

LEGAL DESCRIPTION

Everitt Enterprises Limited Partnership No. 1

Description:

A tract of land located in the Southwest Quarter, of Section 23, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 23 as bearing North 89°25'51" West from a found steel pin in pavement at the South Quarter corner of said Section 23 to a found P.K. nail at the Southwest corner of said Section 23 and with all bearings contained herein relative thereto.

Commencing at the Southwest corner of said Section 23; thence, South 89°25'51" East, 50.00 feet; thence, North 01°15'22" East, 50.00 feet to the POINT OF BEGINNING, said Point of Beginning being on the Easterly right-of-way line of South Shields Street and the Northerly right-of-way line of West Drake Road, thence along the said East right-of-way line of South Shields Street, North 01°15'22" East, 185.54 feet; thence departing said right-of-way, North 88°24'20" East, 19.79 feet; thence, North 68°11'22" East, 88.72 feet; thence, North 01°15'22" East, 386.50 feet; thence, North 89°24'38" West, 102.00 feet to a point on the said East right-of-way line of South Shields Street; thence along the East right-of-way, North 01°15'22" East, 36.09 feet; thence, North 2°36'50" East, 436.28 feet to a point on a curve concave to the West having a central angle of 4°52'38", a radius of 4050.00 feet; thence along the arc of said curve 344.65 feet; thence along the arc of said curve 344.76 feet; thence North 2°15'48" West, 30.77 feet to a point on the centerline of the New Mercer Canal; thence along said centerline North 62°23'20" East, 57.78 feet; thence, North 65°21'25" East, 140.77 feet; thence, North 51°30'43" East, 26.53 feet; thence, North 23°08'18" East, 21.55 feet; thence, North 07°14'44" East, 119.11 feet; thence, North 27°38'04" East, 62.12 feet; thence, North 50°58'00" East, 53.37 feet; thence, North 68°06'34" East, 142.36 feet; thence, North 72°53'54" East, 64.81 feet; thence, North 60°19'04" East, 19'04" East, 84.52 feet; thence, North 78°27'47" East, 71.83 feet; thence, North 89°23'33" East, 75.24 feet; thence, North 84°19'23" East, 295.81 feet; thence, South 85°55'33" East, 60.03 feet; thence, South 69°38'14" East, 62.82 feet; thence, South 02°23'37" East, 85.71 feet; thence, South 03°37'44" West, 108.26 feet; thence, South 02°53'19" East, 65.65 feet; thence, South 22°44'18" East, 46.52 feet; thence, South 51°33'15" East, 108.88 feet; thence, South 72°47'55" East, 87.57 feet; thence, South 88°04'14" East, 37.02 feet; thence, South 88°04'14" East, 37.02 feet; thence, South 89°23'33" East, 52.97 feet; thence, South 49°40'53" East, 41.63 feet; thence, South 29°22'05" East, 56.84 feet; thence, South 00°15'15" West, 34.29 feet; thence, South 14°53'40" West, 33.64 feet to a point on a curve concave to the Northwest, having a central angle of 04°36'08", a radius of 128.00 feet and the chord of which bears North 51°36'03" East, 102.36 feet; thence leaving said centerline and along the arc of said curve, 102.36 feet to a point on a curve concave to the South, having a central angle of 90°42'27", a radius of 20.00 feet and the chord of which bears South 33°11'53" East, 127.64 feet; thence along the arc of said curve 127.91 feet; thence, South 27°10'11" East, 646.44 feet; thence, South 39°55'00" West, 562.54 feet to a point on the centerline of said New Mercer Canal; thence along said centerline, South 31°39'28" East, 44.87 feet; thence, South 35°55'38" East, 100.98 feet to a point on the North right-of-way of Drake Road; thence along said right-of-way, North 89°25'51" West, 232.87 feet to the Point of Beginning.

The above described tract of land contains 89.106 acres more or less.

Colorado State University Research Foundation Hahn Farm

Description:

A tract of land located in the Southwest Quarter of Section 23, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:

