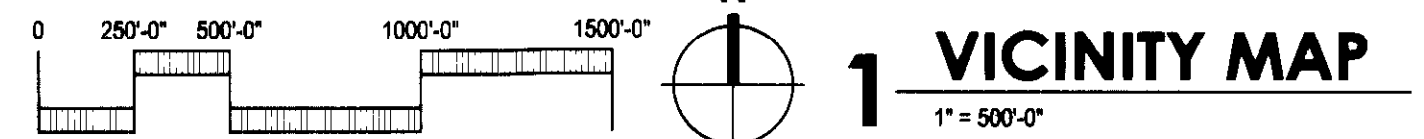
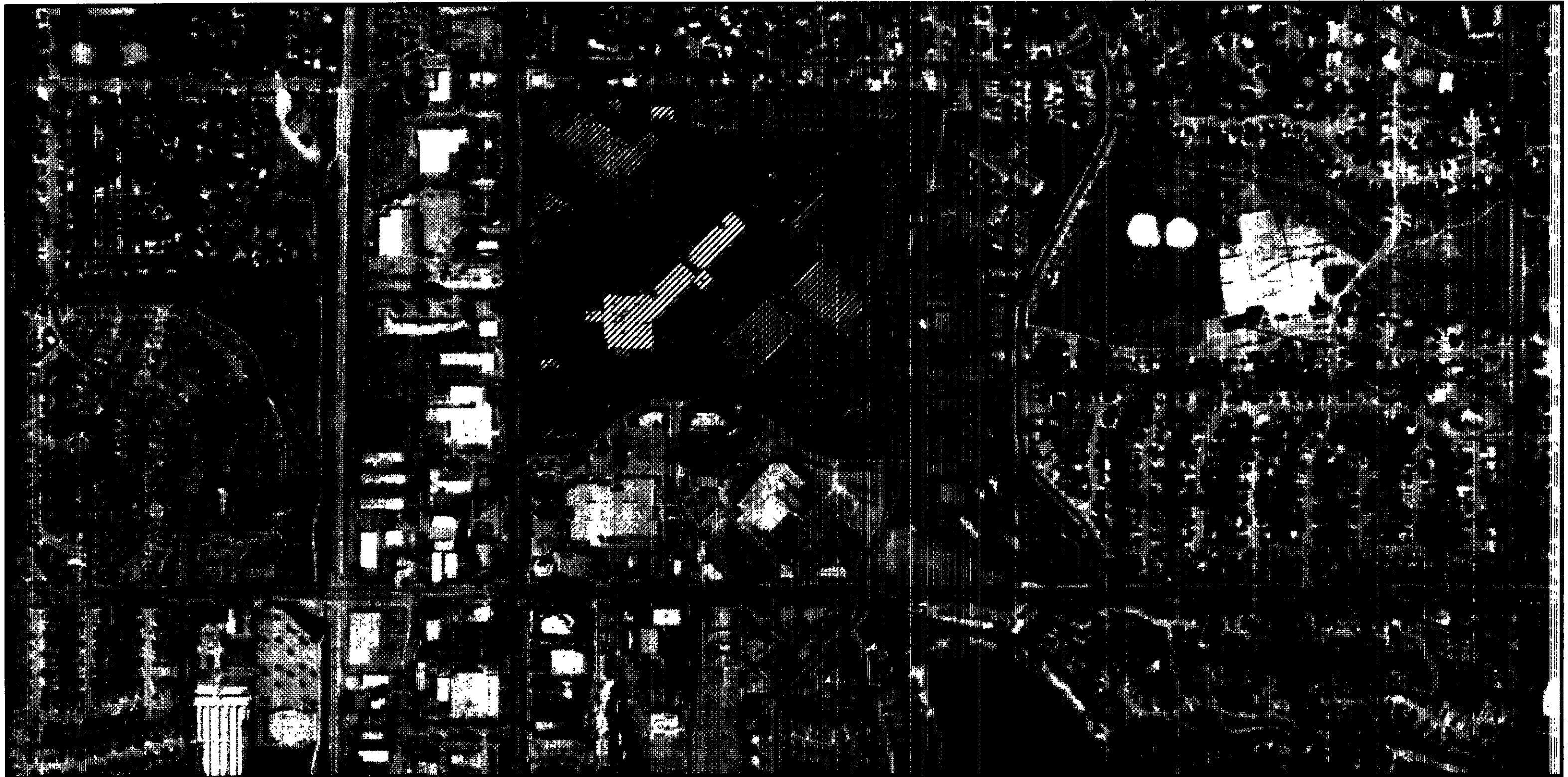


