

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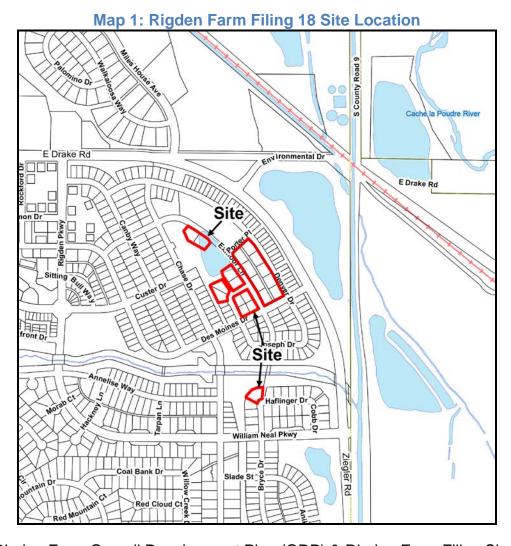
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4. Findings of Fact/Conclusion:

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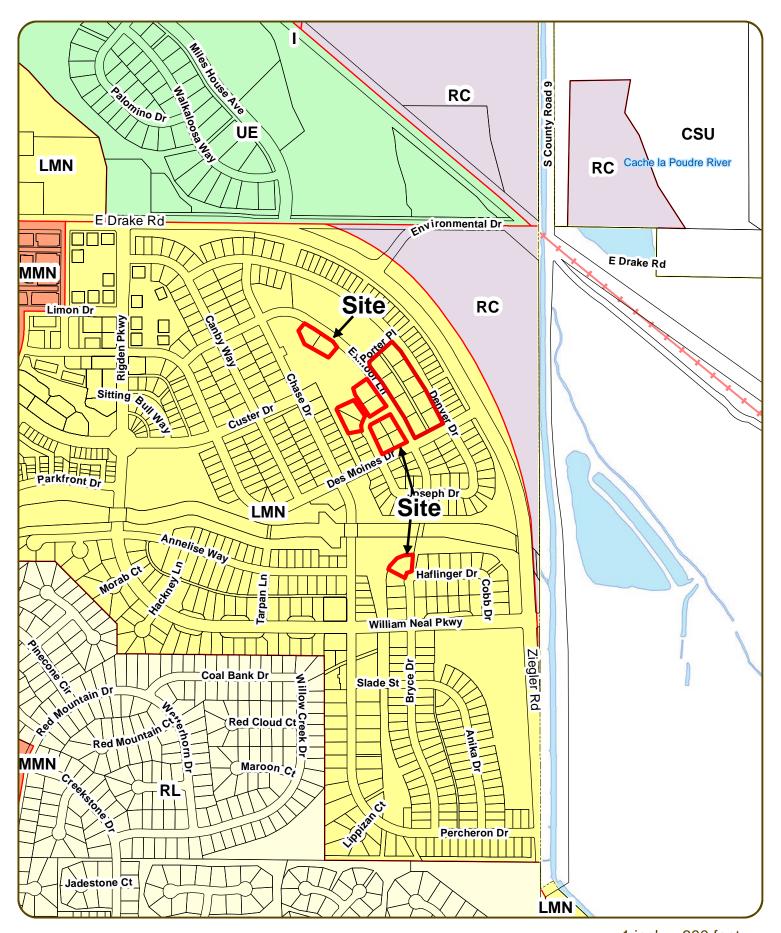
D. The Project Development Plan/Final Plan complies with relevant standards located in Division 4.5 Low Density Mixed-Use District (L-M-N) of Article 4 – Districts.

RECOMMENDATION:

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ATTACHMENTS:

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Rigden Farm Filing 18 Zoning & Site Vicinity

1 inch = 600 feet



Statement of Planning Objectives:

1. Statement of appropriate City Plan Principles and Policies achieved by the proposed plan.

To the best of our knowledge the proposed subdivision exceeds the City's Plan Principles and Policies. The lots as planned meet the intent of the approved Overall Development Plan (ODP). The lots fall within Parcel K and L of the ODP. Parcel K and L have a land use designation of Low Density Mixed Use Residential District (LMN).

- 2. Description of proposed open space, wetlands, natural habitats and features, landscaping, circulation, transition areas, and associated buffering on site and in the general vicinity of the project.
 - Open Space: Not applicable.
 - Wetlands: There are no wetlands within the lots.
 - Natural Habitats: There are no natural habitats within the lots.
 - Landscaping: Landscaping has been designed and is in general conformance with the City of Fort Collins Guidelines.
 - Circulation: Garages will be accessed from the public streets. The public sidewalks will provide pedestrian access to open spaces and amenities of Rigden Farm.
 - Transition Areas: Not applicable.
 - Associated Buffering: Not applicable.
- 3. Statement of proposed ownership and maintenance of public and private open space areas; applicant's intentions with regard to future ownership of all or portions of the project development plan.

Not applicable.

4. Estimate of number of employees for business, commercial, and industrial uses.

Not applicable

5. Description of rationale behind the assumptions and choices made by the applicant.

The building types were chosen to fit the particular designation of each lot. The subdivision will allow the building units to be converted to single-family attached units.

6. The applicant shall submit as evidence of successful completion of the applicable criteria, the completed documents pursuant to these regulations for each proposed use. The Planning Director may require, or the applicant may choose to submit, evidence that is beyond what is required in that section. Any variance from the criteria shall be described.

All submitted material is being provided as evidence to the successful completion of the applicable criteria. No variances are requested.

7. Narrative description of how conflicts between land uses or disturbances to wetlands, natural habitats and features and or wildlife are being avoided to the maximum extent feasible or are mitigated.

Since the lots fall within an approved ODP and approved Rigden Farm Filing Six PDP, the lots and uses have been planned and are compatible with surrounding uses. There are no wetlands or natural habitats on site.

8. Written narrative addressing each concern/issue raised at the neighborhood meeting(s), if a meeting has been held.

A neighborhood meeting will not be completed.

- 9. Name of the project as well as any previous name the project may have had during Conceptual Review.
 - Name of the Project: Rigden Farm Filing Eighteen
 - Name during Conceptual Review: Rigden Farm Filing Six Replat

A REPLAT OF LOTS D1 THROUGH D13 AND M10 THROUGH M16, RIGDEN FARM FILING SIX LOCATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

KNOW ALL PERSONS BY THESE PRESENTS. THAT THE UNDERSIGNED OWNER(S) OF THE FOLLOWING DESCRIBED

LOTS D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12, D13, M10, M11, M12, M13, M14, M15, AND M16 INCLUSIVE, RIGDEN FARM FILING SIX SITUATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

FOR THEMSELVES AND THEIR SUCCESSORS IN INTEREST (COLLECTIVELY, "OWNER") 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 "RIGDEN FARM FILING EIGHTEEN" (THE "DEVELOPMENT"), SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. THE RIGHTS AND OBLIGATIONS OF THIS PLAT SHALL RUN WITH THE LAND.

CERTIFICATE OF DEDICATION:

THE OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, COLORADO (HEREAFTER "CITY") FOR PUBLIC USE, FOREVER, A PERMANENT RIGHT-OF-WAY FOR STREET PURPOSES AND 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. AND (2) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF STREETS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN STREETS SO DEDICATED UNTIL SUCH TIME AS THE PROVISIONS OF THE MAINTENANCE GUARANTEE HAVE BEEN FULLY SATISFIED. THE STREETS DEDICATED ON THIS PLAT ARE THE FEE PROPERTY OF THE CITY AS PROVIDED IN SECTION 31-23-107 C.R.S. THE CITY'S RIGHTS UNDER THE EASEMENTS INCLUDE THE RIGHT TO INSTALL, OPERATE, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REMOVE AND REPLACE WITHIN THE EASEMENTS PUBLIC IMPROVEMENTS CONSISTENT WITH THE INTENDED PURPOSE OF THE EASEMENTS: THE RIGHT TO INSTALL, MAINTAIN AND USE GATES IN ANY FENCES THAT CROSS THE EASEMENTS; THE RIGHT TO MARK THE LOCATION OF THE EASEMENTS WITH SUITABLE MARKERS; AND THE RIGHT TO PERMIT OTHER PUBLIC UTILITIES TO EXERCISE THESE SAME RIGHTS. OWNER RESERVES THE RIGHT TO USE THE EASEMENTS FOR PURPOSES THAT DO NOT INTERFERE WITH THE FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED. THE CITY IS RESPONSIBLE FOR MAINTENANCE OF ITS OWN IMPROVEMENTS AND FOR REPAIRING ANY DAMAGE CAUSED BY ITS ACTIVITIES IN THE EASEMENTS, BUT BY ACCEPTANCE OF THIS DEDICATION, THE CITY DOES NOT ACCEPT THE DUTY OF MAINTENANCE OF THE EASEMENTS, OR OF IMPROVEMENTS IN THE EASEMENTS THAT ARE NOT OWNED BY THE CITY. OWNER WILL MAINTAIN THE SURFACE OF THE EASEMENTS IN A SANITARY CONDITION IN COMPLIANCE WITH ANY APPLICABLE WEED, NUISANCE OR OTHER LEGAL REQUIREMENTS.

EXCEPT AS EXPRESSLY PERMITTED IN AN APPROVED PLAN OF DEVELOPMENT OR OTHER WRITTEN AGREEMENT WITH THE CITY, OWNER WILL NOT INSTALL ON THE EASEMENTS, OR PERMIT THE INSTALLATION ON THE EASEMENTS, OF ANY BUILDING, STRUCTURE, IMPROVEMENT, FENCE, RETAINING WALL, SIDEWALK, TREE OR OTHER LANDSCAPING (OTHER THAN USUAL AND CUSTOMARY GRASSES AND OTHER GROUND COVER). IN THE EVENT SUCH OBSTACLES ARE INSTALLED IN THE EASEMENTS, THE CITY HAS THE RIGHT TO REQUIRE THE OWNER TO REMOVE SUCH OBSTACLES FROM THE EASEMENTS. IF OWNER DOES NOT REMOVE SUCH OBSTACLES, THE CITY MAY REMOVE SUCH OBSTACLES WITHOUT ANY LIABILITY OR OBLIGATION FOR REPAIR AND REPLACEMENT THEREOF, AND CHARGE THE OWNER THE CITY'S COSTS FOR SUCH REMOVAL. IF THE CITY CHOOSES NOT TO REMOVE THE OBSTACLES, THE CITY WILL NOT BE LIABLE FOR ANY DAMAGE TO THE OBSTACLES OR ANY OTHER PROPERTY TO WHICH THEY ARE ATTACHED.

THE RIGHTS GRANTED TO THE CITY BY THIS PLAT INURE TO THE BENEFIT OF THE CITY'S AGENTS. LICENSEES. PERMITTEES AND ASSIGNS..

MAINTENANCE GUARANTEE

THE OWNER HEREBY WARRANTS AND GUARANTEES TO THE CITY, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS WARRANTÉD HEREUNDER. THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT WHICH IS THE SUBJECT OF THIS PLAT. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY LAND USE CODE AND/OR THE TRANSITIONAL LAND USE REGULATIONS, AS APPLICABLE. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT.

THE OWNER SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY REQUIREMENTS AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE CITY. THE OWNER SHALL ALSO CORRECT AND REPAIR, OR CAUSE TO BE CORRECTED AND REPAIRED, ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM DEVELOPMENT-RELATED OR BUILDING-RELATED ACTIVITIES. IN THE EVENT THE OWNER FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE CITY AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE CITY SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW. ANY DAMAGES WHICH OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND WHICH ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE OWNER.

REPAIR GUARANTEE

IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATION, THE OWNER DOES HEREBY AGREE TO HOLD THE CITY HARMLESS FOR A FIVE (5) YEAR PERIOD, COMMENCING UPON THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT WHICH IS THE SUBJECT OF THIS PLAT, FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE PROPERTY SHOWN HEREIN; AND THE OWNER FURTHERMORE COMMITS TO MAKE NECESSARY REPAIRS TO SAID PUBLIC IMPROVEMENTS, TO INCLUDE, WITHOUT LIMITATION, THE ROADS, STREETS, FILLS, EMBANKMENTS, DITCHES, CROSS PANS, SUB-DRAINS, CULVERTS, WALLS AND BRIDGES WITHIN THE RIGHT-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, RESULTING FROM FAILURES CAUSED BY DESIGN AND/OR CONSTRUCTION DEFECTS. THIS AGREEMENT TO HOLD THE CITY HARMLESS INCLUDES DEFECTS IN MATERIALS AND WORKMANSHIP, AS WELL AS DEFECTS CAUSED BY OR CONSISTING OF SETTLING TRENCHES, FILLS OR EXCAVATIONS.

FURTHER, THE OWNER WARRANTS THAT HE/SHE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY SHALL NOT BE LIABLE TO THE OWNER OR HIS/HER SUCCESSORS IN INTEREST DURING THE WARRANTY PERIOD, FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE CAUTION IN THE CONSTRUCTION OF CROSS DRAINS, DRIVES, STRUCTURES OR BUILDINGS. THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, AND ANY OTHER MATTER WHATSOEVER ON PRIVATE PROPERTY. ANY AND ALL MONETARY LIABILITY OCCURRING UNDER THIS PARAGRAPH SHALL BE THE LIABILITY OF THE OWNER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT.

RIGDEN FARM INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

LARRY S. BUCKENDORF AUTHORIZED AGENT						
STATE OF COLORADO)) SS					
COUNTY OF)					
THE FOREGOING INSTRUME A.D., BY LARRY S. BUCK			DAY OF _ M INVESTMENTS,	LLC, A	2, 2	LIMITI

LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES:



VICINITY MAP - SCALE: 1" = 500'

LIENHOLDER

ALAN STROPE AUTHORIZED AGENT
STATE OF COLORADO)
COUNTY OF
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 2 A.D., BY ALAN STROPE, AUTHORIZED AGENT FOR SAVANT HOMES, INC.
WITNESS MY HAND AND OFFICIAL SEAL

SAVANT HOMES, INC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL	
NOTARY PUBLIC	
MY COMMISSION EXPIRES:	
NK CONSULTING, LLC, A COLORADO LIMITED LIABILITY COMPANY	
NAEEM A. KAHN OWNER	
STATE OF COLORADO)) SS	
COUNTY OF	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME DAY OF, 2 A.D., BY NAEEM A. OWNER OF NK CONSULTING, LLC, A COLORADO LIMITED LIM	
COMPANY.	
WITNESS MY HAND AND OFFICIAL SEAL	

NAEEM A. KAH OWNER	IN					
STATE OF COL	ORADO)) SS				
COUNTY OF _		_)				
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AUTHORIZED A	GEN I					
STATE OF COL	ORADO)) SS				
COUNTY OF _		_) 33				
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AS	•	OF		·	•	

STATE OF COLORADO)) SS			
COUNTY OF)			
THE FOREGOING INSTRI	UMENT WAS ACKNOWLEDGED , A.D.		ME	THIS
AS	OF	·		

NOTARY PUBLIC
MY COMMISSION EXPIRES:
LIENHOLDER
LIENHOLDER AUTHORIZED AGENT
STATE OF COLORADO)) SS
COUNTY OF
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE DAY OF A.D BY

National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

NOTARY PUBLIC	
MY COMMISSION EXPIRES:	

WITNESS MY HAND AND OFFICIAL SEAL

SIGHT DISTANCE EASEMENT RESTRICTIONS

SIGHT DISTANCE EASEMENT - THE SIGHT DISTANCE EASEMENT IS AN EASEMENT REQUIRED BY THE CITY AT SOME STREET INTERSECTIONS WHERE IT IS NECESSARY TO PROTECT THE LINE OF SIGHT FOR A MOTORIST NEEDING TO SEE APPROACHING TRAFFIC AND TO REACT SAFELY FOR MERGING THEIR VEHICLE INTO THE TRAFFIC FLOW. THE FOLLOWING ARE REQUIREMENTS FOR CERTAIN OBJECTS THAT MAY OCCUPY A SIGHT DISTANCE EASEMENT FOR

- STRUCTURES AND LANDSCAPING WITHIN THE EASEMENT SHALL NOT EXCEED 24 INCHES IN HEIGHT WITH THE FOLLOWING EXCEPTIONS:
- FENCES UP TO 42 INCHES IN HEIGHT MAY BE ALLOWED AS LONG AS THEY DO NOT OBSTRUCT THE LINE OF
- DECIDUOUS TREES MAY BE ALLOWED AS LONG AS ALL BRANCHES OF THE TREES ARE TRIMMED SO THAT NO PORTION THEREOF OR LEAVES THEREON HANG LOWER THAN SIX (6) FEET ABOVE THE GROUND, AND THE TREES ARE SPACED SUCH THAT THEY DO NOT OBSTRUCT LINE OF SIGHT FOR MOTORISTS. DECIDUOUS TREES WITH TRUNKS LARGE ENOUGH TO OBSTRUCT LINE OF SIGHT FOR MOTORISTS SHALL BE REMOVED BY THE

FOR NON-LEVEL AREAS THESE REQUIREMENTS SHALL BE MODIFIED TO PROVIDE THE SAME DEGREE OF VISIBILITY.

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT THE OWNER HAS EXECUTED CERTAIN DOCUMENTS PERTAINING TO THIS DEVELOPMENT WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE OWNER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT, ALONG WITH THE OBLIGATIONS UNDER THIS PLAT, RUN WITH THE LAND. THE SAID DOCUMENTS MAY ALSO BE AMENDED FROM TIME TO TIME AND MAY INCLUDE. WITHOUT LIMITATION, THE DEVELOPMENT AGREEMENT, SITE AND LANDSCAPE COVENANTS, FINAL SITE PLAN, FINAL LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS, WHICH DOCUMENTS ARE ON FILE IN THE OFFICE OF THE CLERK OF THE CITY AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

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 BY	THE	CITY	ENGINEER	OF	THE	CITY	OF	FORT	COLLINS,	COLORADO	THIS	_	DAY OF	
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CITY	ENG	INEER

PLANNING APPROVAL

BY THE DIRECTOR	OF PLANNING	THE CITY	OF FORT	COLLINS,	COLORADO	THIS	DAY OF
ΔD							

DIRECTOR	OF	PLANNING	

ATTORNEY'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION 2.2.3(C)(3)(A) THROUGH (E) INCLUSIVE OF THE LAND USE CODE OF THE CITY OF FORT COLLINS AND THAT ALL PERSONS SIGNING THIS SUBDIVISION PLAT ON BEHALF OF A CORPORATION OR OTHER ENTITY ARE DULY AUTHORIZED SIGNATORIES UNDER THE LAWS OF THE STATE OF COLORADO. THIS CERTIFICATION IS BASED UPON THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO AS OF THE DATE OF EXECUTION OF THE PLAT AND OTHER INFORMATION DISCOVERED BY ME THROUGH REASONABLE INQUIRY AND IS LIMITED AS AUTHORIZED BY SECTION 2.2.3(C)(3)(F) OF THE LAND USE CODE.

ATTORNEY	REGISTRATION NUMBER
ADDRESS	

SURVEYOR'S STATEMENT

, DANA L. SPERLING, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS SUBDIVISION PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, THAT THE MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT THE FORGOING PLAT IS AN ACCURATE REPRESENTATION THEREOF, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



DANA L. SPERLING PROFESSIONAL LAND SURVEYOR COLORADO LICENSE NUMBER 38012

NOTICE:

ALL RESPONSIBILITIES AND COSTS OF OPERATION. MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES. EASEMENTS MAY BE NEEDED FOR SERVICES AS SHOWN ON THE PLANS AND AS NEEDED TO MEET SEPARATION REQUIREMENTS.

checked by: approved by: QA/QC by: 013-3081 project no.:

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drawing no.: 133081_FPLAT 07.02.2014 SHEET

of

RIGDEN FARM FILING EIGHTEEN

A REPLAT OF LOTS D1 THROUGH D13 AND M10 THROUGH M16, RIGDEN FARM FILING SIX LOCATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

GENERAL NOTES:

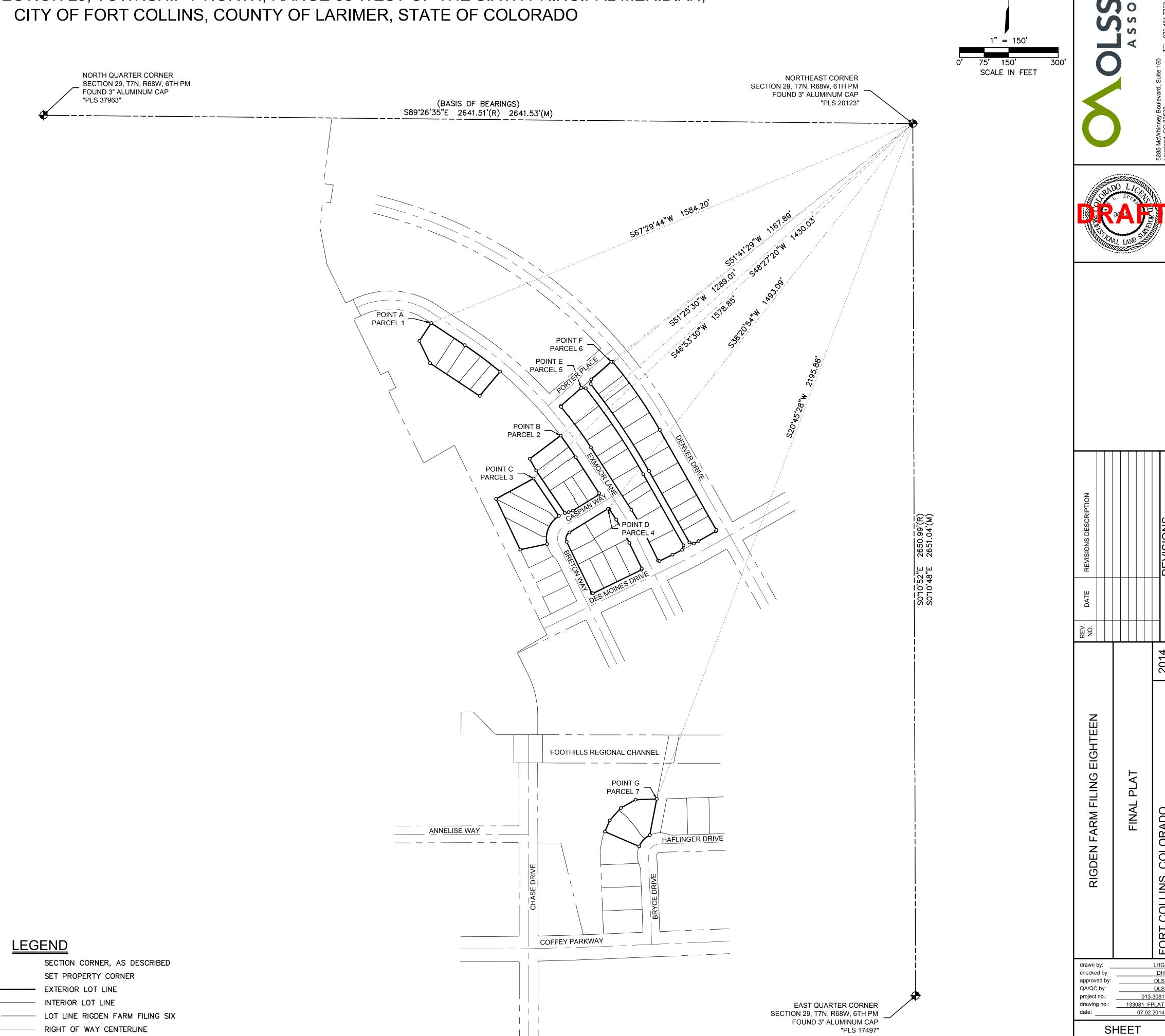
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY OLSSON ASSOCIATES TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, OLSSON ASSOCIATES RELIED UPON COMMITMENT FOR TITLE INSURANCE:
- 1.1. ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 592-H0398793-084-LL9, EFFECTIVE DATE APRIL 9, 2014 AT 7:00 AM. 1.2. ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 580-F0441888-383-BWJ, EFFECTIVE DATE FEBRUARY 14, 2013 AT 7:00 AM.

1.3. ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO.

598-H039430-084-LL9, EFFECTIVE DATE DECEMBER 13, 2013 AT 7:00 AM. 1.4. ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 592-H0396427-084-LL9, EFFECTIVE DATE MARCH 12, 2014 AT 7:00 AM.

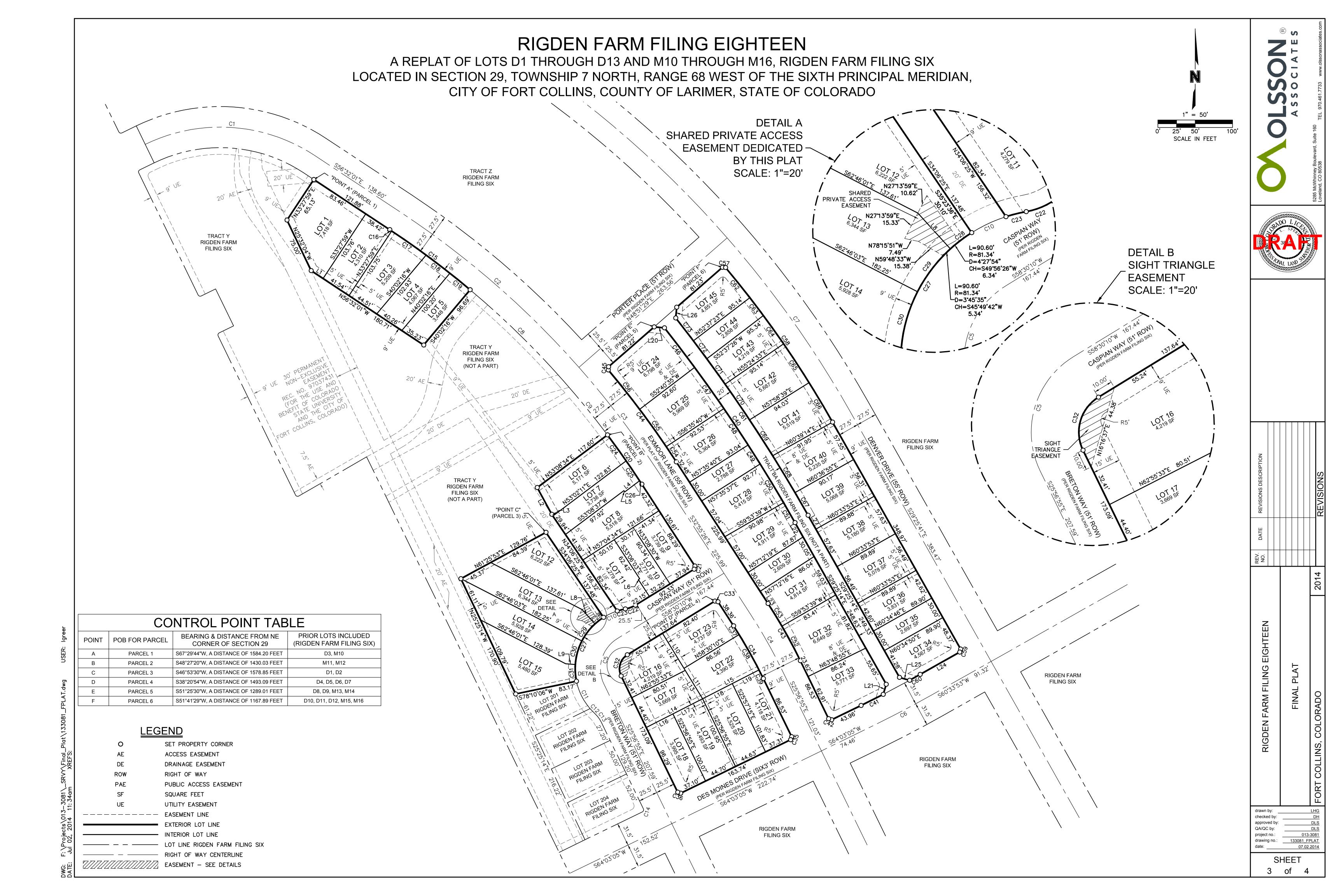
OLSSON ASSOCIATES HAS EXAMINED THE ABOVE REFERENCED TITLE COMMITMENT AS WELL AS EACH INSTRUMENT LISTED THEREON.

- 2. 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.
- 3. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS PUBLISHED ON THE CITY OF FORT COLLINS GROUND CONTROL NETWORK BEING MONUMENTED ON THE WEST END BY A 3" ALUMINUM CAP STAMPED "PLS 37963" AND ON THE EAST END BY A 3" ALUMINUM CAP STAMPED "PLS 20123" AND BEARING S89'26'35"E, A DISTANCE OF 2640.86 FEET AS SHOWN AND MONUMENTED HEREON.
- THE RIGDEN FARM FILING SIX DEVELOPMENT AGREEMENT AND AMENDMENTS SHALL APPLY TO THE LOTS CREATED BY THIS PLAT.
- 5. NO BUILDING PERMIT WILL BE GRANTED FOR CONSTRUCTION UNTIL A SITE-SPECIFIC LANDSCAPE PLAN, SITE PLAN, ARCHITECTURAL ELEVATIONS AND UTILITY PLANS FOR SUCH CONSTRUCTION HAVE BEEN APPROVED BY THE PLANNING DIRECTOR. THE DECISION OF THE DIRECTOR TO BE BASED UPON COMPLIANCE WITH THE LAND USE CODE AND ALL OTHER APPLICABLE CRITERIA AND STANDARDS.
- 6. ALL UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 7. AT THE TIME OF RECORDATION OF RIGDEN FARM FILING EIGHTEEN, ALL EASEMENTS DEDICATED WITHIN THE SUBJECT LOTS BY RIGDEN FARM FILING SIX ARE HEREBY VACATED AND REPLACED WITH EASEMENTS AS SHOWN HEREON.
- THERE SHALL BE NO PRIVATE CONDITIONS, COVENANTS OR RESTRICTIONS THAT PROHIBIT OR LIMIT THE INSTALLATION OF RESOURCE CONSERVING EQUIPMENT OR LANDSCAPING THAT ARE ALLOWED BY SECTIONS 12-120-12-222 OF THE CITY CODE.
- 9. JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON LOTS.



