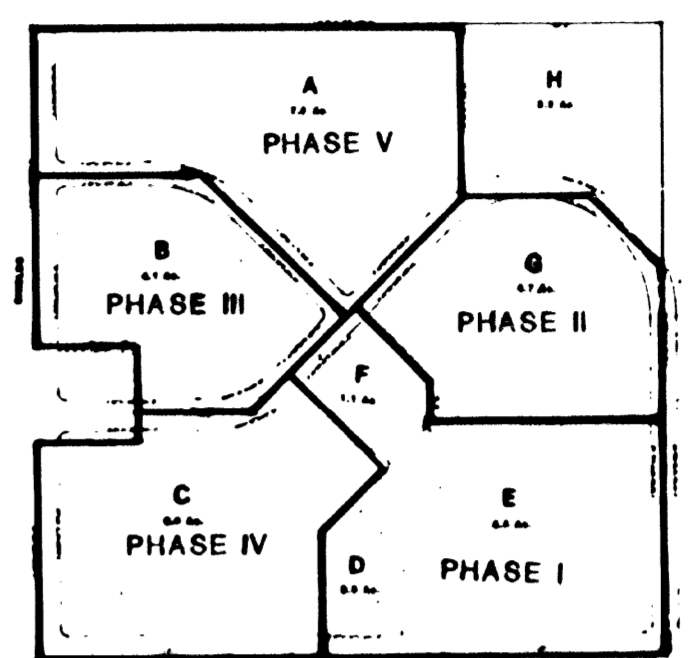
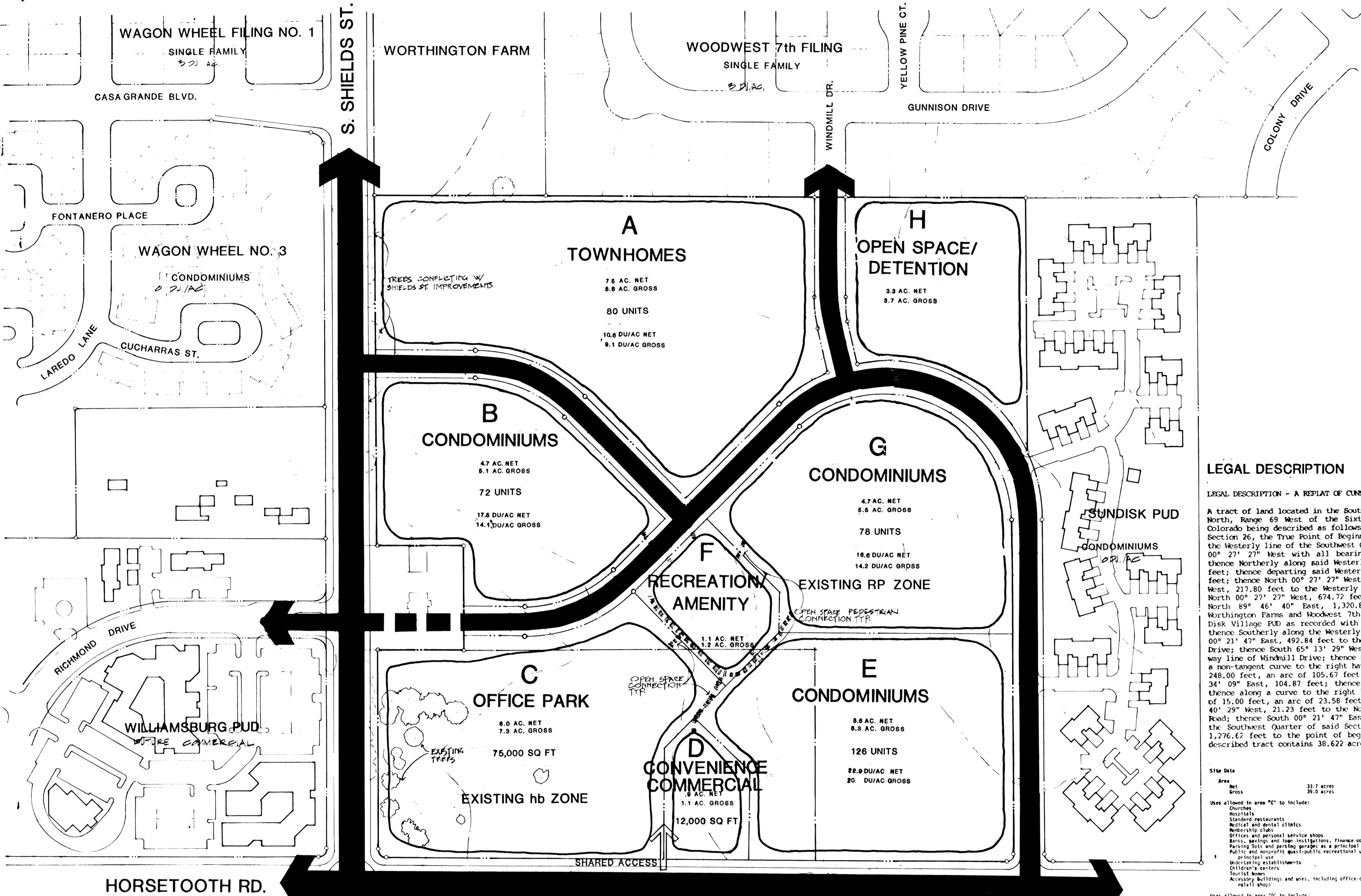