Commencing at the South Quarter corner of said Section 23, thence along the North-South centerline of said Section 23, North 18°37' East, 50.00 feet to the POINT OF BEGINNING said Point of Beginning being on the North right-of-way line of Drake Road; thence, along said North-South centerline North 01°18'37" East, 2504.58 feet to the Center Quarter corner of said Section 23; thence, along the East-West centerline of said Section 23, North 89°19'35" West, 2607.10 feet to a point on the East right-of-way of South Shields Street; thence, along the said right-of-way, South 01°10'29" East, 398.00 feet; thence, South 01°15'22" West, 362.23 feet to a point on a curve concave to the West, having a central angle of 2°31'10", a radius of 3950.00 feet and the chord of which bears North 1°00'13" East, 133.67 feet; thence, along the arc of said curve 173.69 feet; thence, South 2°15'48" East, 211.40 feet to a point on the centerline of the New Mercer Canal; thence along said centerline North 62°23'20" East, 57.78 feet; thence, North 65°21'25" East, 140.77 feet; thence, North 51°30'43" East, 26.53 feet; thence, North 23°08'18" East, 21.55 feet; thence, North 07°14'44" East, 119.11 feet; thence, North 27°38'04" East, 62.12 feet; thence, North 50°58'00" East, 53.37 feet; thence, North 68°06'34" East, 142.36 feet; thence, North 72°53'54" East, 64.81 feet; thence, North 60°19'04" East, 19'04" East, 84.52 feet; thence, North 78°27'47" East, 71.83 feet; thence, North 89°23'33" East, 75.24 feet; thence, North 84°19'23" East, 295.81 feet; thence, South 85°55'33" East, 60.03 feet; thence, South 69°38'14" East, 62.82 feet; thence, South 02°23'37" East, 85.71 feet; thence, South 03°37'44" West, 108.26 feet; thence, South 02°53'19" East, 65.65 feet; thence, South 22°44'18" East, 46.52 feet; thence, South 51°33'15" East, 108.88 feet; thence, South 72°47'55" East, 87.57 feet; thence, South 88°04'14" East, 37.02 feet; thence, South 88°04'14" East, 37.02 feet; thence, South 89°23'33" East, 52.97 feet; thence, South 49°40'53" East, 41.63 feet; thence, South 29°22'05" East, 56.84 feet; thence, South 00°15'15" West, 34.29 feet; thence, South 14°53'40" West, 33.64 feet to a point on a curve concave to the Northwest, having a central angle of 04°36'08", a radius of 128.00 feet and the chord of which bears North 51°36'03" East, 102.36 feet; thence leaving said centerline and along the arc of said curve, 102.36 feet to a point on a curve concave to the South, having a central angle of 90°42'27", a radius of 20.00 feet and the chord of which bears South 33°11'53" East, 127.64 feet; thence along the arc of said curve 127.91 feet; thence, South 27°10'11" East, 646.44 feet; thence, South 39°55'00" West, 562.54 feet to a point on the centerline of said New Mercer Canal; thence along said centerline, South 31°39'28" East, 44.87 feet; thence, South 35°55'38" East, 100.98 feet to a point on the North right-of-way of Drake Road; thence along said right-of-way, North 89°25'51" West, 232.87 feet to the Point of Beginning.

The above described tract of land contains 64.977 acres more or less.

AND

DESCRIPTION FOR C.U.S.R.F. BAY FARM

A tract of land located in the Northeast Quarter of Section 23, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:

Considering the North line of the Northeast Quarter of said Section 23 as bearing South 89°19'41" East and with all bearings contained herein relative thereto.

Commencing at the North Quarter corner of said Section 23, thence along the West line of said Northeast Quarter, South 00°18'37" West, 550.00 feet; thence, South 89°19'41" East, 100.00 feet to the POINT OF BEGINNING; thence, South 89°19'41" East, 433.03 feet; thence, South 00°24'00" West, 73.43 feet; thence, North 75°47'11" East, 117.01 feet to a point on the South line of University Place P.U.D. recorded in Larimer County records; thence along said South line, North 89°19'41" East, 481.43 feet to a point on the West line of Hauser Subdivision, recorded in Larimer County records; thence along said West line, South 00°18'37" West, 730.04 feet; thence, South 89°19'39" East, 668.84 feet to a point on the West right-of-way line of CAS Railroad; thence along the said West right-of-way line, South 06°29'44" West, 1130.22 feet to a point on the South line of the said Northeast Quarter; thence along said South line, North 89°19'35" West, 1833.21 feet to the Center Quarter corner of said Section 23, thence along the West line of said Northeast Quarter, North 00°18'37" East, 1714.44 feet to the Southwest corner of a tract of land described in Book 1320, Page 256 recorded in Larimer County records; thence along the South line of said Book 1320, Page 256, North 77°32'37" East, 199.84 feet; thence continuing along said South line, North 72°33'31" East, 110.30 feet; thence along the East line of said Book 1320, Page 256, North 00°18'37" East, 302.83 feet to the Point of Beginning.

The above described tract of land contains 78.428 acres and is subject to all easements and rights-of-way now on record or existing.

