



TRACT D
TOWNHOMES/PATIO HOMES
MIX INTENDED
10.2 ACRES
7.0 UNITS/ACRE
71 UNITS

TRACT A
TOWNHOMES
21.8 ACRES
7.5 UNITS/ACRE
163 UNITS

TRACT B
APARTMENTS
7.5 ACRES
7.2 UNITS/ACRE
54 UNITS

TRACT C
DUPLEX
1.9 ACRES
7 UNITS/ACRE
18 UNITS

TRACT E
PATIO HOMES
1.1 ACRES
6.0 UNITS/ACRE
114 UNITS

TRACT J
TOWNHOMES
1.8 ACRES
6.0 UNITS/ACRE
10 UNITS

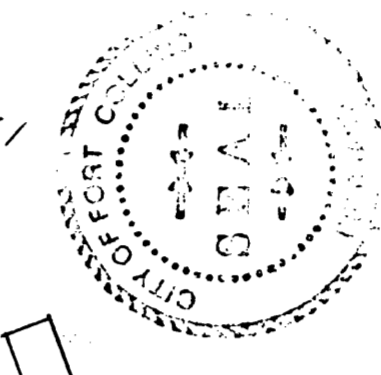
LAND USE ANALYSIS AND PHASING SCHEDULE

TRACT	LAND USE	ACREAGE	TOTAL UNITS	DENSITY (PER ACRE)	PHASING SEQUENCE
A	TOWNHOMES	21.8	163	7.5 UNITS	4TH
B	APARTMENTS	7.5	90	12.0 UNITS	1ST
C	DUPLEX	1.9	18	7.0 UNITS	2ND
D	PATIO HOMES	10.2	71	7.0 UNITS	3RD
E	PATIO HOMES	1.1	114	6.0 UNITS	3RD
F	TOWNHOMES/PATIO HOMES	12.4	93	7.5 UNITS	4TH
G	CHURCH/DAY CARE	6.1	---	---	2ND
H	SINGLE FAMILY HOMES	10.6	53	5.0 UNITS	2ND
I	DETENTION AREA	9.8	---	---	5TH
J	TOWNHOMES	1.8	10	6.0 UNITS	6TH
TOTALS		101.2	612	6.05 UNITS	

- NOTES:
- NO BUILDING TO EXCEED 40'-0" IN HEIGHT.
 - MAINTENANCE OF PRIVATE DRIVES, PARKING LOTS, ISLANDS AND OPEN SPACES TO BE UNDERTAKEN BY HOMEOWNERS ASSOCIATION.
 - "APARTMENTS" MEANS POSSIBLE CONDOMINIUM OWNERSHIP, STACKED UNITS UP TO 24 STORIES.
 - CURB CUTS ONTO THE ARTERIAL STREET ARE TO BE LIMITED TO STREET INTERSECTIONS.
 - STORM RUN-OFF FROM THE FAIRBROOKE P.U.D., AS WELL AS ALL CONTRIBUTING UPTOWN BASINS, WILL BE DRAINAGE FACILITY REGIONAL STREET AND THAT HILL ROAD. THE DETENTION FACILITY WAS DESIGNED AS PART OF A MASTER DRAINAGE STUDY AS PREPARED BY RESOURCE CONSULTANTS, INC. FOR THE CITY OF FORT COLLINS. ALL DRAINAGE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE STORM DRAINAGE CRITERIA MANUAL OF THE CITY OF FORT COLLINS.

SCALE: 1"=100'
MAILED FAIRBROOKE P.U.D. MASTER PLAN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS ON MAY 19, 1986.
SIGNED: *[Signature]* SECRETARY
DATE: 4/13/86

OWNER'S CERTIFICATION:
THE UNDERSIGNED, BEING THE LAWFUL OWNER OF TRACTS G-H DESCRIBED ON THIS SITE PLAN, HEREBY CERTIFIES THAT THE ABOVE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN:
GREAT NORTHERN INVESTMENT COMPANY,
a Colorado Partnership
By *[Signature]*
Joseph Robinson Pieraloni, Partner
By *[Signature]*
David Guy Clark, Partner
JOHN R. WHEELER (individually as
lienholder)



STATE OF COLORADO } ss.
COUNTY OF LARIMER }
The foregoing instrument was acknowledged before me this 13th day of May, 1986, by John Robinson Pieraloni and David Guy Clark, Partners in GREAT NORTHERN INVESTMENT COMPANY, a Colorado Partnership, and JOHN R. P. WHEELER, individually as lienholder.
My notarial commission expires:
[Signature]
Notary Public

ATTORNEY'S CERTIFICATE:
THIS IS TO CERTIFY THAT ON THE 15 DAY OF MAY 1986 I EXAMINED THE TITLE TO THE PROPERTY AS DESCRIBED HEREIN AND ESTABLISHED THAT THE OWNERS AND PROPRIETORS OF RECORD OF THE SAID PROPERTY AS CONSTRUED IN C.F.S. 1973, 31-23-111, ARE AS SHOWN HEREIN AS OF SAID DATE.