LEGAL DESCRIPTION

FOOTHILLS MALL LEGAL - PROJECT BOUNDARY COMPLETE PLAT DESCRIPTION
Rev. 10-9-13
TRACT 2, THE FOOTHILLS FASHION MALL EXPANSION, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.
ALONG WITH:
TRACT 3, THE FOOTHILLS FASHION MALL EXPANSION, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.
ALONG WITH:
LOT #1 OF REPLAT OF TRACTS F, G AND J AND VACATED SERVICE ROAD, SOUTHMOOR VILLAGE FIFTH FILING, CITY OF FORT COLLINS, COLORADO, A MUNICIPAL CORPORATION, ACCORDING TO THE REPLAT FILED DECEMBER 13, 1973, EXCEPT THAT PORTION CONVEYED TO THE CITY OF FORT COLLINS, FOR PUBLIC USE BY DEED OF DEDICATION RECORDED APRIL 21, 1989, AS RECEPTION NO. 89017208, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PART OF LOT 1 OF THE REPLAT OF TRACTS F, G AND J AND VACATED SERVICE ROAD, SOUTHMOOR VILLAGE FIFTH FILING, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH BEGINS AT A POINT WHICH BEARS SOUTH 00°13' EAST 105.36 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1, AND RUNS THENCE SOUTH 00°13' EAST 137.44 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 17.77 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 33°43'30" WEST 16.75 FEET; THENCE ALONG THE ARC OF A 360.77 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 146.61 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 56°01'30" WEST 145.60 FEET; THENCE NORTH 44°23' EAST 85.72 FEET; THENCE ALONG THE ARC OF A 243.83 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 189.80 FEET, THE LONG CHORD OF WHICH BEARS NORTH 22°05' EAST 185.04 FEET TO THE POINT OF BEGINNING.
ALONG WITH:
A PART OF TRACT T AND U AND A PART OF THE VACATED FRONTAGE ROAD ADJACENT TO SAID TRACT U, SOUTHMOOR VILLAGE FIFTH FILING, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH BEGINS AT A POINT ON THE WEST LINE OF SAID TRACT T WHICH BEARS SOUTH 01°57' EAST 7.19 FEET AND AGAIN SOUTH 12°17'30" WEST 180.10 FEET FROM THE NORTHWEST CORNER OF SAID TRACT T, AND RUNS THENCE NORTH 89°45'30" EAST 243.55 FEET TO A POINT ON THE NORTHERLY LINE OF EAST MONROE DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 52°45' WEST 231.73 FEET AND AGAIN ALONG THE ARC OF A 153.43 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 127.73 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 70°40'06" WEST 125.42 FEET AND AGAIN SOUTH 89°35'15" WEST 137.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET, THE LONG CHORD OF WHICH BEARS NORTH 45°24'45" WEST 21.21 FEET; THENCE NORTH 00°24'45" WEST 169.17 FEET ALONG THE EAST LINE OF SOUTH COLLEGE AVENUE; THENCE NORTH 89°45'30" EAST, 210.10 FEET TO THE POINT OF BEGINNING.