GENERAL NOTES

- 1. THE CENTRE FOR ADVANCED TECHNOLOGY IS PROPOSED TO BE A MIXED USE DEVELOPMENT WITH AN EMPHASIS ON "HIGH-TECH" INDUSTRIAL, OFFICE, RESEARCH AND DEVELOPMENT AND OTHER USES WITH A DIRECT RELATIONSHIP TO COLORADO STATE UNIVERSITY. THESE USES ARE INTENDED TO BE SUPPLEMENTED WITH RETAIL, RESIDENTIAL, HOUSING SERVICES, AND RECREATIONAL USES. THE LAND USE MIX REPRESENTED ON THIS MASTER PLAN IS A BEST ESTIMATE OF DEVELOPMENT POTENTIAL AT THIS TIME. AS CHANGES OCCUR IN THE MARKET PLACE, AS REQUIRED PUBLIC IMPROVEMENTS ARE DEFINED, AND AS DEVELOPMENT OF THE PROJECT CONTINUES, ADDITIONAL CHANGES TO THE LAND USE PROGRAM MAY BE REQUESTED.
2. All public streets are to meet City standards, unless specific variances are granted prior to development.
3. Common open space areas - not including open space areas owned by the City of Fort Collins or other Public entities - are to be maintained by an owners association, or other appropriate vehicle determined at the time of approval of subsequent development.
4. The existing "100 year flood boundary" indicated is currently under review by the Storm Drainage Utility, and may be amended upon the completion of "Spring Creek Basin Master Plan Update."
5. Non-residential land use categories indicated may include the following specific uses:
- High-Tech Uses
- Bio-Tech Uses
- Light Industrial Uses, including the manufacturing of electronic instruments, assembly, packaging or installations of electronic instruments and devices with enclosed component storage, preparation of food products, pharmaceutical manufacturing, research and scientific laboratories, and the like.
* Subject to the performance standards required for the I-1, Limited Industrial District.
- Greenhouses and Related Research Facilities
- Banks, Savings and Loans, or Credit Unions
- Retail Shops/Commercial Uses
- Indoor Theaters
- Restaurants
- Health Clubs or other Membership Clubs
- Hotels
- Medical Clinics
- Hospitals
- Other Healthcare Facilities and Clinics
- Professional Offices
- Similar Uses
6. Residential Uses, and Public or Private Community Services, including Day Care Centers, are to be allowed as alternative land uses in all parcels.
7. Exact location and design of structures over 40' in height will be considered at time of specific development plan review.
8. The proposed land use 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 further 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.

SIGNATURE BLOCK

This is to certify that, as of the 14th day of January, 1988, the undersigned parties are sole owners of record of the real property described in the above site plan as contained in C.S.U.R.F. BAY FARM, and consent to the development of said property as shown depicted to said plan.
C.S.U.R.F.
[Signatures]
Name:
3000 S. College Ave. Ft. Collins, CO 80525
Approved by the Planning and Zoning Board of the City of Fort Collins Colorado on this 25th day of JANUARY A.D. 1988.
[Signature]
Secretary of the Planning and Zoning Board

