

ORDINANCE NO. 171, 2023
OF THE COUNCIL OF THE CITY OF FORT COLLINS
VACATING A PORTION OF PUBLIC RIGHT-OF-WAY DEDICATED BY THE
REDWOOD VILLAGE PUD PHASE II PLAT

WHEREAS, the plat of the Redwood Village PUD Phase II project (the “Former Redwood Project”), recorded on August 17, 1984, at Larimer County Records Reception No. 581682, Book 2285 Page 1285, included dedication to the public a right-of-way for several local streets, including Bellflower Drive, Mullein Drive, Sundrop Circle, and Ginseng Circle; and

WHEREAS, after the Former Redwood Project plat was filed, the property was never developed, and the vested right for the development plan expired; and

WHEREAS, the undeveloped right-of-way dedicated in the Former Redwood Project plat is no longer compatible with the surrounding streets and neighborhoods and is not compliant with the Larimer County Urban Area Street Standards; and

WHEREAS, when the Northfield project developed the property directly to the east of the former Redwood project property, the Northfield project dedicated right-of-way and installed street stubs for two public streets, Steely Drive and Collamer Drive, to continue into the former Redwood project property, which streets differ from the streets in the Former Redwood Project plat; and

WHEREAS, under Land Use Code Section 3.6.3(F), any new development of the Former Redwood Project property is required to continue the street stubs dedicated by the Northfield project; and

WHEREAS, continuation of the street stubs dedicated by the Northfield project requires vacation of the existing right-of-way from the Former Redwood Project and dedication of new right-of-way to align with the new street stubs; and

WHEREAS, the Enclave at Redwood project intends to develop the Former Redwood Project property, and the Enclave at Redwood has requested that the City vacate the portion of the Former Redwood Project right-of-way described on Exhibit “A”, attached hereto and incorporated herein by this reference; and

WHEREAS, the Enclave at Redwood plat will dedicate new right-of-way to continue the street stubs from the Northfield property and provide other connections to the existing public street network; and

WHEREAS, in accordance with City Code Section 23-115(d), pertinent City staff, potentially affected utility companies, emergency service providers, and affected property owners in the vicinity of the right-of-way have been notified of the proposed right-of-way vacation, and no objection has been reported to the proposed vacation; and

WHEREAS, the City Engineer recommends approval of the right-of-way vacation; and

WHEREAS, in accordance with City Code Section 23-115(e), the Planning Development and Transportation Director recommends that the Former Redwood Project right-of-way be vacated, which will facilitate thoughtful and effective adjustments to the street network in this area; and

WHEREAS, the rights of the residents of Fort Collins will not be prejudiced or injured by the vacation of the portion of the Former Redwood Project right-of-way; and

WHEREAS, the portion of Former Redwood Project right-of-way is no longer necessary or desirable to retain for right-of-way purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the City Council hereby finds and determines that the portion of right-of-way dedicated via the Former Redwood Project plat, more particularly described on Exhibit “A”, is no longer needed for right-of-way purposes and that it is in the public interest to vacate the same.

Section 3. That the portion of right-of-way dedicated via the Former Redwood Project plat is hereby vacated, abated, and abolished, provided that this vacation shall not take effect until this Ordinance is recorded with the Larimer County Clerk and Recorder.

Section 4. In accordance with City Code Section 23-115(f), title to that portion of the former Redwood project right-of-way vacated by this ordinance shall vest in accordance with Colorado Revised Statutes Section 43-2-302.

Introduced and considered favorably on first reading and ordered published this 5th day of December, 2023, and to be presented for final passage on the 19th day of December, 2023.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading this 19th day of December, 2023.

Mayor

ATTEST:

City Clerk

LEGAL DESCRIPTION

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.

A PARCEL OF LAND BEING A PART OF REDWOOD VILLAGE PUD PHASE II, A SUBDIVISION SITUATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER ACCORDING TO THE PLAT RECORDED AUGUST 17, 1984, AS RECEPTION NO. 581682 OF THE RECORDS OF LARIMER COUNTY, COLORADO;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE CENTER QUARTER CORNER BY A FOUND 3.25" ALUMINUM CAP IN A RANGE BOX DOWN 0.6' BELOW THE ROAD SURFACE AND STAMPED "C1/4 S1 LUND LS 34995 2015", AND AT THE SOUTH QUARTER CORNER WITH A FOUND 3.25" BRASS CAP IN A RANGE BOX DOWN 0.9' BELOW THE ROAD SURFACE, SMASHED AND ILLEGIBLE, AS BEARING SOUTH 00°35'36" WEST, WITH ALL BEARINGS HEREIN RELATIVE;

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 1 FROM WHICH THE CENTER 1/4 CORNER OF SAID SECTION 1 BEARS NORTH 00°35'36" EAST, 2,644.48 FEET (BASIS OF BEARING), THENCE NORTH 00°35'36" EAST, 1,054.43 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1.

