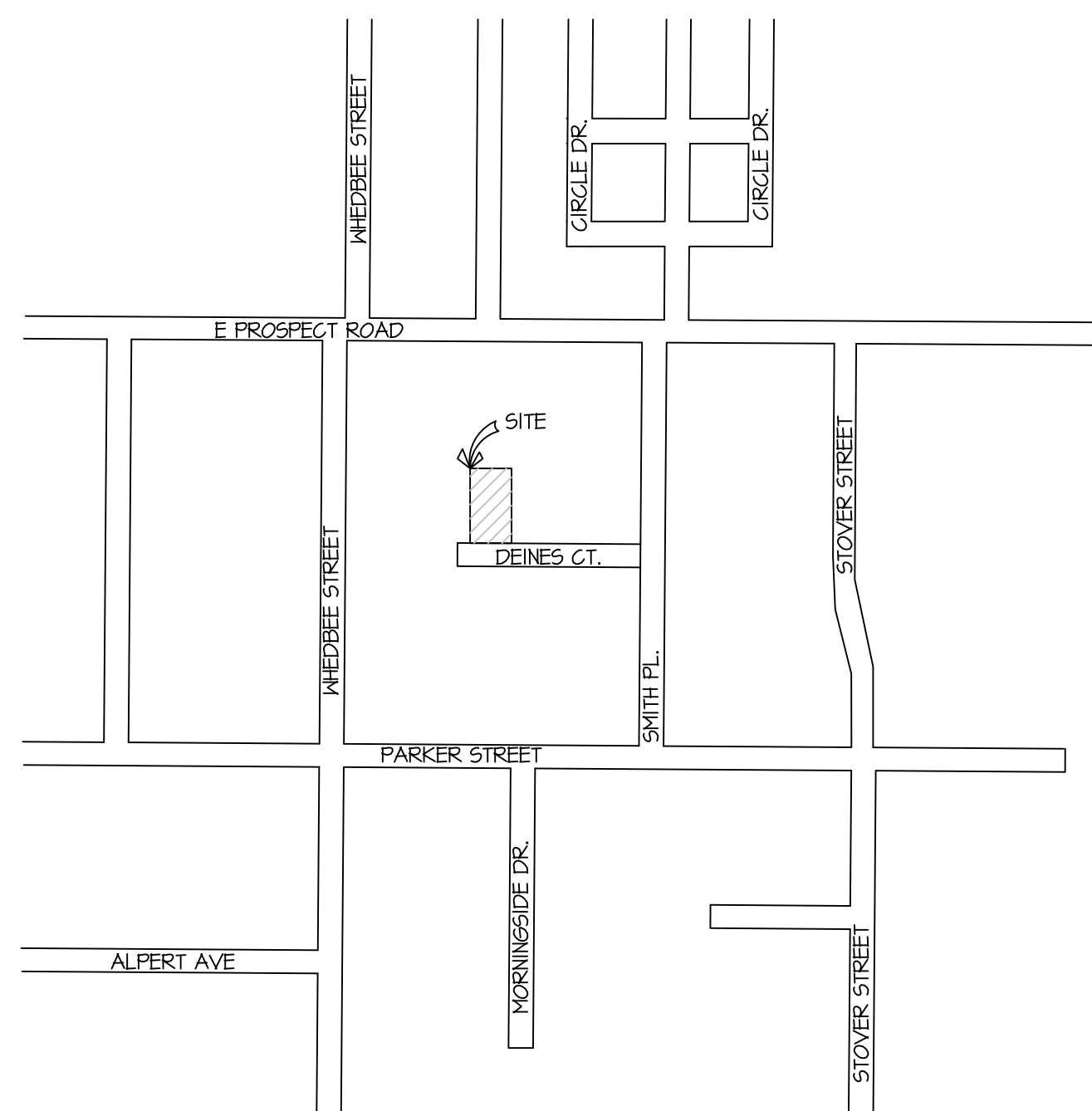


LEGAL DESCRIPTION:

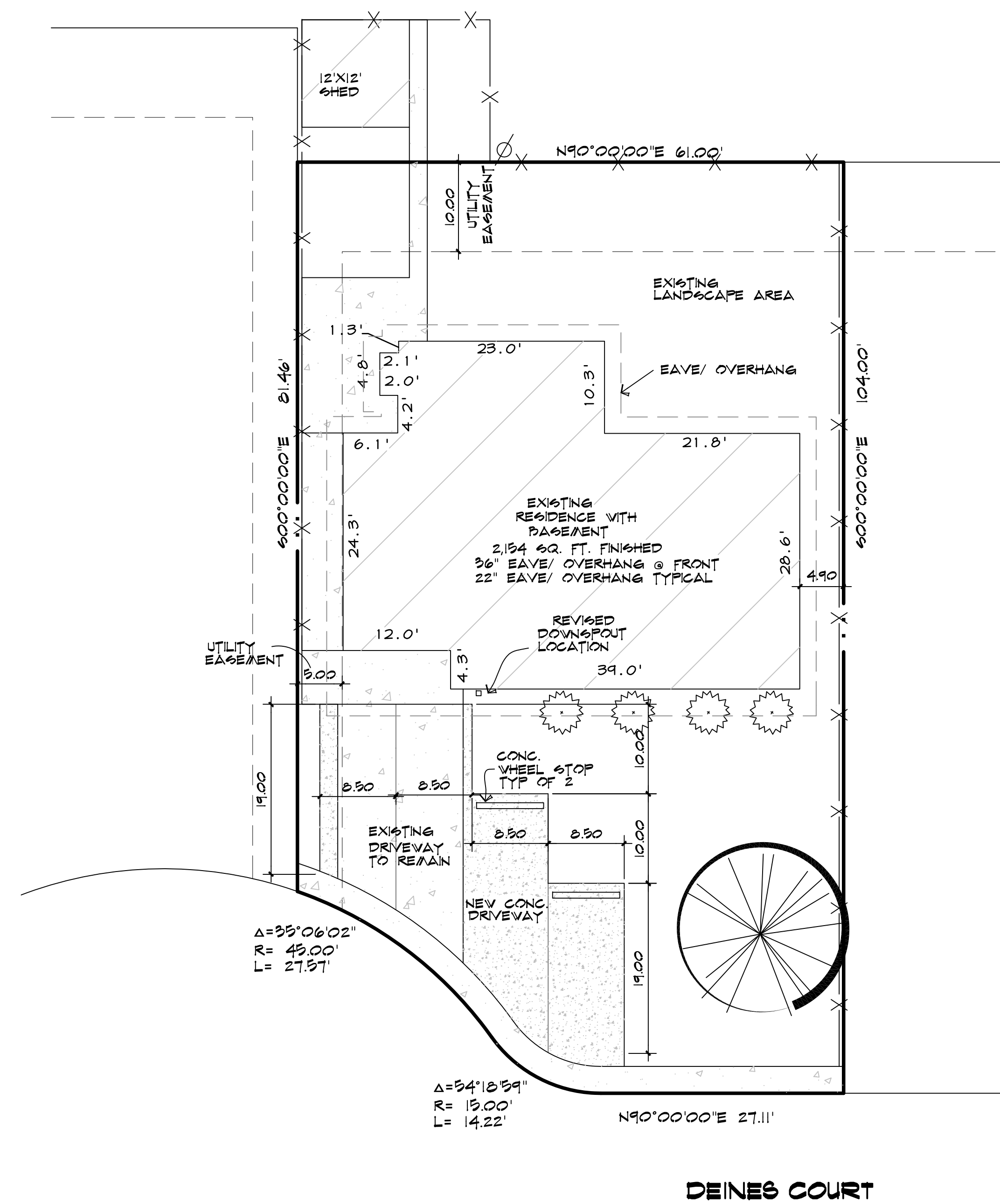
LOT 5, AMENDED PLAT OF M L DEINES SUBDIVISION, FORT COLLINS COLORADO

SITE DATA:

ZONING:	LOW DENSITY MIXED USED NEIGHBORHOOD DISTRICT	
EXISTING LAND USE:	SINGLE FAMILY RESIDENCE	
PROPOSED LAND USE:	EXTRA OCCUPANCY HOUSING FOR FIVE TENANTS	
TYPE V-B CONSTRUCTION WITHOUT FIRE SUPPRESSION		
SINGLE STORY BUILDING:	2,154 TOTAL FINISHED SQ. FT. (NOT INCLUDING GARAGE)	
TOTAL PARKING PROVIDED:	4 SPACES	
SITE AREA:	5,995 SQ. FT.	
BUILDING FOOTPRINT:	1,322 SQ. FT.	
FRONT YARD TOTAL AREA:	2,380 SQ. FT.	100%
PARKING/ DRIVES:	845 SQ. FT.	36%
LANDSCAPE/ WALKS:	1,535 SQ. FT.	64%