KEY

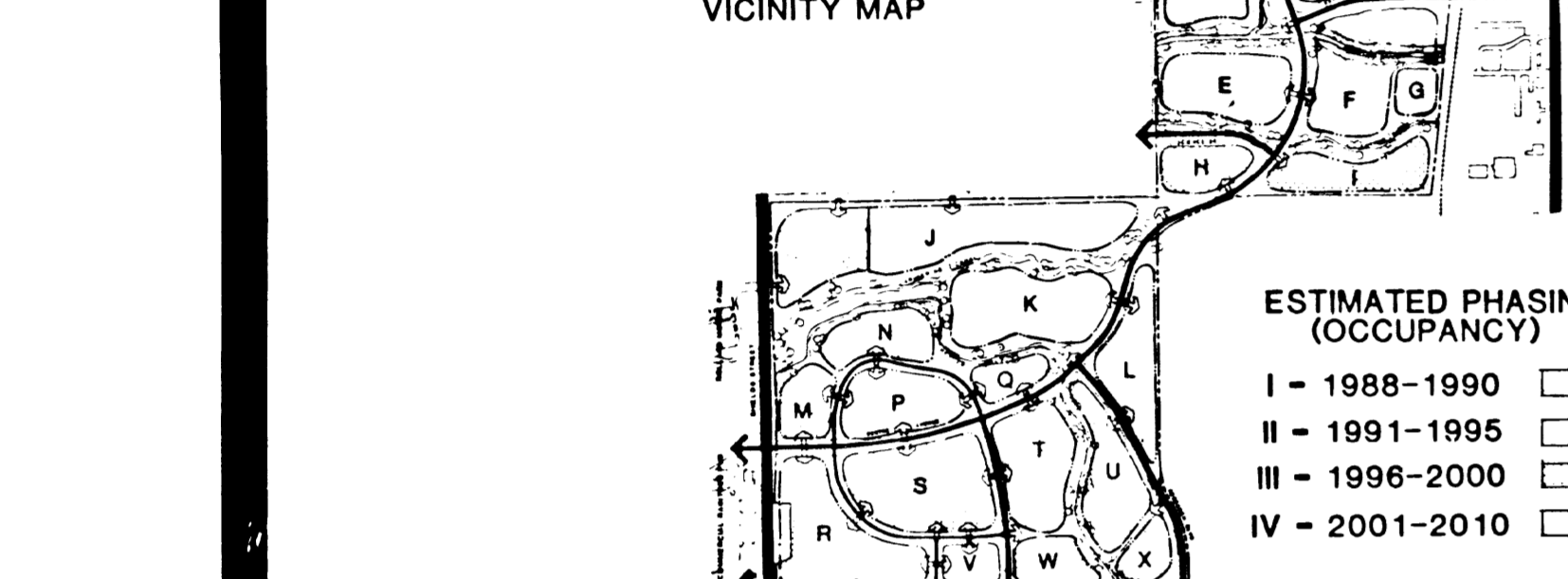
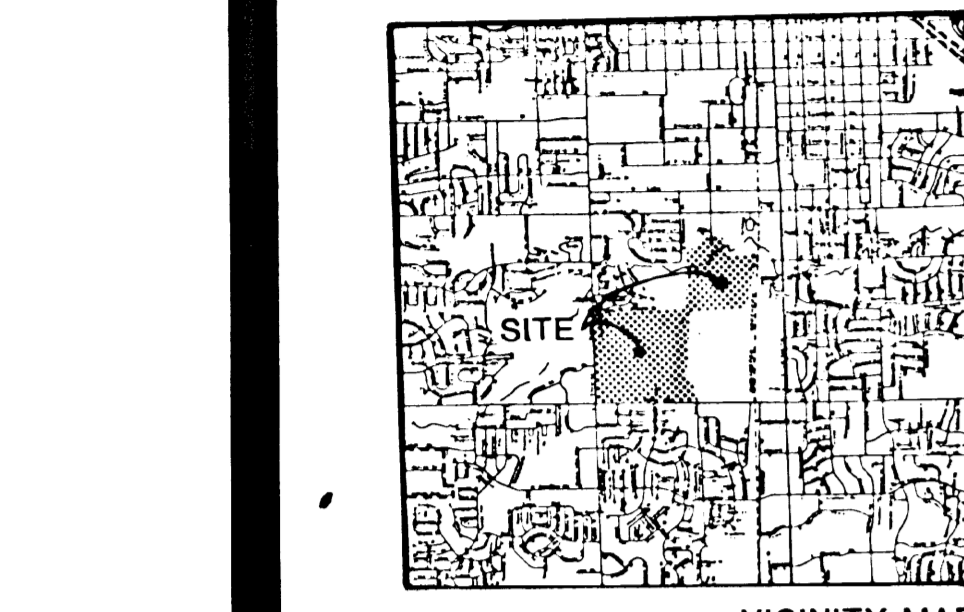
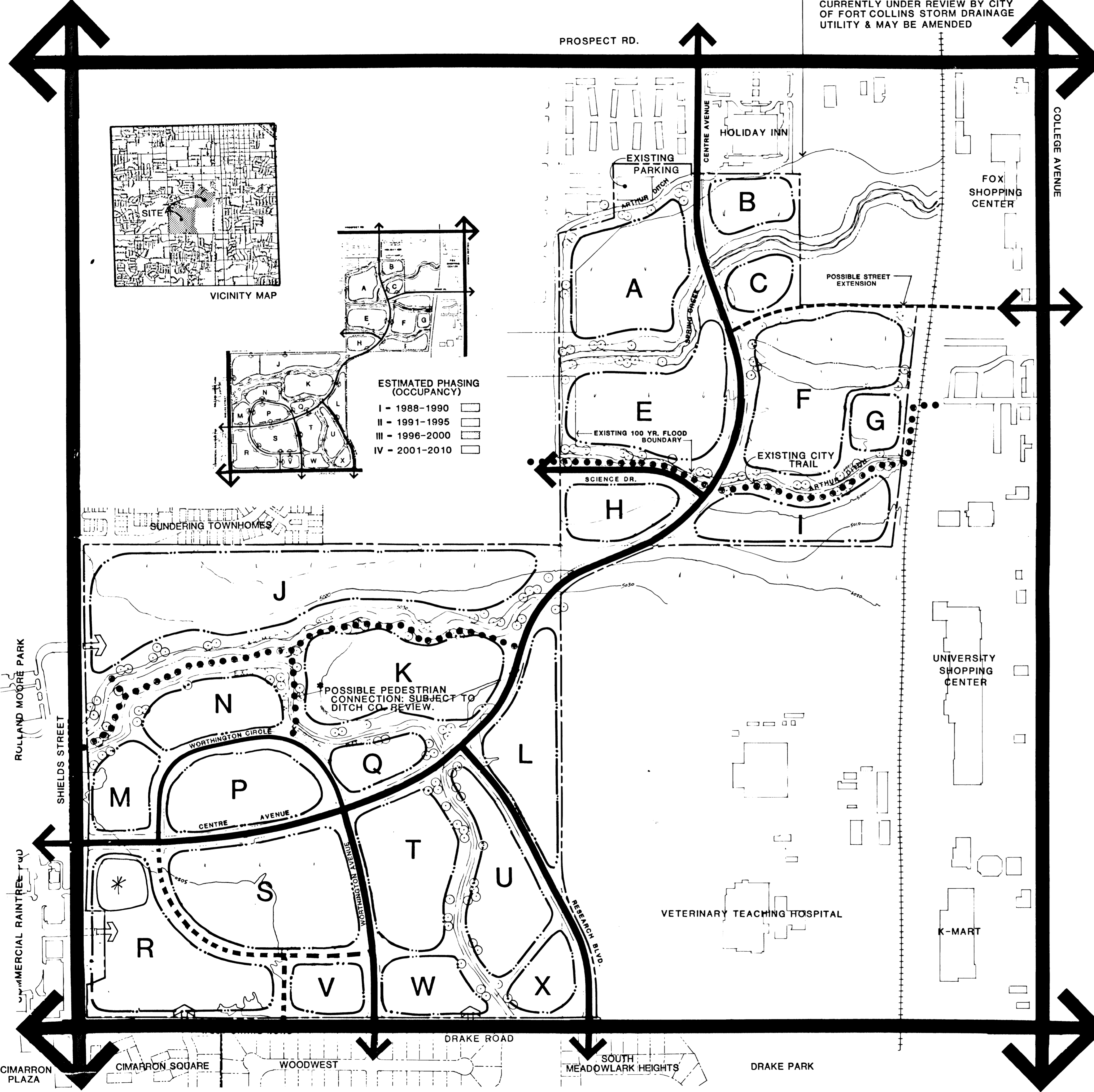
- PARCEL
DEVELOPMENT AREA
PRIMARY ROADWAY
SECONDARY ACCESS
AMENITY/SITE FEATURE
EXISTING VEGETATION
LANDSCAPE BUFFER
DRAINAGE/OPEN SPACE
PEDESTRIAN WAY

