

OLD TOWN NORTH LEGAL DESCRIPTION

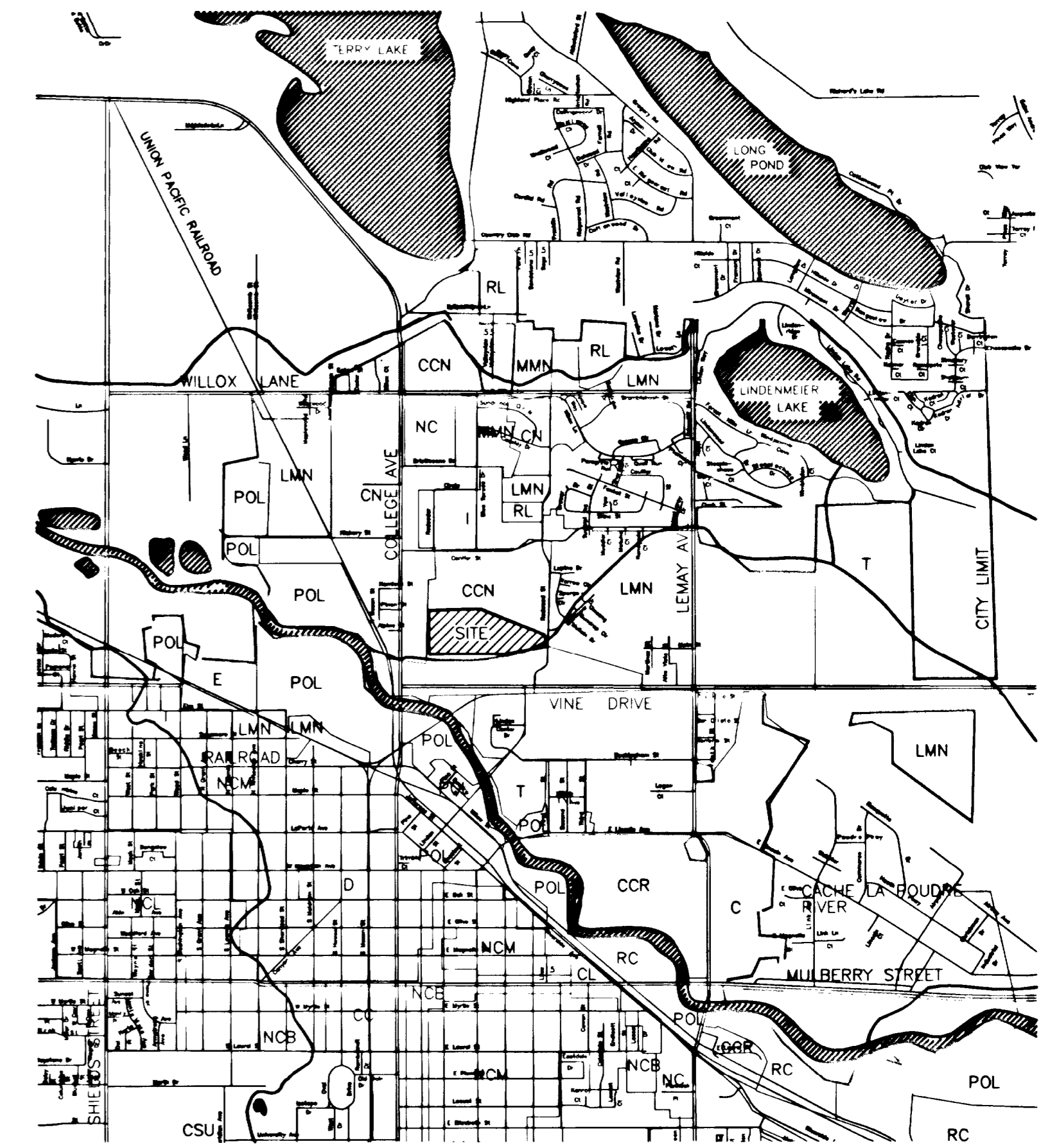
A tract of land situate in the South one-half of the Southwest one-quarter of Section 1, Township 7 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, more particularly described as follows:

Considering the West line of the Southwest one-quarter as bearing North and all bearings contained herein relative thereto: Beginning at a point on the South line of said Section 1 which bears N 89° 59' E 842.03 feet from the Southwest corner of said Section 1, thence North 256.92 feet to the South bank of the Lake Canal Ditch, thence along the South bank N 83° 38' W 299.73 feet, thence N 81° 05' W 152.13 feet; thence N 77° 32' W 167.76 feet; thence to the North side of the Lake Canal Ditch North 48.79 feet which is also the Southwest corner of Excell-Art Advertising Corp. as recorded in the Larimer County Court House in Book 1128, Page 153, thence S 78° 32' 30" E 204.08 feet to the Southeast corner of Excell-Art, thence North 961.35 feet; thence N 89° 59' E 1277.49 feet to a point which is S 89° 59' W 933.06 feet from the center South 1/16 corner of said Section 1, as per description to Dreher recorded in the Larimer County Court House in Book 1143, Page 573, thence S 57° 06' 35" E 1111.04 feet; thence South 137.56 feet; thence S 60° 15' W 314.74 feet; thence S 78° 54' W 686.10 feet; thence South 58.32 feet; thence N 88° 25' W 259.25 feet; thence N 85° 06' W 255.24 feet; thence N 84° 33' 45" W 72.18 feet; thence S 00° 40' W 33.78 feet to the South side of the Lake Canal Ditch, thence along the South side of said Ditch N 85° 18' W 196.71 feet; thence South 250.55 feet to the South line of said Section 1; thence along the South line S 89° 59' W 70.00 feet to the Point of Beginning, County of Larimer, State of Colorado.

LAND USE

PARCEL SIZE:	45.03 AC (GROSS)
EXISTING ZONING:	CCN (COMMUNITY COMMERCIAL-NORTH COLLEGE DISTRICT)
TOTAL RESIDENTIAL DENSITY:	5-11 UNITS PER ACRE (GROSS); +/- 250 UNITS
PARCEL A:	30.56 ACRES 68% OF SITE
OPEN SPACE:	7.08 ACRES
DENSITY:	5-11 DWELLING UNITS PER ACRE (GROSS); +/- 215 UNITS
POTENTIAL USES:	Single family detached, single family attached, mixed use dwelling, bed and breakfast establishments, personal and business service shops, offices, financial services, clinics, artisan and photography studios and galleries, Retail establishments, limited indoor recreation establishments, Bars, taverns and night clubs, veterinary facilities, health membership clubs, recreational uses, plumbing, electrical and carpenter shops, lodging establishments, child care centers, print shops, food catering, places of worship and private schools
PARCEL B:	5.98 ACRES 13% OF SITE
OPEN SPACE:	1.83 ACRES
ESTIMATED FLOOR AREA:	UNKNOWN
POTENTIAL LAND USES:	All uses allowed within the CCN zoning district
PARCEL C:	8.49 ACRES 19% OF SITE
OPEN SPACE:	3.27 ACRES
DENSITY:	5-11 DWELLING UNITS PER ACRE (GROSS); +/- 32 UNITS
POTENTIAL USES:	Single family detached, single family attached, places of worship, private schools

VICINITY MAP



OWNERSHIP CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OLD TOWN NORTH, LLC
 BY: Monica Sweere
 MONICA SWEERE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF Feb 2002 BY Monica Sweere MEMBER-MANAGER AND _____ AS SECRETARY OF OLD TOWN NORTH LLC

MY COMMISSION EXPIRES: 7/9/02
 WITNESS MY HAND AND OFFICIAL SEAL
Randy S. Ciel
 NOTARY PUBLIC
 ADDRESS _____

DIRECTOR OF PLANNING

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO ON THIS 17th DAY OF February A.D. 2002

John A. [Signature]
 DIRECTOR OF PLANNING

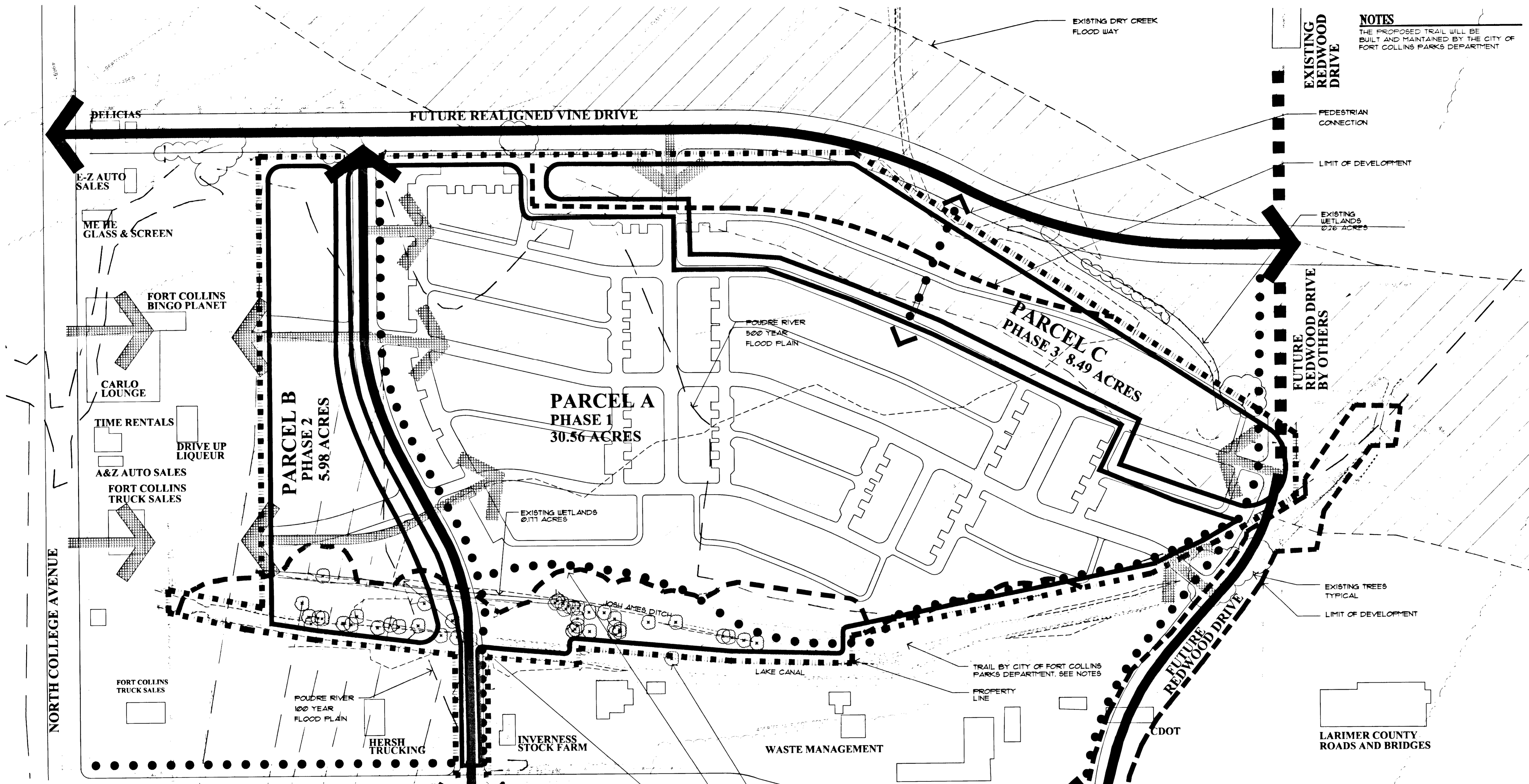
OVERALL DEVELOPMENT PLAN

OLD TOWN NORTH FORT COLLINS, COLORADO







bha design
 FT. COLLINS, CO 80501 TEL: (970) 223-7577

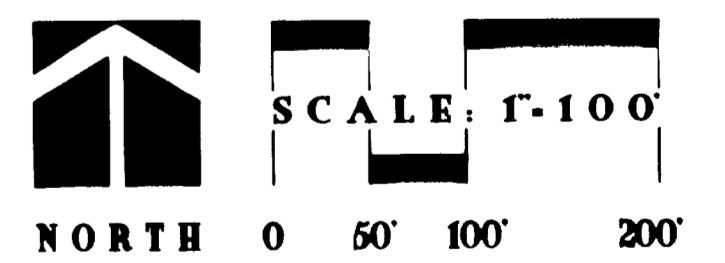
SHEET 1 OF 2
 JULY 1, 2002

NOTES
THE PROPOSED TRAIL WILL BE BUILT AND MAINTAINED BY THE CITY OF FORT COLLINS PARKS DEPARTMENT



LEGEND

-  PROPOSED/FUTURE ARTERIAL OR COLLECTOR STREET
-  PROPOSED ACCESS POINTS OFF A COLLECTOR OR ARTERIAL STREET
-  MAJOR PEDESTRIAN/ BICYCLE ROUTES
-  LIMIT OF DEVELOPMENT
-  EXISTING WOODLAND
-  FUTURE REDWOOD DRIVE BY OTHERS



OVERALL DEVELOPMENT PLAN
OLD TOWN NORTH
FORT COLLINS, COLORADO

BHA DESIGN, INC. • 4803 INNOVATION DRIVE FT. COLLINS, CO 80524 TEL: (970) 223-7577
bha
 design
SHEET 2 OF 2
JULY 1, 2002