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RIGDEN FARM FILING EIGHTEEN

A REPLAT OF LOTS D1 THROUGH D13 AND M10 THROUGH M16, RIGDEN FARM FILING SIX LOCATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

	CURVE TABLE							CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD	CUF	RVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C1	238.00'	229.50'	59°25'02"	S86°14'37"E	227.48'	C4	41	33.16'	1468.50'	1°17'38"	S63°24'16"W	33.16'
C2	316.70'	1200.00'	15°07'17"	S48°58'23"E	315.78'	C ₂	42	4.71'	3.00'	90°00'00"	N70°56'55"W	4.24'
C3	177.78'	1200.00'	8°29'18"	S37°10'05"E	177.62'	C ₂	43	87.96'	722.50'	6°58'30"	N29°26'10"W	87.91'
C4	84.61'	695.00'	6°58'32"	S29°26'10"E	84.56'	C4	44	153.28'	1227.50'	7°09'16"	N36°30'05"W	153.18'
C5	70.01'	47.50'	84°27'05"	S16°16'37"W	63.85'	C ₂	45	4.66'	3.00'	88°56'11"	N04°23'23"E	4.20'
C6	91.28'	1500.00'	3°29'12"	S62°18'29"W	91.27'	C4	46	66.59'	2039.68'	1°52'14"	N37°18'54"W	66.59'
C7	286.24'	1400.00'	11°42'52"	S35°17'07"E	285.74'	C4	47	67.72'	2039.68'	1°54'08"	N35°25'43"W	67.72'
C8	174.97'	1172.50'	8°33'00"	S45°41'14"E	174.80'	C4	48	58.59'	2039.68'	1°38'45"	N33°39'16"W	58.59'
C9	93.23'	1172.50'	4°33'20"	S39°08'04"E	93.20'	C4	49	30.00'	2039.68'	0°50'34"	N32°24'37"W	30.00'
C10	20.31'	81.34'	14°18'13"	S64°58'05"W	20.25'	C!	50	60.70'	2039.68'	1°42'19"	N31°08'11"W	60.70'
C11	41.38'	81.34'	29°08'46"	S26°24'17"E	40.93'	C!	51	30.73'	2039.68'	0°51'48"	N29°51'07"W	30.73'
C12	9.21'	81.34'	6°29'17"	S44°13'18"E	9.21'	C	52	52.40'	722.50'	4°09'21"	N28°01'35"W	52.39'
C13	14.39'	38.24'	21°34'13"	S36°41'38"E	14.31'	C	53	35.56'	722.50'	2°49'11"	N31°30'50"W	35.55'
C14	4.71'	3.00'	90°00'00"	S19°03'05"W	4.24'	C.	54	24.48'	1227.50'	1°08'34"	N33°29'43"W	24.48'
C15	134.48'	1172.50'	6°34'17"	S53°14'53"E	134.40'	C.	55	61.39'	1227.50'	2°51'56"	N35°29'59"W	61.39'
C16	3.12'	1172.50'	0°09'09"	N56°27'27"W	3.12'	C.	56	67.40'	1227.50'	3°08'46"	N38°30'20"W	67.39'
C17	56.32'	1172.50'	2°45'07"	N55°00'19"W	56.31'	C.	57	4.77'	3.00'	91°11'31"	S85°32'46"E	4.29'
C18	40.04'	1172.50'	1°57'25"	N52°39'04"W	40.04'	C.	58	252.05'	1372.50'	10°31'19"	S34°41'21"E	251.70'
C19	35.00'	1172.50'	1°42'37"	N50°49'03"W	35.00'	C.	59	4.71'	3.00'	89°59'34"	S15°34'06"W	4.24'
C20	80.49'	1172.50'	3°56'00"	S34°53'26"E	80.48'	C	60	16.20'	1468.50'	0°37'55"	S60°52'50"W	16.20'
C21	4.79'	3.00'	91°25'36"	S12°47'22"W	4.30'	C	61	318.43'	2059.91'	8°51'26"	S33°50'57"E	318.12'
C22	14.39'	38.33'	21°31'01"	S69°15'41"W	14.31'	C	62	51.79'	1372.50'	2°09'43"	N38°52'09"W	51.78'
C23	11.21'	81.34'	7°53'59"	S76°04'12"W	11.21'	C	63	30.00'	1372.50'	1°15'08"	N37°09'43"W	30.00'
C24	42.83'	1172.50'	2°05'34"	N35°48'37"W	42.82'	C	64	46.60'	1372.50'	1°56'43"	N35°33'48"W	46.59'
C25	32.19'	1172.50'	1°34'22"	N33°58'39"W	32.19'	C	65	62.20'	1372.50'	2°35'48"	N33°17'33"W	62.19'
C26	5.47'	1172.50'	0°16'01"	N33°03'27"W	5.47'	C	66	61.47'	1372.50'	2°33'58"	N30°42'40"W	61.46'
C27	98.88'	81.34'	69°38'53"	S22°59'32"W	92.90'	C	67	34.28'	2059.91'	0°57'13"	S29°53'51"E	34.28'
C28	14.35'	81.34'	10°06'29"	S52°45'44"W	14.33'	C	68	58.41'	2059.91'	1°37'29"	S31°11'12"E	58.41'
C29	29.07'	81.34'	20°28'31"	S37°28'14"W	28.91'	C	69	57.17'	2059.91'	1°35'24"	S32°47'39"E	57.17'
C30	32.89'	81.34'	23°10'09"	S15°38'54"W	32.67'	C7	70	57.97'	2059.91'	1°36'44"	S34°23'43"E	57.97'
C31	22.57'	81.34'	15°53'44"	S03°53'02"E	22.49'	C	71	41.96'	2059.91'	1°10'02"	S35°47'06"E	41.96'
C32	32.43'	22.00'	84°27'05"	N16°16'37"E	29.57'	C7	72	30.00'	2059.91'	0°50'04"	S36°47'09"E	30.00'
C33	4.64'	3.00'	88°34'24"	S77°12'38"E	4.19'	C7	73	38.64'	2059.91'	1°04'29"	S37°44'26"E	38.64'
C34	81.26'	667.50'	6°58'32"	S29°26'10"E	81.21'	C7	74	133.01'	6747.01'	1°07'46"	N01°49'26"W	133.01'
C35	4.71'	3.00'	90°00'00"	S19°03'05"W	4.24'	C7	75	55.44'	35.00'	90°45'36"	N42°59'29"E	49.82'
C36	4.71'	3.00'	90°00'00"	N70°56'55"W	4.24'	C7	76	15.22'	38.33'	22°45'06"	S13°45'55"E	15.12'
C37	13.82'	667.50'	1°11'11"	N32°19'50"W	13.82'	C7	77	48.13'	68.84'	40°03'38"	S43°26'38"W	47.16'
C38	54.36'	667.50'	4°39'57"	N29°24'16"W	54.34'	C	78	19.40'	68.84'	16°08'39"	S55°24'25"W	19.33'
C39	13.08'	667.50'	1°07'23"	N26°30'36"W	13.08'	C7	79	28.74'	68.84'	23°55'24"	S35°22'24"W	28.54'
C40	314.34'	2039.68'	8°49'48"	S33°50'08"E	314.03'					•	•	

	LINE TABLE						
LINE	DIRECTION	LENGTH					
L1	S56°32'01"E	19.17'					
L2	N28°34'07"W	40.82'					
L3	S34°06'25"E	2.65'					
L4	S53°10'16"W	24.73'					
L5	N36°52'12"W	2.00'					
L6	S57°14'14"W	2.00'					
L7	S33°05'43"E	27.13'					
L8	S42°17'30"E	25.92'					
L9	S85°56'10"E	12.89'					
L10	S31°29'50"E	55.10'					
L11	S31°29'50"E	47.76'					
L12	S31°29'50"E	58.34'					
L13	S31°29'50"E	44.52'					
L14	S62°55'41"W	84.82'					
L15	N62°55'41"E	84.82'					
L16	S62°55'41"W	40.11'					
L17	S62°55'41"W	44.71'					
L18	S62°55'41"W	44.63'					
L19	S62°55'41"W	40.19'					
L20	S84°45'59"E	13.80'					
L21	S16°34'16"W	14.03'					
L22	N29°25'14"W	22.08'					
L23	N32°55'26"W	19.47'					
L24	S60°33'53"W	60.82'					
L25	S74°00'52"E	14.08'					
L26	S05°13'13"W	14.47'					
L27	S29°25'14"E	21.33'					
L28	N23°23'52"E	37.13'					
L29	N41°52'26"E	50.16'					
L30	N60°20'02"E	51.66'					
L31	N88°09'14"E	64.57'					
L32	S42°39'54"E	20.10'					
L33	S33°06'30"E	21.86'					
L34	S40°30'28"E	46.89'					
L35	S51°20'35"E	28.50'					
L36	N41°52'26"E	8.90'					
L37	N41°52'26"E	41.26'					

		LEGEND O SET PROPERTY CORNER AE ACCESS EASEMENT DE DRAINAGE EASEMENT ROW RIGHT OF WAY PAE PUBLIC ACCESS EASEMENT SF SQUARE FEET UE UTILITY EASEMENT EASEMENT LINE EXTERIOR LOT LINE INTERIOR LOT LINE LOT LINE RIGDEN FARM FILING SIX RIGHT OF WAY CENTERLINE EASEMENT — SEE DETAILS	1" = 50' 0' 25' 50' 100' SCALE IN FEET
	TRACT CF RIGDEN FARM FILING SIX	TRACT CG RIGDEN FARM FILING SIX FOOTHILLS REGIONAL CHANNEL	TRACT CI RIGDEN FARM FILING SIX
ANNELISE WAY (51' ROW) (PER RIGDEN FARM FILING SIX)	CHASE DRIVE (57' ROW) (PER RIGDEN FARM FILING SIX)	LOT 216 RIGDEN FARM FILING SIX LOT 217 RIGDEN FARM FILING SIX LOT 218 RIGDEN FARM FILING SIX	RM RIGDEN FARM RIGDEN FARM FILING SIX FILING SIX
COFFEY PARKWAY (7SIX' ROW (PER RIGDEN FARM FILING SIX)	<u> </u>		EY PARKWAY (7SIX' ROW) PER RIGDEN FARM FILING SIX)

CONTROL POINT TABLE							
POINT	POB FOR PARCEL	BEARING & DISTANCE FROM NE CORNER SECTION 29	PRIOR LOTS INCLUDED (RIGDEN FARM FILING SIX)				
G	PARCEL 7	S20°45'28"W, A DISTANCE OF 2195.88 FEET	D13				

-PLAT.dwg USER: Igree

F: \Projects\013—3081_SRVY\Final_Plat\133081_FPLAT.dwg Jul 02, 2014 11:34am XREFS:

drawn by: LHG
checked by: DH
approved by: DLS
QA/QC by: DLS
project no.: 013-3081
drawing no.: 133081 FPLAT
date: 07.02.2014

ORIGINAL	OVERALL	DEVELOPMENT PLAN	
URIGINAL	UVENALL	DEAFFOLIAITIE LEVIA	

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PARCEL SIZE:

303 GROSS ACRES EXISTING ZONING

IEIGHBORHOOD COMMERCIAL DISTRICT (NC) ± 32 GROSS ACRES

MEDIUM DENSITY MIXED USE RESIDENTIAL DISTRICT (MMN) ± 32 GROSS ACRES

± 215 GROSS ACRES

± 20 GROSS ACRES

LOW DENSITY MIXED USE RESIDENTIAL DISTRICT (LMN) RIVER CONSERVATION DISTRICT (RC)

PARCEL	ACRES	PROPOSED LAND USE	DENSITY •••	D.U.'S or G.S.F.
	<u> </u>	NEIGHBORHOOD COMERCIAL DISTRICT - NC		
A.	7 20.92	NEIGHBORHOOD COMMERCIAL CENTER SUPERMARKET, PHARMACY, OFFICES, RETAIL, SERVICES	N/A	275,000 - 488,000 SF.
(3	23,353	RESTAURANTS, MULTI-FAMILY RESIDENTIAL (OR ANY OTHER USE ALLOWED BY NC ZONING)		
В.	± 3.17	PARK, CHURCH, DAY CARE, TRANSIT CENTER	N/A	
	(F198)	MEDIUM DENSITY MIXED-USE NEIGHBORHOOD DISTRICT - MMN	1	(169 - 395)
C.	1891	MULTI-FAMILY RESIDENTIAL, OFFICES, CONVENIENCE RETAIL STORES	45- 25 DU/AC	-284 -474 D.U.
D.	*434	LONG TERM CARE FACILITY, DAY CARE, OFFICES, CONVENIENCE RETAIL STORES	N/A	-38,000 - 75,000 SF
	2 3.20	MULTI-FAMILY RESIDENTIAL OR ANY OTHER USE ALLOWED BY MMN ZONING	15- 25 DU/AC	0 - 154 D.U.
E.	± 8.05	MULTI-FAMILY RESIDENTIAL, OFFICES, RETAIL	15 - 25 DU/AC	120 - 201 D.U.
		MMN TOTALS	15 - 25 DU/AC	404 - 829 D.U. TOTAL
	_L	LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT - LMN		
F,	: 16.39	MULTI-FAMILY RESIDENTIAL	8 - 12 DU/AC.	131 - 196 D.U.
G.	# T.	MULTI-FAMILY RESIDENTIAL	8 - 12 DU/AC.	136 - 205 D.U.
H.	: 34.36	MULTI-FAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL	4.4 - 58 DU./AC.	150 - 200 D.U.
L	1 5.04	NEIGHBORHOOD CENTER: NEIGHBORHOOD SUPPORT/ RECREATION FACILITY, OFFICE MIXED USE DWELLING? PARK, OFFICES, DAY CARE FACILITY, CONVENIENCE RETAIL STORE, FINANCIAL SERVICE CLINICS & RESTAURANT	N/A	n
J.	± 32.34	SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL	3 - 4 DU/AC.	25 100 - 129 D.U.
K.	1 56.62	SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL PRIVATE SCHOOL OR ANY OTHER USE ALLOWED BY LMN	2.4 - 3.3 D.U./AC.	110 - 171 D.II.
L.	± 18.94	SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL	2.6 - 2.9 D.U./AC.	(25)
M.	± 39.62	SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL	2.7 - 3.8 DU./AC.	-107 - 150 D.U.
		LMN TOTALS	3.9 - 5.2 DU/AC. ***	844 - 1,112 D.U. TOTAL
	1	RIVER CONSERVATION DISTRICT - RC		
N.	± 20.25	STORM DETENTION, POND, WETLANDS, SANITATION LIFT STATION	N/A	N/A
	-	OVERALL TOTALS	N/A	1248 - 1,941 D.U. TOTAL
		OVERALL TOTALS		TAL PENOTY

••• GROSS RESIDENTIAL DENSITY

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT INUE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS OVERALL DEVELOPMENT PLAN AND DO HEREBY CERTIFY THAT INVE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID OVERALL DEVELOPMENT PLAN.

THE COLORADO STATE BOARD OF AGRICULTURE,	
SIGNED BY CHUCK MABRY, PRESIDENT:	DATE:

NOTARY PUBLIC STATE OF COLORADO, LARIMER COUNTY, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY_______ OF_______ 1999, BY _____

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES: _____

SPRING CREEK FARMS LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY SIGNED: _____ DATE: _____

NOTARY PUBLIC

STATE OF COLORADO, LARIMER COUNTY,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

BY: ______

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES:

RIGDEN FARM, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: SIERRA RESOURCES CORPORTATION, A COLORADO CORPORATION, MANAGER

SIGNED BY: DAVID J. PIETENPOL, PRESIDENT NOTARY PUBLIC

STATE OF COLORADO, LARIMER COUNTY,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY______ OF______ 1999,

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES:

PROJECT NOTES

- 1. THE RIGDEN FARM OVERALL DEVELOPMENT PLAN WILL BE A MIXED USE DEVELOPMENT WITHIN FOUR ZONING DISTRICTS: NEIGHBORHOOD COMMERCIAL (NC), MEDIUM DENSITY MIXED USE RESIDENTIAL (MMN), LOW DENSITY MIXED USE RESIDENTIAL (LMN), AND RIVER CONSERVATION (RC). THE POTENTIAL DEVELOPMENT WILL INCLUDE A SUPERMARKET. COMMERCIAL RETAIL, OFFICES, RESTUARANTS, PHARMACY, CHURCH, ASSISTED CARE LIVING FACILITIES, MULTI-FAMILY RESIDENTIAL DWELLING UNITS, SINGLE FAMILY RESIDENTIAL DWELLING UNITS, PARKS, OPEN SPACE, AND TRAILS. THE LAND USES DEPICTED ON THIS PLAN ARE BASED UPON THE BEST ESTIMATE OF THE RIGDEN FARM DEVELOPMENT AT THIS TIME. AS CHANGES OCCUR IN THE REQUIREMENTS OF RIGDEN FARM, IT MAY BE NECESSARY TO MODIFY THE OVERALL DEVELOPMENT PLAN BASED ON NEW PHASING AND LAND USES.
- 2. COMMON OPEN SPACE AREAS + ARTERIAL STREETSCAPES WILL BE MAINTAINED BY A HOME OWNERS' ASSOCIATION. UNLESS OTHERWISE DEDICATED TO THE CITY OF FORT COLLINS. HOME OWNERS ASSOCIATION RESPONSIBLE FOR SNOW REMOVAL ON THE ARTERIAL SIDEWALKS AND ALL BICYCLE / PEDESTRIAN TRAILS UNLESS DEDICATED TO THE CITY OF FORT COLLINS.
- & MASTER UTILITY PLANS ARE TO BE SUBMITTED FOR CITY REVIEW IN CONJUNCTION WITH PHASE I DEVELOPMENT PLANS.
- ALLOW A REDUCTION IN CITY STANDARDS. 5. THE PROPOSED LAND USES AND DENSITIES SHOWN ON THIS PLAN ARE ESTIMATES OF DEVELOPMENT POTENTIAL.

4. ALL PUBLIC STREETS WILL BE DESIGNED TO MEET OR EXCEED CITY STANDARDS. UNLESS VARIANCES ARE GRANTED TO

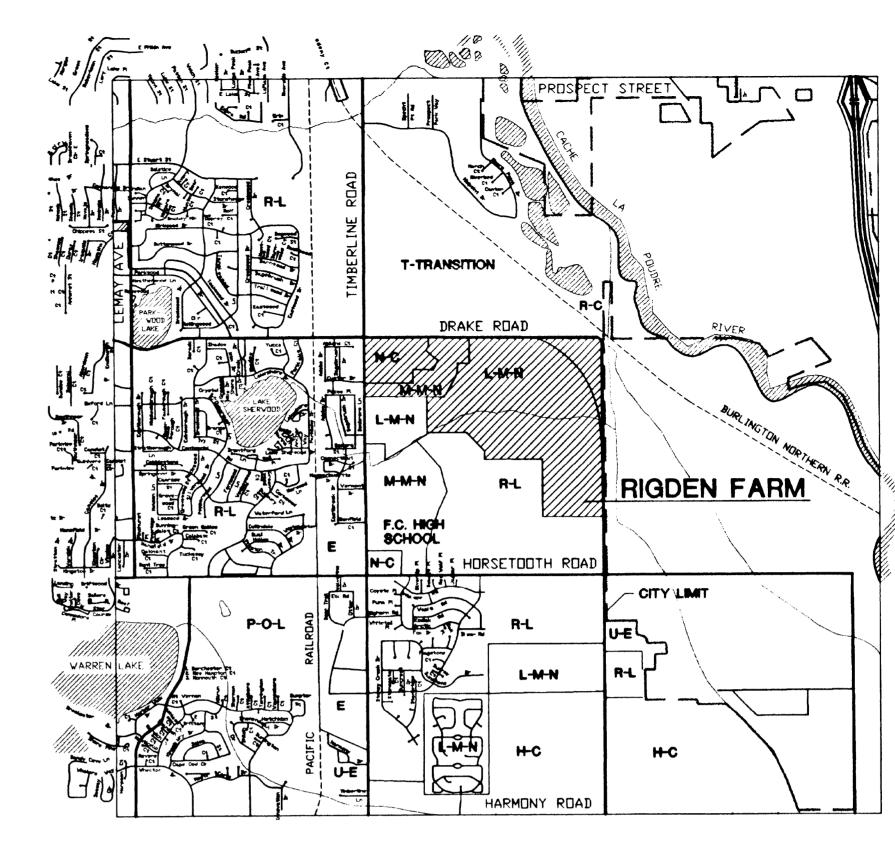
- APPROVAL OF THIS ODP BY THE CITY DOES NOT CONSITUTE FINAL APPROVAL OF THESE LAND USES. DESIGN OR DENSITIES. RATHER, ANY FURTHER LAND USES MUST BE APPROVED ACCORDING TO THE PROCEDURES. PROCESSES. AND CRITERIA OF THE CITY OF FORT COLLINS LAND USE CODE.
- 6. FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY POUDRE FIRE AUTHORITY STANDARDS.
- 7. O.D.P. LAND USE AREAS: K + L WILL HAVE A MAXIMUM DENSITY OF 232 DWELLING UNITS, AS PER THE FORT COLLINS CITY COUNCIL'S ZONING CONDITION. MINOR TRANSFER BETWEEN THESE AREAS WILL BE ALLOWED TO MEET THE MAXIMUM DWELLING UNITS ALLOWED.
- 8. DENSITY IS BASED ON GROSS ACREAGES.
- 9. ALL BLOCKS IN THE N-C + M-M-N WILL MEET THE CURRENT BLOCK STANDARDS REQUIREMENTS.
- 10. THE FOOTHILLS BASIN CHANNEL WILL HAVE AN AVERAGE 100 FEET WIDE OPEN SPACE BUFFER ALONG EACH SIDE OF THE EXISTING CHANNEL BOUNDARY. THERE WILL BE A MINIMUM 50 FEET OPEN SPACE BUFFER ALONG EACH SIDE OF THE CHANNEL BOUNDARY.
- THE RESIDENTIAL DEVELOPMENT IN THE L-M-N DISTRICT SHALL HAVE AN OVERALL MINIMUM AVERAGE DENSITY OF FIVE (5) DWELLING UNITS PER NET ACRE OF RESIDENTIAL LAND. LAND USE DENSITY REQUIREMENT 4.4.D.1.a. REFER TO LAND USE BUBBLES ON SHEET 1.
- 12 RESIDENTIAL DEVELOPMENT IN THE M-M-N DISTRICT SHALL HAVE AN OVERALL MINIMUM AVERAGE DENSITY OF TWELVE (12) DWELLING UNITS PER NET ACRE OF RESIDENTIAL LAND, LAND USE DENSITY REQUIREMENT 4.5.D.1. REFER TO THE LAND USE BUBBLES ON SHEET1.
- 13. ALL NEIGHBORHOOD CENTERS AND PARKS SHALL BE DEVELOPED AND MAINTAINED BY THE DEVELOPER OR THE HOME

PLANNING & ZONING APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO,

THIS______DAY OF______1999.

SECRETARY OF THE PLANNING AND ZONING BOARD



VICINITY MAP NOT TO SCALE

LEGAL DESCRIPTION

RIGDEN FARM

BEGINNING.

A TRACT OF LAND LOCATED IN SECTION 29. TOWNSHIP 7 NORTH, RANGE G8 WEST OF THE GTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS

BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 AS BEARING 500 10'52'E BEING MONUMENTED ON THE NORTH END BY A 3' ALUMINUM CAP IN A RANGE BOX MARKED RA BRADSHAW AND ON THE SOUTH EAST END BY A 2 1/2" ALUMINUM CAP IN A RANGE BOX LS 14823. WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 29;

THENCE SOO 10'52'E, ON SAID EAST LINE OF SECTION 29 A DISTANCE OF 3976.41 FEET TO THE NORTHEAST CORNER OF STONE RIDGE P.U.D., FOURTH FILING:

THENCE NB9 28'52'W ON THE NORTH LINE OF SAID STONE RIDGE P.U.D., FOURTH FILING AND STONE RIDGE P.U.D., THIRD FILING, A DISTANCE OF 1349.84 FEET TO THE SOUTHEAST CORNER OF DAKOTA RIDGE P.U.D. SECOND FILING; THENCE NOO 07'30"W ON THE EAST LINE OF SAID DAKOTA RIDGE P.U.D., SECOND FILING A DISTANCE OF

1276.94 FEET TO THE NORTHEAST CORNER OF SAID SECOND FILING; THENCE NB9 25'19'W ON THE NORTH LINE OF SAID DAKOTA RIDGE P.U.D., SECOND FILING, A DISTANCE OF 1295.79 FEET TO THE SOUTHEAST CORNER OF DAKOTA RIDGE P.U.D., THIRD FILING; THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID DAKOTA RIDGE P.U.D., THIRD FILING THE

1. NOO 07'31'W A DISTANCE OF 187.07 FEET; 2. N44 46'22"W A DISTANCE OF 549.07 FEET;

3. N89 25'18'W A DISTANCE OF 880.11 FEET;

FOLLOWING THREE (3) COURSES;

THENCE NOO 09'08'E A DISTANCE OF 801.64 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29:

THENCE N89 25'55'W ON SAID NORTH LINE OF THE SOUTH HALF A DISTANCE OF 1380.58 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NOO 04'26'W ON THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 1324.44 FEET TO THE NORTHWEST CORNER OF SAID SECTION 29; THENCE 589 26'35'E ON THE NORTH LINE OF SAID OF SECTION 29. 5283.25 FEET TO THE POINT OF

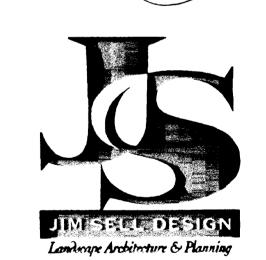
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 308.33 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OF EXISTING

NOTE: THIS OVERALL DEVELOPMENT PLAN IS SUBMITTED SUBJECT TO THE FOLLOWING EXPRESS CONDITION:

A PORTION OF THIS PARCEL OF LAND. WHICH IS OWNED BY THE COLORADO STATE BOARD OF AGRICULTURE (THE 'BOARD') FOR THE USE AND BENEFIT OF COLORADO STATE UNIVERSITY (THE "UNIVERSITY"), WAS ANNEXED TO THE CITY OF FORT COLLINS PURSUANT TO ORDINANCE NO. 93, 1988. KNOWN AS THE RIGDEN FARM ANNEXATION (THE 'ANNEXATION ORDINANCE'). THE ANNEXATION ORDINANCE PROVIDES THAT THE ANNEXATION OF THIS PARCEL SHALL IN NO SENSE BE INTERPRETED AS ... EGIRANTING ANY RIGHT TO APPLY THE PROVISIONS OF ANY MUNICIPAL ORDINANCE. AND SPECIFICALLY ANY BUILDING CODE. ZONING CODE OR LICENSING ORDINANCE, UPON SAID PROPERTY, SO LONG AS TITLE THEREOF SHALL REMAIN IN THE STATE BOARD OF AGRICULTURE AND THE PROPERTY CONTINUES TO BE USED FOR EDUCATIONAL RESEARCH. EXTENSION AND RELATED SUPPORT SERVICES'. BY SUBMISSION OF THE OVERALL DEVELOPMENT PLAN. THE BOARD AND THE UNIVERSITY INTEND TO ESTABLISH AN OVERALL DEVELOPMENT PLAN FOR THE PURPOSES OF SALE OF THE PROPERTY TO PRIVATE PARTIES FOR DEVELOPMENT. ACCORDINGLY, NEITHER SUBMISSION NOR APPROVAL OF THIS OVERALL DEVELOPMENT PLAN SHALL MODIFY THE TERMS AND CONDITIONS SET FORTH IN THE ANNEXATION ORDINANCE. THE UNIVERSITY AND THE BOARD RESERVE ALL RIGHTS UNDER THE ANNEXATION ORDINANCE. AND SO LONG AS TITLE TO THE PROPERTY IS VESTED IN THE BOARD AND THE PROPERTY CONTINUES TO BE USED FOR EDUCATIONAL. RESEARCH. EXTENSION, AND RELATED SUPPORT SERVICES, NO SUCH OVERALL DEVELOPMENT PLAN SHALL BIND THE UNIVERSITY OR THE BOARD. NOTWITHSTANDING THE FOREGOING, THE OVERALL DEVELOPMENT PLAN AND ANY SUBSEQUENT DEVELOPMENT APPROVALS GRANTED BY THE CITY UNDER THE LAND USE CODE WITH RESPECT TO THE PROPERTY SHALL BIND ALL SUBSEQUENT OWNERS OF THE PROPERTY.

MINOR

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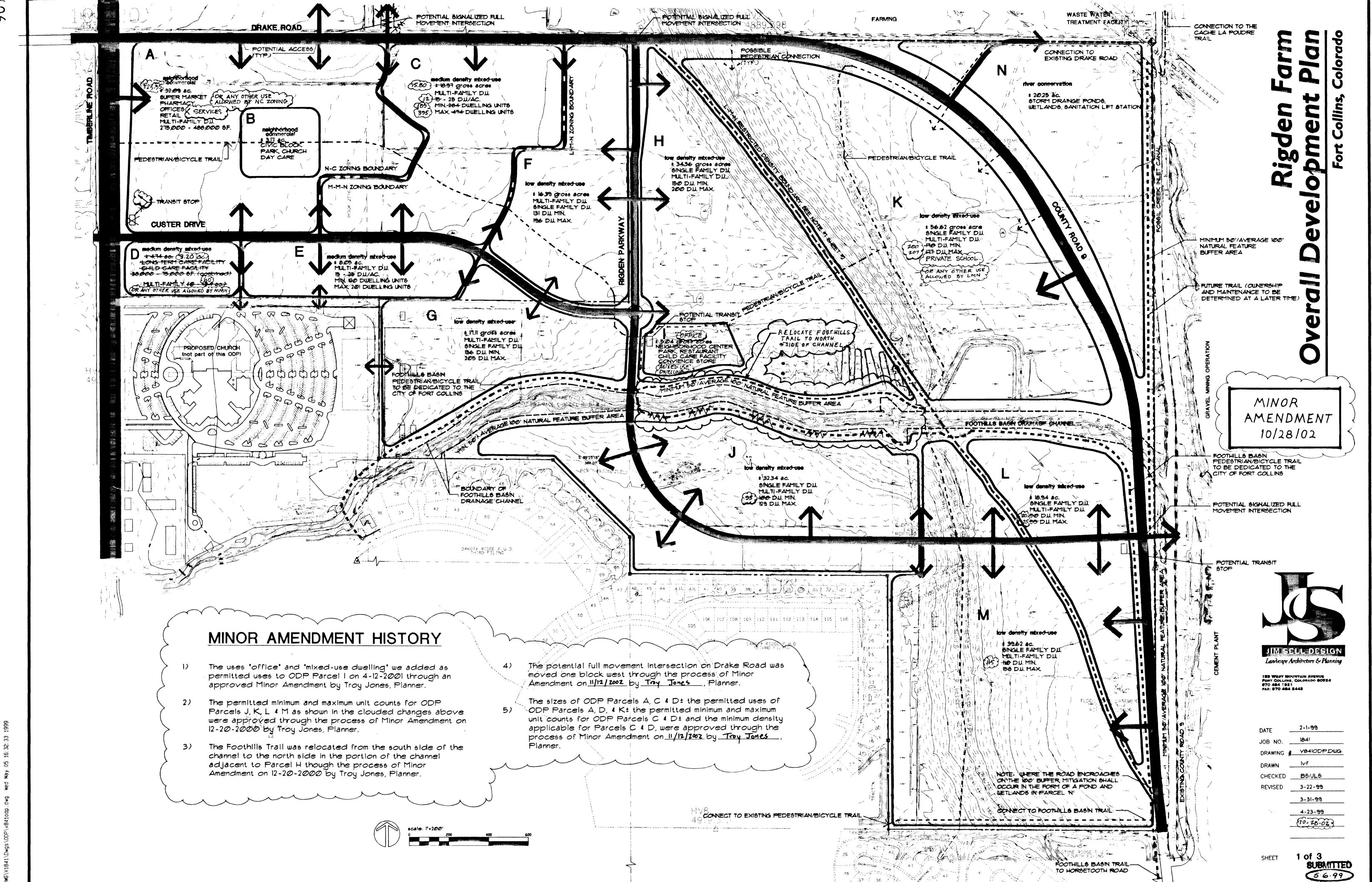


183 WEST MOUNTAIN AVENUE FORT COLLINS, COLORADO 90524 970 484 1921 FAX: 970 484 2443

DRAWING # V8410DPDWG 3-22-99 REVISED ~~~~ (10-28-02)

2 of 3

5.6.99



A TRACT OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, BEING

BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 29 BEING MONUMENTED AT THE NORTH END BY A 3" ALUMINUM CAP MARKED "RA BRADSHAW" IN A RANGE BOX AND ON THE SOUTH END BY A 3 1/4" ALUMINUM CAP MARKED "LS 17497" IN A RANGE BOX, IS ASSUMED TO BEAR SOO"10"52"E A DISTANCE OF 2650.99 FEET AS SHOWN ON THE BOUNDARY SURVEY OF RIGDEN FARM RECORDED AS RECEPTION NO. 98054412, LARIMER COUNTY RECORDS.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 29, BEING MONUMENTED BY A 3" ALUMINUM CAP IN A RANGE BOX STAMPED "RA BRADSHAW" FROM WHENCE THE NORTHEAST CORNER OF SAID SECTION 29 BEARS \$89"26"35"E A DISTANCE OF 2641.51 FEET;

THENCE S89"26"35"E ON THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 875.82 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF RIGDEN FARM FILING ONE

RECORDED AS RECEPTION NO. 99090056, LARIMER COUNTY RECORDS THENCE ON THE EASTERLY, NORTHERLY, SOUTHERLY, NORTHEASTERLY, NORTHWESTERLY, AND SOUTHEASTERLY LINE OF SAID FILING ONE THE FOLLOWING TWENTY EIGHT (28) COURSES:

1. S07'09'01"W A DISTANCE OF 200.89 FEET TO A POINT ON CURVE; 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 03"3"51", A RADIUS OF 527.50 FEET, A DISTANCE OF 29.74 FEET, THE CHORD OF WHICH BEARS \$81"14'04"E A DISTANCE OF 29.74 FEET. 3. SO8'45'34"W A DISTANCE OF 55.02 FEET TO A POINT ON CURVE:

4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 02°40'38", A RADIUS OF 472.50 FEET, A DISTANCE OF 22.08 FEET, THE CHORD OF WHICH BEARS NB0'46'07"W A DISTANCE OF 22.08 FEET TO A POINT OF COMPOUND CURVE; 5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 93"43"29", A RADIUS OF 3.00 FEET

A DISTANCE OF 4.91 FEET, THE CHORD OF WHICH BEARS \$51"01'49"W A DISTANCE OF 4.38 FEET, 6. SO440'05"W A DISTANCE OF 80.84 FEET TO A POINT OF CURVE;

7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 30°07'00", A RADIUS OF 212.50 FEET, A DISTANCE OF 111.70 FEET, THE CHORD OF WHICH BEARS \$10.53.25 E A DISTANCE OF 110.42 FEET. 8. S25'56'55"E A DISTANCE OF 125.94 FEET TO A POINT OF CURVE; 9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 9000'00", A RADIUS OF 3.00 FEET

A DISTANCE OF 4.71 FEET, THE CHORD OF WHICH BEARS \$70"56"55"E A DISTANCE OF 4.24 FEET,

TO A POINT OF TANGENT 10. N64'03'05"E A DISTANCE OF 21.50 FEET;

11. S25'56'55"E A DISTANCE OF 55.00 FEET;

12. S64'03'05"W A DISTANCE OF 21.50 FEET TO A POINT OF CURVE; 13. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 90"00"00", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.71 FEET, THE CHORD OF WHICH BEARS \$19"03"05"W A DISTANCE OF 4.24 FEET,

14. \$25'56'55"E A DISTANCE OF 181.87 FEET, TO A POINT OF CURVE; 15. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 90"00"00", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.71 FEET, THE CHORD OF WHICH BEARS \$70'56'55"E A DISTANCE OF 4.24 FEET, TO A POINT OF TANGENT:

16. N64'03'05"E A DISTANCE OF 21.50 FEET; 17. \$25'56'55"E A DISTANCE OF 55.00 FEET;

18. S64'03'05"W A DISTANCE OF 21.50 FEET TO A POINT OF CURVE: 19. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 90'00'00", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.71 FEET, THE CHORD OF WHICH BEARS \$19'03'05"W A DISTANCE OF 4.24 FEET, TO A POINT OF TANGENT;

20. \$25'56'55"E A DISTANCE OF 237.10 FEET TO A POINT OF CURVE; 21. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 94'03'05", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.92 FEET, THE CHORD OF WHICH BEARS \$72"58"28"E A DISTANCE OF 4.39 FEET,

TO A POINT OF TANGENT: 22. N60'00'00"E A DISTANCE OF 105.05 FEET;

23. \$25'56'55"E A DISTANCE OF 641.13 FEET; 24. S59'22'47"W A DISTANCE OF 101.58 FEET TO A POINT OF CURVE;

25. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 8519'42", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.47 FEET, THE CHORD OF WHICH BEARS \$16'42'56"W A DISTANCE OF 4.07 FEET,

26. \$25'56'55"E A DISTANCE OF 76.67 FEET TO A POINT OF CURVE; 27. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 25'49'25", A RADIUS OF 271.50 FEET, A DISTANCE OF 122.37 FEET, THE CHORD OF WHICH BEARS \$1302'13"E A DISTANCE OF 121.33 FEET. TO A POINT OF TANGENT: 28. S00"07"30"E A DISTANCE OF 60.79 FEET TO THE NORTHERLY LINE OF THE STORM DRAIN CHANNEL

RECORDED AS RECEPTION NO. 94069703 AND SHOWN ON THAT CERTAIN SURVEY ENTITLED "BOUNDARY SURVEY OF RIGDEN FARM", LARIMER COUNTY RECORDS; THENCE ON SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

 S89°55'04"E, A DISTANCE OF 726.54 FEET TO A POINT OF CURVE; 2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 50"40"39", A RADIUS OF 543.00 FEET, A DISTANCE OF 480.28 FEET, THE CHORD OF WHICH BEARS \$64'34'44"E A DISTANCE OF 464.78 FEET TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE NOOMO'52"W ON SAID EAST LINE, A DISTANCE OF 2058.41 FEET TO THE NORTHEAST CORNER OF

THENCE N89'26'35"W ON THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 1765.69 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART LYING NORTHEASTERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF DRAKE ROAD AND ZIEGLER ROAD.

SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

CONTAINING A CALCULATED AREA OF 35.75ACRES (1,557,178 SQUARE FEET).

DAKOTA RIDGE P.U.D., THIRD FILING THE FOLLOWING FIVE (5) COURSES:

12. N7844'49"E A DISTANCE OF 144.73 FEET TO A POINT OF CURVE;

A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, BEING DESCRIBED AS

BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 29 BEING MONUMENTED AT THE NORTH END BY A 3" ALUMINUM CAP MARKED "RA BRADSHAW" IN A RANGE BOX AND ON THE SOUTH END BY A 3 1/4" ALUMINUM CAP MARKED "LS 17497" IN A RANGE BOX, IS ASSUMED TO BEAR S00"10'52"E A DISTANCE OF 2650.99 FEET AS SHOWN ON THE BOUNDARY SURVEY OF RIGDEN FARM RECORDED AS RECEPTION NO. 98054412, LARIMER COUNTY RECORDS.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29, BEING MONUMENTED BY A 3" ALUMINUM CAP IN A RANGE BOX STAMPED "RA BRADSHAW" FROM WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 29 BEARS N89'26'35"W A DISTANCE OF 2641.51 FEET; THENCE SOOM 0'52"E ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 2650.99 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 29; THENCE SOOTO'52"E ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 1325.44 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF STONE RIDGE P.U.D FOURTH FILING; THENCE N89'28'52"W ON THE NORTH LINE OF SAID STONE RIDGE PUD, A DISTANCE OF 1349.83 FEET TO THE SOUTHEAST CORNER OF DAKOTA RIDGE P.U.D. SECOND FILING;

THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID DAKOTA RIDGE P.U.D., SECOND FILING AND

1. NO0'07'30"W A DISTANCE OF 1276.96 FEET; 2. N89"25'19"W A DISTANCE OF 1295.79 FEET;

3. N00°07'31"W A DISTANCE OF 187.07 FEET;

4. N44'46'22"W A DISTANCE OF 549.07 FEET; 5. N89"25'18"W A DISTANCE OF 562.76 FEET TO THE EASTERLY LINE OF A STORM DRAINAGE CHANNEL RIGHT OF WAY RECORDED AS RECEPTION NO. 94069703, LARIMER COUNTY RECORDS; THENCE ON THE EASTERLY LINE OF SAID RIGHT OF WAY THE FOLLOWING COURSE:

1. N00"35"09"E A DISTANCE OF 25.28 FEET; THENCE NOO'42'13"E A DISTANCE OF 99.02 FEET TO THE NORTHERLY LINE OF SAID RIGHT OF WAY: THENCE ON THE NORTHERLY, NORTHEASTERLY AND NORTHWESTERLY LINES OF SAID RIGHT OF WAY THE FOLLOWING TWENTY-SIX (26) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 06'36'18", A RADIUS OF 457.00 FEET, A DISTANCE OF 52.68 FEET, THE CHORD OF WHICH BEARS N57'41'02"E A DISTANCE OF 52.65 FEET.TO A POINT OF TANGENT: 2. N54"22'53"E A DISTANCE OF 136.54 FEET TO A POINT OF CURVE;

3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06'46'51", A RADIUS OF 243.00 FEET, A DISTANCE OF 28.76 FEET, THE CHORD OF WHICH BEARS N57"46'18"E A DISTANCE OF 28.74 FEET, TO A POINT OF TANGENT; 4. N61'09'44"E A DISTANCE OF 203.74 FEET:

5. N82"27"34"E A DISTANCE OF 209.12 FEET, TO A POINT OF CURVE; 6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17"00"06", A RADIUS OF 343.00 FEET, A DISTANCE OF 101.78 FEET, THE CHORD OF WHICH BEARS \$89"02'23"E A DISTANCE OF 101.41 FEET. TO A POINT OF TANGENT:

7. S80'32'20"E A DISTANCE OF 239.80 FEET TO A POINT OF CURVE; 8. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09'41'17", A RADIUS OF 157.00 FEET, A DISTANCE OF 26.55 FEET, THE CHORD OF WHICH BEARS \$85"22"58"E A DISTANCE OF 26.52

FEET, TO A POINT OF TANGENT; 9. N89'46'23"E A DISTANCE OF 74.40 FEET TO A POINT OF CURVE; 10. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20"01'26", A RADIUS OF 143.00

FEET, A DISTANCE OF 49.98 FEET, THE CHORD OF WHICH BEARS \$8012'54"E A DISTANCE OF 49.42 FEET TO A POINT OF REVERSE CURVE; 11. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31"33"00", A RADIUS OF 157.00 FEET, A DISTANCE OF 86.45 FEET, THE CHORD OF WHICH BEARS \$85'58'41"E A DISTANCE OF 85.36 FEET

13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03'50'47", A RADIUS OF 157.00 FEET, A DISTANCE OF 10.54 FEET, THE CHORD OF WHICH BEARS N7679'26"E A DISTANCE OF 10.54 FEET, TO A POINT OF TANGENT;

14. N74'24'02"E A DISTANCE OF 56.44 FEET TO A POINT OF CURVE; 15. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 34'49'55", A RADIUS OF 243.00 FEET, A DISTANCE OF 147.73 FEET, THE CHORD OF WHICH BEARS S88"11"00"E A DISTANCE OF 145.46 FEET, TO A POINT OF TANGENT;

16. \$70'46'03"E A DISTANCE OF 364.76 FEET TO A POINT OF CURVE; 17. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 24'25'50", A RADIUS OF 307.00 FEET, A DISTANCE OF 130.90 FEET, THE CHORD OF WHICH BEARS S82'58"E A DISTANCE OF 129.91 FEET, TO A POINT OF TANGENT;

18. NB4'48'07"E A DISTANCE OF 109.18 FEET TO A POINT OF CURVE: 19. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 0546'49", A RADIUS OF 543.00 FEET, A DISTANCE OF 50.04 FEET, THE CHORD OF WHICH BEARS N87"26'32"E A DISTANCE OF 50.02 FEET, TO A POINT OF TANGENT; 20. \$89'55'04"E A DISTANCE OF 88.96 FEET;

21. NO0'04'56"E A DISTANCE OF 69.14 FEET; 22 S89'55'04"F A DISTANCE OF 37 34 FFFT 23. \$44"55"04"E A DISTANCE OF 97.79 FEET

24. \$89*55'04"E A DISTANCE OF 126.60 FEET

25. \$89'55'04"E A DISTANCE OF 726.54 FEET TO A POINT OF CURVE; 26. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 50'40'39", A RADIUS OF 543.00 FEET, A DISTANCE OF 480.28 FEET, THE CHORD OF WHICH BEARS S64'34'44"E A

THENCE SOOTO'52'E ON SAID EAST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 592.58 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 29; THENCE SOO(10'52"E, ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 1325.44 FEET TO THE POINT OF BEGINNING.

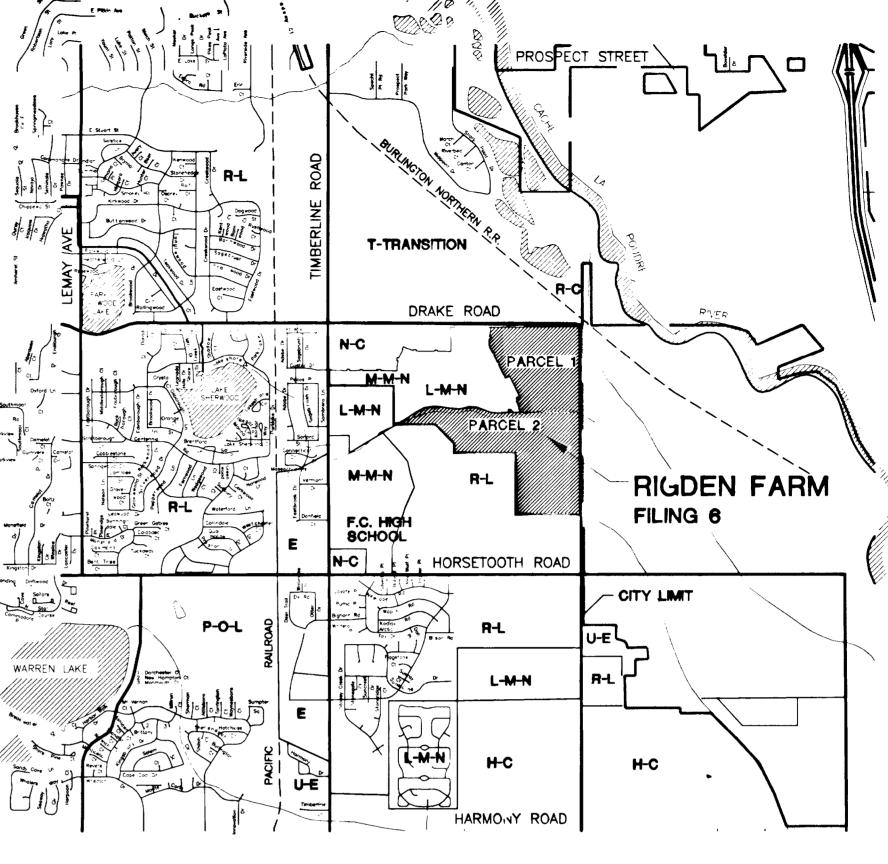
CONTAINING A CALCULATED AREA OF 99.805 ACRES (4,347,506 SQUARE FEET) CONTAINING A GROSS CALCULATED AREA OF 163.856 ACRES (7,137,552 SQUARE FEET)

LEGAL DESCRIPTION STATEMENT

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY DAVID P. ROBERTS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, COLORADO NO. 32825, OR UNDER HIS RESPONSIBLE CHARGE FOR AND ON BEHALF OF JR ENGINEERING, LTD. AND IS PROVIDED HERE FOR REFERENCE PURPOSES ONLY. SEE THE FINAL PLAT RIGDEN FARM, FILING SIX PREPARED BY JR ENGINEERING FOR THE COMPLETE PLAT INFORMATION.

OWNER'S CERTIFICATION THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS OVERALL DEVELOPMENT PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID OVERALL DEVELOPMENT PLAN. RIGDEN FARM, LLC, A COLORADO LIMITED LIABILITY COMPANY BY: SIERRA RESOURCES CORPORTATION, A COLORADO CORPORATION, MANAGER DATE: 4/10/02 SIGNED BY: DAVID J. PIETENPOL, PRESIDENT STATE OF COLORADO, LARIMER COUNTY, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS BY: David Dietenoral WITNESS MY HAND AND OFFICIAL SEAL AND WILLIAM MY COMMISSION EXPIRES: 10/11/2004 STATE OF COLORADO. LARIMER COUNTY, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS EPUBLIC MY COMMISSION EXPIRES: Time COIC OWNER: CITY OF FORT COLLINS STATE OF COLORADO S.S. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY WITNESS MY HAND AND OFFICIAL SEAL MY COMMUNICATION EXPIRES: 8/11/2007 LIEN HOLDER: COMPASS BANK DATE: 4/10/82 SIGNED BY: MG YLARRAZ, SENOR VICE PRESIDENT MANY NOTICE STATE OF COLORADO S.S. COUNTY OF LARIMER THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______, 2002. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10/11/2004

DIRECTOR OF PLANNING	APPROVALEFORT
APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT	T COLLINS, COLORADO SEAL



VICINITY MAP SCALE: 1" = 2000'

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JIM SELL DESIGN 153 WEST MOUNTAIN AVE. FORT COLLINS, CO 80524 970 484 1921 FAX: 970 484 2443

OU

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Project Development Plan

Drawing Name:

Signature and

Designed JSD STAFF

Index Sheet

Drawn

Checked

Revised

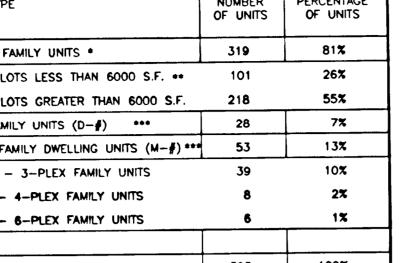
PROJECT NOTES: PLAT BEING SUBMITTED.

THE EXISTING BOUNDARY.

- THIS PROJECT DEVELOPMENT PLAN IS BEING SUBMITTED AS PART OF A LARGER SUBDIMISION THE TRACT Z IN THE SUBDIMISION PLAT WILL BE SUBMITTED AS A SEPARATE POP.
- COMMON OPEN SPACE AREAS, PRIVATE DRIVES, ARTERIAL STREETSCAPES, AND COLLECTOR STREETSCAPES WILL BE MAINTAINED BY RIGDEN FARM HOME OWNERS' ASSOCIATION.
- ALL PUBLIC STREETS WILL BE DESIGNED TO MEET OR EXCEED CITY STANDARDS, UNLESS
- VARIANCES ARE GRANTED TO ALLOW A REDUCTION OR ADDITION TO CITY STANDARDS. FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY POUDRE FIRE AUTHORITY STANDARDS.
- THE FOOTHILLS CHANNEL WILL HAVE A 50" MINIMUM BUFFER ZONE ALONG ALL SIDES OF
- AT LEAST FOUR TYPES OF SINGLE FAMILY HOUSING MODELS WILL BE PROVIDED AS PER LAND USE CODE, DIVISION 3.5.2.B.1. EACH HOUSING MODEL WILL HAVE AT LEAST THREE (3) DISTINGUISHING CHARACTERISTICS, AS PER THE LAND USE CODE, SECTION 3.5.2.B.2. TYPICAL ELEVATIONS OF FOUR MODELS WILL BE SUBMITTED TO CITY STAFF PRIOR TO ISSUANCE OF ANY SINGLE FAMILY BUILDING PERMITS. NO TWO ADJOINING LOTS SHALL HAVE THE SAME HOUSING MODEL VARIETY, AS PER THE LAND USE CODE 3.8.15.
- HOUSING TYPES: 1) SMALL LOT SINGLE FAMILY DETACHED DWELLINGS (LESS THAN 6000 S.F.), 2) STANDARD LOT SINGLE-FAMILY DETACHED DWELLINGS (GREATER THAN 6000 S.F.), 3) TWO-FAMILY DWELLINGS AND 4) MULTI-FAMILY DWELLINGS
- THE GARAGE DOORS OF ALL RESIDENTIAL DWELLING UNITS WILL BE RECESSED AT LEAST 4 FEET BEHIND EITHER THE FRONT FACADE OF THE GROUND FLOOR LIVING AREA PORTION OF THE DWELLING OR A COVERED PORCH, AS PER LAND USE CODE, SECTION 3.5.2.E.
- GARAGE DOORS SHALL BE SETBACK 20' MINIMUM FROM PROPERTY LINE AT BACK OF
- GARAGE DOORS SHALL NOT COMPRISE MORE THAN FIFTY (50%) PERCENT OF THE GROUND FLOOR STREET-FACING LINEAR BUILDING FRONTAGE. ALLEYS AND CORNER LOTS ARE EXEMPT FROM THIS STANDARD.
- RESIDENTIAL SETBACKS FROM ARTERIAL STREETS FOR ALL FACADES ARE A MINIMUM THIRTY
- 12. NO ACCESS TO INDIVIDUAL LOTS IS PERMITTED FROM ARTERIAL STREETS (3.6.2.0).
- RESIDENTIAL SETBACKS FROM NON-ARTERIAL STREETS SHALL BE A MINIMUM AS PER AS PER LAND USE CODE, SECTION 3.5.2.(D)(2)&(3).
- 4. SEE SUBDIVISION PLAT AND UTILITY PLANS FOR ALL EASEMENTS, LOT AREAS, DIMENSIONS, AND DESIGN OF STREETS AND WALKS.
- ADEQUATE SECURITY LIGHTING FOR RESIDENTIAL DWELLING UNITS IS TO BE PROVIDED BY STANDARD STREET LIGHTS AND INDIVIDUAL "PORCH" LIGHTS.
- SMALL NEIGHBORHOOD PARKS" SHOWN ON THIS SITE PLAN ARE PROVIDED TO SATISFY LUC REQUIREMENTS THAT EITHER A NEIGHBORHOOD PARK OR A PRIVATELY OWNED PARK, THAT IS AT LEAST ONE (1) ACRE IN SIZE, SHALL BE LOCATED WITHIN A MAXIMUM OF ONE-THIRD (1/3) MILE OF AT LEAST NINETY (90) PERCENT OF THE DWELLINGS AS MEASURED ALONG STREET FRONTAGE. THESE "SMALL NEIGHBORHOOD PARK" AREAS SHALL CONSIST OF MULTIPLE-USE TURF AREAS, WALKING PATHS, PLAZAS, PAVILIONS, PICNIC TABLES, BENCHES OR OTHER FEATURES FOR VARIOUS AGE GROUPS TO ENJOY AS REQUIRED IN LUC
- THE MINIMUM LIGHTING LEVELS FOR WALKWAYS ALONG COMMERCIAL AREAS WILL BE 0.9 FOOT-CANDLES, AND ALONG RESIDENTIAL AREAS WILL BE 0.5 FOOT CANDLES.
- SEE GRADING AND DRAINAGE PLANS FOR THE PERMANENT AND TEMPORARY DRAINAGE COURSES AND STRUCTURES.
- 19. SEE LANDSCAPE PLAN FOR MITIGATION OF EXISTING TREES TO BE REMOVED OR IMPACTED BY DEVELOPMENT IN THIS PHASE.
- 20. SINGLE FAMILY RESIDENTIAL LOTS BACKING UP TO DRAKE ROAD WILL NOT BE ALLOWED TO INSTALL PRIVACY FENCES, AS PER HOME OWNER'S ASSOCIATION'S COVENANTS.
- 21. ALL CITY OF FT. COLLINS FOOTHILLS CHANNEL PEDESTRIAN/BICYCLE TRAIL MID-BLOCK STREET CROSSINGS SHALL BE RAISED, STAMPED COLORED ASPHALT. ALL OTHER CROSSINGS SHALL BE ENHANCED. SEE SITE PLANS.
- NO BUILDING PERMIT WILL BE GRANTED FOR CONSTRUCTION ON ANY TWO-FAMILY OR MULTI-FAMILY LOT UNTIL A SITE-SPECIFIC LANDSCAPE PLAN, SITE PLAN, ARCHITECTURAL ELEVATIONS AND UTILITY PLANS FOR SUCH CONSTRUCTION HAVE BEEN APPROVED BY THE PLANNING DIRECTOR, WITH THE DECISION OF THE DIRECTOR TO BE BASED UPON COMPLIANCE WITH THE LAND USE CODE AND ALL APPLICABLE CRITERIA AND STANDARDS, AND COMPATIBILITY OF THE PROPOSED CONSTRUCTION WITH EXISTING BUILDINGS AND/OR APPROVED BUILDING PLANS IN THE IMMEDIATE VICINITY.
- 23. DRAKE ROAD & ZIEGLER ROAD IMPROVEMENT PLANS WERE SUBMITTED CONCURRENTLY AS A SEPARATE PROJECT, SEE DRAKE/ZIEGLER ROAD CONSTRUCTION PLANS.
- 24. IF AND WHEN TRANSFORT SERVES THE INTERNAL STREETS OF RIDGEN FARM WITH BUS SERVICE, THE LOCATION AND PLACEMENT OF TRANSIT STOPS WILL BE DETERMINDED.
- 25. PARKING RATIO FOR MULTI-FAMILY AND TWO-FAMILY DWELLINGS WILL BE SUBMITTED AND APPROVED AT BUILDING PERMIT PROCESS.
- 26. NO STRUCTURE CAN BE PLACED OVER EASEMENTS.
- 27. SEE PLAT AND LANDSCAPE PLANS FOR DRIVEWAY LOCATION RESTRICTIONS.
- 28. A MODIFICATION TO THE FORT COLLINS LAND USE CODE 3.5.2 (D) (3) RESIDENTIAL BUILDING STANDARDS WAS GRANTED, NOVEMBER 15, 2001, BY THE PLANNING AND ZONING BOARD ALLOWING THE REAR SETBACK TO BE FIVE-FEET (5') FOR ALL LOTS IN FILING-SIX EXCEPT LOTS 259 - 267, LOTS 329 - 381, LOT D21, AND LOT M4. THIS APPROVAL WAS SUBJECT TO THE CONDITION THAT A GARAGE DOOR SETBACK OF A MINIMUM OF 24 FEET BETWEEN A GARAGE DOOR PARALLEL TO AND FACING THE REAR ACCESS DRIVE AND THE OPPOSITE SIDE OF THE ACCESS DRIVE EASEMENT BE MAINTAINED.
- A MODIFICATION TO THE FORT COLLINS LAND USE CODE 3.8.3 (1) HOME OCCUPATION STANDARDS WAS GRANTED, NOVEMBER 15, 2001, BY THE PLANNING AND ZONING BOARD ALLOWING HOME OCCUPATIONS TO BE CONDUCTED ABOVE DETACHED REAR YARD GARAGES.
- 30. CARRIAGE HOUSES WILL BE ALLOWED ON ALL RESIDENTIAL LOTS IN FILING-SIX EXCEPT FOR LOTS 141 - 161 AND D4 - D7.
- ALTERNATIVE COMPLIANCE WAS GRANTED TO LUC 3.6.3 TO ALLOW THE ELIMINATION OF AN OTHERWISE REQUIRED STREET CROSSING OF THE FOOTHILLS CHANNEL FOR THE SEGMENT OF THE CHANNEL BETWEEN THE RIGDEN PARKWAY CROSSING AND THE PEDESTRIAN BRIDGE ADJACENT TO THE OFF-SITE PINECONE APARTMENTS.
- ALTERNATIVE COMPLIANCE WAS GRANTED TO LUC SECTION 3.6.3 TO ALLOW A BICYCLE/PEDESTRIAN BRIDGE TO BE THE ONLY CROSSING OF THE FOOTHILLS CHANNEL IN THE SECTION OF THE CHANNEL BETWEEN RIGDEN PARKWAY AND CHASE DRIVE WHERE A STREET CROSSING WOULD HAVE OTHERWISE BEEN REQUIRED.
- 33. ALTERNATIVE COMPLIANCE WAS GRANTED TO LUC SECTION 3.6.3 TO ALLOW THE ELIMINATION OF AN OTHERWISE REQUIRED STREET CROSSING OF THE FOOTHILLS CHANNEL FOR THE PORTION OF CHANNEL BETWEEN CHASE DRIVE AND ZIEGLER ROAD.
- 4. IN ACCORDANCE WITH THE CONDITION PLACED ON THE APPROVAL OF THIS PDP, NO DETACHED GARAGE LOCATED ON THE FOLLOWING LOTS WITHIN RIGDEN FARM, FILING 6 SHALL INCLUDE A SEPARATE DWELLING UNIT. LOTS 259 THROUGH AND INCLUDING LOT 267 AND LOT 329 THROUGH AND INCLUDING LOT 381.
- 35. A VARIANCE WAS APPROVED AND DRIVEWAYS ONTO A PUBLIC STREET NEED TO HAVE A MINIMUM SEPERATION OF 8 FEET, BUT NO SETBACK FROM THE PROPERTY LINE IS REQUIRED PER A VARIANCE REQUEST APPROVED BY ENGINEERING SEPT 10, 2001.
- THE SIGHT DISTANCE EASEMENT IS REQUIRED BY THE CITY AT SOME STREET INTERSECTIONS WHERE IT IS NECESSARY TO PROTECT THE LINE OF SIGHT FOR A MOTORIST NEEDING TO SEE APPROACHING TRAFFIC AND TO REACT SAFELY FOR MERGING THEIR VEHICLE INTO THE TRAFFIC FLOW, THE FOLLOWING ARE REQUIREMENTS FOR CERTAIN OBJECTS THAT MAY OCCUPY A SIGHT DISTANCE EASEMENT FOR LEVEL GRADE: (1) STRUCTURES AND LANDSCAPING WITHIN THE EASEMENT SHALL NOT EXCEED 24 INCHES IN HEIGHT WITH THE FOLLOWING EXCEPTIONS: (a) FENCES UP TO 42 INCHES IN HEIGHT MAY BE ALLOWED AS LONG AS THEY DO NOT OBSTRUCT THE LINE OF SIGHT FOR MOTORISTS. (b) DECIDUOUS TREES MAY BE ALLOWED AS LONG AS ALL BRANCHES OF THE TREES ARE TRIMMED SO THAT NO PORTION THEREOF OR LEAVES THEREON HANG LOWER THAN SIX (6) FEET ABOVE THE GROUND, AND THE TREES ARE SPACED SUCH THAT THEY DO NOT OBSTRUCT LINE OF SIGHT FOR MOTORISTS. DECIDUOUS TREES WITH TRUNKS LARGE ENOUGH TO OBSTRUCT LINE OF SIGHT FOR MOTORISTS SHALL BE REMOVED BY THE OWNER, FOR NON-LEVEL AREAS THE REQUIREMENTS SHALL BE MODIFIED TO PROVIDE THE SAME DEGREE OF VISIBILITY.
- 37. A MODIFICATION TO THE FORT COLLINS LAND USE CODE 3.5.2(D)(3)SIDE AND REAR YARD SETBACKS WAS GRANTED FEBRUARY 21, 2002, BY THE PLANNING AND ZONING BOARD ALLOWING A ZERO-FOOT (0') SIDE YARD SETBACK FOR ALL ACCESSORY BUILDINGS ON ADJACENT LOTS 164-165, 170-171, 172-173, 178-179, 108-181, 186-187, AND 190-191. A CONDITION WAS PLACED ON THE MODIFICATION APPROVAL BY THE PLANNING AND ZONING BOARD THAT THE ACCESSORY BUILDINGS, FOR THE APPROVED LOTS ABOVE, MUST COMPLY WITH THE THE "REAR WALLS OF MULTIFAMILY GARAGES" STANDARDS IN THE FORT COLLINS LAND USE CODE 3.5.2 (F), WHICH WOULD NOT ORDINARILY APPLY TO THE ACCESSORY BUILDINGS ON SAID LOTS.

UNIT TYPE SUMMARY

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE OF UNITS
SINGLE FAMILY UNITS *	319	81%
# LOTS LESS THAN 6000 S.F	101	26%
# LOTS GREATER THAN 6000 S.F.	218	55%
TWO FAMILY UNITS (D-#) ***	28	7%
MULTI-FAMILY DWELLING UNITS (M-#) ***	53	13%
13 - 3-PLEX FAMILY UNITS	39	10%
2 - 4-PLEX FAMILY UNITS	8	2%
1 - 6-PLEX FAMILY UNITS	6	1%
TOTAL DWELLING UNITS	393	100%



* AVERAGE LOT SIZE - 6,667 S.F. AVERAGE UNIT SIZE - 1500-2000 S.F. (2-4 BEDROOMS/UNIT)

** AVERAGE LOT SIZE - LESS THAN 6000 S.F.

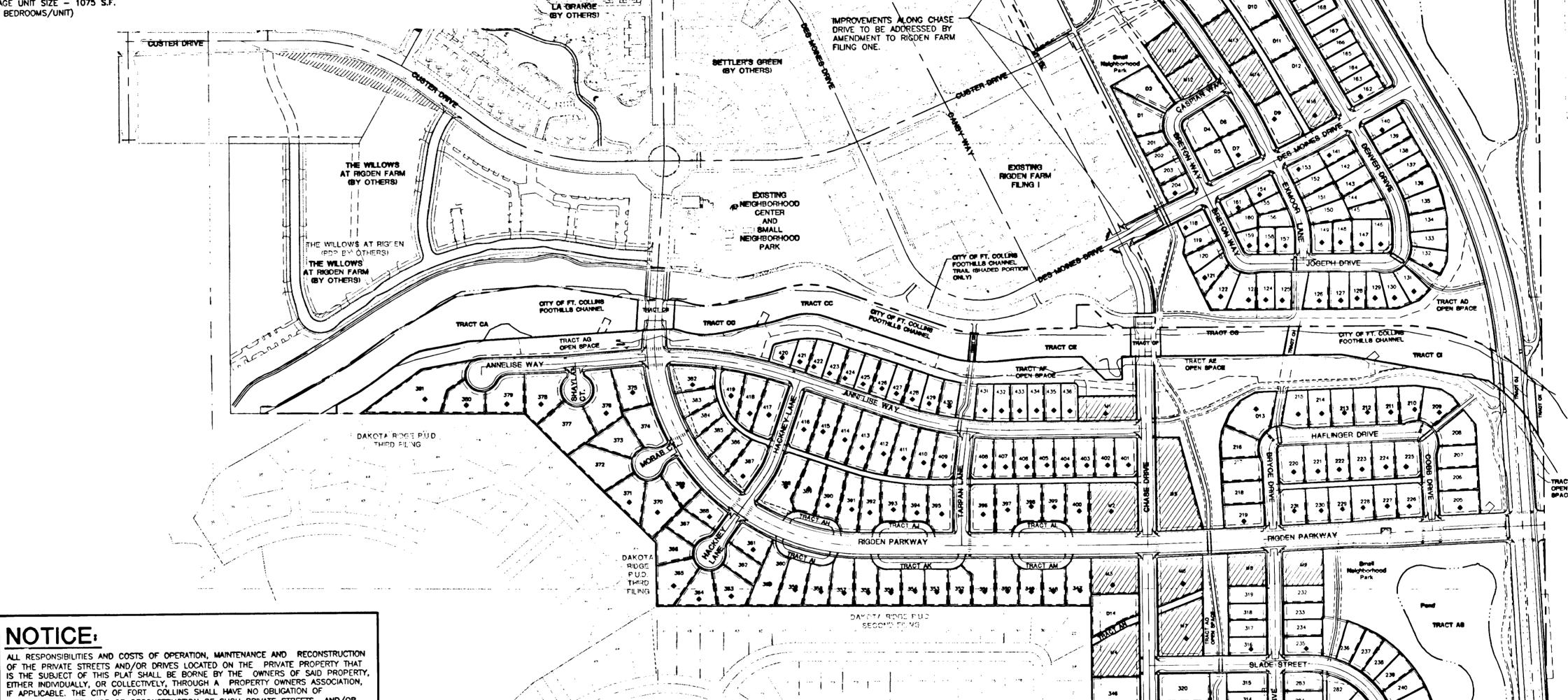
(1-3 BEDROOMS/UNIT) **⇔** AVERAGE UNIT SIZE - 1075 S.F.

(1-3 BEDROOMS/UNIT)

AVERAGE UNIT SIZE - 1075 S.F.

(81 TOTAL DWELLING UNITS) LOT/TRACT # DWELLING TYPE D1 THRU D14 2-PLEX UNIT 3-PLEX UNIT 4-PLEX UNIT 3-PLEX UNIT 3-PLEX UNIT 6-PLEX UNIT 3-PLEX UNIT 4-PLEX UNIT 3-PLEX UNIT M8 THRU M16

MULTI-DWELLING LOTS



OPEN SPACE

PARKSINE FAST (BY OTHERS)

WWW (BY OTHERS)

1 forth in some frameworks

LEGEND

AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

NOTICE:

LAND USE DATA

CITY OF FT. COLLINS TRAIL



MULTI-FAMILY LOTS (3-PLEX, 4-PLEX OR B-PLEX DWELLING UNITS)

SOLAR ORIENTED LOTS

OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS

MULTI-FAMILY LOTS (2-PLEX DWELLING UNITS)

LAND U	SE	SQ. FT.	ACRES	
SITE AREA:	TOTAL LMN AREA (GROSS) (PARCELS 1 & 2)	5,401,004.40	123.99	3.96 DU/AC
	TOTAL LMN AREA (NET)	4,298,500.80	98.68	4.98 DU/AC

SQ. FT. ACRES

LAND USE	SQ. FT.	ACRES		
SITE AREA:				
TOTAL PDP AREA (PARCELS 1 & 2)	7,137,552	163.86		
SUBTRACT TRACTS (INCLUDING FOOTHILLS CHANNEL)	-2,933,604	-67.35		
TOTAL PDP AREA	4,203,948	96.51		
		ļ		
PUBLIC ROW STREETS	2,732,590	62.73	65%	
ESTIMATED BLDG. COVERAGE	46,243	1.06	8%	
PARKING & DRIVES	210,200	4.83	5%	
COMMON OPEN SPACE	546,518	12.55	13%	
ACTIVE RECREATIONAL USE	336,318	7.72	8%	





Checked Revised

JIM SELL DESIGN

Landscape Architecture & Planning

153 WEST MOUNTAIN AVE FORT COLLINS, CO 80524

970 484 1921

Drawn

FAX: 970 484 2443

Drawing Name:

Land Use and

Project Notes

Designed JSD STAFF

GWS

___LVF___

02/25/02

04/02/02

0

Rigd

R-85

RAIL FENCE AND STONE PILLARS, TYP. (SEE LANDSCAPE PLANS)

5,480 sq.ft./

5,484 sq.ft.

TRACT X
OPEN SPACE

5,824 sq.ft.

SIGHT DISTANCE EASEMENT, SEE PLAT FOR SIZE & DIMENSIONS

TRACT Y
OPEN SPACE

10' CONCRETE PATH -

6,587 sq.ft.

6,594 sq.ft.

193 4,575 sq.ft.