LAND USE BREAKDOWN

Table with columns: PARCEL, LAND USE, APPX. NET AREA, DWELLING UNITS, DENSITY, APPX. FLOOR AREA, NON-RES. FLOOR AREA, RATIO. Includes rows for A through X and a TOTALS row.

Maximum Building Height: 40' Except as listed below 150' On Parcels K, L, N, P, Q, T, and U
Typical Residential Open Space: 35%
Typical Nonresidential Open Space: 20%

EXISTING 100 YR. FLOOD BOUNDARY: CURRENTLY UNDER REVIEW BY CITY OF FORT COLLINS STORM DRAINAGE UTILITY & MAY BE AMENDED



UNDERRUNNING TOWNHOMES

ROLLAND MOORE PARK

SHIELDS STREET

COMMERCIAL RAIN TREE TYP

CIMARRON PLAZA, CIMARRON SQUARE, WOODWEST, SOUTH MEADOWLARK HEIGHTS, DRAKE PARK

* NOTE: 2.28 ACRES OF TRACT R (C.A.T.) 10th FILING HAVE BEEN AMENDED TO ADD AUTO RELATED AND ROADSIDE COMMERCIAL USES TO THE LIST OF ALLOWED USES APPROVED BY THE P & Z BOARD ON SEPTEMBER 26, 1988.

VAUGHT FRYE architects logo and THE CENTRE FOR ADVANCED TECHNOLOGY AMENDED MASTER PLAN title block with a table of revision dates.