



Legal Description

A tract of land situate in the Northeast 1/4 of Section 1, Township 6 North, Range 69 West, of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, which, considering the east line of said Northeast 1/4 as bearing S 00° 10' W and with all bearings contained herein relative thereto, begins at a point which bears S 00° 10' W 934.00 feet, and again N 89° 50' W 78.00 feet from the Northeast corner of said Section 1, and runs thence N 89° 50' W 222.00 feet; thence along the arc of a 366.00 foot radius curve to the left a distance of 545.57 feet, the long chord of which bears S 47° 27' 49" W 496.44 feet; thence S 89° 50' E 601.82 feet; thence N 00° 10' E 321.69 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 23.56 feet, the long chord of which bears N 44° 50' W 21.21 feet to the point of beginning, containing 4.0000 acres, more or less.

Land Use Data

Total Land Area 174,240 SF - 4.0 acres

Coverage	Area	% of Gross Area
Buildings	30,000 SF	17.2%
Parking/Drives	48,800 SF	28.0%
Open Space	95,440 SF	54.8%

Maximum Building Heights

Roof	40'-0"
Tower	55'-0"

The proposed land uses and densities shown on this plan are estimates of development potential. Approval of this master plan by the City does not constitute final approval of these land uses, design or densities. Rather, any future land uses must be approved according to the procedures, processes and criteria of the planned unit development regulations and other relevant City policies and standards.

PLANNING AND ZONING CERTIFICATION

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on this 27th day of March, A.D. 1993.

Andrea M. Hopkins
Secretary of Planning and Zoning Board

OWNER CERTIFICATION

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.

Gerald R. Hayton, Pres.

ATTORNEY CERTIFICATION

THIS IS TO CERTIFY THAT ON THE DAY OF 1993, I EXAMINED THE TITLE TO THE PROPERTY AS DESCRIBED HEREON AND ESTABLISHED THAT THE OWNERS AND PROPRIETORS OF RECORD OF THE SAID PROPERTY AS CONTAINED IN C.R.S. 1973, 31-23-111, ARE AS SHOWN HEREON AS OF SAID DATE.

Sandra J. Baker
ADDRESS: 110 E. Oak
Fort Collins, CO
REGISTRATION NO. 6402

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ARCHITECTURE PLUS, P.C. 318 EAST OAK ST. FORT COLLINS, CO 80524 303/493-1222

Evangelical Covenant Church P.U.D.
Fort Collins, Colorado

PROJECT: 844-40
DRAWN BY: K.W.
CHECKED BY: A.L.
DATE: 5 FEB 1993
REVISIONS: 7 MAR 1993
10 APR 1993
3 MAY 1993

Masterplan

CHAPTER: _____ PART: _____ SHEET NO.: _____