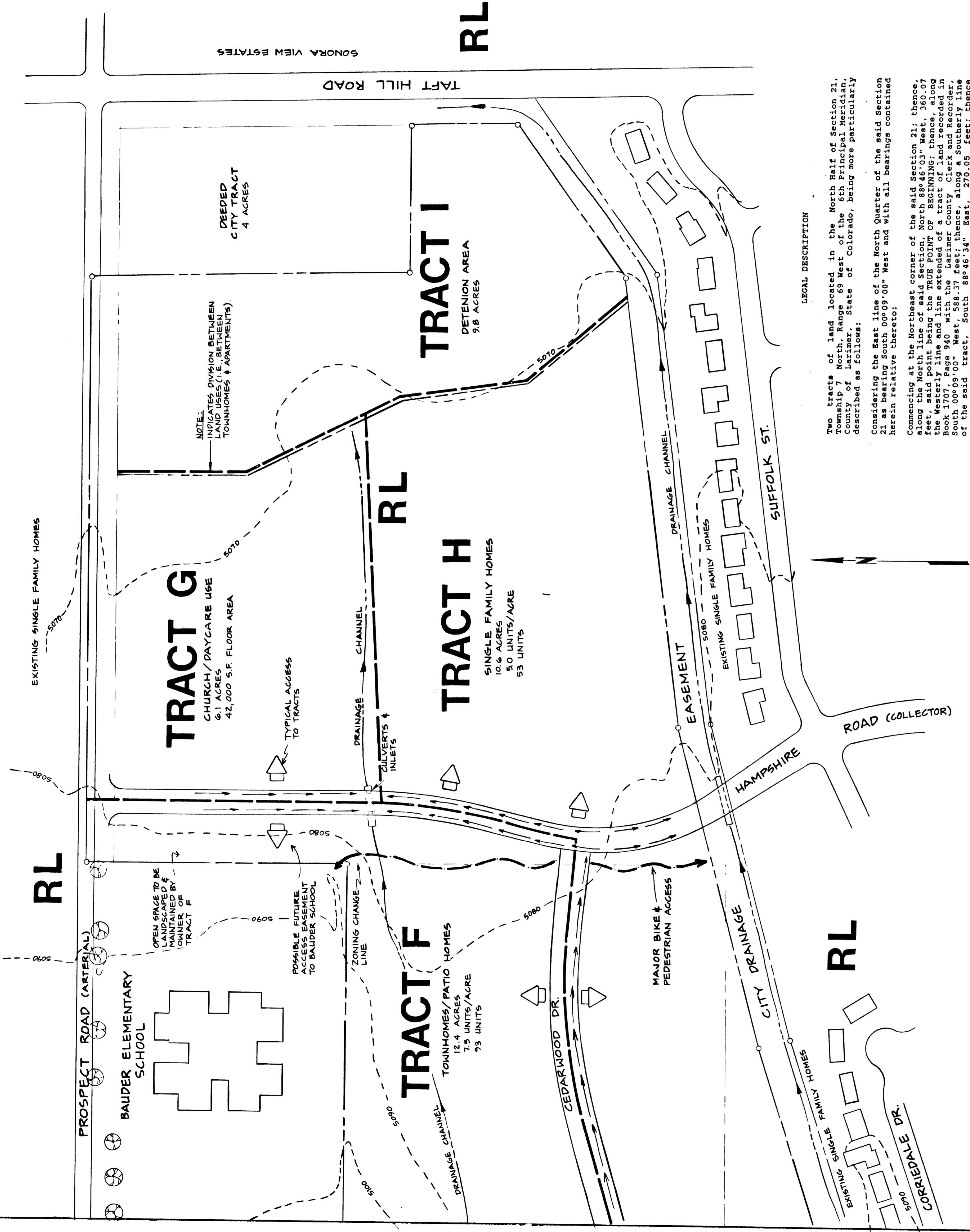
[Signature]
ADDRESS: Suite 650 Savings Building
125 S. Bowler, Fort Collins, Co.