VICINITY PLAN
NO SCALE

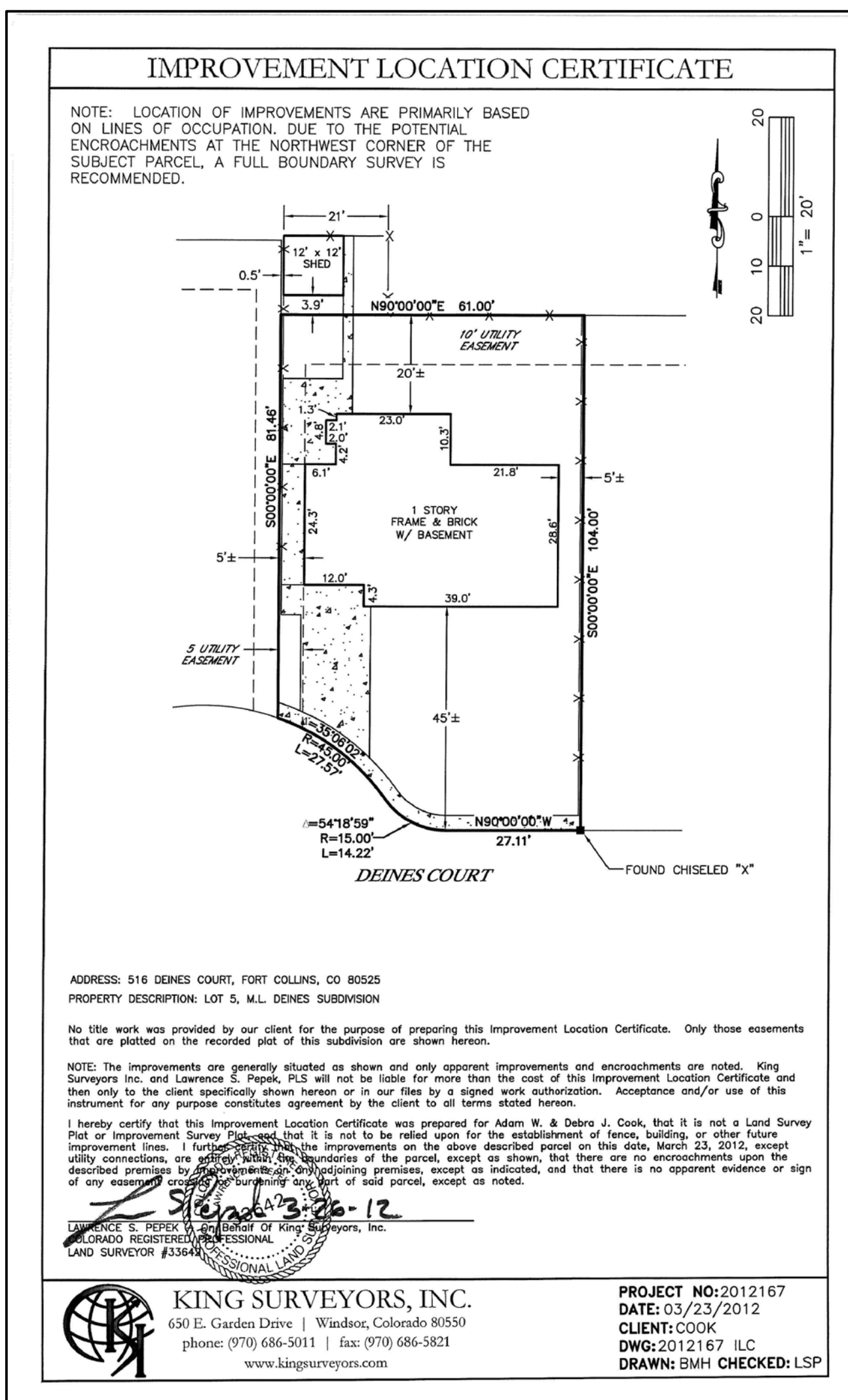


SITE PLAN

SCALE: 1" = 10'-0"

* DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY.

* NEW DRIVEWAY AND LANDSCAPING WILL FOLLOW THE EXISTING GRADING. WHERE POSSIBLE DIRECT SURFACE DRAINAGE AND ROOF DRAINAGE TO LANDSCAPE AREAS.



ADDRESS: 516 DEINES COURT, FORT COLLINS, CO 80525
PROPERTY DESCRIPTION: LOT 5, M.L. DEINES SUBDIVISION

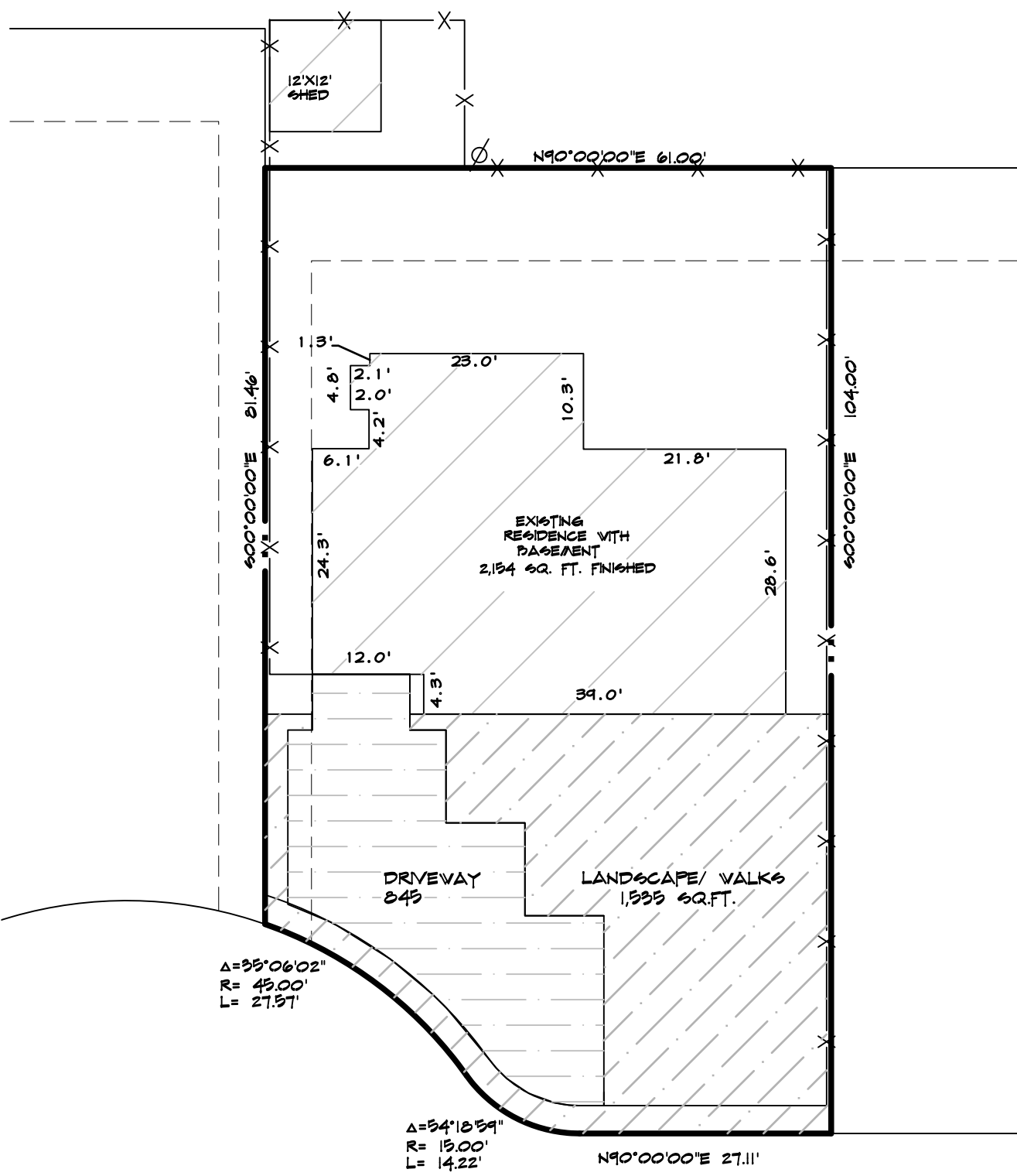
No title work was provided by our client for the purpose of preparing this Improvement Location Certificate. Only those easements that are plotted on the recorded plat of this subdivision are shown hereon.

NOTE: The improvements are generally situated as shown and only apparent improvements and encroachments are noted. King Surveyors Inc. and Lawrence S. Pepek, PLS will not be liable for more than the cost of this Improvement Location Certificate and then only to the client specifically shown hereon or in our files by a signed work authorization. Acceptance and/or use of this instrument for any purpose constitutes agreement by the client to all terms stated hereon.

I hereby certify that this Improvement Location Certificate was prepared for Adam W. & Debra J. Cook, that it is not a Land Survey Plat or Improvement Survey Picked, that it is not to be relied upon for the establishment of lines, buildings, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, March 23, 2012, except utility connections, are as shown on the plat of this parcel, except as shown, that there are no encroachments upon the described premises by adjacent owners, and that there is no apparent evidence or sign of any easement or other right of way, except as indicated, and that there is no apparent evidence or sign of any easement or other right of way, except as indicated, and that there is no apparent evidence or sign of any easement or other right of way, except as indicated.

KING SURVEYORS, INC.
630 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821
www.kingsurveyors.com

PROJECT NO: 2012167
DATE: 03/23/2012
CLIENT: COOK
DWG: 2012167 I.L.C.
DRAWN: BMH CHECKED: LSP



KEY MAP
SCALE: 1/16
DEINES COURT

FREEMAN ARCHITECTS P.C.
2024 Blue Mesa Court 80538
LOVELAND, CO (970) 667-3939
FAX: (970) 667-3940

Deb Cook
SITE PLAN
LOT 5
516 DEINES COURT
FORT COLLINS, COLORADO

PROJECT NO.	
DATE	3/23/2012
DRAWN	
CHECKED	
DATE	
SCALE	