3-M



- NOTES:**
- Numbering indicated on the phasing plan may not be chronological.
 - Street and utility improvements shall be installed as required to serve each phase, unless otherwise agreed with the City of Fort Collins through the Public Review Process.
 - Specific landscape buffering treatment for each phase will be determined with individual phase plans.
 - Maximum building height for each phase will not exceed 40' unless specifically approved by the City of Fort Collins.
 - Minimum open space for each residential area shall be 30%; 20% minimum for non-residential areas.

LEGAL DESCRIPTION

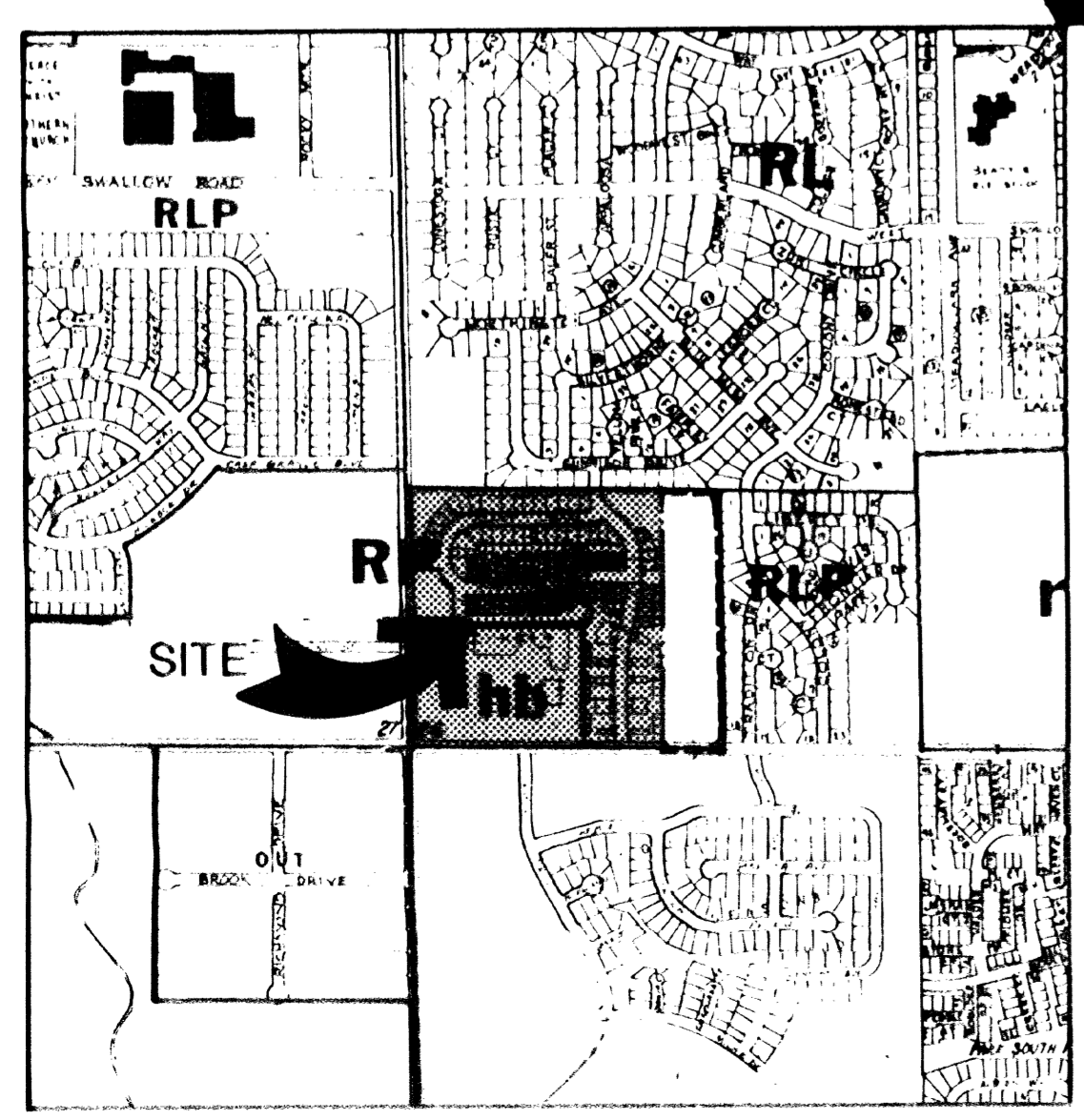
LEGAL DESCRIPTION - A REPLAT OF CUNNINGHAM CORNER, A PUD

A tract of land located in the Southwest Quarter of Section 26, Township 7 North, Range 69 West of the Sixth Principal Meridian, Larimer County, Colorado being described as follows: Beginning at the Southwest corner of Section 26, the True Point of Beginning of this description and considering the Westerly line of the Southwest Quarter of said Section 26 to bear North 00° 27' 27" West with all bearings contained herein relative thereto; thence Northerly along said Westerly line North 00° 27' 27" West, 452.00 feet; thence departing said Westerly line North 89° 32' 33" East, 217.80 feet; thence North 00° 27' 27" West, 200.00 feet; thence South 89° 32' 33" West, 217.80 feet to the Westerly line of said Southwest Quarter; thence North 00° 27' 27" West, 674.72 feet; thence departing said Westerly line North 89° 46' 40" East, 1,320.83 feet along the Southerly line of Worthington Farms and Woodwest 7th Filing to the Northwest corner of Sun Disk Village PUD as recorded with the Larimer County Clerk and recorder; thence Southerly along the Westerly line of said Sun Disk Village PUD South 00° 21' 47" East, 492.84 feet to the Easterly right-of-way line of Windmill Drive; thence South 65° 13' 29" West, 54.00 feet to the Westerly right-of-way line of Windmill Drive; thence Southerly along said Westerly line along a non-tangent curve to the right having a delta of 24° 24' 44", a radius of 248.00 feet, an arc of 105.67 feet and a long chord which bears South 12° 34' 09" East, 104.87 feet; thence South 00° 21' 47" East, 642.49 feet; thence along a curve to the right having a delta of 90° 04' 31", a radius of 15.00 feet, an arc of 23.58 feet