ALSO: A PART OF TRACT T OF SOUTHMOOR VILLAGE, FIFTH FILING WHICH BEGINS AT THE NORTHWEST CORNER OF SAID TRACT T AND RUNS THENCE NORTH 89°45'30" EAST 227.00 FEET; THENCE SOUTH 74°54' EAST 170.06 FEET; THENCE SOUTH 00°14'30" EAST 24.45 FEET TO A POINT ON THE NORTH LINE OF MONROE DRIVE; THENCE ALONG SAID NORTH LINE ALONG THE ARC OF A 301.32 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 124.25 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 63°34'09" WEST 123.37 FEET, AND AGAIN SOUTH 51°45' WEST 95.97 FEET; THENCE SOUTH 89°45'30" WEST 243.55 FEET; THENCE NORTH 12°17'30" EAST 180.10 FEET; THENCE NORTH 01°57' WEST 7.19 FEET TO THE POINT OF BEGINNING; AND A PART OF TRACT U OF SOUTHMOOR VILLAGE, FIFTH FILING, AND A PART OF THE VACATED FRONTAGE ROAD ADJACENT TO SAID TRACT U WHICH BEGINS AT THE NORTHEAST CORNER OF SAID TRACT U AND RUNS THENCE SOUTH 01°57' EAST 7.19 FEET; THENCE SOUTH 12°17'30" WEST 180.10 FEET; THENCE SOUTH 89°45'30" WEST 210.10 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH COLLEGE AVENUE; THENCE NORTH 00°24'45" WEST 183.00 FEET; THENCE NORTH 89°45'30" EAST 249.52 FEET TO THE POINT OF BEGINNING; CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.
EXCEPT THAT PORTION DESCRIBED IN PARTIAL RELEASE RECORDED AUGUST 19, 1988 AS RECEPTION NO. 88039190.
THE ABOVE DESCRIBED PARCEL IS ALSO KNOWN AS:
A PART OF TRACT T, TRACT U AND THE VACATED FRONTAGE ROAD ADJACENT TO THE WEST SIDE OF TRACT U, ALL IN SOUTHMOOR VILLAGE, FIFTH FILING, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH BEGINS AT A POINT ON THE NORTHWEST CORNER OF SAID TRACT T AND RUNS THENCE NORTH 89°45'30" EAST 225.25 FEET; THENCE ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 61.50 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 63°34'09" WEST 123.37 FEET; THENCE SOUTH 51°45' WEST 95.97 FEET; THENCE SOUTH 89°45'30" WEST 243.55 FEET; THENCE NORTH 12°17'30" EAST 180.10 FEET TO THE RIGHT A DISTANCE OF 127.73 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 70°40'06" WEST 125.42 FEET; THENCE SOUTH 89°35'15" WEST 137.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET, THE LONG CHORD OF WHICH BEARS NORTH 45°24'45" WEST 21.21 FEET; THENCE NORTH 00°24'45" WEST 352.17 FEET; THENCE NORTH 89°45'30" EAST 249.52 FEET TO THE POINT OF BEGINNING.
ALONG WITH:
TRACT A, THE FOOTHILLS FASHION MALL FOLEY'S EXPANSION, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.
ALONG WITH:
TRACT 1 AND TRACT 7 OF THE FOOTHILLS FASHION MALL EXPANSION, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.
ALONG WITH:
TRACT 10 OF THE FOOTHILLS FASHION MALL EXPANSION, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.
ALONG WITH:
TRACT E, SOUTHMOOR VILLAGE, FIFTH FILING, TOGETHER WITH A TRACT OF LAND BEGINNING AT THE SOUTHWEST CORNER OF TRACT E OF SOUTHMOOR VILLAGE FIFTH FILING AND RUNS:
THENCE SOUTH 89°45'30" WEST, 50.00 FEET;
THENCE NORTH 00°24'45" WEST, 414.93 FEET;
THENCE NORTH 89°35'15" EAST, 50.00 FEET;
THENCE SOUTH 00°24'45" EAST, 415.08 FEET TO THE BEGINNING, LARIMER COUNTY, COLORADO.
ALONG WITH:
TRACT B, THE FOOTHILLS FASHION MALL EXPANSION TO THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
ALONG WITH:
TRACT "B" OF THE FOOTHILLS FASHION MALL FOLEY'S EXPANSION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE NORTH LINE OF SAID TRACT "B" AS BEARING NORTH 89°47'08" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "B"; THENCE ALONG SAID NORTH LINE, NORTH 89°47'08" EAST, 147.00 FEET TO THE NORTHWEST CORNER OF TRACT "A" OF SAID THE FOOTHILLS FASHION MALL FOLEY'S EXPANSION; THENCE ALONG THE WEST AND SOUTHERLY LINES OF SAID TRACT "A" BY THE FOLLOWING FOUR (4) COURSES AND DISTANCES, SOUTH 00°12'52" EAST, 180.00 FEET; THENCE NORTH 89°47'08" EAST 734.79 FEET; THENCE NORTH 00°12'52" WEST, 128.00 FEET; THENCE NORTH 89°47'08" EAST, 132.28 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STANFORD ROAD, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 14°32'55". A RADIUS OF 1319.21 FEET AND A LONG CHORD WHICH BEARS SOUTH 09°51'18" WEST, 334.27 FEET; THENCE ALONG THE ARC OF SAID CURVE, 335.17 FEET; THENCE SOUTH 16°36'00" WEST, 93.03 FEET TO A POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 89°58'58", A RADIUS OF 15.00 FEET AND A LONG CHORD WHICH BEARS NORTH 28°24'00" WEST, 21.21 FEET; THENCE ALONG THE ARC OF SAID CURVE 23.56 FEET; THENCE NORTH 73°24'00" WEST, 242.72 FEET; THENCE SOUTH 00°14'39" EAST, 306.31 FEET; THENCE SOUTH 89°45'30" WEST, 329.50 FEET; THENCE SOUTH 44°49'30" WEST, 98.72 FEET; THENCE NORTH 45°14'30" WEST, 48.00 FEET; THENCE SOUTH 44°49'30" WEST, 93.23 FEET; THENCE NORTH 45°14'30" WEST, 151.44 FEET; THENCE SOUTH 44°49'30" WEST, 32.00 FEET; THENCE NORTH 45°14'30" WEST, 133.50 FEET; THENCE SOUTH 89°45'30" WEST, 47.26 FEET; THENCE NORTH 00°14'30" WEST, 332.20 FEET; THENCE NORTH 89°47'08" EAST, 99.70 FEET; THENCE NORTH 00°13'00" WEST, 280.13 FEET TO THE POINT OF BEGINNING.
ALONG WITH:
TRACT "D" SOUTHMOOR VILLAGE FIFTH FILING AND THE FOLLOWING DESCRIBED PORTION OF THE VACATED FRONTAGE ROAD VACATED BY ORDINANCE NO. 98 AS RECORDED IN BOOK 1580 AT PAGE 897, WHICH BEGINS AT THE SOUTHWEST CORNER OF SAID TRACT "D" AND RUNS THENCE NORTH 00°07'45" WEST 143.71 FEET ALONG THE WEST LINE OF SAID TRACT "D"; THENCE S 44°59'15" WEST 70.71 FEET; THENCE S 00°00'45" EAST 93.71 FEET; THENCE N 89°59'15" EAST 50.00 FEET TO THE POINT OF BEGINNING.
ALONG WITH:
TRACT H, SOUTHMOOR VILLAGE FIFTH FILING, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, AS RECORDED AT BOOK 1495, PAGE 172.
ALONG WITH THE FOLLOWING ROADWAY TO BE VACATED:
THAT PARCEL OF LAND CONVEYED TO THE CITY OF FORT COLLINS, FOR PUBLIC USE BY DEED OF DEDICATION RECORDED APRIL 21, 1989, AS RECEPTION NO. 89017208, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF LOT 1 OF THE REPLAT OF TRACTS F, G AND J AND VACATED SERVICE ROAD, SOUTHMOOR VILLAGE, FIFTH FILING, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH BEGINS AT A POINT WHICH BEARS SOUTH 00°13' EAST 105.36 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1, AND RUNS THENCE SOUTH 00°13' EAST 137.44 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 17.77 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 33°43'30" WEST 16.75 FEET; THENCE ALONG THE ARC OF A 360.77 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 146.61 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 56°01'30" WEST 145.60 FEET; THENCE NORTH 44°23' EAST 85.72 FEET; THENCE ALONG THE ARC OF A 243.83 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 189.80 FEET, THE LONG CHORD OF WHICH BEARS NORTH 22°05' EAST 185.04 FEET TO THE POINT OF BEGINNING.