- ACCESS RAMPS ON BOTH SIDES

OF ROADWAY

192 4,575 sq.ft. 4,575 sq.ft. 191 - ENHANCED CROSSING 4,575 sq.ft.

ON BOTH SIDES
OF ROADWAY

- ENHANCED CROSSING

\ UTILITY EASEMENT, TY \((FRONT OF LOTS)\)

190 4,575 sq.ft.

TRACT Z

(MF-SEPARATE PDP)

TEMP. 8' RECYCLED ASPHALT PATH (EXACT — LOCATION OF PERMANENT PATH TO BE SUBMITTED WITH TRACT "Z" PDP)

M10 12,724 sq.ft.

- EXISTING UTILITY EASEMENT

MATCHLINE - SEE SHEET PDP-5

8' CONCRETE PATH

UTILITY AND DRAINAGE
EASEMENT, TYP. (SIDE
AND BACK OF LOTS)

189 4,575 **s**q.ft.

188 4,575 sq.ft.

ENHANCED CROSSING

- 9' UTILITY EASEMENT, TYP.

Small

Neighborhood

187 4,575 sq.ft

186 4,575 sq.ft.,

ACCESS RAMPS ON BOTH SIDES OF ROADWAY

ON BOTH SIDES
OF ROADWAY

- ENHANCED CROSSING

7,052 sq.ft.

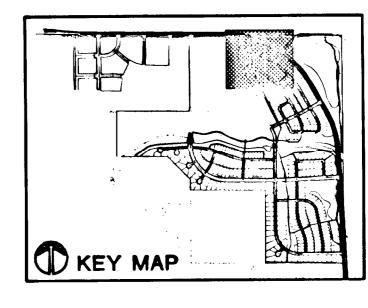
6,729 sq.ft.

IMPROVEMENTS ALONG CHASE DRIVE TO BE ADDRESSED BY AMENDMENT TO RIGDEN FARM FILING ONE.

EXISTING

FILING I

RIGDEN FARM



	VELLING LOT WELLING UNITS)
LOT/TRACT #	DWELLING TYPE
D1 THRU D14	2-PLEX UNIT
м1	3-PLEX UNIT
M2	4-PLEX UNIT
м3	3-PLEX UNIT
M4	3-PLEX UNIT
M5	6-PLEX UNIT
M6	3-PLEX UNIT
M7	4-PLEX UNIT
M8 THRU M16	3-PLEX UNIT

TRACT AB

- UTILITY EASEMENT

4,575 **s**q.ft

D8 12,816 **s**q.ft.

179 4,575 sq.ft.

178 4,575 sq.ft.



Colorado

Collins,

153 WEST MOUNTAIN AVE. FORT COLLINS, CO 80524 970 484 1921 FAX: 970 484 2443 Drawing Name: SITE PLAN

<u>____GWS</u> Drawn Designed SD STAFF Checked ___LVF__

02/25/02 04/02/02 Revised

V2O43

Sheet PDP-3 of 12

Project Development Plan

MATCHLINE - SEE SHEET PDP-6

Section Formation Section Sect

Collins,

Rigden F

JIM SELL DESIGN

Landreape Architecture & Plannin

Landscape Architecture & Planning
153 WEST MOUNTAIN AVE.
FORT COLLINS, CO 80524
970 484 1921
FAX: 970 484 2443
Drawing Name:
SITE PLAN

Drawn GWS

Designed JSD STAFF

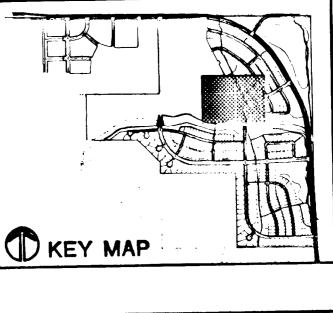
Checked LVF

Date 02/25/02

Project Development Plan
SCALE: 1' - 50' - 0'

SCALE: 1' - 50' - 0'

R-85 2388



MATCHLINE - SEE SHEET PDP-3

Neighborhood

- UTILITY AND DRAINAGE EASEMENT, TYP. (SIDE AND BACK OF LOTS)

M11 14,692 **s**q.ft.

204 4,853 sq.ft.

TRACT AD OPEN SPACE

MATCHLINE - SEE SHEET PDP-9

M12 11,683 sq.ft.

TRACT Y

EXISTING

RIGDEN FARM

FILING |

MATCHLINE - SEE SHEET PDP-8

IMPROVEMENTS ALONG CHASE— DRIVE TO BE ADDRESSED BY AMENDMENT TO RIGDEN FARM FILING ONE.

OPEN SPACE

MULTI-DWELLING LOTS (81 TOTAL DWELLING UNITS)		
LOT/TRACT #	DWELLING TYPE	
D1 THRU D14	2-PLEX UNIT	
M1	3-PLEX UNIT	
M2	4-PLEX UNIT	
м3	3-PLEX UNIT	
M4	3-PLEX UNIT	
M 5	6-PLEX UNIT	
M6	3-PLEX UNIT	
M7	4-PLEX UNIT	
M8 THRU M16	3-PLEX UNIT	

KEY MAP		
	ELLING LOTS	
LOT/TRACT #	DWELLING TYPE	
D1 THRU D14	2-PLEX UNIT	
M1	3-PLEX UNIT	
M2	4-PLEX UNIT	
м3	3-PLEX UNIT	
M4	3-PLEX UNIT	
M5	6-PLEX UNIT	
M6	3-PLEX UNIT	
M7	4-PLEX UNIT	
M8 THRU M16	3-PLEX UNIT	

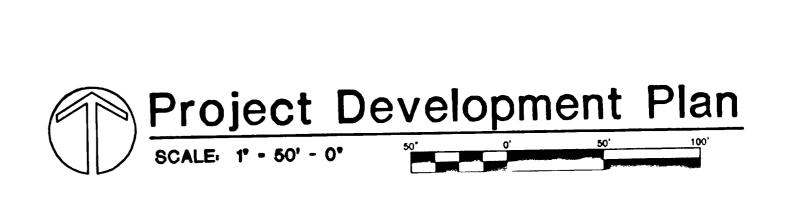
M14 12,321 sq.ft.

D7 8,642 sq.ft.

DES MOINES DRIVE

161 4,611 sq.ft.

120 5,555 sq.ft.



Colorado

Collins,

Fort

153 WEST MOUNTAIN AVE.
FORT COLLINS, CO 80524
970 484 1921
FAX: 970 484 2443
Drawing Name: SITE PLAN

Designed JSD STAFF Checked 02/25/02 04/02/02 Revised

Sheet PDP-5 of 12

MATCHLINE - SEE SHEET PDP-4

4,400 sq.ft.

-UTILITY EASEMENT,

5,498 sq.ft.

138 5,500 sq.ft.

137 5,500 sq.ft.

136 6,487 sq.ft.

135 6,573 sq.ft.

6,138 sq.ft.

133 5,676 sq.ft.

ACCESS RAMPS ON BO

132 6,177 sq.ft.

MATCHLINE - SEE SHEET PDP-9

DRAMAGE \
EASEMENT

15' UTILITY EASEMENT

TRACT AD \
OPEN SPACE

DEMVER DANK

144 5,301 sq.ft.

145 5,540 sq.ft.

UTILITY AND DRAINAGE
EASEMENT TYP. (SIDE
AND BACK OF LOTS)

SIGHT DISTANCE --EASEMENT, SEE
PLAT FOR SIZE
--- & DIMENSIONS --

5,879 sq.ft.

151 5,007 sq.ft.

5,647 sq.ft.

ENHANCED

30' FL-FL

156 4,245 sq.ft.

157

4,510 sq.ft.

150 6,341 sq.ft.

148

5,605 sq.ft.

JOSEPH DRIVE

D12 10,270 sq.ft.

PERMANENT WATER ELEVATION

-100 YR. HIGH WATER LINE

10° CONCRETE TRAIL TO BE DEDICATED — TO THE CITY OF FT. COLLINS AND CONSTRUCTED WITH THIS PROJECT. (SEE ENGINEERING PLANS)

TRAIL FENCE AND STONE PILLARS, TYP. (SEE LANDSCAPE PLANS)

20' PUBLIC ACCESS EASEMENT

15' UTILITY EASEMENT

FLOODPLAIN,

Detention Pond/Open Space

TRACT AC

LOT/TRACT #	DWELLING TYPE
D1 THRU D14	2-PLEX UNIT
M1	3-PLEX UNIT
M2	4-PLEX UNIT
м3	3-PLEX UNIT
M4	3-PLEX UNIT
M5	6-PLEX UNIT
M6	3-PLEX UNIT
M7	4-PLEX UNIT
M8 THRU M16	3-PLEX UNIT

Farm, Rigden

Colorado

Collins,

Fort

JIM SELL DESIGN

Landscape Architecture & Planning 153 WEST MOUNTAIN AVE. FORT COLLINS, CO 80524 970 484 1921 FAX: 970 484 2443 Drawing Name:

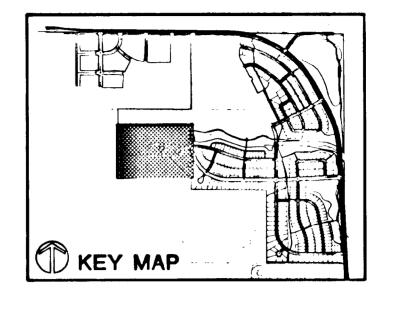
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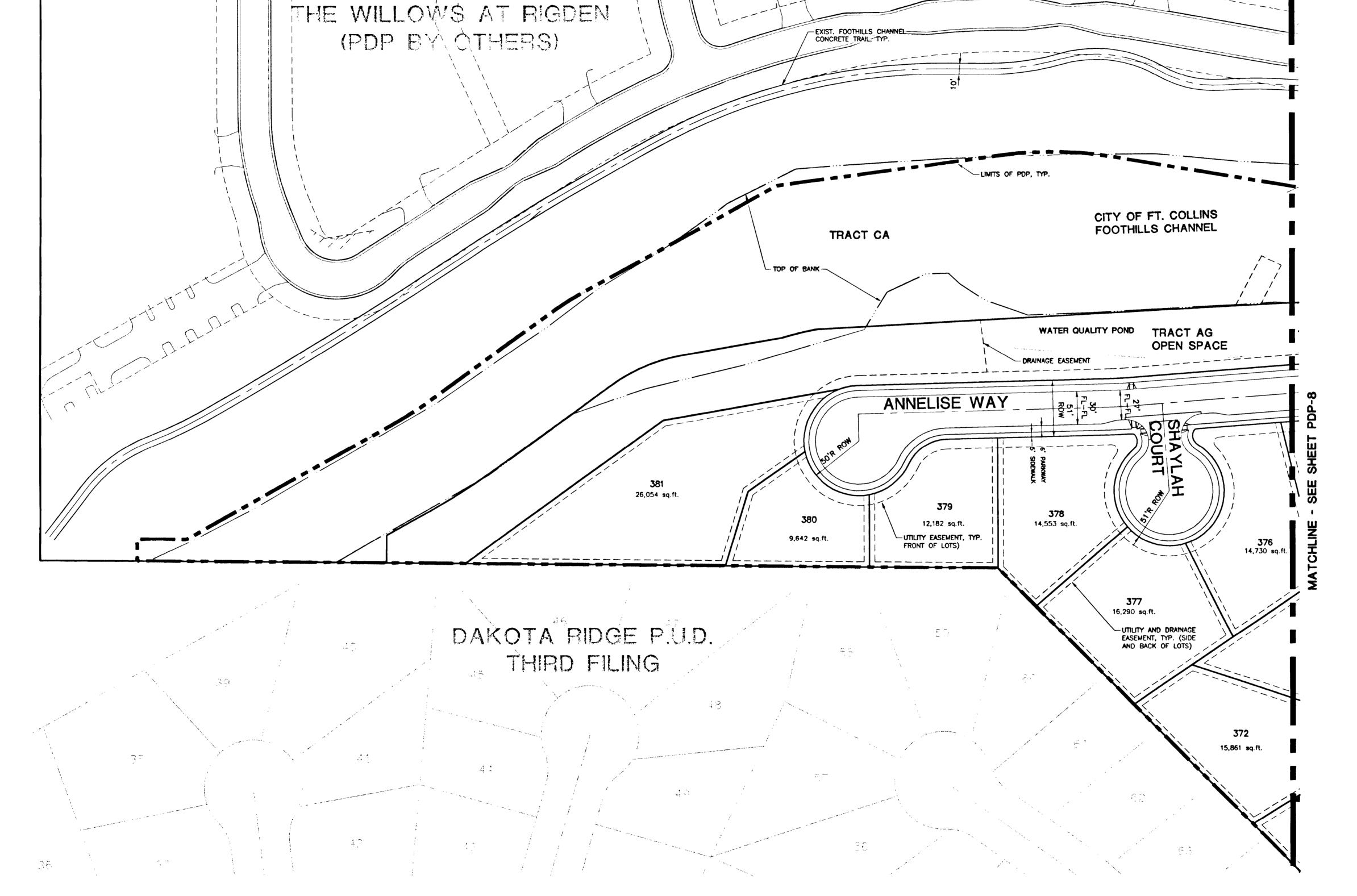
SITE PLAN

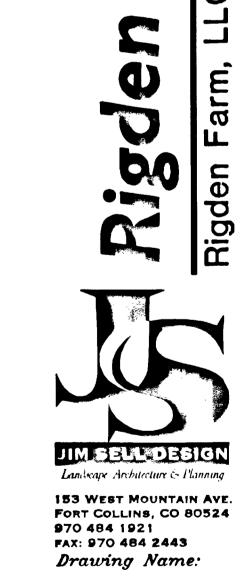
Project Number V2043

Sheet PDP-6 of 12

Project Development Plan







Site Plan

Drawn GWS
Designed JSO STAFF Checked LVF

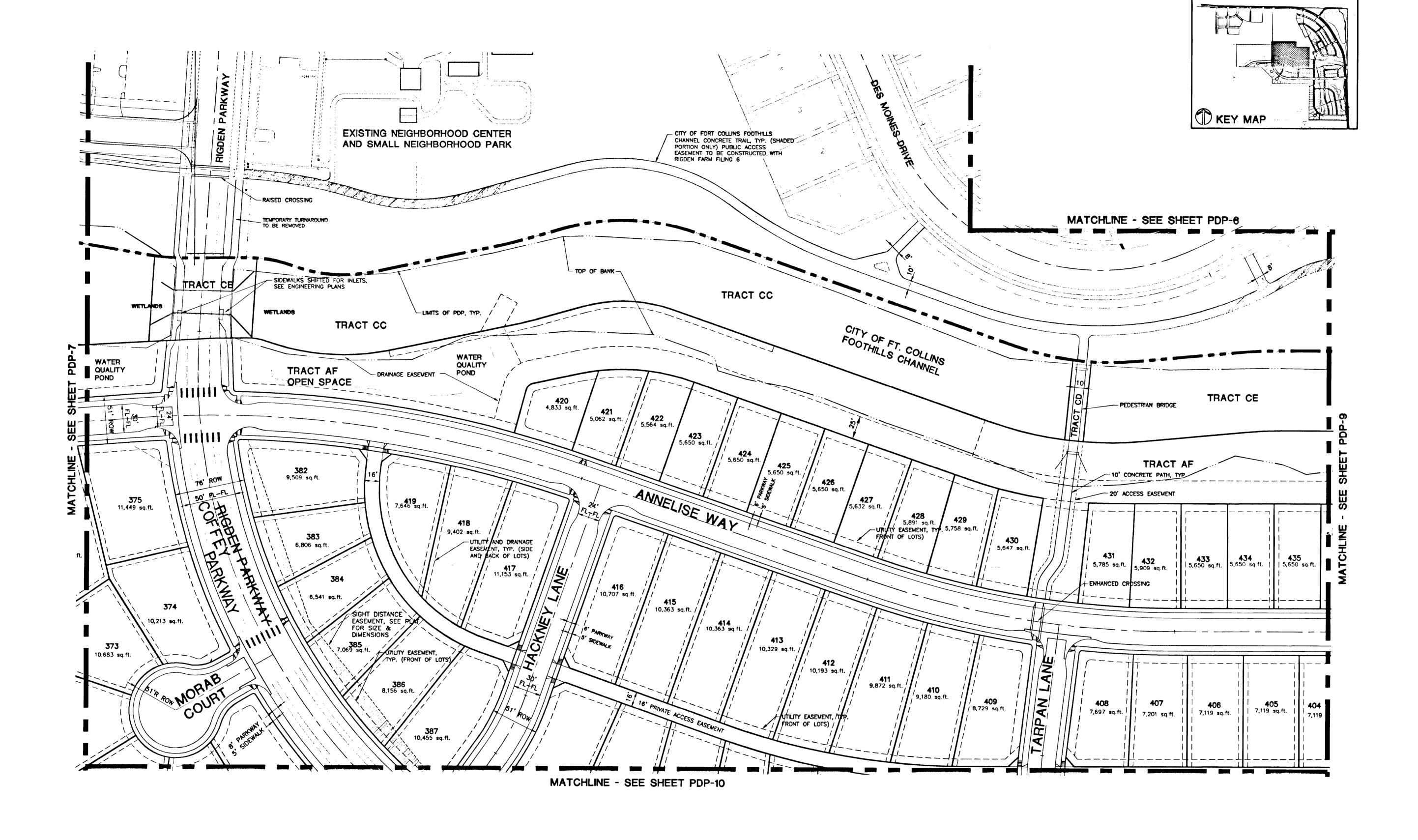
Sheet PDP-7 of 12

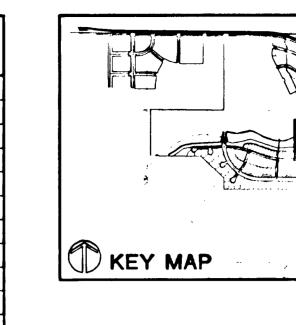
Drawn GWS
Designed JSO STAFF
Checked LVF
Date 02/25/02

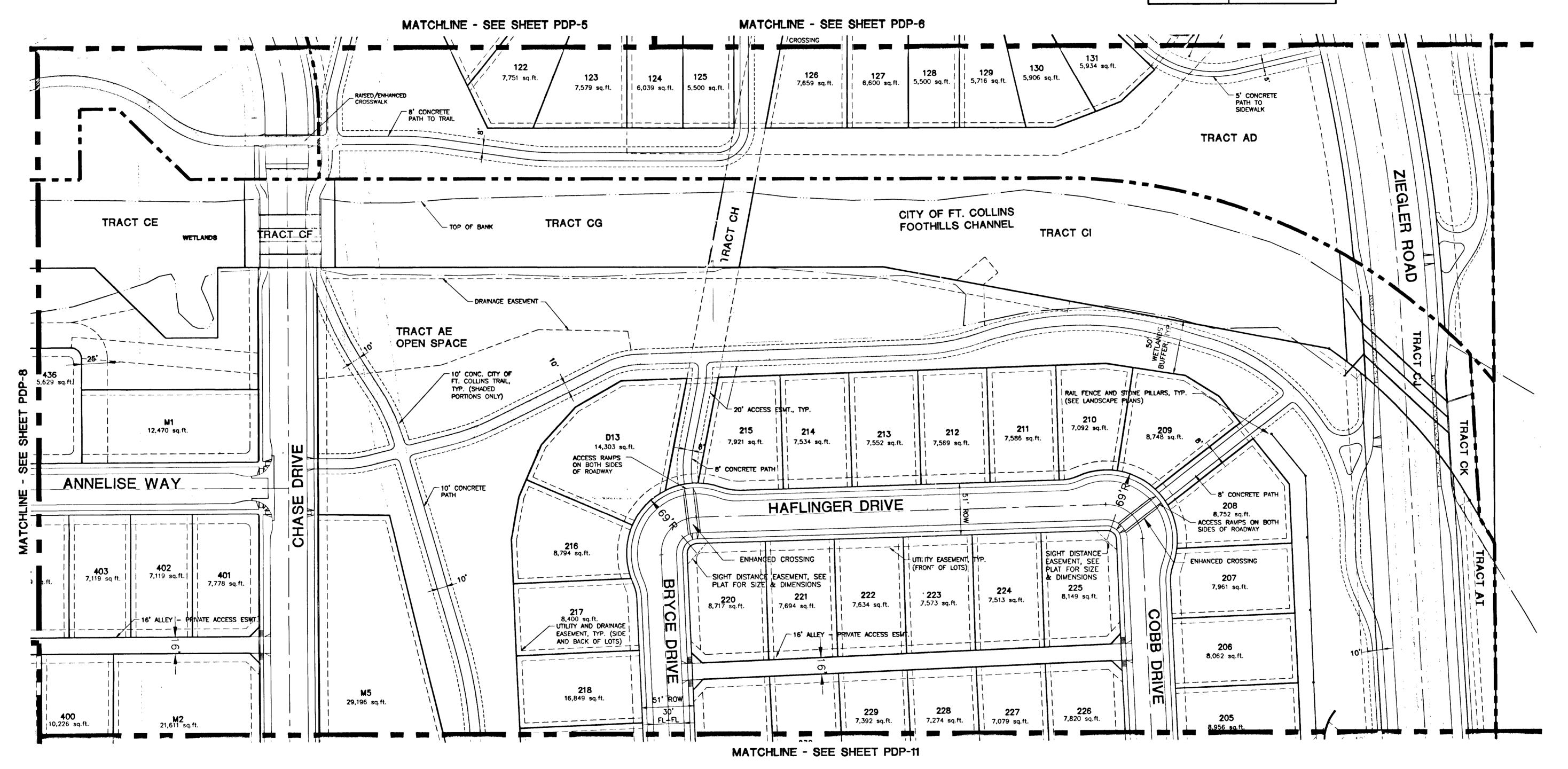
Revised 04/02/02

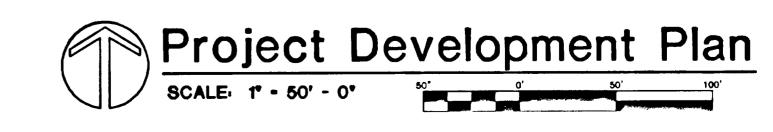
Sheet PDP-8

of 12









Rigden Farm,

Colorado

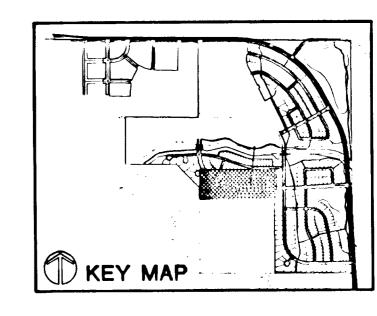
Collins,

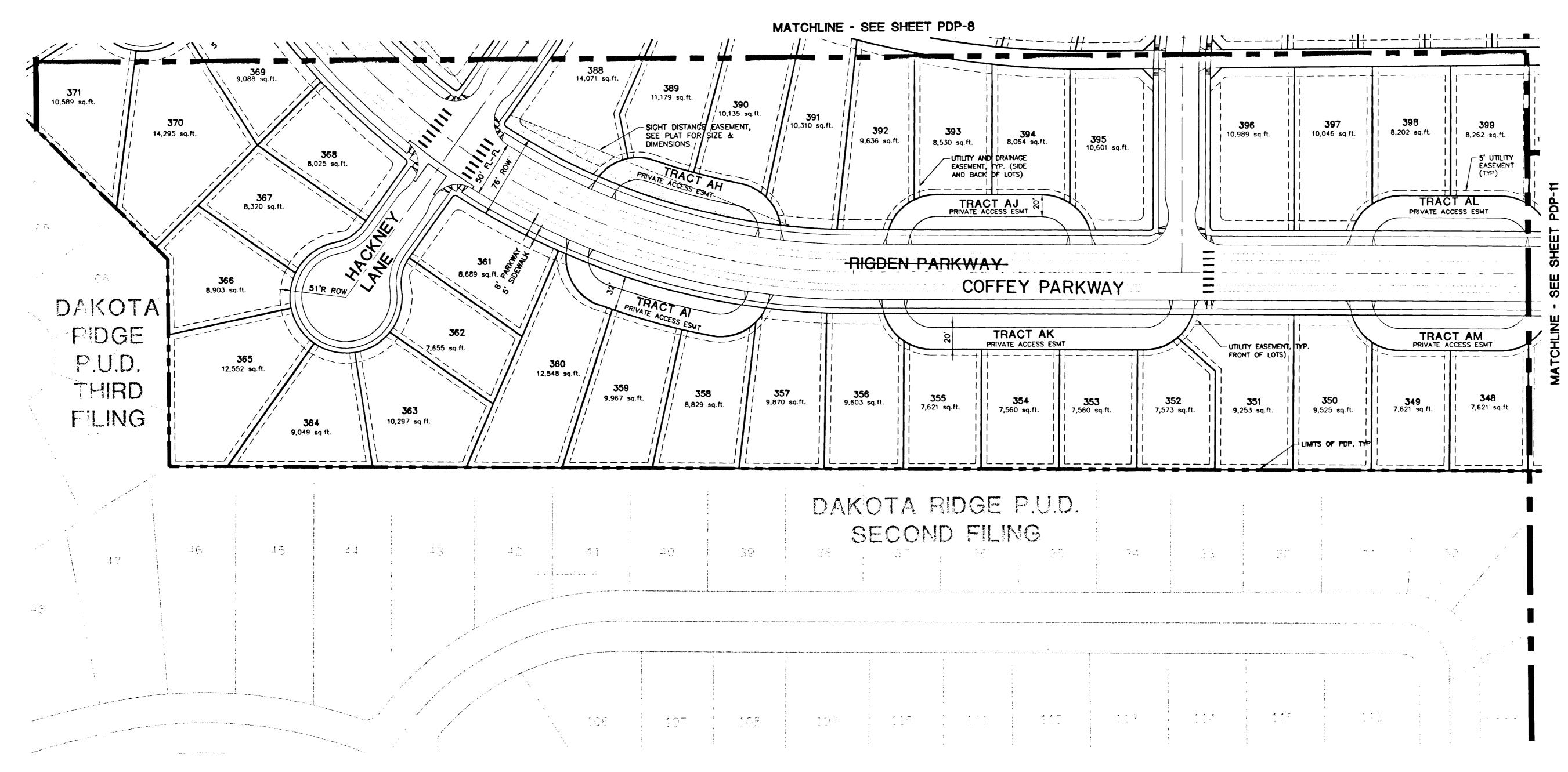
Landscape Architecture & Planning
153 WEST MOUNTAIN AVE.
FORT COLLINS, CO 80524

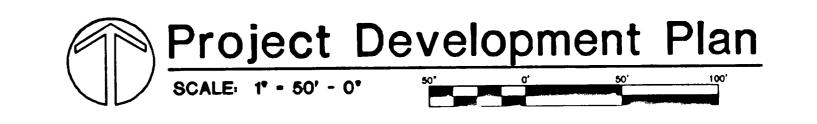
153 WEST MOUNTAIN AVE. FORT COLLINS, CO 80524 970 484 1921 FAX: 970 484 2443 Drawing Name: Site Plan

Drawn GWS
Designed SD STAFF
Checked LVF
Date 02/25/02
Revised 04/02/02

of 12







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Rigden Farm,

Colorado

Collins,

Fort

JIM SELL-DESIGN

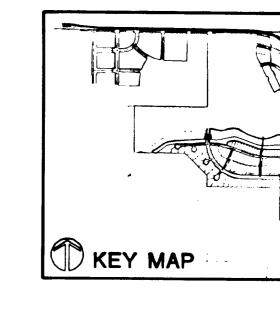
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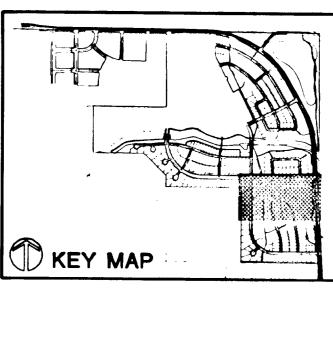
153 WEST MOUNTAIN AVE. FORT COLLINS, CO 80524 970 484 1921 FAX: 970 484 2443 Drawing Name: Site Plan

Designed JSD STAFF Checked

04/02/02 Revised

Project Number V2O43 Sheet PDP-10 of 12





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JIM SELL-DESIGN 153 WEST MOUNTAIN AVE. FORT COLLINS, CO 80524 970 484 1921 FAX: 970 484 2443

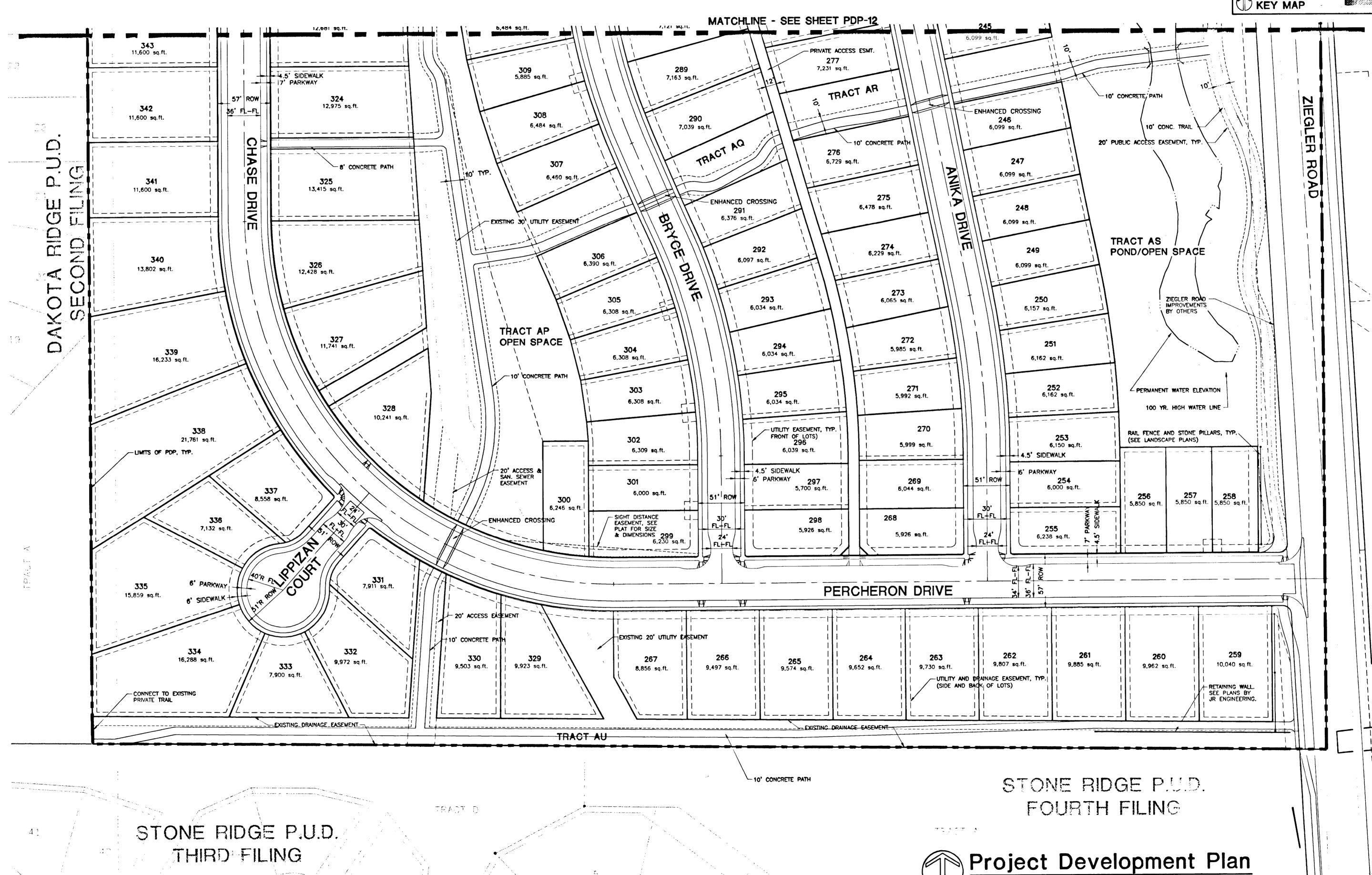
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Drawing Name: Site Plan

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Project Number <u>V2043</u> Sheet PDP-11 of 12

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Nigden Farm Fills Six

Colorado

Collins,

ort

R-85 2388

Sheet PDP-12

FORT COLLINS, CO 80524 970 484 1921

Designed JSD STAFF

FAX: 970 484 2443

Drawing Name:

Site Plan

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND TO WIT:

A TRACT OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 29 BEING MONUMENTED AT THE NORTH END BY A 3" ALUMINUM CAP MARKED "RA BRADSHAW" IN A RANGE BOX AND ON THE SOUTH END BY A 3 1/4" ALUMINUM CAP MARKED "LS 17497" IN A RANGE BOX, IS ASSUMED TO BEAR SOO"10'52"E A DISTANCE OF 2650.99 FEET AS SHOWN ON THE BOUNDARY SURVEY OF RIGDEN FARM RECORDED AS RECEPTION NO. 98054412, LARIMER COUNTY RECORDS.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 29, BEING MONUMENTED BY A 3" ALUMINUM CAP IN A RANGE BOX STAMPED "RA BRADSHAW" FROM WHENCE THE NORTHEAST CORNER OF SAID SECTION 29 BEARS S89'26'35"E A DISTANCE OF 2641.51 FEET;
THENCE S89'26'35"E ON THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 875.82 FEET TO THE POINT OF BEGINNION ASID POINT ALSO BEING THE NORTHEAST CORNER OF RIGDEN FARM FILING ONE

RECORDED AS RECEPTION NO. 99090056, LARIMER COUNTY RECORDS;
THENCE ON THE EASTERLY, NORTHERLY, SOUTHERLY, NORTHEASTERLY, NORTHWESTERLY, AND SOUTHEASTERLY LINE OF SAID FILING ONE THE FOLLOWING TWENTY EIGHT (28) COURSES:

1. SO7'09'01"W A DISTANCE OF 200.89 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 03"3'51", A RADIUS OF 527.50 FEET,
A DISTANCE OF 29.74 FEET, THE CHORD OF WHICH BEARS \$81"14'04"E A DISTANCE OF 29.74 FEET.