THENCE SOUTH 89°24'24" EAST, A DISTANCE OF 19.70 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF REDWOOD STREET ALSO BEING THE WESTERLY LINE OF SAID REDWOOD VILLAGE PUD PHASE II AND THE **POINT OF BEGINNING A.**

THENCE SOUTH 01°44'25" WEST, A DISTANCE OF 69.95 FEET ALONG THE WESTERLY LINE OF SAID REDWOOD VILLAGE PUD PHASE II TO SOUTHERLY RIGHT-OF-WAY LINE OF BELLFLOWER DRIVE ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BELLFLOWER DRIVE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 23.56 FEET TO A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS SOUTH 46°44'25" WEST A CHORD DISTANCE OF 21.21 FEET;

THENCE SOUTH 88°15'35" EAST, A DISTANCE OF 36.23 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BELLFLOWER DRIVE TO A POINT OF CURVATURE;

(CONTINUED ON SHEET 2)



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LEGAL DESCRIPTION

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.

(CONTINUED FROM SHEET 1)

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BELLFLOWER DRIVE AND ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 160.09 FEET TO THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF FORT COLLINS BY INSTRUMENT RECORDED SEPTEMBER 15, 2017 AS RECEPTION NO. 20170061770 OF THE RECORDS OF LARIMER COUNTY, COLORADO, SAID CURVE HAVING A RADIUS OF 267.00 FEET, A CENTRAL ANGLE OF 34°21'11", AND A CHORD WHICH BEARS SOUTH 74°33'50" WEST A CHORD DISTANCE OF 157.70 FEET;

THENCE ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED BY SAID RECEPTION NO. 20170061770 AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BELLFLOWER DRIVE NORTH 85°52'58" WEST, A DISTANCE OF 202.07 FEET TO THE **POINT OF BEGINNING A**,

SAID PARCEL CONTAINS 8,046 SQUARE FEET OR 0.185 ACRES, MORE OR LESS.

PARCEL B

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 1, THENCE NORTH 00°35'36" EAST, 1170.86 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1;

THENCE SOUTH 85°52'58" EAST, A DISTANCE OF 22.05 FEET ALONG THE NORTHERLY LINE EXTENDED WESTERLY, OF THAT TRACT OF LAND, CONVEYED TO THE CITY OF FORT COLLINS BY INSTRUMENT RECORDED SEPTEMBER 15, 2017 AS RECEPTION NO. 20170061770 OF THE RECORDS OF LARIMER COUNTY, COLORADO, TO THE EASTERLY RIGHT-OF-WAY LINE OF REDWOOD STREET ALSO BEING THE WESTERLY LINE OF SAID REDWOOD VILLAGE PUD PHASE II;

THENCE SOUTH 85°52'58" EAST, A DISTANCE OF 246.99 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY OF BELLFLOWER DRIVE AND THE **POINT OF BEGINNING B**;

THENCE NORTH 47°41'42" EAST, A DISTANCE OF 126.59 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BELLFLOWER DRIVE TO THE WESTERLY RIGHT-OF-WAY LINE OF MULLEIN DRIVE AND A POINT OF CURVATURE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MULLEIN DRIVE AND ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 23.56 FEET TO A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS NORTH 02°41'42" EAST A CHORD DISTANCE OF 21.21 FEET;

(CONTINUED ON SHEET 3)



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LEGAL DESCRIPTION

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.