1958
REGISTRATION NO.

PARSONS & ASSOCIATES
CONSULTING ENGINEERS
432 Link Lane Plaza
Ft. Collins, Colorado 80524
(303) 221-2400

AMENDED FAIRBROOKE P.U.D. MASTER PLAN
28 MAR 1986
Sheet 12
Sheets

This unofficial copy was downloaded on Apr-21-2021 from the City of Fort Collins Public Records Website: <http://citydocs.fcgov.com>
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA



NOTE: INDICATES DIVISION BETWEEN LAND USES (I.E. BETWEEN TOWNHOMES & APARTMENTS)

TYPICAL ACCESS TO TRACTS

ZONING CHANGE LINE

MAJOR BIKE & PEDESTRIAN ACCESS

SCALE: 1" = 100'

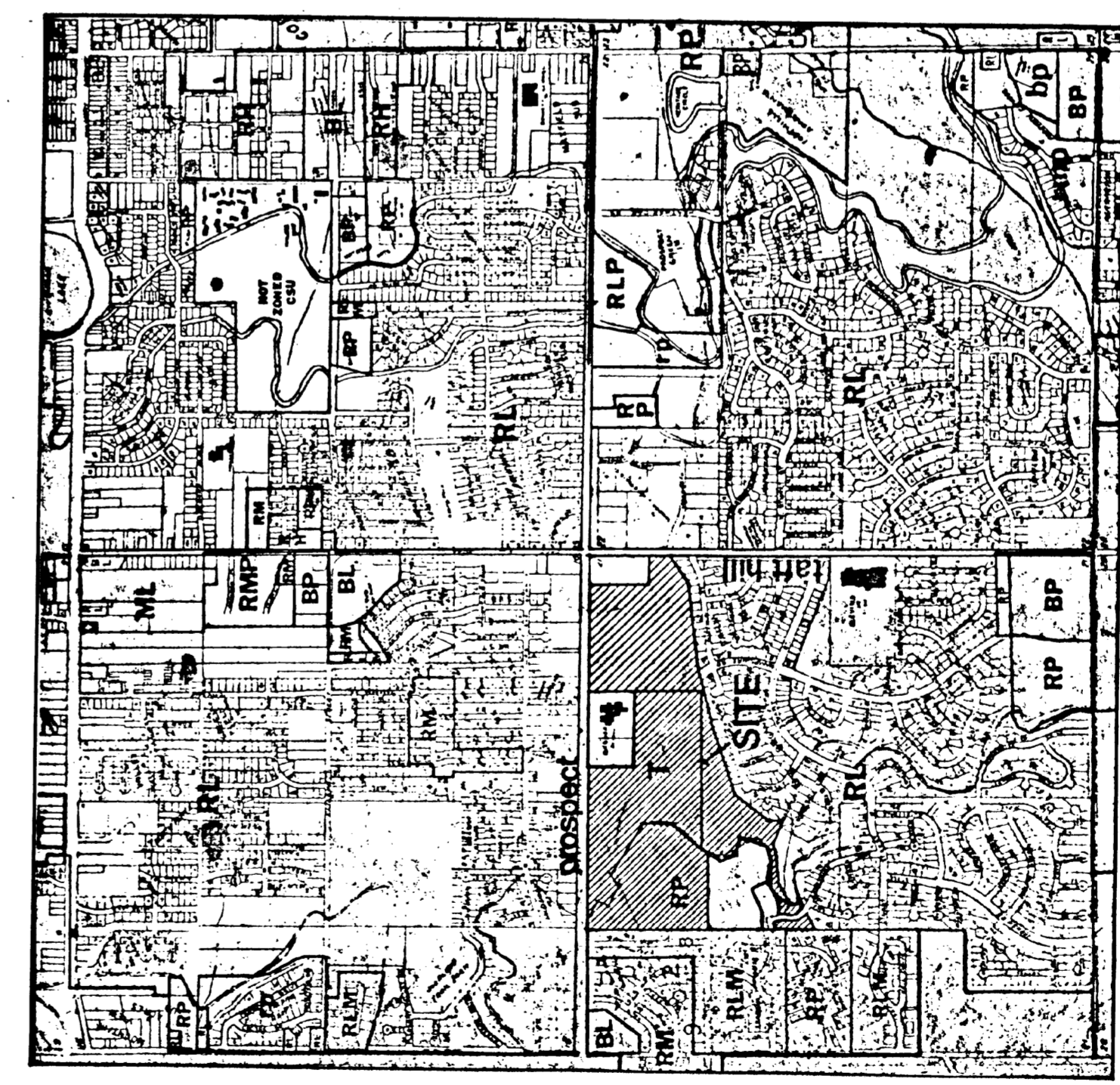
LEGAL DESCRIPTION

Two tracts of land located in the North Half of Section 21, Township 7 North, Range 69 West of the Principal Meridian, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the East line of the North Quarter of the said Section 21 as bearing South 00°09'00" West and with all bearings contained herein relative thereto:

Commencing at the Northeast corner of the said Section 21, thence along the North line of said Section, North 88°46'03" West, 360.07 feet, said point being the TRUE POINT OF BEGINNING; thence, along the Westerly line and line extended of a tract of land recorded in Book 1707, Page 940 with the Larimer County Clerk and Recorder, of the said 00° West, 588.37 feet; thence, along a Southerly line of the said 00° West, 86.24 feet; thence, South 84°11'00" East, continuing along the said 00° West, 002.770.05 feet; thence, West, 836.38 feet; thence, South 76°48'00" West, 610.11 feet; thence, South 72°54'00" West, 895.97 feet; thence, South 35°13'00" West, 240.47 feet; thence, South 54°47'00" East, 60.00 feet; thence, South 39°13'00" West, 210.00 feet; thence, South 00°00'00" West, 115.00 feet; thence, North 6°23'53" West, 177.79 feet; thence, South 54°00'00" West, 766.10 feet; thence, South 00°00'00" West, 200.00 feet; thence, North 76°50'00" East, 200.00 feet; thence, South 73°00'00" West, 205.00 feet; thence, South 38°00'00" East, 80.00 feet; thence, South 79°00'00" East, 50.00 feet; thence, North 80°00'00" East, 41.12 feet; thence, South 63°45'54" West, 232.61 feet to a point on the East ROW line of Langshire Drive; thence, along the East ROW line, North 58°00'00" West, 2.60 feet to the beginning of S8°07'10" and a curve to the northeast having a central angle of 58°07'10" and a radius of 70.00 feet; thence, Northwesterly along said curve, 172.44 feet; thence, leaving the said curve on a tangent line, North 00°07'10" East, 46.70 feet; thence, leaving said East ROW line, South 89°52'50" East, 143.30 feet to a point on the approximate centerline of the Pleasant Valley and Lake Canal; thence, along the approximate centerline of said Lake Canal, thence, along the approximate centerline of said East ROW line, East, 237.78 feet; and, again, South 76°10'07" East, 209.53 feet; and, again, North, 2613.53 feet; and, again, North 140.00 feet; and, again, North, 72.00 feet; and, again, North 58°51'07" West, 106.00 feet; and, again, North 82°24'07" West, 106.00 feet; and, again, North 00°27'07" West, 137.00 feet; and, again, North 35°17'07" West, 98.00 feet; and, again, North of the Pleasant Valley and Lake Canal, North 00°07'10" West, 803.50 feet to a point on the West line of the Southwest Quarter of the Northwest Quarter of said Section 21; thence, along the West side of the said Section, North 00°07'10" East, 1233.02 feet to the Northwest corner of the Northwest Quarter of the Northwest Quarter of the said section; thence, along the North line of the Northwest Quarter of the said section, South 88°46'04" East, 21.89 feet to the North Quarter corner of the said Section 21; thence, along the North line of the Northwest Quarter of a tract of land recorded in Book 1282, Page 532 with the Larimer County Clerk and Recorder; thence, along the West side of the said tract, South 01°13'57" West, 480.00 feet; thence, along the South line of the said tract, South 88°46'03" East, 804.00 feet; thence, along the East line of the said tract, North 00°07'10" East, 480.00 feet to a point on the North line of the Northeast Quarter of said section; thence, along the said North line, South 88°46'03" East, 1079.95 feet to the TRUE POINT OF BEGINNING.

The above described tract contains 100.237 acres, more or less.



VICINITY SCALE 1" = 1500'

This legal description is based on available information from the Clerk and Recorder's Office and in no way reflects the actual field survey. Actual acreage may vary once a field survey is prepared.

PARSONS & ASSOCIATES
 CONSULTING ENGINEERS
 432 Link Lane Plaza
 Ft. Collins, Colorado 80524
 (970) 221-2400

AMENDED FAIRBROOKE P.U.D. MASTER PLAN
 25 MAR 1988

Sheet
2/2
 Sheets