SOB'45'34"W A DISTANCE OF 55.02 FEET TO A POINT ON CURVE;
 ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 02'40'38", A RADIUS OF 472.50 FEET, A DISTANCE OF 22.08 FEET, THE CHORD OF WHICH BEARS N80'46'07"W A DISTANCE OF 22.08 FEET TO A POINT OF COMPOUND CURVE;

5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 93'43'29", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.91 FEET, THE CHORD OF WHICH BEARS \$51'01'49"W A DISTANCE OF 4.38 FEET, TO A POINT OF TANGENT;

6. S04"10'05"W A DISTANCE OF 80.84 FEET TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 30"07"00", A RADIUS OF 212.50 FEET, A DISTANCE OF 111.70 FEET, THE CHORD OF WHICH BEARS \$10"53'25"E A DISTANCE OF 110.42 FEET;

 8. \$25'56'55"E A DISTANCE OF 125.94 FEET TO A POINT OF CURVE;
 9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 90'00'00", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.71 FEET, THE CHORD OF WHICH BEARS \$70'56'55"E A DISTANCE OF 4.24 FEET, TO A POINT OF TANGENT;

10. N64 03 05 E A DISTANCE OF 21.50 FEET;

11. \$25'56'55"E A DISTANCE OF 55.00 FEET;
12. \$64'03'05"W A DISTANCE OF 21.50 FEET TO A POINT OF CURVE;

12. S64'03'05"W A DISTANCE OF 21.50 FEET TO A POINT OF CURVE;

13. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 90'00'00", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.71 FEET, THE CHORD OF WHICH BEARS S19'03'05"W A DISTANCE OF 4.24 FEET, TO A POINT OF TANGENT;

14. S25"56'55"E A DISTANCE OF 181.87 FEET, TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 90"00"OO", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.71 FEET, THE CHORD OF WHICH BEARS \$70"56"55"E A DISTANCE OF 4.24 FEET, TO A POINT OF TANGENT;

16. N64°03'05"E A DISTANCE OF 21.50 FEET; 17. S25°56'55"E A DISTANCE OF 55.00 FEET:

18. S64°03'05"W A DISTANCE OF 21.50 FEET TO A POINT OF CURVE;

19. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 90"00"00", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.71 FEET, THE CHORD OF WHICH BEARS \$19"03"05"W A DISTANCE OF 4.24 FEET, TO A POINT OF TANGENT;

20. \$25°56'55"E A DISTANCE OF 237.10 FEET TO A POINT OF CURVE;
21. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 94°03'05", A RADIUS OF 3.00 FEET,
A DISTANCE OF 4.92 FEET, THE CHORD OF WHICH BEARS \$72°58'28"E A DISTANCE OF 4.39 FEET,
TO A POINT OF TANGENT;

22. NOOPOSTON TO THE SECOND OF TANGENT OF T

22. N60'00'00"E A DISTANCE OF 105.05 FEET; 23. S25'56'55"E A DISTANCE OF 641.13 FEET;

24. S59'22'47"W A DISTANCE OF 101.58 FEET TO A POINT OF CURVE;
25. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 85'19'42", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.47 FEET, THE CHORD OF WHICH BEARS S16'42'56"W A DISTANCE OF 4.07 FEET, TO A POINT OF TANGENT:

26. \$25"56"55"E A DISTANCE OF 76.67 FEET TO A POINT OF CURVE;
27. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 25"49"25", A RADIUS OF 271.50
FEET, A DISTANCE OF 122.37 FEET, THE CHORD OF WHICH BEARS \$13"02"13"E A DISTANCE OF

121.33 FEET, TO A POINT OF TANGENT;

28. S00°07'30"E A DISTANCE OF 60.79 FEET TO THE NORTHERLY LINE OF THE STORM DRAIN CHANNEL RECORDED AS RECEPTION NO. 94069703 AND SHOWN ON THAT CERTAIN SURVEY ENTITLED "BOUNDARY SURVEY OF RIGDEN FARM", LARIMER COUNTY RECORDS:

THENCE ON SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. S89'55'04"E, A DISTANCE OF 726.54 FEET TO A POINT OF CURVE:

2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 50'40'39", A RADIUS OF 543.00 FEET, A DISTANCE OF 480.28 FEET, THE CHORD OF WHICH BEARS S64'34'44"E A DISTANCE OF 464.78 FEET TO THE EAST LINE OF THE NORTHEAST ONE—QUARTER OF SAID SECTION 29; THENCE NOO'10'52"W ON SAID EAST LINE, A DISTANCE OF 2058.41 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29;

THENCE N89"26"35"W ON THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 1765.69
FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION OF DRAKE ROAD DESCRIBED IN THAT DOCUMENT RECORDED AT POOK 5. DAGE

EXCEPTING THAT PORTION OF DRAKE ROAD DESCRIBED IN THAT DOCUMENT RECORDED AT BOOK 5, PAGE 19, RECEPTION NO. 101519.

ALSO EXCEPTING THAT PORTION DEDICATED AS BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY.

SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

CONTAINING A CALCULATED GROSS AREA OF 64.051 ACRES (2,790,046 SQUARE FEET), AND A CALCULATED NET AREA OF 62.483 ACRES (2,721,744 SQUARE FEET).

PARCEL 2
A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH

PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 29 BEING MONIMENTED AT THE NORTH END BY A 3" ALLIMINIUM CAR MARKED "DA PRADOCUMENTED TO SECTION 29 BEING

BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 29 BEING MONUMENTED AT THE NORTH END BY A 3" ALUMINUM CAP MARKED "RA BRADSHAW" IN A RANGE BOX AND ON THE SOUTH END BY A 3 1/4" ALUMINUM CAP MARKED "LS 17497" IN A RANGE BOX, IS ASSUMED TO BEAR SOO'10'52"E A DISTANCE OF 2650.99 FEET AS SHOWN ON THE BOUNDARY SURVEY OF RIGDEN FARM RECORDED AS RECEPTION NO. 98054412, LARIMER COUNTY RECORDS.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29, BEING MONUMENTED BY A 3" ALUMINUM CAP IN A RANGE BOX STAMPED "RA BRADSHAW" FROM WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 29 BEARS N89'26'35"W A DISTANCE OF 2641.51 FEET; THENCE SOO"10'52"E ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 2650.99 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 29; THENCE SOO"10'52"E ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 1325.44 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF STONE RIDGE P.U.D FOURTH FILING;

THENCE N89"28"52"W ON THE NORTH LINE OF SAID STONE RIDGE PUD, A DISTANCE OF 1349.83 FEET TO THE SOUTHEAST CORNER OF DAKOTA RIDGE P.U.D. SECOND FILING; THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID DAKOTA RIDGE P.U.D., SECOND FILING AND DAKOTA RIDGE P.U.D., THIRD FILING THE FOLLOWING FIVE (5) COURSES:

1. NOO'07'30"W A DISTANCE OF 1276.96 FEET;

2. N89'25'19"W A DISTANCE OF 1295.79 FEET;

3. NOO'07'31"W A DISTANCE OF 187.07 FEET;
4. N44'46'22"W A DISTANCE OF 549.07 FEET.

4. N44'46'22"W A DISTANCE OF 549.07 FEET;
5. N89'25'18"W A DISTANCE OF 562.76 FEET TO THE EASTERLY LINE OF A STORM DRAINAGE CHANNEL RIGHT OF WAY RECORDED AS RECEPTION NO. 94069703, LARIMER COUNTY RECORDS;

THENCE ON THE EASTERLY LINE OF SAID RIGHT OF WAY THE FOLLOWING COURSE:

1. NO0'35'09"E A DISTANCE OF 25.28 FEET;
THENCE NO0'42'13"E A DISTANCE OF 99.02 FEET TO THE NORTHERLY LINE OF SAID RIGHT OF WAY;
THENCE ON THE NORTHERLY, NORTHEASTERLY AND NORTHWESTERLY LINES OF SAID RIGHT OF WAY THE

FOLLOWING TWENTY-SIX (26) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 06'36'18", A RADIUS OF 457.00
FEET, A DISTANCE OF 52.68 FEET, THE CHORD OF WHICH BEARS N57'41'02"E A DISTANCE OF 52.65 FEET, TO A POINT OF TANGENT;

2. N54'22'53"E A DISTANCE OF 136.54 FEET TO A POINT OF CURVE;

3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06'46'51", A RADIUS OF 243.00 FEET, A DISTANCE OF 28.76 FEET, THE CHORD OF WHICH BEARS N57'46'18"E A DISTANCE OF 28.74 FEET, TO A POINT OF TANGENT;

4. N61'09'44"E A DISTANCE OF 203.74 FEET;5. N82'27'34"E A DISTANCE OF 209.12 FEET, TO A POINT OF CURVE;

5. N82"27"34"E A DISTANCE OF 209.12 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17"00"06", A RADIUS OF 343.00 FEET, A DISTANCE OF 101.78 FEET, THE CHORD OF WHICH BEARS \$89"02"23"E A DISTANCE OF 101.41 FEET, TO A POINT OF TANGENT:

S80'32'20"E A DISTANCE OF 239.80 FEET TO A POINT OF CURVE;
 ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09'41'17", A RADIUS OF 157.00 FEET, A DISTANCE OF 26.55 FEET, THE CHORD OF WHICH BEARS S85'22'58"E A DISTANCE OF 26.52

FEET, TO A POINT OF TANGENT;

9. N89'46'23"E A DISTANCE OF 74.40 FEET TO A POINT OF CURVE;

10. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20'01'26", A RADIUS OF 143.00 FEET, A DISTANCE OF 49.98 FEET, THE CHORD OF WHICH BEARS S80'12'54"E A DISTANCE OF

49.42 FEET TO A POINT OF REVERSE CURVE;

11. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31°33'00", A RADIUS OF 157.00 FEET, A DISTANCE OF 86.45 FEET, THE CHORD OF WHICH BEARS S85'58'41"E A DISTANCE OF 85.36 FEET 12. N78'14'49"E A DISTANCE OF 144.73 FEET TO A POINT OF CURVE:

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION Continued

13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03'50'47", A RADIUS OF 157.00 FEET, A DISTANCE OF 10.54 FEET, THE CHORD OF WHICH BEARS N76'19'26"E A DISTANCE OF 10.54 FEET, TO A POINT OF TANGENT;

14. N74'24'02"E A DISTANCE OF 56.44 FEET TO A POINT OF CURVE:

243.00 FEET, A DISTANCE OF 147.73 FEET, THE CHORD OF WHICH BEARS S88*11'00"E A DISTANCE OF 145.46 FEET, TO A POINT OF TANGENT;

16. S70'46'03"E A DISTANCE OF 364.76 FEET TO A POINT OF CURVE;

17. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 24"25"50", A RADIUS OF 307.00 FEET A DISTANCE OF 130.90 FEET THE CHORD OF MILLIE DEADS CROSSILED.

15. ON THE ARC OF A CURVE TO THE PIGHT HAVING A DELTA OF 34'49'55", A RADIUS OF

17. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 24"25"50", A RADIUS OF 307.00 FEET, A DISTANCE OF 130.90 FEET, THE CHORD OF WHICH BEARS \$82"58"58"E A DISTANCE OF 129.91 FEET, TO A POINT OF TANGENT;

18. N84"48"07"E A DISTANCE OF 109.18 FEET TO A POINT OF CURVE;

19. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 05"16'49", A RADIUS OF 543.00 FEET, A DISTANCE OF 50.04 FEET, THE CHORD OF WHICH BEARS N87"26'32"E A DISTANCE OF 50.02 FEET, TO A POINT OF TANGENT;

20. S89"55'04"E A DISTANCE OF 88.96 FEET;

21. N00'04'56"E A DISTANCE OF 69.14 FEET; 22. S89'55'04"E A DISTANCE OF 37.34 FEET; 23. S44'55'04"E A DISTANCE OF 97.79 FEET; 24. S89'55'04"E A DISTANCE OF 126.60 FEET;

25. S89'55'04"E A DISTANCE OF 726.54 FEET TO A POINT OF CURVE;
26. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 50'40'39", A RADIUS OF 543.00 FEET, A DISTANCE OF 480.28 FEET, THE CHORD OF WHICH BEARS S64'34'44"E A DISTANCE OF 464.78 FEET TO THE EAST LINE OF THE NORTHEAST ONE—QUARTER OF

THENCE S00°10'52"E ON SAID EAST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 592.58 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 29; THENCE S00°10'52"E, ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 1325.44 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 99.805 ACRES (4,347,506 SQUARE FEET)

CONTAINING A GROSS CALCULATED AREA OF 163.856 ACRES (7,137,552 SQUARE FEET) THE UNDERSIGNED HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT TO BE KNOWN AS RIGDEN FARM FILING SIX, SUBJECT TO ALL EASEMENTS AND RIGHTS—OF—WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT.

CERTIFICATE OF DEDICATION:

THE UNDERSIGNED DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, COLORADO, 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 STREETS SO DEDICATED UNTIL SUCH TIME AS THE STREETS ARE INSPECTED AND ACCEPTED BY 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 EXPRESSLY ASSUMES, IN WRITING. THE DUTY OF SUCH MAINTENANCE.

MAINTENANCE GUARANTEE:

THE UNDERSIGNED HEREBY WARRANTS AND GUARANTEES TO THE CITY OF FORT COLLINS, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS CONSTRUCTED UNDER THE AUTHORITY OF THIS PLAT. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY OF FORT COLLINS LAND USE CODE AND/OR THE TRANSITIONAL LAND USE REGULATIONS, AS APPLICABLE. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHTS—OF—WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT.

THE UNDERSIGNED SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY REQUIREMENTS AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE CITY. THE UNDERSIGNED SHALL ALSO CORRECT AND REPAIR, OR CAUSE TO BE CORRECTED AND REPAIRED, ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM DEVELOPMENT—RELATED OR BUILDING—RELATED ACTIVITIES. IN THE EVENT THE UNDERSIGNED FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE CITY AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE UNDERSIGNED. THE CITY SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW. ANY DAMAGES WHICH OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND WHICH ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE UNDERSIGNED.

REPAIR GUARANTEE:

IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATION, THE UNDERSIGNED DOES HEREBY AGREE TO HOLD THE CITY OF FORT COLLINS, COLORADO, HARMLESS FOR A FIVE (5) YEAR PERIOD, COMMENCING UPON THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS CONSTRUCTED UNDER THE AUTHORITY OF THIS PLAT, FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE PROPERTY SHOWN HEREIN; AND THE OWNER FURTHERMORE COMMITS TO MAKE NECESSARY REPAIRS TO SAID PUBLIC IMPROVEMENTS, TO INCLUDE, WITHOUT LIMITATION, THE ROADS, STREETS, FILLS, EMBANKMENTS, DITCHES, CROSS PANS, SUB-DRAINS, CULVERTS, WALLS AND BRIDGES WITHIN THE RIGHT-OF-WAY EASEMENTS AND OTHER PUBLIC PROPERTIES, RESULTING FROM FAILURES CAUSED BY DESIGN AND/OR CONSTRUCTION DEFECTS. THIS AGREEMENT TO HOLD THE CITY HARMLESS INCLUDES DEFECTS IN MATERIALS AND WORKMANSHIP, AS WELL AS DEFECTS CAUSED BY OR CONSISTING OF SETTLING TRENCHES, FILLS OR EXCAVATIONS.

FURTHER, THE UNDERSIGNED WARRANTS THAT HE/SHE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF FORT COLLINS SHALL NOT BE LIABLE TO THE UNDERSIGNED OR HIS/HER SUCCESSORS IN INTEREST DURING THE WARRANTY PERIOD, FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE CAUTION IN THE CONSTRUCTION OF CROSS DRAINS, DRIVES, STRUCTURES OR BUILDINGS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, AND ANY OTHER MATTER WHATSOEVER ON PRIVATE PROPERTY. ANY AND ALL MONETARY LIABILITY OCCURRING UNDER THIS PARAGRAPH SHALL BE THE LIABILITY OF THE OWNER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT.

THE OBLIGATIONS OF THE UNDERSIGNED PURSUANT TO THE "MAINTENANCE GUARANTEE" AND "REPAIR GUARANTEE" PROVISIONS SET FORTH ABOVE MAY NOT BE ASSIGNED OR TRANSFERRED TO ANY OTHER PERSON OR ENTITY UNLESS THE WARRANTED IMPROVEMENTS ARE COMPLETED BY, AND A LETTER OF ACCEPTANCE OF THE WARRANTED IMPROVEMENTS IS RECEIVED FROM THE CITY BY, SUCH OTHER PERSON OR ENTITY.

FOR OWNER: RIGDEN FARM, LLC, A COLORADO LIMITED LIABILITY COMPANY
FOR DEVELOPER: RIGDEN DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: SIERRA RESOURCES CORPORATION, A COLORADO CORPORATION, MANAGER

SIGNED BY: DAVID J. PIETENPOL, PRESIDENT DATE: 4/22

STATE OF COLORADO
COUNTY OF LARIMER

The foregoing instrument was acknowledged before me this 22 do Apri . 2004, by David J. Pietenpol, as president of Sierra a Colorado Corporation, as manager of RIGDEN FARM, LLC, and RIGDEN Limited Liability Companies

WITNESS my hand and official seal.

My commission expires: 1/22/08

BY: WOLVERINE MANAGEMENT GROUP, INC., A COLORADO CORPORATION, MANAGER
SIGNED BY: FRED L. CROCI, PRESIDENT

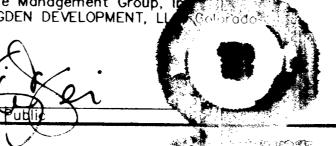
DATE: 4/

STATE OF COLORADO S.S.
COUNTY OF LARIMER

The forecasing instrument was acknowledged before me this ______ day of ______ 2004, by Fred L. Croci, as President of Wolverine Management Group, a Colorado Corporation, as manager of RIGDEN FARM, LLC, and RIGDEN DEVELOPMENT, LL Limited Liability Companies ______ WITNESS my hand and official seal.

WITNESS my hand and official seal.

My commission expires: 9-9-0



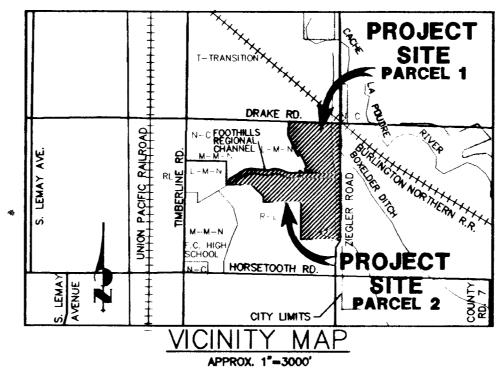
CAT 5

YELOPMENT.

FINAL PLAT

RIGDEN FARM FILING SIX

A TRACT OF LAND LOCATED IN SECTION 29,
TOWNSHIP 7 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO
APRIL 2004



NOTES:

1. THE RIGDEN FARM HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL MEDIAN LANDSCAPING.

2. NO BUILDING PERMIT WILL BE GRANTED FOR CONSTRUCTION ON ANY MULTIFAMILY LOT UNTIL THE ARCHITECTURAL ELEVATIONS AND UTILITY PLANS FOR SUCH CONSTRUCTION HAVE BEEN APPROVED BY THE PLANNING DIRECTOR, WITH THE DECISION OF THE DIRECTOR TO BE BASED UPON COMPLIANCE WITH THE LAND USE CODE AND ALL APPLICABLE CRITERIA AND STANDARDS, AND COMPATIBILITY OF THE PROPOSED CONSTRUCTION WITH EXISTING BUILDINGS AND/OR APPROVED BUILDING PLANS IN THE IMMEDIATE VICINITY.

3. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, JR ENGINEERING RELIED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY SECURITY TITLE GUARANTY COMPANY FOR RIGDEN FARM, LLC, A COLORADO LIMITED LIABILITY COMPANY, DATED APRIL 22, 2004.

4. THE INTENT OF THE 100-YEAR FLOODPLAIN LIMIT AS SHOWN ON THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY.

ON BEHALF OF JR ENGINEERING, THE SURVEYOR OF RECORD NEITHER WARRANTS OR ASSUMES THE LIABILITY FOR THE LOCATION OR ACCURACY AS DEPICTED. NO HYDRAULIC SURVEY WAS PERFORMED BY JR ENGINEERING.

5. A MODIFICATION TO THE FORT COLLINS LAND USE CODE 3.5.2(D)(3) RESIDENTIAL BUILDING STANDARDS WAS

GRANTED, NOVEMBER 15, 2001, BY THE PLANNING AND ZONING BOARD ALLOWING THE REAR SETBACK TO BE FIVE—FEET (5) FOR ALL LOTS IN FILING SIX EXCEPT LOTS 259—267, LOTS 329—381, LOT D21, AND LOT M4. THIS APPROVAL WAS SUBJECT TO THE CONDITION THAT A GARAGE DOOR SETBACK OF A MINIMUM 24 FEET BETWEEN A GARAGE DOOR PARALLEL TO AND FACING THE REAR ACCESS DRIVE AND THE OPPOSITE SIDE OF THE ACCESS DRIVE EASEMENT BE MAINTAINED.

6. A MODIFICATION TO THE FORT COLLINS LAND USE CODE 3.8.3 (1) HOME OCCUPATION STANDARDS WAS GRANTED, NOVEMBER 15, 2001, BY THE PLANNING AND ZONING BOARD ALLOWING HOME OCCUPATIONS TO BE CONDUCTED ABOVE DETACHED REAR YARD GARAGES.

AND D7-D10.

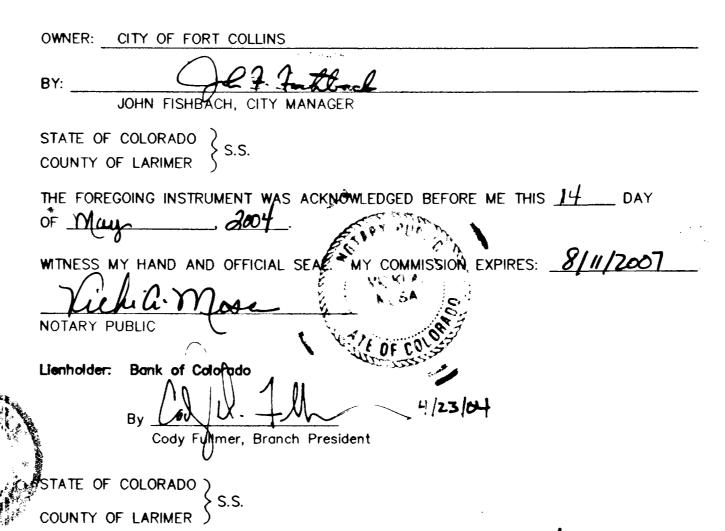
8. IN ACCORDANCE WITH THE CONDITION PLACED ON THE APPROVAL OF THIS PDP, NO DETACHED GARAGE LOCATED ON THE FOLLOWING LOTS WITHIN RIGDEN FARM, FILING 6 SHALL INCLUDE A SEPARATE DWELLING UNIT.

LOTS 259 THROUGH AND INCLUDING LOT 267 AND LOT 329 THROUGH AND INCLUDING LOT 381.

7. CARRIAGE HOUSES WILL BE ALLOWED ON ALL RESIDENTIAL LOTS IN FILING-SIX EXCEPT FOR LOTS 141-161

NOTICE

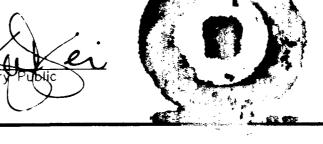
THE PURPOSE OF THIS NOTICE IS TO GIVE GENERAL NOTICE OF THE EXISTENCE OF ALL PUBLIC ACCESS, EMERGENCY ACCESS, STORM DRAINAGE, SANITARY SEWER, UTILITY AND BIKE/PEDESTRIAN ALIGNMENTS SHOWN ON THIS PLAT. THE CITY OF FORT COLLINS PRIOR TO CONVEYING ITS INTEREST IN THE CITY PROPERTY TO ANY PERSON, SHOULD RESERVE FROM SUCH CONVEYANCE, AN EASEMENT OR RIGHT—OF—WAY OR OTHER INTEREST IN LAND SUFFICIENT TO PRESERVE A RIGHT FOR THE CONTINUED EXISTENCE, OPERATION, MAINTENANCE AND IF NECCESSARY ENLARGEMENT OF ALL AFORMENTIONED ALIGNMENTS SHOWN ON THIS PLAT.

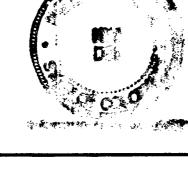


The foregoing instrument was acknowledged before me this ______ day of _______, 2004, by Cody Fullmer, as Branch President of BANK OF COLORADO

WITNESS my hand and official seal.

My commission expires:





SIGHT DISTANCE EASEMENT NOTES

THE SIGHT DISTANCE EASEMENT IS REQUIRED BY THE CITY AT SOME STREET INTERSECTIONS WHERE IT IS NECESSARY TO PROTECT THE LINE OF SIGHT FOR A MOTORIST NEEDING TO SEE APPROACHING TRAFFIC AND TO REACT SAFELY FOR MERGING THEIR VEHICLE INTO THE TRAFFIC FLOW. THE FOLLOWING ARE REQUIREMENTS FOR CERTAIN OBJECTS THAT MAY OCCUPY A SIGHT DISTANCE EASEMENT FOR LEVEL GRADE: (1) STRUCTURES AND LANDSCAPING WITHIN THE EASEMENT SHALL NOT EXCEED 24 INCHES IN HEIGHT WITH THE FOLLOWING EXCEPTIONS: (a) FENCES UP TO 42 INCHES IN HEIGHT MAY BE ALLOWED AS LONG AS THEY DO NOT OBSTRUCT THE LINE OF SIGHT FOR MOTORISTS. (b) DECIDUOUS TREES MAY BE ALLOWED AS LONG AS ALL BRANCHES OF THE TREES ARE TRIMMED SO THAT NO PORTION THEREOF OR LEAVES THEREON HANG LOWER THAN SIX (6) FEET ABOVE THE GROUND, AND THE TREES ARE SPACED SUCH THAT THEY DO NOT OBSTRUCT LINE OF SIGHT FOR MOTORISTS. DECIDUOUS TREES WITH TRUNKS LARGE ENOUGH TO OBSTRUCT LINE OF SIGHT FOR MOTORISTS SHALL BE REMOVED BY THE OWNER. FOR NON-LEVEL AREAS THE REQUIREMENTS SHALL BE MODIFIED TO PROVIDE THE SAME DEGREE OF VISIBILITY.

NOTICE OF OTHER DOCUMENTS:

ALL PERSONS TAKE NOTICE THAT THE DEVELOPER AND/OR OWNER HAS EXECUTED CERTAIN DOCUMENTS PERTAINING TO THIS DEVELOPMENT WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS WHICH RUN WITH THE LAND. THE SAID DOCUMENTS MAY ALSO BE AMENDED FROM TIME TO TIME AND MAY INCLUDE, WITHOUT LIMITATION, THE DEVELOPMENT AGREEMENT, SITE AND LANDSCAPE COVENANTS, FINAL SITE PLAN, FINAL LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS, WHICH DOCUMENTS ARE ON FILE IN THE OFFICE OF THE CLERK OF THE CITY OF FORT COLLINS AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

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.

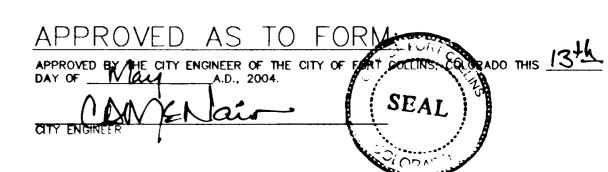
NOTE

FOR CURVE TABLES, SEE SHEET 11. FOR TRACT TABLES, SEE SHEET 3.

SURVEYOR'S CERTIFICATE:

I, MICHAEL S. BRAKE, A PROFESSIONAL ENGINEER & LAND SURVEYOR IN THE STATE OF COLORADO, DO HERET CERREY THAT THIS PLAT OF RIGDEN FARM FILING SIX WAS MADE UNDER ADDRESSION SINCE CHARGE AND THAT THE MAP HEREON ACCURATELY DOPEN SOUR SAID SUBDIVISION.

MICHAEL S. BRAKE, PROFESSIONAL INGINEER & LAND SURVEYOR DATE COLORADO P.E. C. L.S. NO. 2826 FOR AND ON BENACE AND DREELES NEERING, LLC.



DIRECTOR OF PLANNING:

PROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLUMNS, COLORADO TO DAY OF A.D., 2004.

SECTOR OF PLANNING

SFAL

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION 2.2.3(C)(3)(a) THROUGH (e) INCLUSIVE OF THE LAND USE CODE OF THE CITY OF FORT COLLINS AND THAT ALL PERSON'S SIGNING THIS SUBDIVISION PLAT ON BEHALF OF A CORPORATION OR OTHER ENTITY ARE DULY AUTHORIZED SIGNATORIES UNDER THE LAWS OF THE STATE OF COLORADO. THIS CERTIFICATION IS BASED UPON THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO AS OF THE DATE OF EXECUTION OF THE PLAT AND OTHER INFORMATION DISCOVERED BY ME THROUGH REASONABLE INQUIRY AND IS LIMITED AS AUTHORIZED BY SECTION 2.2.3(C)(3)(f) OF THE LAND USE CODE.

ATTORNEY
ADDRESS: 125 S. Hower, 644 Flow
Fort Calling, Co. 80521

REGISTRATION NO.: 6586

NOTICE:

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

FINAL PLAT RIGDEN FARM FILING SIX JOB NO. 9164.12 DATE 4/22/04 SHEET 1 OF 11



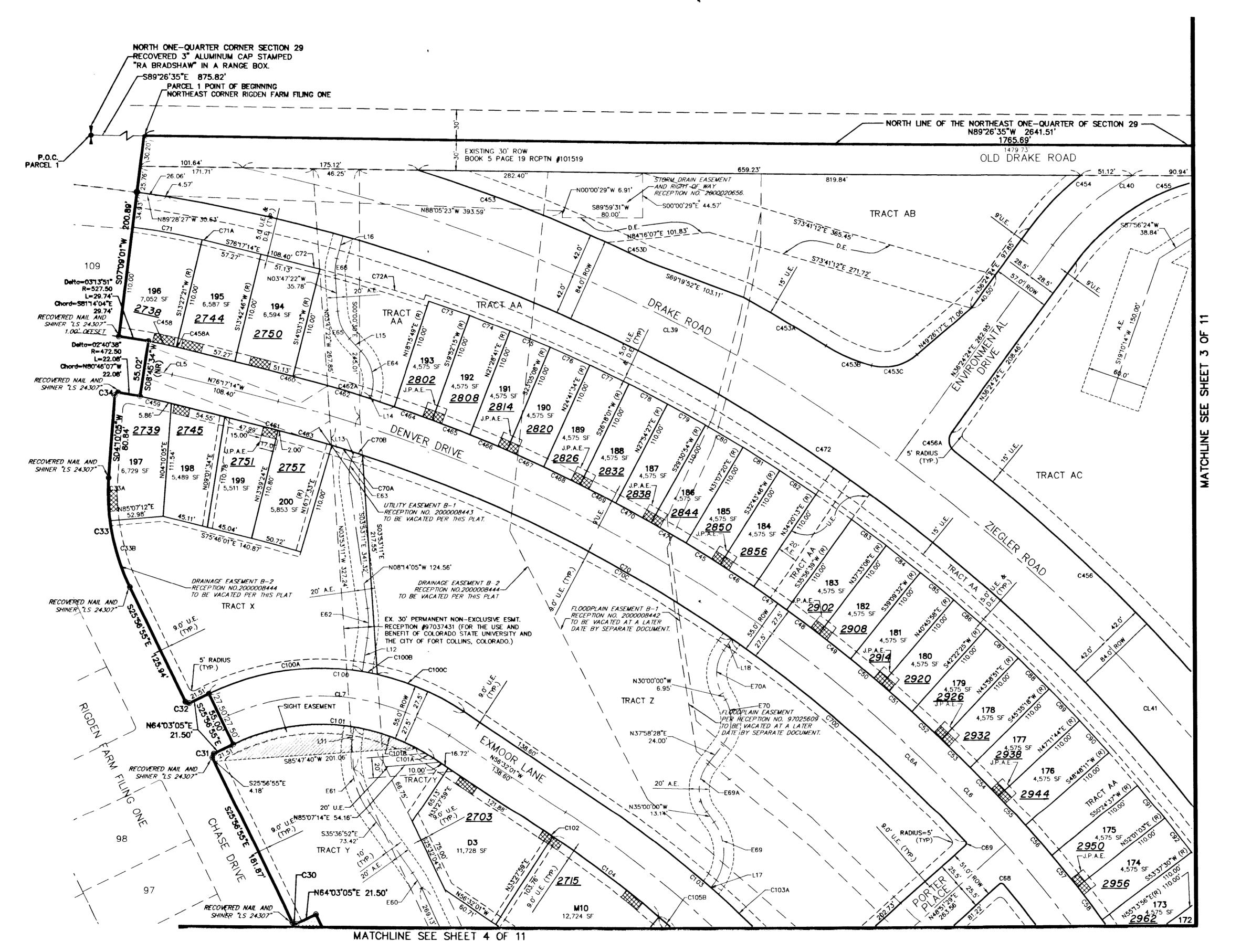
J·R ENGINEERING

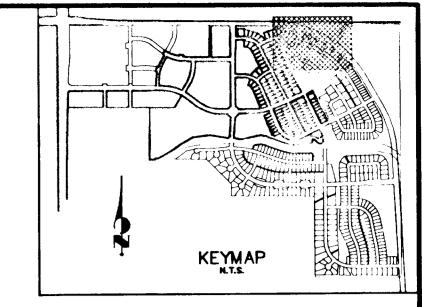
A Substidiary of Westrian

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RIGDEN FARM FILING SIX

A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO
APRIL 2004





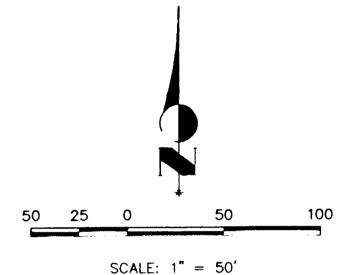
NOTE:

1. FOR TYPICAL 50' OR LESS LOTS WITHOUT PRIVATE ALLEYS, 12' DRIVEWAYS ARE DEPICTED. AS AN ALTERNATIVE, 12' SHARED ACCESS DRIVEWAYS MAY BE CONSTRUCTED. IF THE ALTERNATE SHARED DRIVEWAY IS UTILIZED, A JOINT PRIVATE ACCESS EASEMENT WILL NEED TO BE RECORDED WITH THE OFFICE OF THE LARIMER COUNTY RECORDER.

