

PROJECT NOTES

1. THE SITE IS CURRENTLY ZONED RL - RESIDENTIAL LOW DENSITY.
2. PARCEL A IS INTENDED TO BE DEVELOPED FIRST.
3. THE ENGINEERING FOR THE OVERALL DRAINAGE OF THE SITE IS PART THE FIRST FILING PDP APPLICATION, WHICH IS UNDER REVIEW CONCURRENTLY WITH THE ODP APPLICATION. A DETENTION POND WITH ADEQUATE WATER QUALITY FEATURES WILL BE DEVELOPED WITHIN PARCEL A.
4. UTILITY PLANS WILL BE PROVIDED WITH THE FIRST FILING PDP.
5. FIRE HYDRANTS WILL BE PROVIDED IN ACCORDANCE WITH FPOUDRE FIRE AUTHORITY STANDARDS.
6. ALL LOTS ARE IN THE RL ZONE DISTRICT, AND SHALL BE A MINIMUM OF 6,000 SQUARE FEET IN SIZE.

PLANNING AND ZONING BOARD APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS
THIS 16th DAY OF September, 2008

Samuel...
SECRETARY OF THE PLANNING AND ZONING BOARD



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.

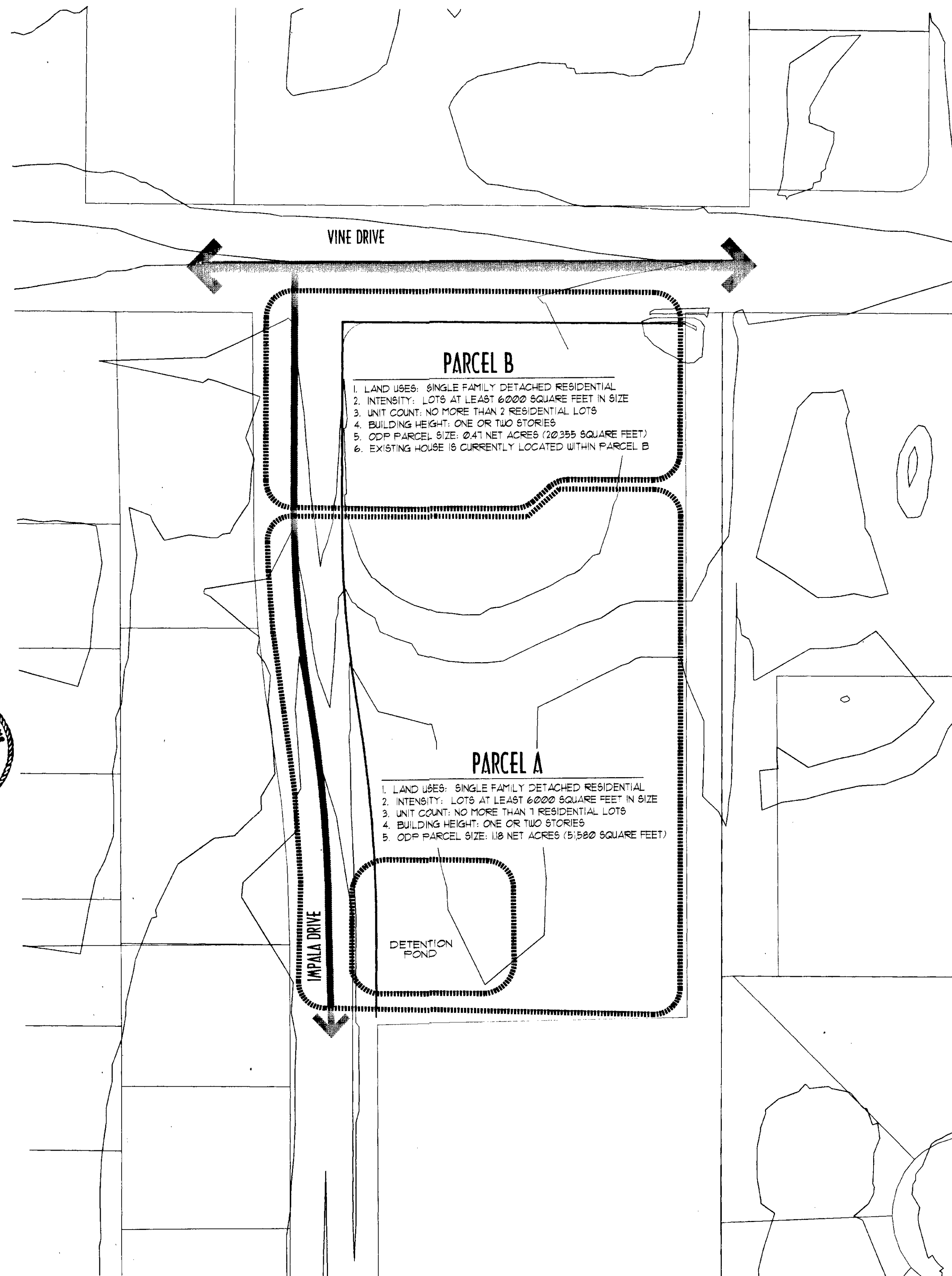
William John Adrian Jr. 10-18-05
WILLIAM JOHN ADRIAN JR. DATE

Julie K. Adrian 10/18/05
JULIE K. ADRIAN DATE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, AD., 2005

BY: William John Adrian Jr and Julie K. Adrian
MY COMMISSION EXPIRES 10-28-2008

Neonette Gallup
NOTARY PUBLIC
223 N. College
Fort Collins, CO
80524



PARCEL B

1. LAND USES: SINGLE FAMILY DETACHED RESIDENTIAL
2. INTENSITY: LOTS AT LEAST 6,000 SQUARE FEET IN SIZE
3. UNIT COUNT: NO MORE THAN 2 RESIDENTIAL LOTS
4. BUILDING HEIGHT: ONE OR TWO STORIES
5. ODP PARCEL SIZE: 0.41 NET ACRES (70,355 SQUARE FEET)
6. EXISTING HOUSE IS CURRENTLY LOCATED WITHIN PARCEL B

PARCEL A

1. LAND USES: SINGLE FAMILY DETACHED RESIDENTIAL
2. INTENSITY: LOTS AT LEAST 6,000 SQUARE FEET IN SIZE
3. UNIT COUNT: NO MORE THAN 1 RESIDENTIAL LOTS
4. BUILDING HEIGHT: ONE OR TWO STORIES
5. ODP PARCEL SIZE: 1.08 NET ACRES (5,500 SQUARE FEET)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION NINE (9), TOWNSHIP SEVEN NORTH (7.TN), RANGE SIXTY-NINE WEST (R69W), SIXTH PRINCIPAL MERIDIAN (6THPM), COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9 AND ASSUMING THE NORTH LINE OF SAID NE1/4 AS BEARING SOUTH 89°14'52" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NORTH AMERICAN DATUM 1983/92, A DISTANCE OF 2627.61 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 89°14'52" EAST ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 9 A DISTANCE OF 1021.62 FEET TO THE EAST RIGHT OF WAY (ROW) LINE OF IMPALA DRIVE AS DEDICATED IN THE REPLAT OF THE GREEN ACRES SUBDIVISION AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°14'52" EAST CONTINUING ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 9 A DISTANCE OF 194.38 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 9102605 OF THE RECORDS OF LARIMER COUNTY;

THENCE SOUTH 20°31'49" WEST ALONG SAID WEST LINE A DISTANCE OF 434.11 FEET TO THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 9102605 OF THE RECORDS OF LARIMER COUNTY;

THENCE NORTH 88°26'11" WEST ALONG SAID NORTH LINE A DISTANCE OF 114.66 FEET TO THE EAST ROW LINE OF IMPALA DRIVE AS DEDICATED IN THE REPLAT OF THE GREEN ACRES SUBDIVISION;

THE NEXT FOUR (4) COURSES AND DISTANCES ARE:

ALONG THE EAST ROW LINE OF SAID IMPALA DRIVE;

THENCE NORTH 00°39'43" EAST A DISTANCE OF 48.13 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST A DISTANCE OF 126.38 FEET, SAID CURVE HAS A RADIUS OF 143.16 FEET, A DELTA OF 03°44'38" AND IS SUBTENDED BY A CHORD BEARING NORTH 04°12'31" WEST A DISTANCE OF 126.23 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 109.38 FEET, SAID CURVE HAS A RADIUS OF 643.16 FEET, A DELTA OF 03°44'38" AND IS SUBTENDED BY A CHORD BEARING NORTH 04°12'31" WEST A DISTANCE OF 109.25 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00°39'43" EAST A DISTANCE OF 150.23 FEET TO THE NORTH LINE OF THE NE1/4 OF SAID SECTION 9 AND THE TRUE POINT OF BEGINNING.

WHICH SAID PARCEL CONTAINS 1.054 ACRES MORE OR LESS (1)

1 OVERALL DEVELOPMENT PLAN
SCALE: 1" = 40'-0"

105-M
 THE ADRIAN ODP
 VINE DRIVE
 FORT COLLINS, COLORADO
 PROJECT NUMBER

 223 North College Avenue
 Fort Collins, CO 80524
 970.416.7491
 1.888.416.7491
 Fax: 970.416.7495
 Email: MAdrian@adrian.com
 http://www.adrian.com
 REVISIONS:
 DATE: 10/17/2005