ALL THOSE PORTIONS OF FOOTHILLS PARKWAY LYING IMMEDIATELY ADJACENT TO THE ABOVE DESCRIBED PARCELS AND INCLUDED IN THE METES AND BOUNDS DESCRIPTION BELOW:
ALL OF THE ABOVE DESCRIBED LAND IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF THE REPLAT OF TRACTS F, G, AND J AND VACATED SERVICE ROAD, SOUTHMOOR VILLAGE FIFTH FILING, AS RECORDED AT BOOK 1509, PAGE 416 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE:
THENCE ALONG THE NORTH LINE OF SAID LOT 1 THE FOLLOWING THREE COURSES
N89° 52' 45"E, 249.48 FEET;
S00° 05' 37"W, 50.00 FEET;
N89° 52' 45"E, 60.00 FEET TO THE WEST LINE OF TRACT H OF SOUTHMOOR VILLAGE FIFTH FILING AS RECORDED AT BOOK 1495, PAGE 172 IN SAID OFFICE,
THENCE N00° 05' 37"E, 50.00 FEET TO THE NORTH LINE OF SAID TRACT H OF SOUTHMOOR VILLAGE FIFTH FILING;
THENCE N89° 52' 45"E, ALONG THE NORTH LINE OF SAID TRACT H AND SAID LOT 1, 510.43 FEET TO THE WEST LINE OF MATHEWS STREET AS DEDICATED IN SAID PLAT OF SOUTHMOOR VILLAGE FIFTH FILING;
THENCE S00° 07' 22"E, ALONG THE WEST LINE OF MATHEWS STREET 215.31 FEET;
THENCE N89° 52' 45"E, 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, AND TO THE NORTH LINE OF TRACT 7 OF THE PLAT OF THE FOOTHILLS FASHION MALL EXPANSION, AS RECORDED AT RECEPTION NUMBER 88042995 IN SAID OFFICE;
THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES:
SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 91°45'00", ALONG THE ARC OF SAID CURVE, 24.02 FEET, SAID CURVE HAVING A CHORD THAT BEARS S46° 03' 22"E, 21.53 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 360.77 FEET;
EASTERLY, THROUGH A CENTRAL ANGLE OF 1°45'00", ALONG THE ARC OF SAID CURVE, 11.02 FEET, SAID CURVE HAVING A CHORD THAT BEARS N89° 00' 07"E, 11.02 FEET;
N89° 52' 37"E, 173.52 FEET TO THE WEST LINE OF TRACT 8 OF THE PLAT OF THE FOOTHILLS FASHION MALL FOLEY'S EXPANSION, AS RECORDED AT RECEPTION NUMBER 9708164 IN SAID OFFICE,
THENCE ALONG SAID WEST LINE, N00° 07' 23"W, 230.12 FEET TO THE NORTH LINE OF SAID TRACT 8;
THENCE ALONG SAID NORTH LINE AND THE NORTH LINE OF TRACT A OF SAID PLAT OF THE FOOTHILLS FASHION MALL FOLEY'S EXPANSION, N89° 52' 45"E, 996.10 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1319.21 FEET, AND TO THE EAST LINE OF SAID TRACT A;
THENCE ALONG THE EAST LINES OF SAID TRACTS A AND B, AND ALONG THE EAST LINES OF TRACTS 1, 2 AND 3 OF SAID PLAT OF THE FOOTHILLS FASHION MALL EXPANSION THE FOLLOWING SIX COURSES:
SOUTHERLY, THROUGH A CENTRAL ANGLE OF 16°48'58", ALONG THE ARC OF SAID CURVE, 387.18 FEET, SAID CURVE HAVING A CHORD THAT BEARS S08° 17' 13"W, 385.79 FEET;
S16° 41' 37"W, 575.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1114.57 FEET;
SOUTHERLY, THROUGH A CENTRAL ANGLE OF 16°50'30", ALONG THE ARC OF SAID CURVE, 327.62 FEET, SAID CURVE HAVING A CHORD THAT BEARS S08° 16' 22"W, 326.44 FEET;
S00° 08' 53"E, 170.00 FEET;
S05° 51' 32"E, 110.54 FEET;
S00° 08' 53"E, 402.00 FEET TO THE SOUTH LINE OF TRACT 1 OF SAID PLAT OF THE FOOTHILLS FASHION MALL EXPANSION;
THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINES OF TRACTS 8 AND 10 OF SAID PLAT OF THE FOOTHILLS FASHION MALL EXPANSION AND THE SOUTH LINES OF TRACTS T AND U OF SAID PLAT OF SOUTHMOOR VILLAGE FIFTH FILING AND THE SOUTH LINE OF THE VACATED FRONTAGE ROAD AS RECORDED IN BOOK 1580, PAGE 897 IN SAID OFFICE THE FOLLOWING TWELVE COURSES:
S89° 51' 07"W, 229.00 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 364.41 FEET;
NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 45°00'00", ALONG THE ARC OF SAID CURVE, 286.21 FEET, SAID CURVE HAVING A CHORD THAT BEARS N67° 38' 53"W, 278.91 FEET;
N45° 08' 54"W, 129.24 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 385.34 FEET;
NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 45°00'00", ALONG THE ARC OF SAID CURVE, 302.65 FEET, SAID CURVE HAVING A CHORD THAT BEARS N65° 38' 53"W, 294.93 FEET;
S89° 51' 07"W, 214.36 FEET;
N00° 08' 53"W, 46.00 FEET;
S89° 51' 07"W, 93.16 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 301.32 FEET;
SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 38°00'29", ALONG THE ARC OF SAID CURVE, 199.89 FEET, SAID CURVE HAVING A CHORD THAT BEARS S70° 50' 52"W, 196.24 FEET;
S51° 50' 37"W, 327.70 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 193.41 FEET;
SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 37°50'20", ALONG THE ARC OF SAID CURVE, 127.73 FEET, SAID CURVE HAVING A CHORD THAT BEARS S70° 45' 49"W, 125.42 FEET;
S89° 40' 52"W, 137.00 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET;
NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", ALONG THE ARC OF SAID CURVE, 23.56 FEET, SAID CURVE HAVING A CHORD THAT BEARS N45° 19' 09"W, 21.21 FEET, TO THE WEST LINE OF SAID VACATED FRONTAGE ROAD;
THENCE ALONG SAID VACATED FRONTAGE ROAD THE FOLLOWING FIVE COURSES:
N00° 19' 08"W, 352.17 FEET;
N89° 51' 07"E, 15.00 FEET;
N00° 19' 08"W, 520.89 FEET;
N00° 04' 53"E, 148.92 FEET;
N45° 04' 45", 70.71 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND TO THE WEST LINE OF TRACT D OF SAID PLAT OF SOUTHMOOR VILLAGE FIFTH FILING;
THENCE ALONG THE WEST AND NORTH LINES OF SAID TRACT D THE FOLLOWING TWO COURSES:
NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 89°58'55", ALONG THE ARC OF SAID CURVE, 23.56 FEET, SAID CURVE HAVING A CHORD THAT BEARS N45° 04' 58"E, 21.21 FEET;
S89° 55' 08"E, 17.72 FEET;
THENCE N00° 04' 53"E, 100.00 FEET TO THE SOUTH LINE OF SAID LOT 1 OF REPLAT OF TRACTS F, G, AND J AND VACATED SERVICE ROAD, SOUTHMOOR VILLAGE FIFTH FILING;
THENCE ALONG THE SOUTH AND WEST LINES OF SAID LOT 1 THE FOLLOWING FOUR COURSES
N89° 55' 08"W, 17.72 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET;
THENCE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", ALONG THE ARC OF SAID CURVE, 23.56 FEET, SAID CURVE HAVING A CHORD THAT BEARS N44° 55' 09"W, 21.21 FEET;
THENCE N44° 55' 09"W, 70.71 FEET;
THENCE N00° 04' 53"E, 621.23 FEET TO THE POINT OF BEGINNING, CONTAINING 77.051 ACRES (3,356,342 SQUARE FEET), MORE OR LESS.



