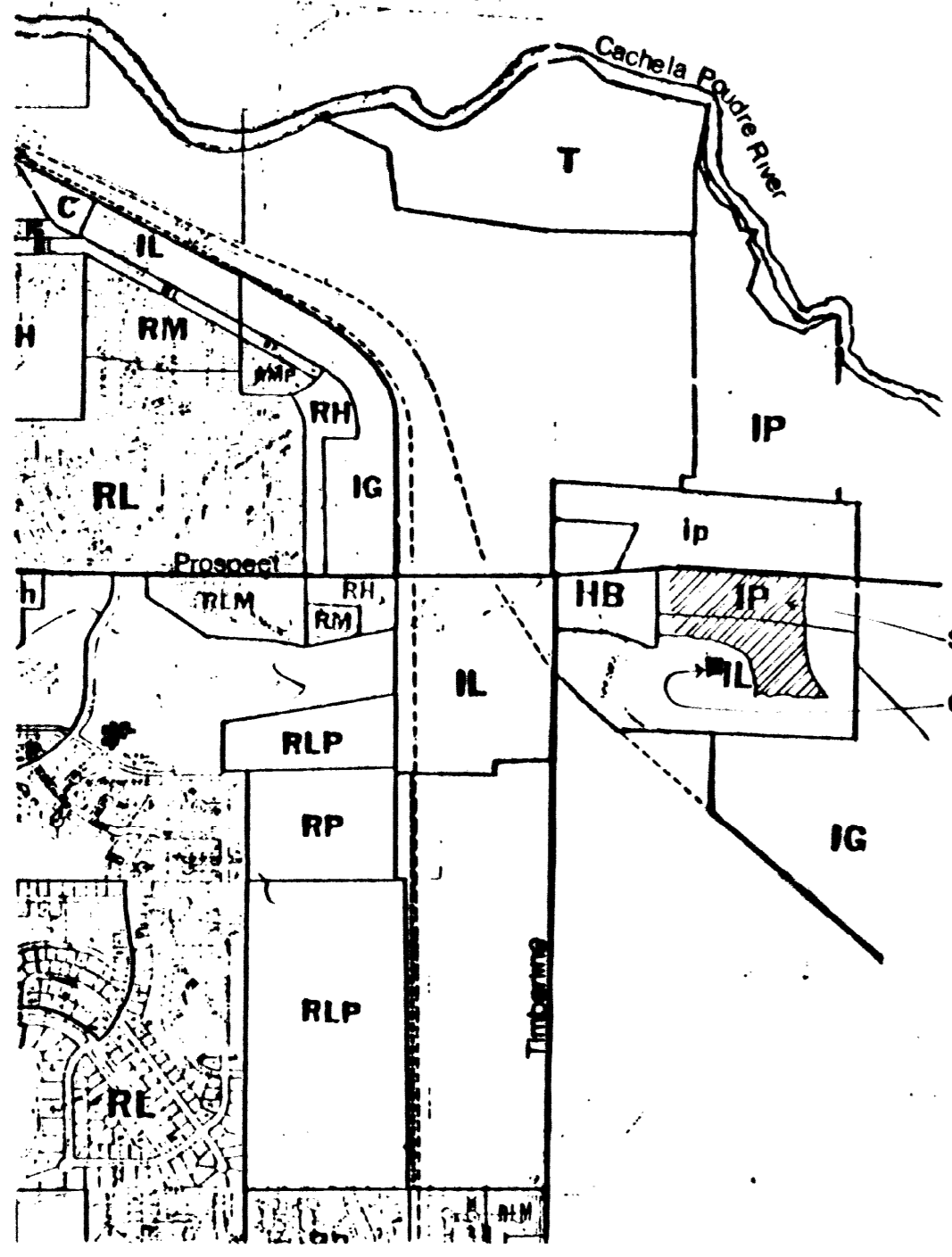


19-M



Vicinity Map

Legal Description

Lots 1 through 31, Centerpoint Park, and a portion of Specht Point Road, all of Bronco Point Road, a portion of Sharp Point Drive, and all of Midpoint Court, which is all more particularly described as follows:

Considering the West line of the North 1/2 of Section 20, Township 7 North, Range 68 West of the Sixth P.M., Fort Collins, Colorado, as bearing N 00° 26' 40" E and with all bearings contained herein relative thereto is contained within the boundary lines which begin at a point which bears S 00° 31' 40" W 50.62 feet, and again N 89° 28' 20" W 54.00 feet from the North 1/4 corner of said Section 20, and run thence S 00° 31' 40" W 982.03 feet; thence along the arc of a 365.29-foot radius curve to the left, a distance of 333.07 feet, the long chord of which bears S 25° 35' 36" E 321.65 feet; thence S 51° 42' 52" E 7.84 feet; thence N 89° 08' 07" W 93.81 feet; thence N 89° 09' 45" W 640.60 feet to a point on the Easterly line of Midpoint Drive; thence along the Easterly and northerly lines of Midpoint Drive, N 00° 18' 30" W 179.67 feet, and again along the arc of a 552.19-foot radius curve to the left, a distance of 843.41 feet, the long chord of which bears N 44° 03' 53" W 763.78 feet, and again N 87° 49' 16" W 453.12 feet; thence along the arc of a 15.00-foot radius curve to the right, a distance of 22.93 feet, the long chord of which bears N 44° 01' 41" W 20.76 feet; thence N 00° 14' 06" W 629.05 feet; thence along the arc of a 15.00-foot radius curve to the right, a distance of 24.17 feet, the long chord of which bears N 45° 56' E 21.64 feet to a point on the South line of East Prospect Road; thence along said South line, S 87° 53' 54" E 524.53 feet, and again along the arc of a 240.75-foot radius curve to the right, a distance of 196.05 feet, the long chord of which bears S 85° 55' 17" E 196.01 feet, and again S 83° 56' 39" E 196.37 feet; thence along the arc of a 15.00-foot radius curve to the right, a distance of 22.12 feet, the long chord of which bears S 41° 42' 30" E 20.17 feet to the point of beginning, containing 34.6292 acres, more or less.

Secretary's Certificate:

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on this 27th day of August, A.D. 1984.

[Signature]
Secretary of Planning and Zoning Board

Owners Certificate:

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.