(CONTINUED FROM SHEET 2)

THENCE NORTH 42°18'18" WEST, A DISTANCE OF 125.38 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MULLEIN DRIVE TO A POINT OF CURVATURE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MULLEIN DRIVE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 199.87 FEET TO A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 44°02'43", AND A CHORD WHICH BEARS NORTH 20°16'56" WEST A CHORD DISTANCE OF 194.99 FEET;

THENCE NORTH 01°44'25" EAST, A DISTANCE OF 10.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MULLEIN DRIVE TO THE NORTHERLY LINE OF SAID REDWOOD VILLAGE PUD PHASE II;

THENCE SOUTH 88°15'35" EAST, A DISTANCE OF 40.00 FEET ALONG THE NORTHERLY LINE OF SAID REDWOOD VILLAGE PUD PHASE II TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID MULLEIN DRIVE;

THENCE SOUTH 01°44'25" WEST, A DISTANCE OF 10.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MULLEIN DRIVE TO A POINT OF CURVATURE;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MULLEIN DRIVE AND ALONG ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 169.12 FEET TO A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 44°02'43", AND A CHORD WHICH BEARS SOUTH 20°16'56" EAST A CHORD DISTANCE OF 164.99 FEET;

THENCE SOUTH 42°18'18" EAST, A DISTANCE OF 125.38 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MULLEIN DRIVE TO A POINT OF CURVATURE;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MULLEIN DRIVE AND ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 23.56 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE SAID BELLFLOWER DRIVE AND A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS SOUTH 87°18'18" EAST A CHORD DISTANCE OF 21.21 FEET;

(CONTINUED ON SHEET 4)



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LEGAL DESCRIPTION

ENCLAVE ROW VACATION
CITY OF FORT COLLINS, COLORADO

PROJECT #: 201013

CHECKED BY: SDC

DRAWN BY: JRF

SHEET NUMBER

3

3 OF 11

LEGAL DESCRIPTION

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.

(CONTINUED FROM SHEET 3)

THENCE NORTH 01°44'25" EAST, A DISTANCE OF 10.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MULLEIN DRIVE TO THE NORTHERLY LINE OF SAID REDWOOD VILLAGE PUD PHASE II;

THENCE SOUTH 88°15'35" EAST, A DISTANCE OF 40.00 FEET ALONG THE NORTHERLY LINE OF SAID REDWOOD VILLAGE PUD PHASE II TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID MULLEIN DRIVE;

THENCE SOUTH 01°44'25" WEST, A DISTANCE OF 10.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MULLEIN DRIVE TO A POINT OF CURVATURE;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MULLEIN DRIVE AND ALONG ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 169.12 FEET TO A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 44°02'43", AND A CHORD WHICH BEARS SOUTH 20°16'56" EAST A CHORD DISTANCE OF 164.99 FEET;

THENCE SOUTH 42°18'18" EAST, A DISTANCE OF 125.38 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MULLEIN DRIVE TO A POINT OF CURVATURE;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MULLEIN DRIVE AND ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 23.56 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE SAID BELLFLOWER DRIVE AND A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS SOUTH 87°18'18" EAST A CHORD DISTANCE OF 21.21 FEET;

THENCE NORTH 47°41'42" EAST, A DISTANCE OF 202.67 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE SAID BELLFLOWER DRIVE TO THE WESTERLY RIGHT-OF-WAY LINE OF SUNDROP CIRCLE AND A POINT OF CURVATURE;

THENCE ALONG WESTERLY RIGHT-OF-WAY LINE OF SAID SUNDROP CIRCLE AND ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 23.56 FEET TO A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS NORTH 02°41'42" EAST A CHORD DISTANCE OF 21.21 FEET;

(CONTINUED ON SHEET 5)



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LEGAL DESCRIPTION

ENCLAVE ROW VACATION
CITY OF FORT COLLINS, COLORADO

PROJECT #: 201013

CHECKED BY: SDC

DRAWN BY: JRF

SHEET NUMBER

4

4 OF 11

LEGAL DESCRIPTION

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.

(CONTINUED FROM SHEET 4)

THENCE NORTH 42°18'18" WEST, A DISTANCE OF 28.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SUNDROP CIRCLE TO A POINT OF CURVATURE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SUNDROP CIRCLE AND ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 23.56 FEET TO A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS NORTH 87°18'18" WEST A CHORD DISTANCE OF 21.21 FEET;

THENCE SOUTH 47°41'42" WEST, A DISTANCE OF 37.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SUNDROP CIRCLE TO AN ANGLE POINT THEREOF;

THENCE NORTH 42°18'18" WEST, A DISTANCE OF 92.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SUNDROP CIRCLE TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SUNDROP CIRCLE;

THENCE NORTH 47°41'42" EAST, A DISTANCE OF 92.00 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SUNDROP CIRCLE TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SUNDROP CIRCLE;

THENCE SOUTH 42°18'18" EAST, A DISTANCE OF 135.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SUNDROP CIRCLE TO A POINT OF CURVATURE;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SUNDROP CIRCLE AND ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 23.56 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BELLFLOWER DRIVE, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS SOUTH 87°18'18" EAST A CHORD DISTANCE OF 21.21 FEET;

THENCE NORTH 47°41'42" EAST, A DISTANCE OF 130.00 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BELLFLOWER DRIVE TO THE WESTERLY RIGHT-OF-WAY LINE OF GINSENG CIRCLE AND A POINT OF CURVATURE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GINSENG CIRCLE AND ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 23.56 FEET TO A POINT OF REVERSE CURVATURE SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS NORTH 02°41'42" EAST A CHORD DISTANCE OF 21.21 FEET;

(CONTINUED ON SHEET 6)



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LEGAL DESCRIPTION

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.

(CONTINUED FROM SHEET 5)

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GINSENG CIRCLE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 142.22 FEET TO A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 44°02'43", AND A CHORD WHICH BEARS NORTH 20°16'56" WEST A CHORD DISTANCE OF 138.74 FEET;

THENCE NORTH 01°44'25" EAST, A DISTANCE OF 107.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GINSENG CIRCLE TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GINSENG CIRCLE;

THENCE SOUTH 88°15'35" EAST, A DISTANCE OF 92.00 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GINSENG CIRCLE TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID GINSENG CIRCLE;

THENCE SOUTH 01°44'25" WEST, A DISTANCE OF 92.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GINSENG CIRCLE TO AN ANGLE POINT THEREOF;

THENCE NORTH 88°15'35" WEST, A DISTANCE OF 37.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GINSENG CIRCLE TO A POINT OF CURVATURE;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GINSENG CIRCLE AND ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 23.56 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS SOUTH 46°44'25" WEST A CHORD DISTANCE OF 21.21 FEET;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 111.47 FEET, SAID CURVE HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 44°02'43", AND A CHORD WHICH BEARS SOUTH 20°16'56" EAST A CHORD DISTANCE OF 108.74 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GINSENG CIRCLE AND ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 23.56 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BELLFLOWER DRIVE AND A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS SOUTH 87°18'18" EAST A CHORD DISTANCE OF 21.21 FEET;

(CONTINUED ON SHEET 7)



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LEGAL DESCRIPTION

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.

(CONTINUED FROM SHEET 6)

THENCE NORTH 47°41'42" EAST, A DISTANCE OF 36.83 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BELLFLOWER DRIVE TO A POINT OF CURVATURE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BELLFLOWER DRIVE AND ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 122.73 FEET TO AN EASTERLY LINE OF SAID REDWOOD VILLAGE PUD PHASE II, SAID CURVE HAVING A RADIUS OF 263.00 FEET, A CENTRAL ANGLE OF 26°44'11", AND A CHORD WHICH BEARS NORTH 34°19'37" EAST A CHORD DISTANCE OF 121.62 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE AND ALONG AN EASTERLY LINE OF SAID REDWOOD VILLAGE PUD PHASE II, SOUTH 69°02'29" EAST, A DISTANCE OF 54.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BELLFLOWER DRIVE ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BELLFLOWER DRIVE AND ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 122.73 FEET TO AN EASTERLY LINE OF SAID REDWOOD VILLAGE PUD PHASE II, SAID CURVE HAVING A RADIUS OF 263.00 FEET, A CENTRAL ANGLE OF 26°44'11", AND A CHORD WHICH BEARS NORTH 34°19'37" EAST A CHORD DISTANCE OF 121.62 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE AND ALONG AN EASTERLY LINE OF SAID REDWOOD VILLAGE PUD PHASE II, SOUTH 69°02'29" EAST, A DISTANCE OF 54.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BELLFLOWER DRIVE ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BELLFLOWER DRIVE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 147.92 FEET TO A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 317.00 FEET, A CENTRAL ANGLE OF 26°44'11", AND A CHORD WHICH BEARS SOUTH 34°19'37" WEST A CHORD DISTANCE OF 146.59 FEET;

(CONTINUED ON SHEET 8)



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LEGAL DESCRIPTION

ENCLAVE ROW VACATION
CITY OF FORT COLLINS, COLORADO

PROJECT #: 201013

CHECKED BY: SDC

DRAWN BY: JRF

SHEET NUMBER

7

7 OF 11

LEGAL DESCRIPTION

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.