This unofficial copy was downloaded on Jan-28-2021 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com

FOOTHILLS MALL REDEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO OVERALL DEVELOPMENT PLAN

Do not scale prints. Use figured dimensions. © 2010 JPR Architects

Overall Development Plan December 20, 2013

SHEET INDEX table with columns for sheet type and sheet number (A100, A101).

INTENT: THE PURPOSE OF THE FOOTHILLS MALL REDEVELOPMENT OVERALL DEVELOPMENT PLAN IS TO ESTABLISH GENERAL PLANNING AND DEVELOPMENT CONTROL PARAMETERS FOR PROJECT PHASING WITH MULTIPLE SUBMITTALS WHILE ALLOWING SUFFICIENT FLEXIBILITY TO PERMIT DETAILED PLANNING IN SUBSEQUENT SUBMITTALS.

LAND USE: EXISTING ZONING: GENERAL COMMERCIAL (C-G). COMMERCIAL / RETAIL/CIVIC/RECREATIONAL AREA: 1. SHOPPING CENTER, 2. THEATER, 3. PARKING STRUCTURE, 4. ACTIVITY CENTER. RESIDENTIAL: 1. MULTI-FAMILY RESIDENTIAL.

OWNER'S ACKNOWLEDGEMENT

THE UNDERSIGNED DOES/DO HEREBY ACKNOWLEDGE AND AGREE THAT I/WE ARE THE LAWFUL OWNER(S) OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY ACKNOWLEDGE AND AGREE THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

SIGNATURE OF OWNER: [Signature]
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF January, 2014.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: [Signature]
ADDRESS: 1/30/2017
MY COMMISSION EXPIRES:
(SOURCE OF COLORADO)
(COUNTY OF ARAPAHOE)

SRC Facilities Statutory Trust No. 2003-A, a Delaware statutory trust
By: [Signature]
Name: James B. Tenney
Title: Vice President

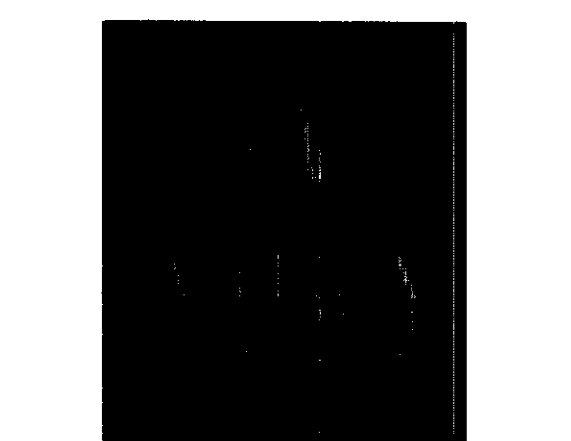
DIRECTOR OF PLANNING

APPROVED BY THE CURRENT DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO, THIS 3 DAY OF January, 2014.
[Signature]
DIRECTOR OF PLANNING

SEM

Subject:

Project: FOOTHILLS MALL REDEVELOPMENT FORT COLLINS, CO



JPR ARCHITECTS
39300 West Twelve Mile Road, Suite 180
Farmington Hills, MI 48331
phone 248.737.0180 fax 248.737.9161
www.jpra.com