2. REQUIRED DRIVEWAY LOCATIONS AS SHOWN ON PLAT ARE DETERMINED TO MEET CITY OF FORT COLLINS LAND USE CODE REQUIREMENTS FOR SPACING BETWEEN UTILITIES, STREET TREES AND DRIVEWAYS. ADJUSTMENTS TO DRIVEWAY WIDTH MAY BE MADE, PROVIDED LAND USE CODE REQUIREMENTS ARE ACHIEVED.

JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON LOTS.

4. ALL SIDEYARD LOT EASEMENTS SHALL BE 5-FOOT UTILITY EASEMENTS, WITH THE EXCEPTION OF LOTS 338 THROUGH 381, WHICH SHALL BE BOTH 5-FOOT UTILITY AND DRAINAGE EASEMENTS.



LEGEND

- RECOVERED #5 REBAR WITH 1 1/2"

 ALUMINUM CAP "LS 24307, JR ENG"

 UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 1 1/2" ALUMINUM
 CAP "LS 28262, JR ENG"
 UNLESS OTHERWISE NOTED

P.A.E. PUBLIC ACCESS EASEMENT

A.E. ACCESS EASEMENT

F.P.E. FLOOD PLAIN EASEMENT

J.P.A.E. JOINT PRIVATE ACCESS EASEMENT

D.E. DRAINAGE EASEMENT

U.E. UTILITY EASEMENT

SF SQUARE FEET

AC ACKES

ROW RIGHT OF WAY

(TYP.) TYPICAL
(R) RADIAL LINE

NR) NON-RADIAL LINE

M MULTI-FAMILY LOTS

D DUPLEX LOTS

REQUIRED DRIVEWAY LOCATIONS

(ALL DRIVEWAYS ARE 12' WIDE)

ALT. ALTERNATE REQUIRED DRIVEWAY LOCATION

RCPTN # RECEPTION NUMBER

TYPICAL J.P..

NOTE: FOR CURVE TABLES, SEE SHEET 11. FOR TRACT TABLES, SEE SHEET 3.

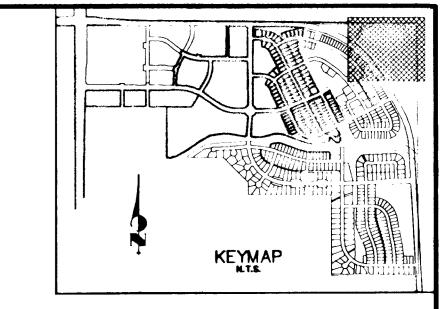
FINAL PLAT RIGDEN FARM FILING SIX JOB NO. 9164.12 DATE 4/22/04 SHEET 2 OF 11



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RIGDEN FARM FILING SIX

A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO
APRIL 2004



NOTE:

1. FOR TYPICAL 50' OR LESS LOTS WITHOUT PRIVATE ALLEYS, 12' DRIVEWAYS ARE DEPICTED. AS AN ALTERNATIVE, 12' SHARED ACCESS DRIVEWAYS MAY BE CONSTRUCTED. IF THE ALTERNATE SHARED DRIVEWAY IS UTILIZED, A JOINT PRIVATE ACCESS EASEMENT WILL NEED TO BE RECORDED WITH THE OFFICE OF THE LARIMER COUNTY RECORDER.

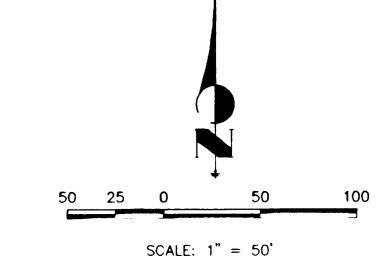
2. PROPOSED DRIVEWAY LOCATIONS AS SHOWN ON PLAT ARE DETERMINED TO MEET CITY OF FORT COLLINS LAND USE CODE REQUIREMENTS FOR SPACING BETWEEN UTILITIES, STREET TREES AND DRIVEWAYS. ADJUSTMENTS TO DRIVEWAY WIDTH MAY BE MADE, PROVIDED LAND USE CODE REQUIREMENTS ARE ACHIEVED.

3. JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON

4. ALL SIDEYARD LOT EASEMENTS SHALL BE 5-FOOT UTILITY EASEMENTS, WITH THE EXCEPTION OF LOTS 338 THROUGH 381, WHICH SHALL BE BOTH 5-FOOT UTILITY AND DRAINAGE EASEMENTS.

	TRACT TAI	BLE	
TRACT	OWNERSHIP AND MAINTENANCE	AREA (SF)	TYPE
X	RIGDEN FARM MASTER DECLARATION ASSOC.	37,542	OPEN SPACE
Y	RIGDEN FARM MASTER DECLARATION ASSOC.	172,324	OPEN SPACE
Z	RIGDEN FARM, LLC	128,525	LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT
AA	RIGDEN FARM MASTER DECLARATION ASSOC.	83,502	OPEN SPACE, DRAINAGE EASEMENT
AB	RIGDEN FARM MASTER DECLARATION ASSOC.	63,000	OPEN SPACE
AC	RIGDEN FARM MASTER DECLARATION ASSOC.	849,431	OPEN SPACE, DRAINAGE EASEMENT
AD	RIGDEN FARM MASTER DECLARATION ASSOC.	142,010	OPEN SPACE
ΑE	RIGDEN FARM MASTER DECLARATION ASSOC.	180,918	OPEN SPACE, UTILITY EASEMENT
AF	RIGDEN FARM MASTER DECLARATION ASSOC.	106,574	OPEN SPACE, UTILITY, DRAINAGE EASEMENT
AG	RIGDEN FARM MASTER DECLARATION ASSOC.	52,747	OPEN SPACE, UTILITY, DRAINAGE EASEMENT
AH	RIGDEN FARM MASTER DECLARATION ASSOC.	4,629	A.E., UTILITY, DRAINAGE EASEMENT
Ai	RIGDEN FARM MASTER DECLARATION ASSOC.	5,345	A.E., UTILITY, DRAINAGE EASEMENT
AJ	RIGDEN FARM MASTER DECLARATION ASSOC.	5,067	A.E., UTILITY, DRAINAGE EASEMENT
AK	RIGDEN FARM MASTER DECLARATION ASSOC.	8,149	A.E., UTILITY, DRAINAGE EASEMENT
AL	RIGDEN FARM MASTER DECLARATION ASSOC.	4,907	A.E., UTILITY, DRAINAGE EASEMENT
AM	RICDEN FARM MASTER DECLARATION ASSOC.	4,907	A.E., UTILITY, DRAINAGE EASEMENT
AN	RIGDEN FARM MASTER DECLARATION ASSOC.	3,166	OPEN SPACE, UTILITY EASEMENT
AO	RIGDEN FARM MASTER DECLARATION ASSOC.	2,869	OPEN SPACE, UTILITY EASEMENT
AP	RIGDEN FARM MASTER DECLARATION ASSOC.	90,093	OPEN SPACE, UTILITY EASEMENT
AQ	RIGDEN FARM MASTER DECLARATION ASSOC.	6,734	OPEN SPACE, UTILITY EASEMENT
AR	RIGDEN FARM MASTER DECLARATION ASSOC.	6,980	OPEN SPACE, DRAINAGE EASEMENT
AS	RIGDEN FARM MASTER DECLARATION ASSOC.	358,034	OPEN SPACE, DRAINAGE EASEMENT
AT	RIGDEN FARM MASTER DECLARATION ASSOC.	7,479	OPEN SPACE
ΑU	RIGDEN FARM MASTER DECLARATION ASSOC.	53,346	OPEN SPACE, DRAINAGE & ACCESS EASEMENT
AV	RIGDEN FARM MASTER DECLARATION ASSOC.	10,863	PRIVATE DRIVE, U.E., D.E., A.E.
AW	RIGDEN FARM MASTER DECLARATION ASSOC.	6,921	PRIVATE DRIVE, U.E., D.E., A.E.
AX	RIGDEN FARM MASTER DECLARATION ASSOC.	8,159	PRIVATE DRIVE, U.E., D.E., A.E.
ΑY	RIGDEN FARM MASTER DECLARATION ASSOC.	8,383	PRIVATE DRIVE, U.E., D.E., A.E.
ΑZ	RIGDEN FARM MASTER DECLARATION ASSOC.	4,979	PRIVATE DRIVE, U.E., D.E., A.E.
ВА	RIGDEN FARM MASTER DECLARATION ASSOC.	11,907	PRIVATE DRIVE, U.E., D.E., A.E.
BB	RIGDEN FARM MASTER DECLARATION ASSOC.	1,887	ACCESS EASEMENT
BC	RIGDEN FARM MASTER DECLARATION ASSOC.	4,354	OPEN SPACE
BD	RIGDEN FARM MASTER DECLARATION ASSOC.	22,210	OPEN SPACE, UTILITY EASEMENT
CA	CITY OF FORT COLLINS, CO.	111,257	OPEN SPACE, DRAINAGE AREA
CB	CITY OF FORT COLLINS, CO.	9,634	ACCESS, UTILITY & DRAINAGE AREA
CC	CITY OF FORT COLLINS, CO.	78,443	OPEN SPACE, DRAINAGE AREA
CD	CITY OF FORT COLLINS, CO.	1,720	ACCESS & DRAINAGE AREA
CE	CITY OF FORT COLLINS, CO.	50,538	OPEN SPACE, DRAINAGE AREA
CF	CITY OF FORT COLLINS, CO.	7,568	ACCESS, UTILITY & DRAINAGE AREA
CG	CITY OF FORT COLLINS, CO.	32,101	OPEN SPACE, UTILITY & DRAINAGE AREA
СН	CITY OF FORT COLLINS, CO.	2,627	UTILITY & DRAINAGE AREA
CI	CITY OF FORT COLLINS, CO.	62,270	OPEN SPACE, DRAINAGE AREA
CJ	CITY OF FORT COLLINS, CO.	15,265	ACCESS, UTILITY & DRAINAGE AREA
CK	CITY OF FORT COLLINS, CO.	2,885	OPEN SPACE, DRAINAGE AREA

NOTE: ALL OF PARCEL ONE SOUTHWEST OF DRAKE/ZEIGLER ROADS IS ZONED LOW DENSITY
MIXED-USE NEIGHBORHOOD DISTRICT. ALL OF PARCEL ONE NORTHEAST OF DRAKE/ZIEGLER



<u>LEGEND</u>

RECOVERED #5 REBAR WITH 1 1/2"
ALUMINUM CAP "LS 24307, JR ENG"
UNLESS OTHERWISE NOTED

SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "LS 28262, JR ENG" UNLESS OTHERWISE NOTED

P.A.E. PUBLIC ACCESS EASEMENT

A.E. ACCESS EASEMENT

F.P.E. FLOOD PLAIN EASEMENT

J.P.A.E. JOINT PRIVATE ACCESS EASEMENT

D.E. DRAINAGE EASEMENT

U.E. UTILITY EASEMENT

SF SQUARE FEET

C ACRES

OW RIGHT OF WAY

(TYP.) TYPICAL

(R) RADIAL LINE
IR) NON-RADIAL LINE

M MULTI-FAMILY LOTSD DUPLEX LOTS

REQUIRED DRIVEWAY LOCATIONS

(ALL DRIVEWAYS ARE 12' WIDE)

ALT. ALTERNATE REQUIRED DRIVEWAY LOCATION

RCPTN # RECEPTION NUMBER

TYPICAL J.P.A.E.

NOTE: FOR CURVE TABLES, SEE SHEET 11.
FOR TRACT TABLES, SEE THIS SHEET.

FINAL PLAT
RIGDEN FARM FILING SIX
JOB NO. 9164.12
DATE 4/22/04
SHEET 3 OF 11



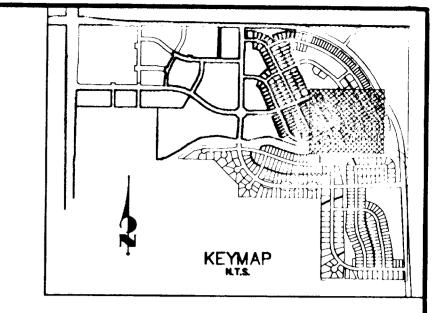
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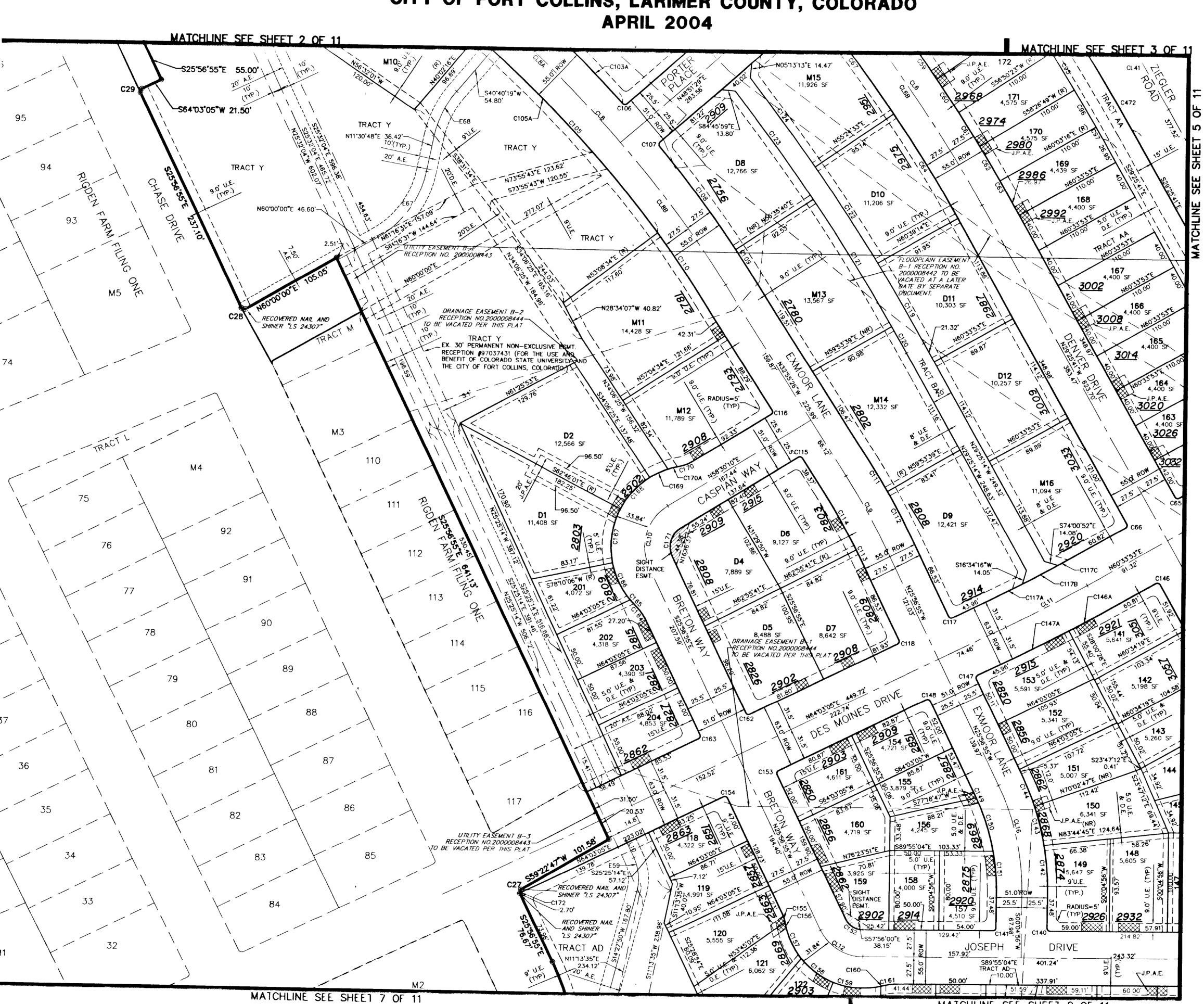
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OFFSITE CONSTRUCTION

RIGDEN FARM FILING SIX

A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO





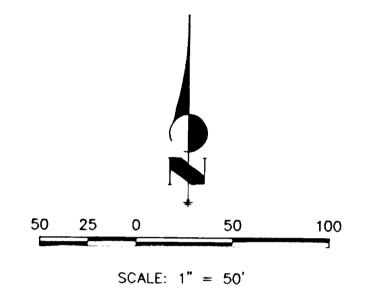
NO.

1. FOR TYPICAL 50' OR LESS LOTS WITHOUT PRIVATE ALLEYS, 12' DRIVEWAYS ARE DEPICTED. AS AN ALTERNATIVE, 12' SHARED ACCESS DRIVEWAYS MAY BE CONSTRUCTED. IF THE ALTERNATE SHARED DRIVEWAY IS UTILIZED, A JOINT PRIVATE ACCESS EASEMENT WILL NEED TO BE RECORDED WITH THE OFFICE OF THE LARIMER COUNTY RECORDER.

2. REQUIRED DRIVEWAY LOCATIONS AS SHOWN ON PLAT ARE DETERMINED TO MEET CITY OF FORT COLLINS LAND USE CODE REQUIREMENTS FOR SPACING BETWEEN UTILITIES, STREET TREES AND DRIVEWAYS. ADJUSTMENTS TO DRIVEWAY WIDTH MAY BE MADE, PROVIDED LAND USE CODE REQUIREMENTS ARE ACHIEVED.

3. JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON LOTS.

4. ALL SIDEYARD LOT EASEMENTS SHALL BE 5-FOOT UTILITY EASEMENTS, WITH THE EXCEPTION OF LOTS 338 THROUGH 381, WHICH SHALL BE BOTH 5-FOOT UTILITY AND DRAINAGE EASEMENTS.



<u>LEGEND</u>

- RECOVERED #5 REBAR WITH 1 1/2"

 ALUMINUM CAP "LS 24307, JR ENG"
 UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "LS 28262, JR ENG" UNLESS OTHERWISE NOTED

P.A.E. PUBLIC ACCESS EASEMENT

A.E. ACCESS EASEMENT

F.P.E. FLOOD PLAIN EASEMENT

J.P.A.E. JOINT PRIVATE ACCESS EASEMENT

D.E. DRAINAGE EASEMENT

U.E. UTILITY EASEMENT

SF SQUARE FEET

AC ACRES

ROW RIGHT OF WAY

(R) RADIAL LINE

NR) NON-RADIAL LINE

M MULTI-FAMILY LOTS

D DUPLEX LOTS

REQUIRED DRIVEWAY LOCATIONS

ALT. ALTERNATE REQUIRED DRIVEWAY LOCATION

(ALL DRIVEWAYS ARE 12' WIDE)

RCPTN # RECEPTION NUMBER

TYPICAL J.P.A.E.

NOTE: FOR CURVE TABLES, SEE SHEET 11.
FOR TRACT TABLES, SEE SHEET 3.

FINAL PLAT RIGDEN FARM FILING SIX JOB NO. 9164.12 DATE 4/22/04 SHEET 4 OF 11



MATCHLINE SEE SHEET 8 OF 11

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RIGDEN FARM FILING SIX

A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO
APRIL 2004

MATCHLINE SHEET 3 OF 11

TRACT AC

FLOODPLAIN EASEMENT

5.0' U.E. &\ D.E. (TYP) \

MATCHLINE SEE SHEET 8 OF 11

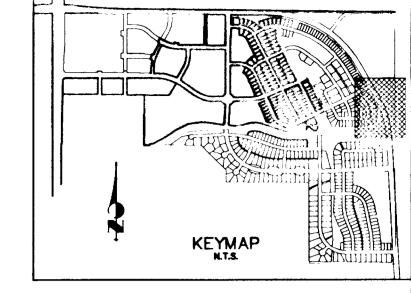
PER RECEPTION NO. 97025609
TO BE VACATED AT A LATER
DATE BY SEPARATE DOCUMENT.

Delta=09'06'57" E14 R=910.00' L=144.78'

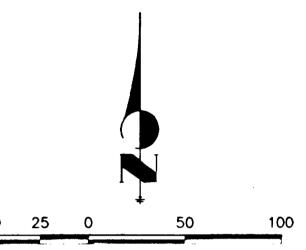
S02*28'15"E 15.93'-

_R=1557.00°

Delta=17"28'46" R=100.00'_



1. FOR TYPICAL 50' OR LESS LOTS WITHOUT PRIVATE ALLEYS, 12' DRIVEWAYS ARE DEPICTED. AS AN ALTERNATIVE, 12' SHARED ACCESS DRIVEWAYS MAY BE CONSTRUCTED. IF THE ALTERNATE SHARED DRIVEWAY IS UTILIZED, A JOINT PRIVATE ACCESS EASEMENT WILL NEED TO BE RECORDED WITH THE OFFICE OF THE LARIMER COUNTY RECORDER. Delta=1670'31" 2. REQUIRED DRIVEWAY LOCATIONS AS SHOWN ON PLAT ARE R=890.00'_ L=251.26' DETERMINED TO MEET CITY OF FORT COLLINS LAND USE CODE REQUIREMENTS FOR SPACING BETWEEN UTILITIES, STREET TREES AND DRIVEWAYS. ADJUSTMENTS TO DRIVEWAY WIDTH MAY BE MADE. PROVIDED LAND USE CODE REQUIREMENTS ARE ACHIEVED. 3. JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON LOTS. 100 YEAR FLOOD PLAIN LINE _ SEE NOTE 4 4. ALL SIDEYARD LOT EASEMENTS SHALL BE 5-FOOT UTILITY EASEMENTS. WITH THE EXCEPTION OF LOTS 338 THROUGH 381, WHICH SHALL BE BOTH 5-FOOT UTILITY AND DRAINAGE EASEMENTS.



SCALE: 1" = 50'

<u>LEGEND</u>

- RECOVERED #5 REBAR WITH 1 1/2"
 ALUMINUM CAP "LS 24307, JR ENG"
 UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "LS 28262, JR ENG" UNLESS OTHERWISE NOTED

P.A.E. PUBLIC ACCESS EASEMENT

A.E. ACCESS EASEMENT

F.P.E. FLOOD PLAIN EASEMENT

J.P.A.E. JOINT PRIVATE ACCESS EASEMENT

D.E. DRAINAGE EASEMENT

U.E. UTILITY EASEMENT

SF SQUARE FEET

AC ACRES

ROW RIGHT OF WAY

(TYP.) TYPICAL

(R) RADIAL LINE

(NR) NON-RADIAL LINE

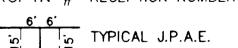
M MULTI-FAMILY LOTS

D DUPLEX LOTS

REQUIRED DRIVEWAY LOCATIONS (ALL DRIVEWAYS ARE 12' WIDE)

ALT. ALTERNATE REQUIRED DRIVEWAY LOCATION

RCPTN # RECEPTION NUMBER



NOTE: FOR CURVE TABLES, SEE SHEET 11. FOR TRACT TABLES, SEE SHEET 3.

FINAL PLAT
RIGDEN FARM FILING SIX
JOB NO. 9164.12
DATE 4/22/04
SHEET 5 OF 11

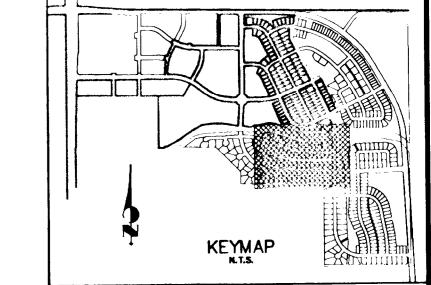


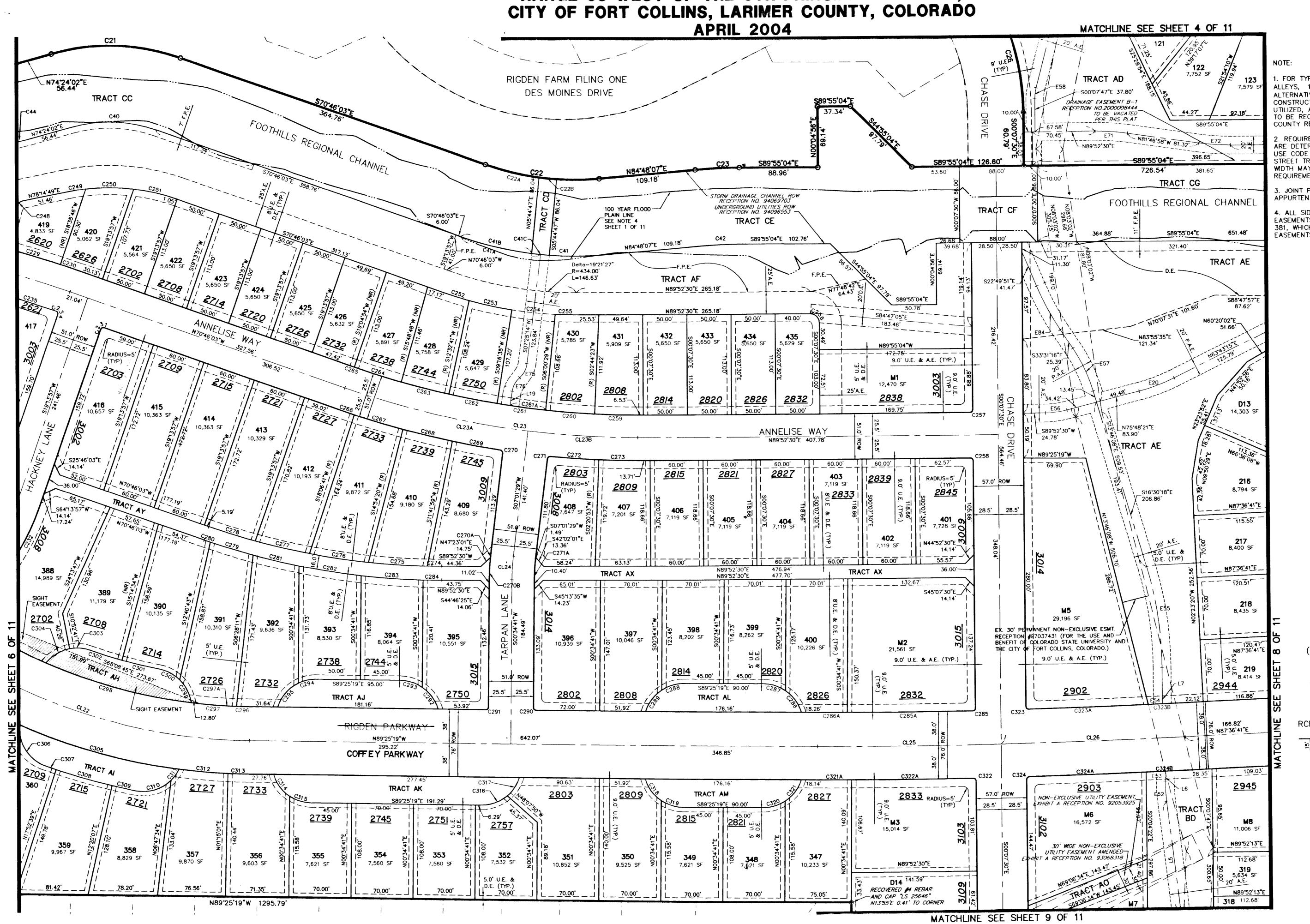
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RIGDEN FARM FILING SIX
A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,



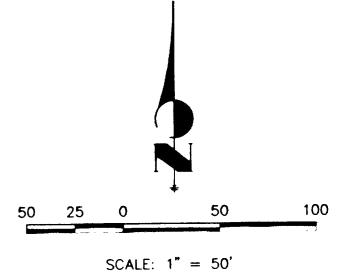


1. FOR TYPICAL 50' OR LESS LOTS WITHOUT PRIVATE ALLEYS, 12' DRIVEWAYS ARE DEPICTED. AS AN ALTERNATIVE, 12' SHARED ACCESS DRIVEWAYS MAY BI UTILIZED, A JOINT PRIVATE ACCESS EASEMENT WILL NEED TO BE RECORDED WITH THE OFFICE OF THE LARIMER

2. REQUIRED DRIVEWAY LOCATIONS AS SHOWN ON PLAT ARE DETERMINED TO MEET CITY OF FORT COLLINS LAND USE CODE REQUIREMENTS FOR SPACING BETWEEN UTILITIES. STREET TREES AND DRIVEWAYS. ADJUSTMENTS TO DRIVEWAY WIDTH MAY BE MADE, PROVIDED LAND USE CODE REQUIREMENTS ARE ACHIEVED.

3. JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON LOTS.

4. ALL SIDEYARD LOT EASEMENTS SHALL BE 5-FOOT UTILITY EASEMENTS, WITH THE EXCEPTION OF LOTS 338 THROUGH 381, WHICH SHALL BE BOTH 5-FOOT UTILITY AND DRAINAGE



RECOVERED #5 REBAR WITH 1 1/2" ALUMINUM CAP "LS 24307, JR ENG" UNLESS OTHERWISE NOTED

SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "LS 28262, JR ENG" UNLESS OTHERWISE NOTED

P.A.E. PUBLIC ACCESS EASEMENT

A.E. ACCESS EASEMENT

F.P.E. FLOOD PLAIN EASEMENT

J.P.A.E. JOINT PRIVATE ACCESS EASEMENT

DRAINAGE EASEMENT

UTILITY EASEMENT

SQUARE FEET

RADIAL LINE

NON-RADIAL LINE

MULTI-FAMILY LOTS

DUPLEX LOTS

REQUIRED DRIVEWAY LOCATIONS (ALL DRIVEWAYS ARE 12' WIDE)

ALTERNATE REQUIRED DRIVEWAY LOCATION

RCPTN # RECEPTION NUMBER

TYPICAL J.P.A.E.

NOTE: FOR CURVE TABLES, SEE SHEET 11. FOR TRACT TABLES, SEE SHEET 3.

FINAL PLAT RIGDEN FARM FILING SIX JOB NO. 9164.12 DATE 4/22/04 SHEET 7 OF 11

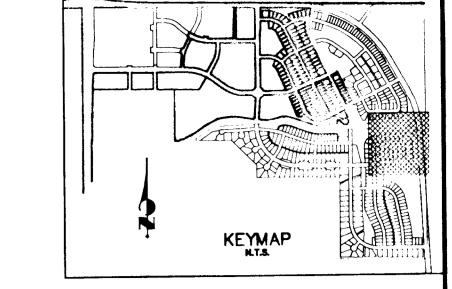


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RIGDEN FARM FILING SIX

A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO



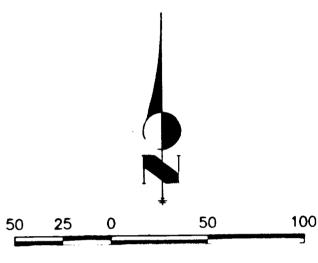
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SCALE: 1'' = 50'

RECOVERED #5 REBAR WITH 1 1/2"

ALUMINUM CAP "LS 24307, JR ENG"

UNLESS OTHERWISE NOTED

SET #5 REBAR WITH 1 1/2" ALUMINUM
CAP "LS 28262, JR ENG"
UNLESS OTHERWISE NOTED

P.A.E. PUBLIC ACCESS EASEMENT

A.E. ACCESS EASEMENT

F.P.E. FLOOD PLAIN EASEMENT

J.P.A.E. JOINT PRIVATE ACCESS EASEMENT

D.E. DRAINAGE EASEMENT

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SF SQUARE FEET

AC ACRES

ROW RIGHT OF WAY

(TYP.) TYPICAL

(R) RADIAL LINE
(NR) NON-RADIAL LINE

M MULTI-FAMILY LOTS

D DUPLEX LOTS

REQUIRED DRIVEWAY LOCATIONS

ALT. ALTERNATE REQUIRED DRIVEWAY LOCATION

(ALL DRIVEWAYS ARE 12' MDE)

RCPTN # RECEPTION NUMBER



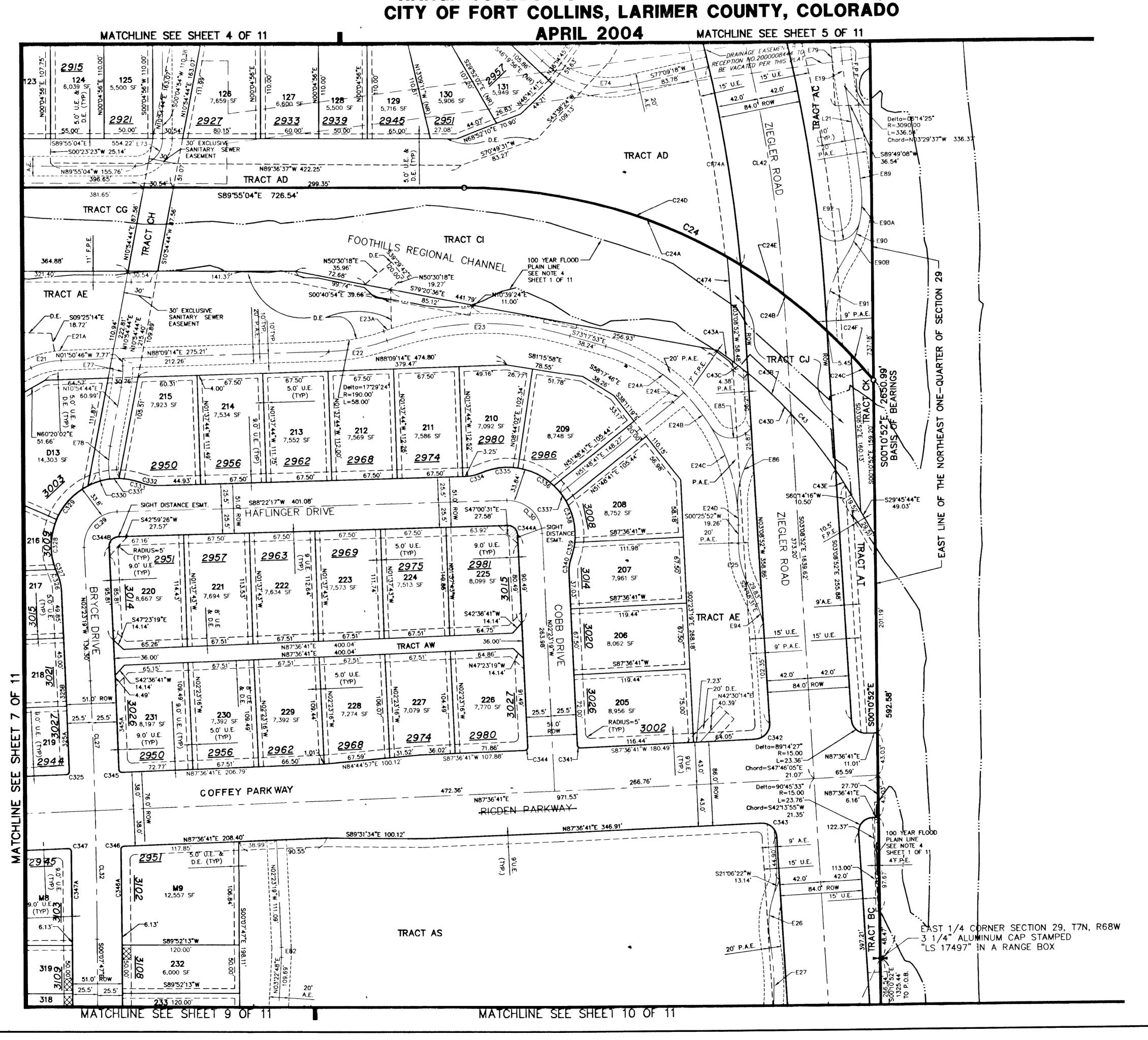
NOTE: FOR CURVE TABLES, SEE SHEET 11.
FOR TRACT TABLES, SEE SHEET 3.

FINAL PLAT RIGDEN FARM FILING SIX JOB NO. 9164.12 DATE 4/22/04 SHEET 8 OF 11



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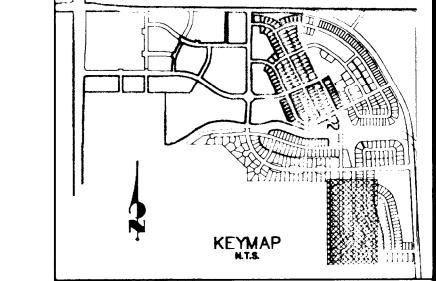


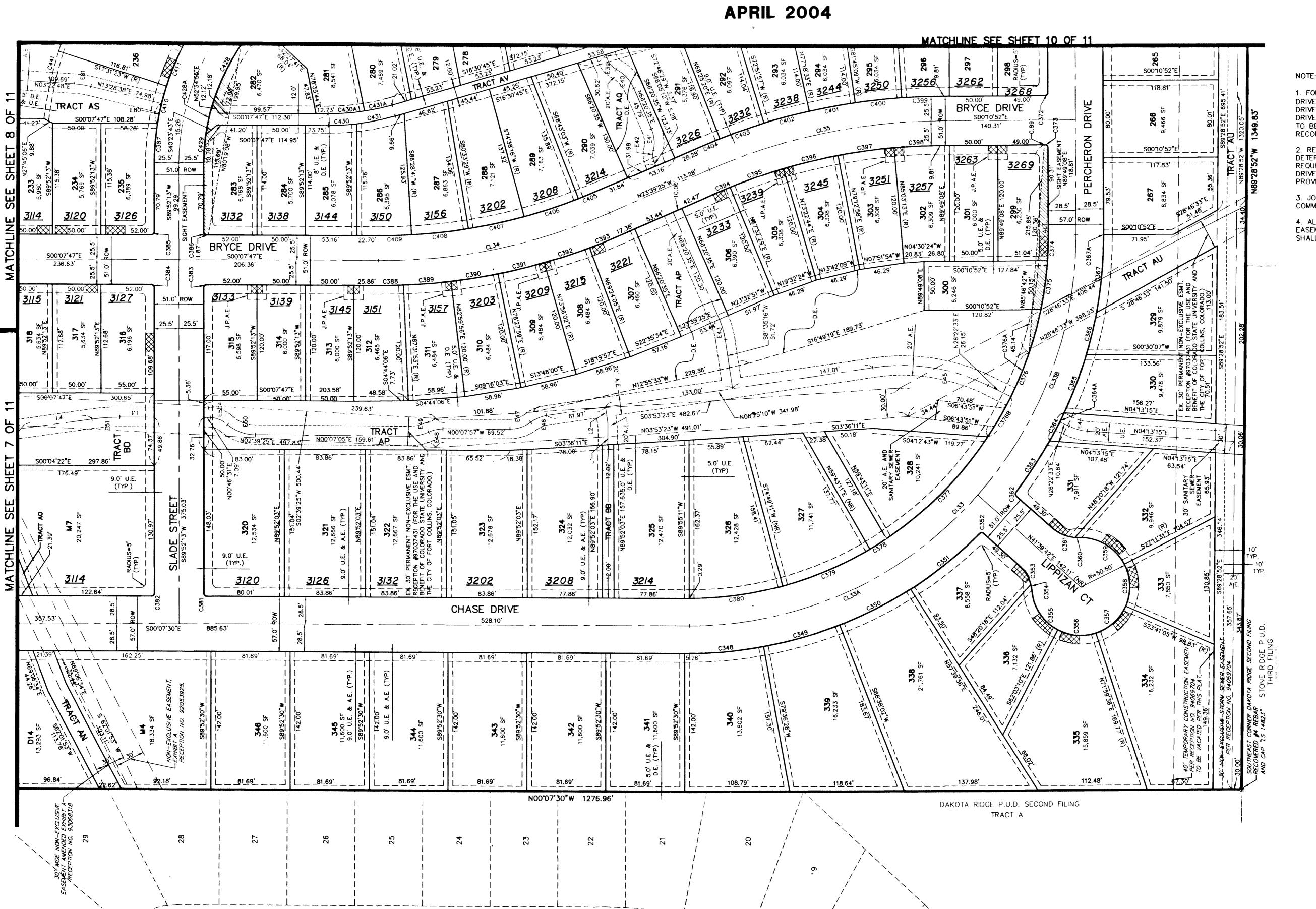
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FINAL PLAT

RIGDEN FARM FILING SIX

A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO



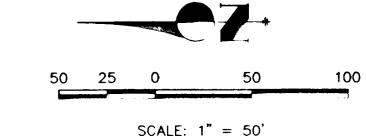


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4. ALL SIDEYARD LOT EASEMENTS SHALL BE 5-FOOT UTILITY EASEMENTS, WITH THE EXCEPTION OF LOTS 338 THROUGH 381, WHICH SHALL BE BOTH 5-FOOT UTILITY AND DRAINAGE EASEMENTS.



LEGEND

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 ALUMINUM CAP "LS 24307, JR ENG"

 UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "LS 28262, JR ENG" UNLESS OTHERWISE NOTED

P.A.E. PUBLIC ACCESS EASEMENT

A.E. ACCESS EASEMENT

F.P.E. FLOOD PLAIN EASEMENT

J.P.A.E. JOINT PRIVATE ACCESS EASEMENT

D.E. DRAINAGE EASEMENT

U.E. UTILITY EASEMENT

SF SQUARE FEET

AC ACRES

ROW RIGHT OF WAY

(TYP.) TYPICAL

(R) RADIAL LINE

NR) NON-RADIAL LINE

M MULTI-FAMILY LOTS

D DUPLEX LOTS

REQUIRED DRIVEWAY LOCATIONS

(ALL DRIVEWAYS ARE 12' MDE)

ALT. ALTERNATE REQUIRED DRIVEWAY LOCATION

RCPTN # RECEPTION NUMBER

6' 6'
TYPICAL J.P.A.E.

L J

NOTE: FOR CURVE TABLES, SEE SHEET 11.
FOR TRACT TABLES, SEE SHEET 3.

FINAL PLAT
RIGDEN FARM FILING SIX
JOB NO. 9164.12
DATE 4/22/04
SHEET 9 OF 11



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970-491-9888 • Fax: 970-491-9984 • www.jrengineering.com

RIGDEN FARM FILING SIX

A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO APRIL 2004

[CENTER LINE CURVE TABLE							
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA			
CL5	500.00	28.30'	28.29'	N77'54'31"W	0314'33"			
CL6	1400.00'	1144.99'	1113.34	N52'51'27"W	46'51'33"			
CL6A	1400.00'	858.76	845.36	N58'42'53"W	35'08'43"			
CL6B	1400.00'	286.23	285.73	N35'17'06"W	11'42'51"			
CL7	229 50'	238.00'	227 4 7'	S86"14'34"E	59*24'24"			
CL8	1200.00'	494.49	490.99	N44'43'44"W	23'36'36"			
CL8A	1200.00'	316.70	315.78	N48'58'23"W	15 ° 07'17"			
CL8B	1200.00'	177.78	177.62	N37'10'05"W	08*29'19"			
CL 9	695.00	84.61	84.56	N29'26'10"W	06*58'30"			
CL10	47.50	70.01	63.85	S16*16'37"W	84*27'05"			
CL11	1500.00'	91.28'	91.26	N62'18'29"E	03'29'12"			
CL12	47.50	53.03'	50.32	S57*56'00"E	63*58'09"			
CL13	NO		CURVE		DATA			
CL14	47.50'	74.61	67.18'	N45'04'56"E	90'00'00"			
CL15	240.00	123.61	122.25'	N14'40'22"W	29°30'37"			
CL16	2 4 0.00'	109.04	108 10'	N12*56'00"W	26°01'51"			
CL17	1200.00'	73.74	73.73'	S87*24'53"W	03'31'16"			
CL17A	240.00'	12.49'	12.49'	N87'08'43"E	02.58.57"			
CL18	621.00'	81.87'	81.82	S00'45'47"E	07*33'15"			
CL19	1200.00'	420.08'	417.94	N80'47'46"W	20'03'26"			
CL 20	621.00'	537. 4 6'	520.84	S29'20'02"E	49*35'16"			
CL20A	621.00	273.36	271.16	S17*09'02"E	25°13′16"			
CL20B	621.00'	264.10	262.11	S41*56'40"E	24*22'00"			
CL21	240.00	69.70'	69.46	N27'33'09"E	16'38'23"			
CL22	621.00'	382.54	376.52	S71°46'29"E	35"17'39"			
CL23	1000.00	337.85	336.25	S80°26'47"E	19*21'27"			
CL23A	1000.00	213.07	212.66	S76*52'17"E	12*12'28"			
CL23B	1000.00	124.79	124.71	S86°33'01"E	07'08'59"			
CL24	240.00	27.00'	26.99'	S03'48'05"W	06'26'48"			
CL25	8000.00'	207.1 4	207.14	N89'50'11"E	01'29'01"			
CL26	8000.00'	207.07	207.07	N88*21'11"E	01'28'59"			
CL27	6747 00'	133.01	133.01	N01'49'26"W	01'07'46"			
CL28	NO		CURVE		DATA			
CL 29	35.00'	55.44	49.82	S42*59'29"W	90'45'36"			
CL 30	35.00'	54.51	49.17	N47'00'31"W	89'14'24"			
CL31 CL32	NO	170.00'	CURVE	1100144'40"	DATA			
	6747.00		132.96'	N00'41'40"W	01'07'45"			
CL33 CL33A	401.00'	630.28'	567.38'	S45'09'11"E	90.03,22"			
CL33B	401.00'	337.49'	327.61	S24*14'08"E	48*13'15"			
CL336	401.00'	292.80'	286 33'	S69*15 48"E	41'50'07"			
CL35	600.00'	246.38'	244.65	S11.53'36"E	23'31'38"			
CL36	600.00' NO	245.84	244.12' CURVE	N11*55'09"W	23'28'33" DATA			
CL37	240.00	329.76	304.43	N50'46'02"W				
CL 38	891.00	174 53		N50°46'02"W	78'43'31"			
CL39	1650.00	818.36	174.26' 810.00'	N05'47'34"W N67'48'08"W	11'13'24" 28'25'02"			
CL 40	240.00	105.52	104.67	N49'00'02"E	28'25'02"			
CL40	1650.00	695.91	690.77	N41'30'39"W	25"11'25"			
CL42	1500.00	680.36	674.54'	N16*26'03"W	24*09'56" 25*59'16"			
	1.000.00	990,50	U/7.J7	1110 20 05 W	223310			

	EASEM	ENT C	URVE	TABLE	
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
E1	100.00' 300.00'	75.83' 116.28'	74.02' 115.55'	S79'39'48"W S89'43'02"E	43'26'47" 22'12'27"
E3	300.00	126.21	125.28	N88'46'07"W	24.06,18
E4	25.00	19.49'	19.00'	N80*57'08"E	44'39'58"
E5 E5A	95.00' 95.00'	49.34' 9.48'	48.79' 9.48'	S40'32'26"E S28'31'13"E	29'45'32" 05'43'06"
E5B	95.00	39.86	39.57'	S43'23'59"E	24.02.26
E6	105.00	17.46	17.44	N50'39'25"W	09'31'34"
E7 E8	85.00' 35.00'	28.25' 14.08'	28.12' 13.98'	N36'22'17"W S38'22'18"E	19*02'43" 23*02'46"
E9	37.00	13.23	13.16	N39'39'02"W	20*29'18"
E10	55.00'	32.84	32.36	N12"18'02"W	34"12'43"
E11 E12	435.00' 305.00'	172.88' 120.06'	171.74	S06'34'47"E	22'46'13"
E13	900.00	254.08	119.28' 253.24'	N06'41'17"W S03'29'57"E	22 [.] 33 [.] 12" 16 [.] 10'31"
E14	900.00	143.19	143.04	N07'01'44"W	09'06'57"
E15	90.00'	27.46	27.35	N06'16'08"E	17'28'46"
E16 E17	290.00	19.36' 53.29'	19.33' 53.21'	S09*27'42"W S01*20'58"E	11'05'38" 10'31'42"
E18	3090.00	123.07	123.07	S05*28'21"E	02'16'56"
E19	700.00	67.71	67.69'	S07*06'10"E	05'32'33"
E20 E21	75.00	42.18' 31.98'	42.11' 31.74'	N69'45'48"E S75'56'15"W	12.05'06" 24.25'59"
E21A	105.00	10.87	10.86	S85"11'22"W	05.55,44
E22	200.00	61.05	60.81	N79'24'32"E	17'29'24"
E23 E23A	305.00'	191.84	188.69'	S88'40'59"W	36'02'16"
E24A	315.00' 190.00'	8.26' 93.92'	8.26' 92.97'	S71°24'56"W S59°08'11"E	01'30'12" 28'19'24"
E 2 4 B	190.00	44 87	44.77	S38'12'34"E	13'31'50"
E24C	190.00	90.25	89.40'	S17*50'11"E	27"12"56"
E24D E24E	190.00' 95.00'	15.45° 14.75°	15.45' 14.73'	S01°53'55"E N47°21'52"E	04'39'35"
E25	95.00	41.02	40.70	S11'56'20"E	24.44.23.
E26	95.00	50.32'	49.74	S05'55'51"W	30'21'01"
E27 E28	300 00' 225.00'	115.55 ² 118.63 ²	114.84 ['] 117.26 [']	S01'47'25"W S02'16'48"E	22'04'08" 30'12'35"
E29	440.00	252.71	249.25		
E30	260.00	193.31	188.89	S05'46'39"E	42'35'55"
E30A E30B	260.00° 260.00°	100.74 ² 92.56 ²	100.11' 92.07'	S04*25'17"W S16*52'40"E	22°12'03" 20°23'53"
E31	175.00	133.82	130.58	N0570'15"W	43'48'42"
E32	85.00	62.75	61.34	504'24'52"E	42"17'54"
E33 E34	120.00' 2005.00'	55.31' 106.95'	54.83' 106.94'	N12'21'29"W S00'41'55"E	26.24,39 03.03,23
E 35	500.00	83.40	83.30	S06'59'29"E	09'33'24"
E37	95.00'	19.83	19.80'	S77"10'17"W	11.57.39"
E38 E39	95.00'	12.28'	12.27	N74'53'35"E	07'24'17"
E40	20.00° 40.00°	15.82' 27.13'	15.41' 26.62'	S50°08'33"W N46'54'36"E	45'19'52" 38'51'58"
E 41	35.00'	22.73'	22.34	N84'57'03"E	37"12'56"
E42 E43	20.00'	13.08'	12.85'	S84*49'21"W	37'28'19"
E44	80.00' 50.00'	21.29' 19.33'	21.22' 19.21'	N73'57'55"E S15'17'54"W	15"14'41" 22"09'19"
E45	200.00	122.88'	120.96	N08'46'27"E	3572'13"
E46	35.00	17.94	17.74	N23'06'14"W	29.22.08
E47 E48	35.00° 35.00°	23.16' 15.48'	22.74 ['] 15.36 [']	N18'49'41"W N12'48'14"W	37*55'15" 25*20'33"
E49	45.00	20.12	19.95	N12'39'56"W	25'37'09"
E50 E50A	45.87	34.63'	33.82'	N21'41'10"E	36'16'45"
E50A	25.00' 200.00'	15.83' 28.71'	15.57' 28.68'	N18'54'53"E N04'06'44"W	03'30'26" 08'13'28"
E52	200.00	23.44	23.42	S03*21'25"E	06'42'50"
E53	8038.00	21.32	21.32	N87'51'43"E	00'09'07"
E54 E55	7962.00° 400.00°	15.65' 115.23'	15.65' 114.83'	N87'50'22"E N08'15'09"W	00'06'45" 16'30'18"
E56	100.00	24.56	24.49	N82'50'25"E	14'04'09"
E57	180.00	53.46	53.26	N25'00'47"W	17'00'58"
E58 E59	50.00	12.74' 34.81'	12.70' 34.11'	S07*10'02"W N05*28'42"W	14°35'38" 39°53'04"
E60	100.00	17.59'	17.57	N30'34'28"W	10*04'48"
E61	100.00	77 35'	75.44	S13°27'16"E	4479'12"
E62 E63	100.00° 50.00°	29.57' 22.25'	29. 4 6' 22.07'	N00"14'07"E S04"30'45"W	16.56.25" 25.29.41"
E64	45.00	47.21	45.08	N12'47'53"W	60'06'57"
E65	4 5.00'	30.68'	30.09	S23"19'22"E	39'04'00"
E66 E67	50.00° 100.00°	16.64' 84.63'	16.57' 82.12'	S05'44'45"W N35'45'24"E	19'04'15" 48'29'12"
E68	100.00	50.89	50.34	S26*05'33"W	29'09'31"
E69	53.00	70.00'	65.02	N02*50'10"E	75'40'19"
E69A E70	4 0.00' 4 0.00'	50.98' 47.46'	47.59' 44.72'	N01'30'29"E N03'59'14"E	73'00'59" 67'58'28"
E70A	40.00	45.24 [']	42.86	N03 39 14 E N02 23 52 E	64'47'43"
E71	250.00	36.40	36.37	N85'57'14"W	08'20'33"
E72 E73	250.00° 28.00°	35.50' 43.98'	35.47 39.60	\$85°51'01"E N45'04'55"E	90'00'02"
E74	100.00	98.63°	94.68	S74'35'19"E	56'30'46"
E75	25.00'	18.35	17.94	N28'26'45"E	42.03,02
E76 E77	25.00' 100.00'	17.92' 22.27'	17.5 4 ' 22.22'	S28*56'18"W N04*31'59"E	41°03'56" 12°45'30"
E78	100.00	33.97'	33.80	S01"10'52"W	12 45 30 19 27 44"
E 79	3080.00	125.41	125.40	S04*17'26"E	02"19'59"
E80 E81	100.00'	21.29' 17.62'	21.28' 17.60'	S78'49'12"E N08'25'43"E	04'35'40" 10'05'50"
E82	100.00	10.07	10.06	N00'29'45"E	05'46'07"
E84	300.00	55.97'	55.89	N28'10'33"W	10'41'25"
E85 E86	25.00' 90.00'	49.10'	41.58'	S87'42'47"E	112'32'16"
E87	90.00 95.00	60.84 ² 70.48 ²	59.69' 68.88'	N15'08'12"E S46'54'55"E	38'43'50" 42'30'30"
E87A	9 5.00'	50.14	49.56	S53'02'56"E	30"14"28"
E87B E88	95.00'	20.34	20.30	S31'47'41"E	12'16'02"
E89	25.00' 600.00'	31.47' 55.92'	29. 4 3' 55. 8 9'	\$01'51'59"E \$07"12'15"E	72°07'26" 05°20'22"
E90	110.00	73.62'	72.25'	S14'38'20"W	38'20'49"
E90A	110.00'	31.67'	31.56	S03'42'46"W	16'29'39"
E90B E91	110.00' 110.00'	41.95' 70.96'	4 1.70' 69.73'	\$22 : 53'10 "W \$15 : 19'57 "W	21'51'10" 36'47'37"
	110.00				
E92 E93	25.00'	52.30'	42.67	N88'09'07"W	119'51'50"

		CUR	E TAE	BLE	
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C14 C15	457.00' 243.00'	52.68'	52.65	N57'41'02"E	06'36'18"
C16	343.00	28.76' 101.78'	28.74 ²	N57'46'18"E S89'02'23"E	06 '4 6'51" 17'00'06"
C17	157.00'	26.55'	26.52	S85*22'58"E	09'41'17"
C18	143.00'	49.98'	49.42	S80°12'54"E	20*01'26"
C18A	143.00' 157.00'	40.70' 86.45'	40.56	S78*21'25"E	16"18'28"
C20	157.00	10.54	85.36' 10.54'	S85*58'41"E N76*19'26"E	31°33'00" 03°50'47"
C21	243.00'	147.73	145.46	S88"11'00"E	34'49'55"
C22	307.00'	130.90	129.91	S82*58'58"E	24'25'50"
C22A C22B	307.00' 307.00'	62.37' 20.00'	62.26	S76°35'15"E	11'38'24" 03'44'00"
C23	543.00	50.04	20.00' 50.02'	S84"16'27"E N87"26'32"E	05 16 49"
C24	543.00'	480.28	464.78	S64'34'44"E	50'40'39"
C24A	543.00	283.01	279.82	S74°59'11"E	29*51'45"
C24B C24C	543.00° 543.00°	162.35	161.74	S51*29'24"E	17'07'50"
C24D	543.00	34.92' 299.02'	34.91' 295.26'	S41°04'57"E S74°08'30"E	03°41'04" 31°33'07"
C24E	543.00	111.69	111.50	S52'28'23"W	11'47'08"
C24F	543.00'	69.56	69.52	S42*54'37"E	07'20'24"
C25 C26	NO 271.50'	122.37'	121.33'	\$13 * 02 ' 13"E	DATA 25'49'25"
C27	3.00'	4.47	4 .07'	S16'42'56"W	85*19'42"
C28	3.00'	4.92'	4.39'	S72*58'28"E	94.03.05
C29	3.00'	4.71'	4.24	S19*03'05"W	90'00'00"
C30 C31	3.00' 3.00'	4.71' 4.71'	4.24' 4.24'	\$70°56'55"E	90'00'00"
C32	3.00	4.71 4.71'	4.24	S19*03'05"W S70*56'55"E	90.00,00,
C33	212.50'	111.70'	110.42'	S10.53'25"E	30°07'00"
C33A C33B	212.50	42.85	4 2.78'	S01'36'32"E	11'33'13"
C338	212.50' 3.00'	68.85' 4.91'	68.55'	N16'40'02"W	18'33'47"
C35	543.00°	62.60'	4.38' 62.56'	S51°01'49"W N57°41'02"E	93'43'29" 06'36'18"
C36	157.00'	70.65	70.06	N67"16'24"E	25'47'02"
C37	243.00'	32.83'	32.81	N76'17'41"E	07'44'28"
C38 C38A	57.00' 57.00'	19.92' 3.31'	19.82' 3.31'	S8012'54"E N88'33'49"W	20°01'26" 03°19'36"
C39	243.00	133.81	132.12	S85'58'41"E	31.33.00
C40	157.00'	95.45	93.98'	S8871'01"E	34'49'55"
C41	393.00'	167.57	166.31	S82*58'58"E	24.25.50
C41A C41B	393.00' 393.00'	92.62' 82.62'	92.40' 82.46'	S77'31'08"E N76'47'24"W	13'30'10" 12'02'41"
C41C	393.00	20.00	20.00	N8476'15"W	02.54.58
C42	457.00	42.12'	42.10'	N87°26'32"E	05'16'49"
C43	457.00	203.40	201.72	S42*30'45"E	25'30'03"
C43A C43B	457.00' 457.00'	21.55'	21.54	N53*54'45"W	02'42'05"
C43C	457.00°	181.85 ² 38.95 ²	180.65' 38.94'	N41°09'43"W N52°49'16"W	22 .4 7.58" 04.53.01"
C43D	457.00	29.90'	29.89	N41'56'42"W	03'44'54"
C43E	457.00'	134.55	134.06	N41'38'11"W	16*52'08"
C44 C45	243.00' 1427.50'	16.31' 40.05'	16.31' 40.04'	N7619'26"E N58'04'27"W	03.50,47
C46	1427.50	40.05	40.04	N56'28'00"W	01°36'26" 01°36'26"
C47	1427.50	40.05	40.04	N54*51'34"W	01'36'26"
C48 C49	1427.50	40.05	40.04	N53*15'08"W	01'36'26"
C50	1427.50' 1427.50'	40.05' 40.05'	40.04' 40.04'	N51'38'41"W N50'02'15"W	01'36'26" 01'36'26"
C51	1427.50	40.05	40.04	N48'25'48"W	01'36'26"
C52	1427.50	40.05	40.04	N46'49'22"W	01'36'26"
C53 C54	1427.50	40.05	40.04	N45'12'55"W	01'36'26"
C55	1427.50' 1427.50'	40.05' 40.05'	40.04' 40.04'	N43'36'29"W N42'00'03"W	01°36'26" 01°36'26"
C56	1427.50	40.05	40.04	N40'23'36"W	01'36'26"
C57	1427.50	40.05	40.04	N38'47'10"W	01'36'26"
C58 C59	1427.50	40.05'	40.04	N37'10'43"W	01'36'26"
C60	1 4 27.50'	4 0.05' 4 0.05'	40.04' 40.04'	N35'34'17"W N33'57'50"W	01°36'26" 01°36'26"
C 6 1	1427.50	40.05	40.04	N32*21'24"W	01'36'26"
C62	1427.50	40.05	40.04	N30'44'58"W	01'36'26"
C63	1427.50' 1372.50'	12.90' 123.67'	12.90' 123.63'	N29'41'13"W N32'00'34"W	00°31'04" 05°09'46"
C65	3.00'	4.71'	4.24	N32'00 34 W S74'25'54"E	90.00,26
C66	3.00'	4.71'	4.24'	N15'34'06"E	89*59'34"
C67	1372.50	128.37	128.32	N3776'13"W	05*21'32"
C68	3.00' 3.00'	4.77' 4.77'	4.29'	N85'32'45"W	91"11'33"
C70	1372.50	813.32'	4.29' 801.48'	N03'15'42"E S59'18'39"E	91'11'33" 33'57'10"
C70A	1372.50	31.84	31.84	S73'02'35"E	01"19'45"
C70B	1372.50	8.66'	8.66'	N72'33'34"W	00"21'42"
C70C	1372.50' 1372.50'	411.39 ² 308.30	409.85	S63'47'30"E	17'10'26"
C71	637.50	70.16	307.65' 70.12'	S48'46'11"E N79'41'49"W	12 . 52 . 13 . 06.18.20"
C71A	637.50	2.86'	2.86'	N76'24'56"W	00'15'25"
C72	1537.50	9.14'	9.14'	N76'07'01"W	00'20'26"
C72A C73	1537.50	107.97	107.95	N73'56'05"W	04'01'25"
C74	1537.50° 1537.50°	43.13' 43.13'	43.13' 43.13'	N70*55'58"W N69*19'32"W	01'36'26" 01'36'26"
C75	1537.50	43.13	43.13	N67'43'05"W	01'36'26"
C76	1537.50	43.13'	43.13'	N66'06'39"W	01'36'26"
C77	1537.50	43.13'	43.13'	N64'30'13"W	01'36'26"
C79	1537.50° 1537.50°	43.13' 43.13'	43.13' 43.13'	N62*53'46"W N61*17'20"W	01°36'26" 01°36'26"
C80	1537.50	43.13'	43.13	N59'40'53"W	01'36'26"
C81	1537.50	43.13'	43.13'	N58'04'27"W	01'36'26"
C82 C82A	1537.50	43.13'	43.13'	N56'28'00"W	01'36'26"
C82A	1537.50° 1537.50°	43.13' 43.13'	43.13' 43.13'	N54'51'34"W N53'15'08"W	01°36'26" 01°36'26"
C84	1537.50		TU. 10	1100 10 VO W	

					API	RIL	2	00
			/E TAE					····
₹VE 86	RADIUS	LENGTH	CHORD	BE ARING	DELTA	CUI	RVE_ 54	RADIU
37	1537.50° 1537.50°	43.13' 43.13'	43.13' 43.13'	N48°25'48"W N46°49'22"W	01°36′26″ 01°36′26″	.	55	3.00 ³
8	1537.50	43.13'	43 .13'	N45'12'55"W	01'36'26"	C1	56	38.33
39	1537.50	43.13'	43.13'	N43'36'29"W	01'36'26"		57	79.34
00 0A	1537.50° 1537.50°	43.13' 43.13'	43.13' 43.13'	N42'00'03"W N40'23'36"W	01'36'26" 01'36'26"		58 59	79.34 79.34
91	1537.50	43.13	43.13	N38'47'10"W	01'36'26"		6 0	79.34
2	1537.50	43.13'	43.13'	N37'10'43"W	01'36'26"		61	38.33
3	1537.50° 1537.50°	43.13' 43.13'	43.13'	N35*34'17"W N33*57'50"W	01°36'26" 01°36'26"		62 63	3.00 ¹ 3.00 ¹
5	1537.50	43.13	43.13' 43.13'	N32*21'24"W	01'36'26"		64	38.33
96	1537.50	43.13'	43.13'	N30'44'58"W	01'36'26"		65	81.34
17 18	1537.50'	13.89'	13.89'	N29'41'13"W	00*31'04"	******	66 67	81.34
9	9.00'	14.14' 14.14'	12.73' 12.73'	N15'34'06"E N74'25'54"W	89*59'34" 90*00'26"		68	81.34 81.34
00	257.00	266.51	254.72	S86°14'34"E	59'24'54"		69	81.34
AOD	257.00	156.48	154.08	N81*29'40"E	34*53'11"	· -	70	38.33
OC OC	257.00° 257.00°	15.15' 94.87'	15.15' 94.34'	S79*22'25"E S67*06'33"E	03°22'39" 21°09'04"		70 A	81.34 22.00
01	202.00	209.47	200.21	S86'14'28"E	59'24'54"		72	3.00
)1 A	202.00	21.08'	21.07'	S59*31'23"E	05'58'44"		73	1458.0
01B 02	202.00'	65.18'	64.89	S71.45'21"E	18*29'11"	l	74 74A	1458.0
03	1172.50' 1227.50'	3.12' 295.67'	3.12 294.95	N56'27'27"W N49'38'00"W	00°09'09" 13°48'03"	———	75	1458.0 1542.0
3A	1227.50	133.29	133.23'	S45*50'38"E	0613'18"	C1	76	50.50
04	1172.50	131.36'	131.29'	N5310'18"W	06'25'09"		77	50.50
05 5A	1172.50' 1172.50'	268.18' 164.19'	267.60' 164.06'	N43'24'35"W S45'57'01"E	13'06'18" 08'01'25"	·	78 79	50.50 50.50
5B	1172.50	20.98	20.98	S49*26'59"E	01'01'30"		80	39.50
06	3.00'	4.63'	4.18	\$86*56'15"E	88'24'33"	.	81	265.5
07 08	3.00' 1227.50'	4.66' 128.79'	4.20 128.74	S04*23'23"W N37*04'22"W	88*56'11" 06*00'42"		81A 82	3.00 9.50
09	1227.50		24.49	N33'29'43"W	01'08'35"		83	50.50
10	1172.50	80.49'	80.48	N34*53'26"W	03.56,00"	·	84	50.50
11 12	722.50	35.54'	35.53	N31'30'53"W	02*49'05"		85 86	50.50
13	722.50' 667.50'	52. 4 2' 13.09'	52.41' 13.09'	N28'01'38"W N26'30'37"W	04*09'25" 01*07'24"		87	9.50 3.00
14	667.50	68.17'	68.15	N29'59'52"W	05*51'07"	C1	88	214.5
15	3.00'	4.64'	4.19	N77"12'38"W	88'34'24"		89	3.00
16 17	3.00° 3.00°	4.79' 4.71'	4.30° 4.24	N12'47'22"E S70'56'55"E	91°25'36" 90°00'00"		39A 90	1225.5 3.00
7 A	1468.50		33.1£'	N63'24'16"E	01'17'38"	·	90A	1174.5
7B	1468.50	40.01	40.01	N61°58'37"E	01'33'39"		91	3.00
7C 18	1468.50° 3.00°	16.20' 4.71'	16.20'	N60'52'50"E	00°37'55" 90°00'00"		92 92A	3.00 1174.5
19	2059.68		92.70'	N19'03'05"E N30'42'36"W	02°34'44"		93	659.0
20	2039.68	30.73	30.73	N29'51'08"W	00*51'47"		94	659.0
21 22	2039.68		149.26	N32'22'50"W	0471'37"		95 96	3.00
23	2059.68' 2039.68'		115.12' 134.29'	N33'36'03"W N36'21'50"W	0312'10"		97	39.50 50.50
24	2059.68		110.59	N36'44'25"W	03'04'35"	C1	98	50.50
25 26	267.50	41.26'	41.22	N25'00'33"W	08*50'15"		99	50.50
27	267.50° 267.50°	50.07' 46.44'	50.00° 46.38°	N15'13'40"W N04'53'30"W	10°43'31" 09°56'51"		200	50.50
28	212.50	9.52	9.52	N28'08'40"W	02'34'02"		202	50.50
29	212.50	64.25	64.01	N18'11'55"W	17'19'26"		203	39.50
30 31	212.50° 38.33°	35.68'	35.65'	N04'43'38"W	09*37'08"		204	3.00
32	79.34	10. 44 ' 20.36'	10.41 ² 20.31 ²	S07'43'21"E N08'10'30"W	15'36'35" 14'42'17"		206	659.0 659.0
33	79.34	40.00'	39.57"	N13'37'08"E	28.53'00"	C2	207	3.00
34 34A	79.34	22.94'	22.86	N36'20'34"E	16.33.54"		809	39.50
35	79.34 ² 79.34 ²	4.92' 40.44'	4.92 40.00'	N42*50'56"E N59"13'36"E	03°33'11" 29°12'08"		209 210	50.50
36	79.34	40.42	39.98'	N88'25'18"E	2971'16"	·	211	50.50
37	79.34	3.71'	3.71	S75'38'47"E	02'40'35"		212	50.50
38 39	38.33 ['] 20.00 [']	10. 44 ' 31.42'	10.41' 28.28'	N82'06'47"W N45'04'56"E	15°36'35" 90°00'00"	·	213 214	50.50
4 0	3.00'	4.71	4.24	S44*55'04"E	90.00,00		215	39.50
41	3.00'	4.71'	4.24	N45'04'56"E	90'00'00"	C2	216	3.00
42 43	265.50	45.99'	45.93'	NO4'52'49"W	09*55'30"		217	659.0
43 44	265.50' 265.50'	40.00' 34.63'	39.97' 34.60'	N14'09'33"W N22'12'44"W	08'37'59" 07'28'23"		218 219	659.0 583.0
45	3.00'	4.71	4.24	S15'34'06"W	89.59.34	4	220	3.00
46	3.00'	4.71	4.24	N74*25'54"W	90.00,26		221	3.00
6A 47	1531.50' 3.00'	38.16'	38.16'	N61'16'43"E	01'25'40"		222	583.0
7/ 7A	1531.50	4.71' 55.04'	4.24 55.03	S19*03'05"W N63*01'19"E	90.00,00"	·	224	583.0 583.0
4 8	3.00'	4.71'	4.24	N70'56'55"W	90'00'00"		225	583.0
49	214.50	1.82'	1.82	N25'42'21"W	00'29'09"		226	583.0
50 51	214.50' 214.50'	55.89' 39.74'	55.75 [']	N17*59'54"W	14'55'44" 10'36'58"		227 228	583.0
52	20.00	22.33	39.69' 21.19'	N0513'33"W S57'56'00"E	63.58.09		229	1225.5
53	3.00'	4.71	4.24	\$19°03'05"W	90.00,00,	C2	230	1225.5
							231	3.00
							232	265.5 21 4 .5
				•			234	3.00
						C2	235	1174.5
						C2	236	1174.5
						C2.	37A	1174.5
						C2	238	1174.5
							239	188.0
							240	188.0 188.0
							242	188.0

0:12: =			E TAE		55.5
CURVE C154	RADIUS 3.00'	4.71'	4.24'	BE ARING N70*56'55"W	DELTA 90°00'00"
C155	38.33'	8.84	8.82	N19°20'20"W	13'13'10"
C156	38.33'	1.60'	1.60'	N11'32'03"W	02.23,24,
C157	79.34' 79.34'	39.54 ['] 40.44 [']	39.14' 40.00'	S24*37'03"E S53*29'48"E	28'33'25" 29"12'04"
C159	79.34	48.48'	47.73'	S85*36'13"E	35'00'46"
C160 C161	79.34	3.35'	3.35'	N75'40'52"E	02'25'03"
C162	38.33' 3.00'	10.44 ² 4.71 ²	10.41' 4.24'	S82*16'39"W S70*56'55"E	15'36'35" 90'00'00"
C163	3.00'	4.71	4.24'	N19'03'05"E	90.00,00
C164	38.33	14.39	14.31	N36'42'26"W	21'31'01"
C165 C166	81.34' 81.34'	9.21' 41.38'	9.21' 40.93'	S4413'18"E S26'24'17"E	06°29'17" 29°08'46"
C167	81.34	55.46	54.39	N07'42'03"E	39.03.53
C168	81.34	43.42	42.90'	N42'31'29"E	30'35'00"
C169	81.34	20.31	20.25	N64*58'06"E	14'18'13"
C170 C170A	38.33' 81.34'	14.39' 11.21'	14.31' 11.21'	N6915'41"E N76'04'12"W	21°31'01" 07°53'59"
C171	22.00	32.43	29.57	S16'16'37"W	84'27'05"
C172	3.00'	4.71	4.24'	N19*03'05"E	90'00'00"
C173	1458.00	244.61	244.32	S24'37'18"E	09'36'45"
C174 C174A	1458.00' 1458.00'	628.31' 206.32'	623.46' 206.15'	S17'04'57"E N08'47'28"W	24'41'27" 08'06'28"
C175	1542.00	707.28	701.10	N16'17'16"W	26'16'49"
C176	50.50'	17.86	17.77'	S78*30'11"W	20'16'02"
C177	50.50'	69.88'	64.44	S28'43'28"W	79*17'23"
C178 C179	50.50' 50.50'	79.14' 47.83'	71.29' 46.06'	S55'49'03"E N52'09'18"E	89°47'39" 54°15'39"
C180	39.50	43.85	41.64	S56'49'50"W	63'36'44"
C181	265.50'	13.82	13.82	N87'08'43"E	02*58'57"
C181A C182	3.00'	2.94'	2.83'	N66'15'06"W	5611'18"
C182	9.50' 50.50'	14.61' 79.81'	13.21' 71.76'	N05'54'21"E S04'41'35"W	88'07'34" 90'33'05"
C184	50.50	58.53	55.31	S73'47'08"E	66'24'23"
C185	50.50'	116.05	92.15'	N0770'31"E	
C186 C187	9.50' 3.00'	14.61' 2.94'	13.21' 2.83'	S14'35'51"E S57'33'36"W	88'07'34" 56'11'18"
C188	3.00 214.50'	2.94 11.17'	2.83 11.16'	N87'08'43"E	02.58.57
C189	3.00'	4.27'	3.92'	N46'22'24"E	81'34'38"
C189A	1225.50'	32.25'	32.25	S86'24'29"W	01'30'29"
C190 C190A	3.00' 1174.50'	4.50° 33.41°	4.09' 33.41'	N49'46'41"W S86'28'09"W	85'52'32" 01'37'48"
C191	3.00'	4.56	4.14	S45'22'37"E	8710'41"
C192	3.00'	5.19'	4.56'	S41'48'16"W	99'02'06"
C192A	1174.50		7.70'	S88'29'25"E	00'22'33"
C193 C194	659.00' 659.00'	115.42' 119.86'	115.27' 119.70'	S11*51'29"E S22*05'10"E	10°02'06" 10°25'16"
C195	3.00'	4.58	4.15	N16'26'49"E	87°29'13"
C196	39.50'	30.17	29.44	N82'04'17"E	43'45'42"
C197	50.50	26.30	26.00'	S89'02'03"W	29.50.09"
C198 C199	50.50' 50.50'	49.15' 44.38'	47.23' 42.96'	S46*14'00"W S06*49'28"E	55 . 45'57" 50 . 21'00"
C200	50.50	44.38	42.96	S57*10'28"E	50*21'00"
C201	50.50'	49.15'	4 7.23'	N69'46'03"E	55'45'57"
C202	50.50	22.44	22.25	N29'09'24"E	25*27'21"
C203	39.50' 3.00'	30.17' 4.59'	29.44' 4.15'	S38'18'34"W N76'01'14"W	43'45'42" 87'34'41"
C205	659.00	120.16	119.99	S37'27'18"E	10'26'49"
C206	659.00'	103.31	103.20	S47'10'10"E	08'58'55"
C207	3.00'	4.58'	4.15'	N07'53'38"W	87'31'57"
C208 C209	39.50' 50.50'	30.17' 47.33'	29.44' 45.62'	N57°45'11"E S52°47'05"W	43'45'42" 53'41'56"
C210	50.50	32.70	32.14	S07'22'59"W	37.06,17"
C211	50.50'	38.56'	37.63	S33'02'29"E	43.44.38"
C212	50.50	38.51	37.58'	S76'45'35"E	43'41'34"
C213	50.50' 50.50'	37.33' 41.36'	36.49' 40.21'	N60°12'57"E N15°34'27"E	42°21'22" 46°55'38"
C215	39.50	30.17	29.44	S13'59'29"W	43'45'42"
C216	3.00'	4.58	4.15'	S79'38'19"W	87'31'57"
C217	659.00'		104.02	S61'07'19"E	09'03'13"
C218	659.00' 583.00'	7.42' 94.44'	7. 4 2' 94.33'	S65*58'17"E S61*35'03"E	00'38'43"
C220	3.00	4.86	4.35	S10'32'09"E	92'49'00"
C221	3.00'	4.86'	4.35'	N8216'50"E	92'49'00"
C222	583.00	73.28'	73.23	S47'42'38"E	07'12'05"
C223	583.00° 583.00°	69.58' 69.29'	69.53' 69.24'	S40'41'27"E S33'52'02"E	06'50'16" 06'48'33"
C225	583.00	68.95	68.91	S27*04'29"E	06'46'34"
C226	583.00	79.20'	79.14	S19*47'41"E	07'47'01"
C227 C228	583.00'	83.34	83.27	S11'48'29"E N81'51'20"W	08'11'24" 14'13'16"
C228	1225.50° 1225.50°	304.18' 65-17'	303.40° 65.16°	N81'51'20"W N73'13'17"W	·03·02'49"
C230	1225.50	19.90'	19.90'	N71"13'58"W	00'55'50"
C231	3.00'	4.71'	-4.24	S64*13'57"W	90'00'00"
C232	265.50° 214.50°	77.11' 62.29'	76.84' 62.08'	N27'33'09"E N27'33'09"E	16'38'23" 16'38'23"
C234	3.00'	4.73	4.26	N27 33 09 E	90°21'53"
C235	1174.50	72.04	72.03	N72'53'22"W	03'30'52"
C236	1174.50	123.72	123.66	N77*39'52"W	06'02'07"
C237A	1174.50	36.00'	36.00'	N81*33'36"W	01'45'22"
C238	1174.50	127.91	127.85	N85'33'29"W	06'14'24"
C239	188.00	41.38	41.30'	S01°31'24"W	12'36'43"
C240	188.00	38.15	38.08	S10'35'44"E	11'37'33"
C241 C242	188.00' 188.00'	48.11' 53.28'	47.98' 53.10'	S23'44'23"E S39"11'26"E	14°39'46" 16°14'19"
C243	188.00	58.71	58.47	S56*15'22"E	17.53.33.
C244	188.00'	18.26	18.25'	S67*59'06"E	05'33'55"
C245 C246	172.00	39.45	39.37'	S64"1'47"E	13.08'33" 65.27'16"
∪∠ 40	172.00	196.49	185.98'	S24*53'52"E	05 27 16
C248	10.00'	10.99	10.45	S46'45'45"W	62*58'08"
C249	230.00	20.95	20.95	S80*51'24"W	0573'10"
C250	230.00'	54.11	53.98'	N89'47'38"W	13*28'45"
C251	230.00	49.32' 32.26'	4 9.23' 32.25'	N76'54'39"W S72'46'52"E	12*17'13" 04*01'37"
C253	459.00' 459.00'	49.47'	49.45'	S77*52'56"E	0670'31"
C254	4 59.00'	49.47	49.45	S84°03'28"E	0670'31"
				S88'38'07"E	02'58'47"
C255 C256	459.00' 10.00'	23.87' 15.71'	23.87' 14.14'	N45'07'30"W	90'00'00"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C257	3.00'	4.71'	4.24'	N44'52'30"E	90'00'00"
C258 C259	3.00' 974.50'	4.71' 48.73'	4.24' 48.72'	N45'07'30"W S88'41'33"E	90°00'00" 02°51'54"
C260	974.50	55.59'	55.58'	S85'37'34"E	0316'06"
C261A C261	974.50°	40.78' 55.59'	40.78' 55.58'	N82'47'35"W S82'21'28"E	02°23′51″ 03°16′06″
C262	974.50' 974.50'	55.59'	55.58	S79'05'22"E	03'16'06"
C263	974.50	55.59'	55.58'	\$75°49'16"E	03'16'06"
C264 C265	974.50' 974.50'	55.59' 2.57'	55.58' 2.57'	S72'33'09"E S70'50'35"E	03'16'06"
C266	1025.50	20.07	20.07	S71*19'41*E	01'07'16"
C267 C268	1025.50' 1025.50'	57.38' 57.38'	57.37' 57.37'	S73'29'29"E S76'41'50"E	0312'21"
C269	1025.50	55.26	55.25	S79°50'38"E	03*05'14"
C270	3.00'	4.63'	4.18'	N37'10'53"W	88'24'44"
C270A C270B	265.50' 265.50'	24.99' 4.88'	24.98' 4.88'	S03'16'29"W S06'29'53"W	05°23'36" 01°03'12"
C271	3.00'	4.63'	4.18'	\$51"13"51"W	88*24'44"
C271A C272	214.50' 1025.50'	24.13' 55.28'	24.12' 55.28'	S03'48'05"W S86'06'27"E	06°26'48" 03°05'20"
C273	1025.50	44.27	44.26	S88*53'19"E	02"28'23"
C274 C275	792.00'	16.35' 66.70'	16.34' 66.69'	S89'32'02"E S86'31'47"E	01'10'57" 04'49'32"
C276	792.00' 792.00'	67.00'	66.98	S81°41'37"E	04 49 32
C277	792.00	62.68'	62.66	S77'00'11"E	04.32,04
C278 C279	792.00' 808.00'	54.85' 50.42'	54.84' 50.42'	S72'45'06"E S73'04'03"E	03*58'06" 03*34'32"
C280	808.00	7.22	7.22'	S71°01'25"E	00'30'43"
C281	808.00'	53.18' 70.76'	53.17' 70.7 4'	S76'44'27"E S81'08'07"E	03'46'16" 05'01'04"
C283	808.00' 808.00'	70.76 70.14	70.12	S86 07 51 E	04.58.25
C284	808.00	21.26	21.26'	S89'22'17"E	01'30'27"
C285 C285A	3.00' 7962.00'	4.68' 141.55'	4.22' 141.55'	N44'35'46"E N89'49'36"E	89°26'32" 01°01'07"
C286	4 5.00'	30.99	30.38'	S35*56'35"E	39*27'34"
C286A	7962.00'	33.65'	33.65'	S89'32'35"E S72'32'51"E	00°14'32" 33°44'56"
C287 C288	45.00' 45.00'	26.51' 26.51'	26.12' 26.12'	N73'42'13"E	33'44'56"
C289	45.00'	30.99'	30.38	N37'05'57"E	39*27'34"
C290 C291	3.00' 3.00'	4.71' 4.71'	4.24' 4.24'	S44°25'19"E N45°34'41"E	90,00,00,
C292	4 5.00'	30.99	30.38	S35*56'35"E	39*27'34"
C293	45.00'	26.51'	26.12	S72'32'51"E N77'23'03"E	33°44'56" 26°23'16"
C294 C295	45.00' 45.00'	20.72 ['] 36.77 [']	20.5 4 ' 35.76'	N40'46'48"E	46*49'15"
C296	583.00	14.75'	14.75	S88'41'49"E	01°27'00"
C297 C297A	583.00' 583.00'	51.02' 39.67'	51.00' 39.66'	S85*27'55"E N86*01'22"W	05°00'49" 03°53'55"
C298	583.00	170.27	169.66	S74'35'30"E	16'44'00"
C299 C300	45.00'	29.57	29.04' 25.92'	N26"28'08"W N62"01'55"W	37'38'58" 33'28'35"
C300	45.00' 551.00'	26.29' 43.30'	43.29	S76'31'07"E	04'30'10"
C302	551.00'	37.06	37.05'	S72'20'25"E	03.51.12"
C303 C304	45.00° 45.00°	23.93 ['] 31.94 [']	23.65 [°] 31.27 [°]	S85'38'45"E N58'47'28"E	30°27′53″ 40°39′41″
C305	659.00'	187.00	186.37	S74'25'23"E	16"15'30"
C306 C307	45.00' 691.00'	58.99' 12.41'	54.86' 12.41'	S32'31'22"E S70'35'32"E	75°06'36" 01°01'44"
C308	691.00	65.42	65.39	573'49'07"E	05*25'28"
C309	691.00'	26.98'	26.98	S77'38'59"E N73'27'24"E	02'14'15" 55'33'00"
C310 C311	45.00' 45.00'	43.63' 15.36'	41.94' 15.29'	N35'54'06"E	19'33'36"
C312	659.00'	55.15'	55.14'	S84'56'59"E	04'47'43"
C313	659.00' 45.00'	23.86' 30.99'	23.86° 30.38°	S88*23'05"E S35*56'35"E	02°04'28" 39°27'34"
C315	45.00'	26.51	26.12	S72*32'51"E	33'44'56"
C316 C317	45.00' 45.00'	32.33' 4 5.00'	31.64' 25.17'	N69'59'51"E N33'23'35"E	41°09'41" 32°02'50"
C318	45.00'	30.99	30.38	S35'56'35"E	39°27'34"
C319	45.00'	26.51	26.12	S72*32'51"E	33'44'56"
C320 C321	45.00' 45.00'	26.51 ['] 30.99 [']	26.12' 30.38'	N73'42'13"E N37'05'57"E	33'44'56" 39'27'34"
C321A	3038.00	38.83	38.83	S89'33'37"E	00'16'36"
C322 C322A	3.00'	4.74	4.26' 137.25'	N45'24'04"W N89'48'44"E	90°33'07" 00°58'42"
C323	8038.00' 3.00'	137.25' 4 .77'	4.28'	S45'37'51"E	91'00'40"
C323A	7962.00	134.52	134.52	N88'22'47"E	00.58'05"
C323B	7962.00' 3.00'	15.66' 4.66'	15.66' 4.21'	N87'07'33"E S44'22'28"W	00°06'46" 88°59'57"
C324A	8038.00	131.34	131.34	N88'24'21"E	00.56'10"
C324B C325	8038.00°	45.78' 4.67'	45.78' 4.21'	N87'46'29"E N43'00'14"E	00°19'35" 89°12'55"
C325A	3.00' 6721.50'	67.05°	67.05	N01°53'23"W	00"34'18"
C325B	6721.50	25.00'	25.00'	N02"16'55"W	00'12'47"
C326 C327	38.33' 68.84'	15.22' 5.68'	15.12' 5.68'	N13'45'54"W S22'46'36"E	22°45'11" 04°43'47"
C328	68.84	52.66	51.38'	S01°30'05"W	43'49'32"
C329 C330	68.84'	48.13' 33.07'	47.16' 32.76'	N43'26'38"E S77"14'16"W	40°03'38" 27°31'39"
C330	68.84 [']	9.57	9.57	S87°01'03"W	07*58'06"
C332	38.33	15.22	15.12	N80'15'07"W	
C333 C334	68.84' 38.33'	24.18' 15.22'	24.05 [°] 15.12 [°]	N78'56'13"W S76'59'41"W	20°07'22" 22°45'11"
C335	68.84	39.79	39.24	S82*10'34"W	33'06'56"
C336 C337	68.84 [']	4 1.72' 20.07'	41.09 ['] 20.00 [']	S63'54'13"E N38'11'19"W	34°43'30" 16°42'19"
C338	68.84	44.01	43.26	S11'31'18"E	36'37'43"
C339	68.84	16.31	16.27	S13'34'43"E	13'34'19" 22 '4 5'11"
C340 C341	38.33 ['] 3.00 [']	15.22' 4.71'	15.12' 4.24'	S08*59'17"W S47*23'19"E	90,00,00,
C342	15.00'	23.76'	21.35	N42"13'55"E	90'45'33'
C343 C344	15.00'	23.36' 4.71'	21.07' 4.24'	N47'46'05"W N42'36'41"E	89°14'27" 90°00'00"
C344A	3.00° 9.50°	14.80'	13.35	N47'00'31"W	
C344B	9.50'	15.05	13.52	S42'59'29"W	90'45'36'
C345A	3.00' 6772.50'	4.75' 91.97'	4.27' 91.96'	S46'59'57"E N01'59'58"W	90'46'41'
C346	3.00'	4.64	4.19	S43'20'50"W	88'31'42"
C346A	6772.50	93.03'	93.03	S00°31'24"E	00'47'13'
C347A	3.00' 6721.50'	4.79' 90.87'	4.30' 90.87'	N46'38'47"W S00'31'02"E	91'29'03"
C348	429.50	76.98	76.87	S05'15'34"E	10'16'08"
	429.50	82.28	82,15	S15*52'54"E	10.58,32
C349				I COCHE	
C349 C350 C351	429.50° 429.50°	82.27' 91.62'	82.15 ['] 91.44 [']	S26'51'26"E S38'27'22"E	10°58'32" 12°13'19"

		CURV	E TAB	BLE	· · · · · · · · · · · · · · · · · · ·
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C353 C354	39.50' 39.50'	23.20' 6.97'	22.87' 6. 9 6'	N58'29'25"E N80'22'16"E	33'39'26" 10'06'16"
C355	50.50'	50.66	48.56	S56'41'07"W	57'28'34"
C356 C357	50.50' 50.50'	4 0.50' 4 2.58'	39.43' 41.33'	S04*58'14"W S42*09'39"E	45°57'13" 48°18'33"
C358	50.50'	44.84	43.38	S88'14'47"W	50*52'36"
C359	50.50'	57.21	54.20'	N30'21'14"E	64*54'29"
C360 C361	39.50' 39.50'	3.91' 26.26'	3.91' 25.78'	S00°44'10"W S22°37'02"W	05°40'22" 38°05'21"
C362	3.00'	4.51	4 .10'	S84'46'08"W	86"12"53"
C363	429.50	62.67'	62.61'	S56*18'13"E	08'21'35"
C364A	429.50 ' 429.50 '	32.63' 10.00'	32.62' 10.00'	S62'39'35"E S64'10'09"E	04°21'10″ 01°20'03″
C365	429.50	64.46	64.40'	S69'08'08"E	08'35'55"
C366	429.50	44.98	44.96	S76'26'06"E	06'00'02"
C367 C367A	429.50 ' 429.50 '	80.08' 0.47'	79.97' 0. 4 7'	S84°46'37"E S89°49'08"W	10°41'00" 00°03'44"
C368	9.00'	13.67	12.39	N46'39'52"W	87'02'00"
C369	9.00'	14.60'	13.05'	N43'20'08"E	92.58,00
C369A C370	9.00'	11.35'	10.61' 4.24'	S53'42'18"W S45'10'52"E	72'13'40" 90'00'00"
C371	3.00' 3.00'	4.71' 4.71'	4.24	N44'49'08"E	90'00'00"
C372	3.00'	4.71	4.24'	\$45°10'52"E	90,00,00,
C373	3.00'	4.71	4.24'	N44'49'08"E	90'00'00"
C374 C375	372.50' 372.50'	26.71' 50.53'	26.70' 50.49'	S88*07'37"E S82*11'12"E	04°06'30" 07°46'20"
C376	372.50	143.29	142.41	S67"16'51"E	22.02.23
C376A	372.50'	96.55	96.28	N63'41'12"W	14*51'05"
C376B	372.50'	47.87	47.84	S59*56'33"E	07'21'47"
C377 C378	372.50' 372.50'	148.86 [°] 20.01 [°]	147.88' 20.01'	S44'48'44"E S31'49'28"E	22*53'51" 03*04'40"
C379	372.50	98.19	97.90	522'44'04"E	15*06'09"
C380	372.50	97.90'	97.62	S07*39'15"E	15'03'29"
C381 C382	3.00' 3.00'	4.71' 4.71'	4.24' 4.24'	S44*52'21"W S45*07'39"E	89*59'43" 90*00'17"
C383	3.00	4.71'	4.24	N45°07'47"W	90'00'00"
C384	3.00'	4.71	4.24'	N44*52'13"E	90.00,00
C385	3.00'	4.71'	4.24'	\$45°07'47"E	90.00,00,
C386 C387	3.00' 265.50'	4.71' 41.76'	4.24' 41.72'	S44*52'13"W N85*37'25"W	90°00'00" 09°00'45"
C388	625.50	25.53	25.53	S01'17'57"E	02'20'20"
C389	625.50	49.48	49.47	S04'44'06"E	04*31'57"
C390 C391	625.50'	49.48	49.47'	S09*16'03"E	04'31'57"
C391	625.50' 625.50'	49.48' 49.48'	49.47' 49.47'	S13 '48'00" E S18 ' 19'57"E	04'31'57" 04'31'57"
C393	625.50	33.39	33.38	S22'07'40"E	03.03.30
C394	574.50'	12.02	12.02	N23'03'28"W	01°11'54"
C395 C396	574.50' 574.50'	58.53' 58.53'	58.51' 58.51'	N19'32'24"W N13'42'09"W	05*50'15" 05*50'15"
C397	574.50°	58.53'_	58.51	N07'51'54"W	05'50'15"
C398	574.50'	4 7.78	47.77	N02'33'49"W	04'45'55"
C399 C400	625.50'	39.55'	39.55'	N01°59'33"W N06°01'33"W	03'37'23' 04'26'36'
C401	625.50° 625.50°	48.51' 48.51'	48.50' 48.50'	N10'28'09"W	04 26 36
C 4 02	625.50	48.51	48.50'	N14*54'45"W	04'26'36"
C403	625.50'	48.51	48.50'	N19*21`21"W	04 26 36
C404 C405	625.50° 574.50°	22.70 [°] 23.81 [°]	22.70° 23.81°	N22*37'02"W S22*28'11"E	02'04'46'
C406	574.50°	59.36	59.33	S18'19'20"E	05*55'13"
C407	574.50'	59.36	59.33	S12'24'08"E	05'55'13"
C408 C409	574.50° 574.50°	59.36' 34.01'	59.33' 34.01'	S06*28'55"E S01*49'33"E	05*55'13" 03*23'31"
C410	265.50	40.04	40.00	N76'47'50"W	08'38'25"
C411	265.50'	4 2.77'	42.73	N67°51'43"W	09*13'49"
C412 C413	265.50'	4 2.77' 4 2.77'	42.73 ′ 42.73 ′	N58'37'54"W N49'24'04"W	0913'49" 0913'49"
C414	265.50' 265.50'	42.77	4 2.73	N4010'15"W	0913'49"
C 4 15	265.50'	4 2.77'	42.73	N30'56'26"W	0913'49
C416	265.50	42.77'	42.73	N21'42'37"W	09"13"49"
C417 C418	265.50' 916.50'	26.37' 44.24'	26.36' 44.24'	N14"14'59"W N10"01'18"W	05 '41 '26' 02 '4 5'57'
C419	916.50	4 8.20'	48.19	N07'07'55"W	03'00'47'
C420	916.50	48.20'	48.19	N04*07'08"W	03'00'47'
C421 C422	916.50' 8 65.50'	38.89' 49.05'	38.89' 49.05'	N01°23'48"W	02'25'53' 03'14'50'
C423	865.50	56.27	56.26	N05"17"27"W	03'43'30'
C424	865.50	56.73'	56.72	N09*01'51"W	03'45'19'
C425 C426	865.50° 214.50°	7.49' 36.54'	7. 49 ' 36.50'	N11*09'24"W N16*17'06"W	00'29'45'
C427	214.50	98.73	97.86	N34'21'08"W	26*22'23
C428	214.50	96 .71	95.89	N60'27'16"W	25'49'55'
C428A C428B	214.50° 214.50°	32.29' 28.17'	32.26° 28.15°	N77°41'00"W N51°18'01"W	08*37'33' 07*31'25'
C429	214.50	30.45	30.42	N86'03'47"W	08'08'01'
C430	246 00'	29.48	29.46	S03'33'47'E	06'51'59'
C430A C431	234.00° 246.00°	37.81° 40.86°	37.77' 40.81'	S04'45'34"E S11'45'16"E	09'15'33' 09'30'58'
C431A	234.00	29.09	29.07	S12*57'02"E	07'07'25
C432	739.50	49.32'	49.31	N14'36'06"W	03'49'17'
C433 C434	739.50° 739.50°	57.35' 57.35'	57.34' _ 57.34'	N10*28'09"W N06*01'33"W	04*26'36'
C435	739.50°	46.76'	46.75	N01'59'33"W	03'37'23
C436	751.50	42.59	42.59	N01'48'17"W	03*14*50
C437	751.50	48.86	48.85	NO5'17'27"W	03'43'30
C438 C439	751.50 [°] 751.50 [°]	48.27' 53.04'	48.26' 53.03'	N08'59'36"W N12'51'20"W	03'40'48
C440	751.50	21.44	21.44	N15"41'42"W	01:38'06
C441	385.50	71.41'	71.30'	\$78'02'43"E	10'36'40'
C442 C443	385.50° 385.50°	61.62' 61.67'	61.55'	S68'09'36"E S58'59'52"E	09'09'28
C444	385.50 385.50	61.74	61.68	S49'49'35"E	09'10'36
	385.50	61.82	61.76	S40'38'37"E	09"11'18'
C445	385.50° 385.50°	61.91	61.84	S31*26'56"E	0912'04
C446		62 00'	61.93 ['] 41.85 [']	S22"14'27"E S14"31'09"E	09*12'53 06*13'45
C446 C447		41.91	1 41.00		
C446	385.50' 10 36 .50'	41.91' 50.04'	50.03	S10°01'18"E	02.45.57
C446 C447 C448 C449 C450	385.50' 1036.50' 1036.50'	50.04' 54.51'	50.03' 54.50'	S07'07'55"E	03'00'47
C446 C447 C448 C449	385.50' 10 36 .50'	50.04' 54.51' 54.51'	50.03		

		CURV	E TAE	BLE	
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C453	1692.00	362.38	361.68'	S70'30'53"E	12"16"16"
C453A	1704.00	95 14'	95.13'	S59"19'24"E	03'11'57'
C453B	159.00	49.77	49.57	S66'41'27"E	17*56'02'
C453C	50.00	47.91	46 .10'	N76'53'25"E	54*54'16'
C453D	1692.00	43 . 4 3'	43.43'	S65'06'53"E	01'28'15'
C454	268.50	73.12	72.89	N44"12'45"E	15'36'08'
C455	211.50	174.56	169.65	N60'03'03"E	4 7'17'18'
C456	1692.00	672.44	668.02	N40'48'48"W	22 '4 6'15'
C456A	13.00	20.10	18.16	N07'53'46"W	88'36'19'
C457	1608.00	1475.11	1423.93	N55'42'30"W	52'33'39
C458	527.50	28.31	28.30	N78'04'54"W	03'04'29
C458A	527.50'	2.37'	2.37'	S76'24'56"E	001525
C459	472.50	25.92	25.92	N77'51'31"W	03'08'35
C460	1427.50	8.49'	8.49'	N76°07'01"W	00'20'26
C466	1372.50	6.64	6.64	N76'08'55"W	00'16'38
C462	1427.50	104.89	104.87	N73'50'29"W	04'12'36
C485A	1427.50	79.88	79.87	N74"20"36"W	03'12'23
C463	1372.50	55.16	55.15	N74*51'32"W	02'18'09
C464	1427.50	40.05	40.04	N70'55'58"W	01'36'26
C465	1427.50	40.05	40.04	N69'19'32"W	01'36'26
C466	1427.50	40.05	40.04	N67'43'05"W	01'36'26
C467	1427.50	40.05	40.04	N66'06'39"W	01'36'26
C468	1427.50	40.05	40.04	N64'30'13"W	01'36'26
C469	1427.50	40.05	40.04	N62'53'46"W	01'36'26
C470	1427.50	40.05	40.04	N61'17'20"W	01'36'26
C471	1427.50	40.05	40.04	N59'40'53"W	01'36'26
C472	1608.00	1475.11	1423.93	N55'42'30"W	52'33'39
C473	659.00'	26.20'	26.20'	S07*58'46"E	02'16'41
C474	1445.00	49.39	4 9.39'	S04°07'37"E	01'57'30

NOTE:

1. CURVES C1 THROUGH C13, C237, C247 AND CL1 THROUGH CL4 HAVE BEEN INTENTIONALLY OMITTED AND ARE NOT A PART OF THIS PLAT.

2. FOR TRACT TABLES, SEE SHEET 3

FINAL PLAT RIGDEN FARM FILING SIX JOB NO. 9164.12 DATE 4/22/04 SHEET 11 OF 11



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EASEMENT LINE TABLE

LINE BEARING LENGTH

N00°07'30"W

N89'52'03"E	9.16	
N81'20'21"E	11.28	
N00'00'00"E	35.62	
N08'13'28"W	73.83	
N06'42'50"W	127.77	
N00'00'00"E	10.97	
N00'00'00"E	41.25	
N14'11'13"W	20.92	
N00'07'30"W	38.03	