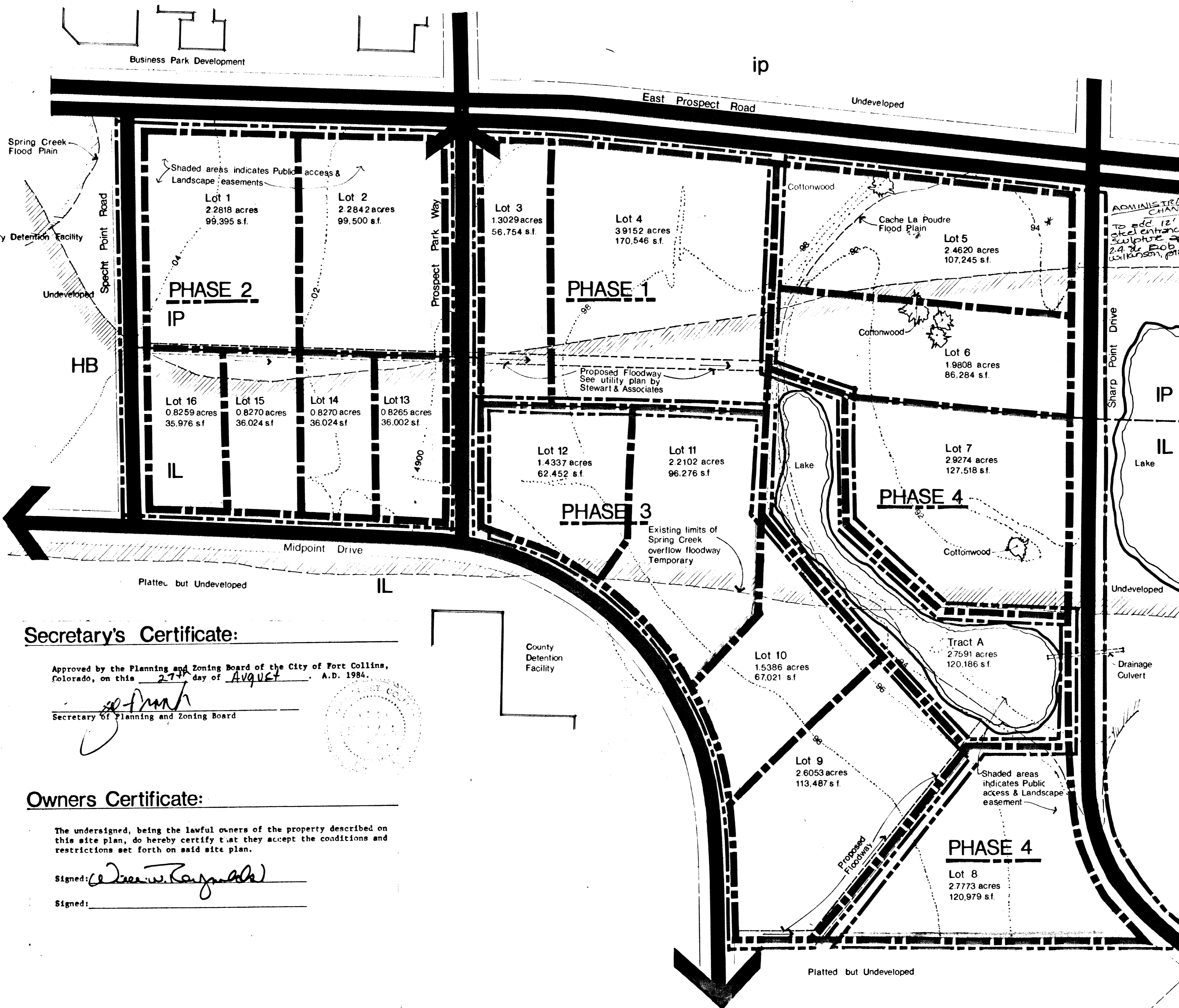
Signed: *[Signature]*
Signed: _____

Land Use Data:
TOTAL SITE AREA=34.6 acres

	SQ. FT.	ACRES	%
BUILDING FOOTPRINT	437,000	10.0	29.0
DRIVEWAYS & PARKING	603,970	14.0	40.0
OPEN SPACE/LANDSCAPING	429,545	9.8	28.5
PUBLIC STREET R.O.W.	36,661	0.8	2.5
TOTALS:	1,507,176	34.6	100.0

NOTES:

- All structures within the development shall be of low profile design (usually of one level) not to exceed 30' in maximum height, except for the potential for development of no more than three structures around the lake which would have a maximum height of 50'. Final architectural design of buildings will address consistency among building treatment to provide a uniform, well planned appearance.
- The total land area involved in the P.U.D. is approximately 34.6 acres. Of this area, approximately 2.8 acres is a lake surrounded by open space. Landscaping setbacks and easements (50' along East Prospect and 25' at interior streets) will provide another 4.9 acres of open space within the development. Interior open space/landscaped areas will be provided to maintain the approximate 28.5% total open space/landscaping called out in the Land Use Data above.
- Land use on the entire site will be a high tech business park, permitting within the park such uses as offices and light industrial, scientific research facilities, warehousing, light manufacturing, assembling and other non-offensive light industrial uses as may be approved by the Architectural Control Committee.
- Public improvements will be phased as required to provide appropriate services to approximately 4 phases of development construction.
 PHASE I development, anticipated to be complete by Fall 1985, will include all public improvements (public streets, water, sewer, gas, electric, telephone, etc.) necessary to provide service to Lots 3 and 4, as well as, Tract A, an area of approximately 8 acres.
 PHASE II development, anticipated to be completed by Spring 1987, will provide above mentioned improvements to Lots 1, 2, 13, 14, 15, and 16, an area of approximately 7.9 acres.
 PHASE III development, anticipated to be complete by Spring 1988, or as the market allows, contemplates public improvement construction to supply services to Lots 9, 10, 11, and 12, an area of approximately 7.8 acres.
 PHASE IV development (completed by 1989 or 1990, as the market allows) will complete all utilities and public improvements to the property as Lots 5, 6, 7, and 8 will be served, an area of approximately 10.1 acres.
- The pedestrian circulation system will be complete with intermittent exercise stations encompassing the development, as well as, penetrating into the lake amenity.
- Joint access points will be pursued between Lots 9 and 10, 13 and 14, and 15 and 16. Location of curb cuts to streets will be designed and located per City standards. No access to Prospect Street will be permitted except at public streets.



Attorneys Certificate:

This is to certify that on the 20 day of August, 1984, I examined the title to the property as described hereon and established that the owners of record of the said property as construed in C.R.S. 1973, 31-23-111, are as shown hereon as of said date.

[Signature]
Address: 125 S. Howe
Fort Collins, Co.
Registration No. 1958

MASTER PLAN
PROSPECT PARK EAST
FORT COLLINS, COLORADO

THORP ASSOCIATES, INC. ARCHITECTS & PLANNERS ESTES PARK, COLORADO

Prospect Park East
Ft. Collins, Colorado

TA
Thorp Associates Inc.
P.O. Box 129
Estes Park, Co.
80517
Local: 586-9528
Metro: 534-1378

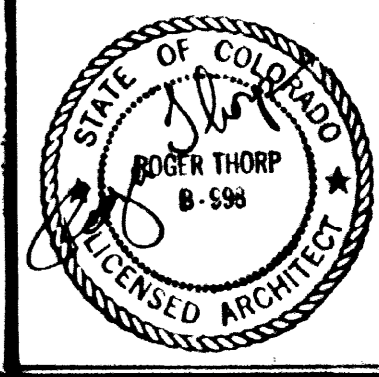
Sheet Title:
Prospect Park East
Master Plan

Sheet No:

1
of 1

Date:
Aug. 10, 1984

Revisions



This unofficial copy was downloaded on Mar-04-2021 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