(CONTINUED FROM SHEET 7)

THENCE SOUTH 47°41'42" WEST, A DISTANCE OF 588.67 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BELLFLOWER DRIVE TO THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED BY SAID RECEPTION NO. 20170061770;

THENCE NORTH 85°52'58" WEST, A DISTANCE OF 74.54 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED BY SAID RECEPTION NO. 20170061770 TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BELLFLOWER DRIVE AND THE **POINT OF BEGINNING B;**

SAID PARCEL CONTAINS 79,786 SQUARE FEET OR 1.832 ACRES, MORE OR LESS;

BOTH PARCELS A & B TOGETHER CONTAIN 87,832 SQUARE FEET OR 2.017 ACRES MORE OR LESS.

PREPARED BY: SHAWN D. CLARKE, PLS
COLORADO #38061

ON BEHALF OF: HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203, 303.623.6300



NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THIS CERTIFICATE SHOWN HEREON.

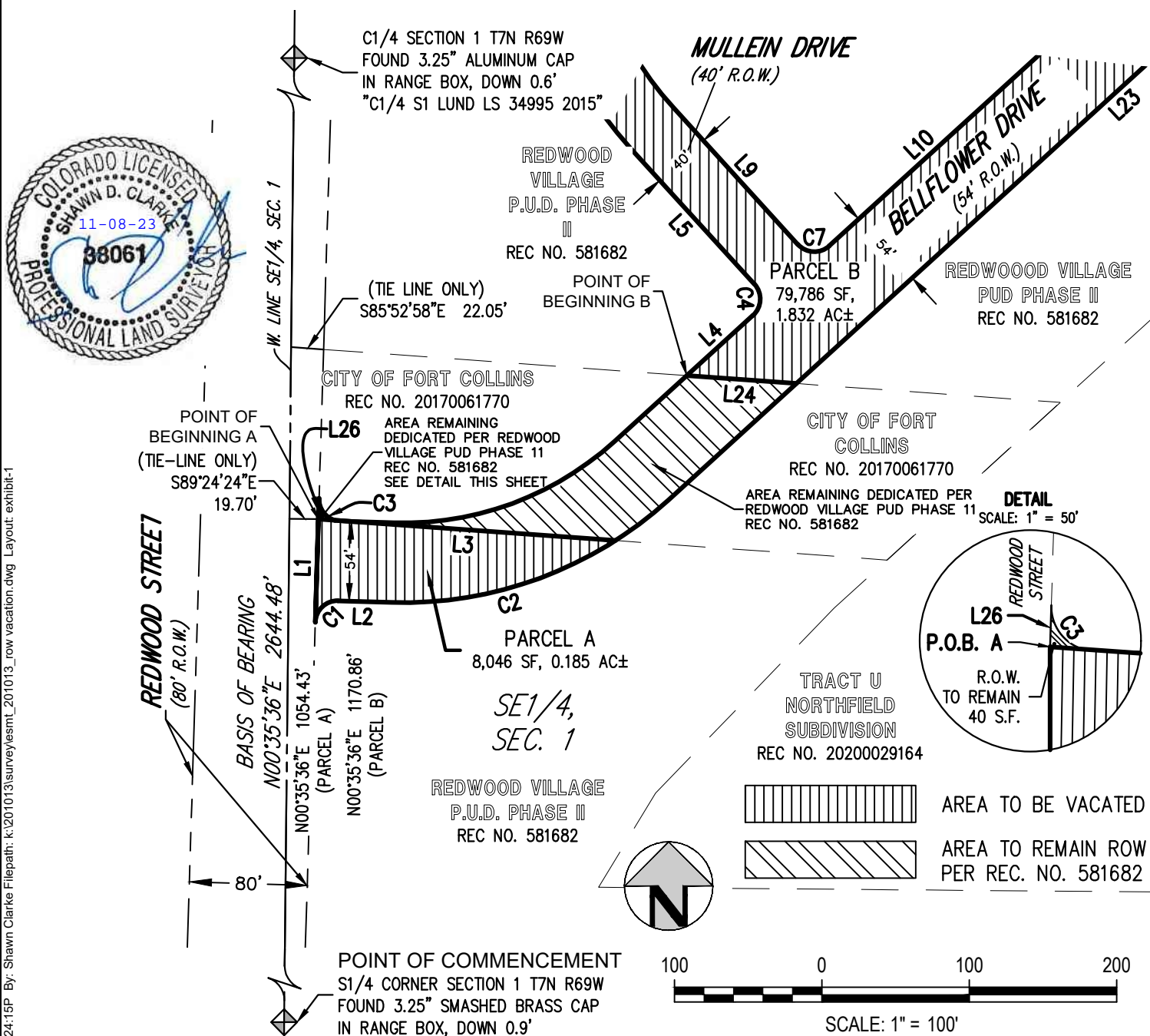


LEGAL DESCRIPTION	
ENCLAVE ROW VACATION CITY OF FORT COLLINS, COLORADO	

PROJECT #: 201013
CHECKED BY: SDC
DRAWN BY: JRF
SHEET NUMBER
8
8 OF 11

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SITUATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.



NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

EXHIBIT

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.



SCALE: 1" = 100'

SE1/4,
SEC. 1

GINSENG CIRCLE
(40' R.O.W.)

REDWOOD VILLAGE PUD
PHASE II
REC NO. 581682

parcel b
Area : 79786.03

SE1/4,
SEC. 1

MULLEIN DRIVE
(40' R.O.W.)

SUNDROP CIRCLE
(40' R.O.W.)

REDWOOD
VILLAGE
P.U.D. PHASE
II
REC NO. 581682

POINT OF
BEGINNING B

PARCEL B
79,786 SF,
1.832 AC±

REDWOOD VILLAGE
PUD PHASE II
REC NO. 581682

CITY OF FORT
COLLINS

REC NO. 20170061770

AREA REMAINING DEDICATED PER
REDWOOD VILLAGE PUD PHASE II

TRACT U
NORTHFIELD SUBDIVISION
REC NO. 20200029164



NOTE:

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.



ILLUSTRATION - PARCEL B

ENCLAVE ROW VACATION
CITY OF FORT COLLINS, COLORADO

PROJECT #: 201013

CHECKED BY: SDC

DRAWN BY: JRF

SHEET NUMBER

10

10 OF 11

EXHIBIT

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°44'25"E	69.95'
L2	S88°15'35"E	36.23'
L3	N85°52'58"W	202.07'
L4	N47°41'42"E	126.59'
L5	N42°18'18"W	125.38'
L6	N01°44'25"E	10.00'
L7	S88°15'35"E	40.00'
L8	S01°44'25"W	10.00'
L9	S42°18'18"E	125.38'
L10	N47°41'42"E	202.67'
L11	N42°18'18"W	28.00'
L12	S47°41'42"W	37.00'
L13	N42°18'18"W	92.00'
L14	N47°41'42"E	92.00'
L15	S42°18'18"E	135.00'
L16	N47°41'42"E	130.00'
L17	N01°44'25"E	107.00'
L18	S88°15'35"E	92.00'
L19	S01°44'25"W	92.00'
L20	N88°15'35"W	37.00'
L21	N47°41'42"E	36.83'
L22	S69°02'29"E	54.00'
L23	S47°41'42"W	588.67'
L24	N85°52'58"W	74.54'
L26	N01°44'25"E	14.05'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	15.00'	90°00'00"	23.56'	N46°44'25"E	21.21'
C2	267.00'	34°21'11"	160.09'	N74°33'50"E	157.70'
C3	15.00'	75°22'06"	19.73'	N35°56'38"W	18.34'
C4	15.00'	90°00'00"	23.56'	N02°41'42"E	21.21'
C5	260.00'	44°02'43"	199.87'	N20°16'56"W	194.99'
C6	220.00'	44°02'43"	169.12'	S20°16'56"E	164.99'
C7	15.00'	90°00'00"	23.56'	S87°18'18"E	21.21'
C8	15.00'	90°00'00"	23.56'	N02°41'42"E	21.21'
C9	15.00'	90°00'00"	23.56'	N87°18'18"W	21.21'
C10	15.00'	90°00'00"	23.56'	S87°18'18"E	21.21'
C11	15.00'	90°00'00"	23.56'	N02°41'42"E	21.21'
C12	185.00'	44°02'43"	142.22'	N20°16'56"W	138.74'
C13	15.00'	90°00'00"	23.56'	S46°44'25"W	21.21'
C14	145.00'	44°02'43"	111.47'	S20°16'56"E	108.74'
C15	15.00'	90°00'00"	23.56'	S87°18'18"E	21.21'
C16	263.00'	26°44'11"	122.73'	N34°19'37"E	121.62'
C17	317.00'	26°44'11"	147.92'	S34°19'37"W	146.59'



Plotted: WED 11/08/23 3:24:25P By: Shawn Clarke Filepath: k:\201013\survey\esmt_201013_row vacation.dwg Layout: line tables