and a long chord which bears South 44° 40' 29" West, 21.23 feet to the Northerly right-of-way line of Horsetooth Road; thence South 00° 21' 47" East, 50.00 feet to the Southerly line of the Southwest Quarter of said Section 26; thence South 89° 42' 44" West, 1,276.62 feet to the point of beginning of this description. The above described tract contains 38.622 acres.

Site Data
 Net Area: 33.7 acres
 Gross Area: 35.0 acres

Uses allowed in area "C" to include:
 Churches
 Mosques
 Standard restaurants
 Medical and dental clinics
 Membership clubs
 Offices and personal service shops
 Banks, savings and loan institutions, finance companies
 Parking lots and parking garages as a principal use
 Public and nonprofit quasi-public recreational uses as a principal use
 Undertaking establishments
 Children's centers
 Tourist homes
 Accessory buildings and uses, including office-oriented retail shops

Uses allowed in area "D" to include:
 Convenience grocery stores
 Banks, savings and loan institutions, finance companies
 Standard and fast food restaurants
 Indoor theaters
 Membership clubs
 Offices and clinics
 Personal service shops
 Retail shops
 Laundry and dry cleaning outlets whose business consists primarily of serving retail customers
 Limited indoor recreation uses, provided that all such activities are conducted entirely within an enclosed structure
 Small animal veterinary clinics
 Aquarium shops
 Public utility installations, excluding repair and storage facilities
 Accessory buildings and uses



FUTURE SIGNALIZED INTERSECTION
FUTURE COMMERCIAL

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on this 24th day of October, A.D. 1983

[Signature]
 Secretary of Planning/Zoning Board

The undersigned, being the lawful owners of the property described on this site plan, do hereby certify that they accept the conditions and restrictions set forth on said site plan.

[Signature] (signed)
[Signature] (signed)

MASTER PLAN

CUNNINGHAM CORNER

This is to certify that on the 17th day of October, A.D. 1983, I examined the records of the Office of the Clerk and Recorder of Larimer County, Colorado, and established that the owners of record of the proposed PUD are as shown hereon as of this date.

Attorney

ZVFK
 ARCHITECTS/PLANNERS
 218 WEST MOUNTAIN
 FORT COLLINS, COLORADO
 80521 493-4105

PUD
 SHEET OF
 C-57 1234 JOB NO. 24400