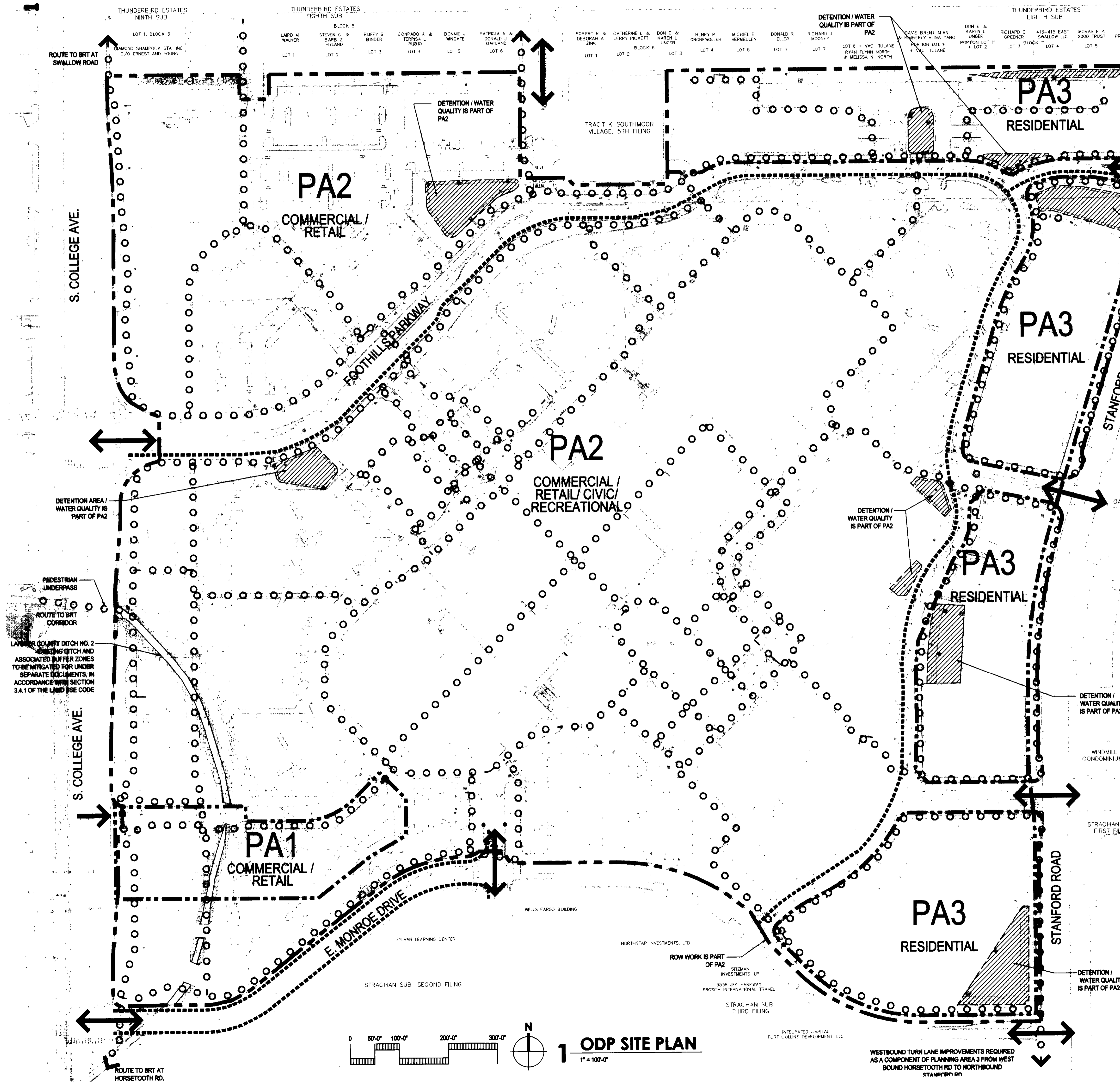
Job No. 12048.00
Sheet No. A100
112-N

FOOTHILLS MALL REDEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
OVERALL DEVELOPMENT PLAN

Do not scale prints. Use figured dimensions.
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Issued for:
OVERALL DEVELOPMENT PLAN
DECEMBER 20, 2013

SEM



NOTES

- EXISTING DITCH AND ASSOCIATED BUFFER ZONES TO BE REALIGNED UNDER SEPARATE DOCUMENTS.

OVERALL PROJECT SUMMARY

TOTAL PARCEL GROSS AREA - 77.051 ACRES
3,356,342 SF

LAND USE SUMMARY

USE	BUILDING COVERAGE	BUILDING COVERAGE (DU/AC)	DENSITY	UNITS	HEIGHT (MAX)	TYPE
COMMERCIAL/RETAIL	14.16 AC	616,796 SF	-	-	67'-6"	-
OPEN SPACE (COMMERCIAL)	12.21 AC	501,905 SF	-	-	-	-
RESIDENTIAL	6.81 AC	287,811 SF	56.98	800	63'-7"	MULTI-FAMILY
OPEN SPACE (RESIDENTIAL)	4.54 AC	197,898 SF	-	-	-	-

LEGEND

- LIMITS OF DEVELOPMENT
- PLANNING AREA LINE
- ON-STREET BIKE LANES
- PEDESTRIAN CIRCULATION
- DETENTION / WATER QUALITY
- FULL MOVEMENT INTERSECTION
- RIGHT-IN RIGHT-OUT INTERSECTION

Project:
FOOTHILLS MALL REDEVELOPMENT
FORT COLLINS, CO

WALTON ST CAPITAL

505 DESIGN

JPRA ARCHITECTS
59300 West Twelve Mile Road, Suite 180
Farmington Hills, MI 48331
phone 248.737.0180 fax 248.737.9161
www.jptra.com

Job No.
12048.00
Sheet No.
A101

ODP SITE PLAN
1" = 100'-0"

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For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA