

ROLLAND MOORE PARK

SUNDERING TOWNHOMES

SHIRE COURT (LOCAL)

VACANT LAND UNDEVELOPED

PHASE 1

PHASE 2

PHASE 3

NURSING CENTER

RETIREMENT CENTER

ELDERLY HOUSING/ HEALTH CARE / MULTI-FAMILY

SENIOR SERVICE CENTER

LARIMER NO. 2 CANAL

PARCEL K C.A.T.

INTERNAL ACCESSWAY

EXISTING TREES (TYP)

DRAINAGE / OPEN SPACE

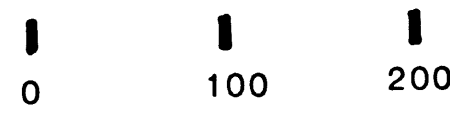
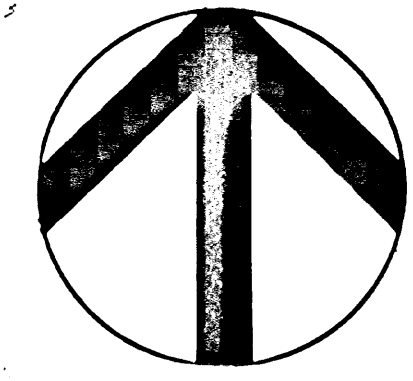
NEW MERCER CANAL

CENTRE AVENUE (COLLECTOR)

PARCEL L C.A.T.

PARCEL M C.A.T.

PED. CONNECTION TO THE SOUTH



**LEGAL**

Being 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 West line of the Southwest Quarter of said Section 23 as bearing North 0° 15' 22" East and with all bearings contained herein relative thereto.

Commencing at the Northwest corner of the said Southwest Quarter of Section 23; thence along the North line of the said Southwest Quarter S 89° 19' 35" E, 50.00 feet to the POINT OF BEGINNING, said Point of Beginning being on the East right-of-way of South Shields Street; thence continuing along the said North line of the Southwest Quarter of said Section 23, S 89° 19' 35" E, 2607.16 feet to the Center Quarter Corner of the said Section 23; thence along the east line of the said Quarter of Section 23, S 00° 18' 37" W, 175.66 feet to a point on the North right-of-way of Centre Avenue, thence along said right-of-way on a curve concave to the Southeast, having a central angle of 14° 08' 03", a radius of 644.00 feet and the chord of which bears S 47° 00' 01" W, 158.47 feet to a point on the Centerline of the Larimer No. 2 Canal, thence along said Centerline the following courses, S 85° 30' 31" W, 17.21 feet; thence, S 69° 55' 25" W, 38.58 feet; thence, S 54° 15' 39" W, 68.03 feet; thence, S 29° 36' 19" W, 134.17 feet; thence, S 69° 10' 22" W, 35.36 feet; thence, S 89° 17' 32" W, 35.71 feet; thence, N 76° 04' 09" W, 44.60 feet; thence, N 69° 27' 07" W, 116.31 feet; thence, N 79° 50' 30" W, 43.16 feet; thence, S 76° 37' 22" W, 34.48 feet; thence, S 56° 39' 49" W, 116.97 feet; thence, S 83° 37' 05" W, 55.54 feet; thence, N 53° 54' 19" W, 36.26 feet; thence, N 38° 23' 05" W, 43.90 feet; thence, N 54° 25' 44" W, 64.36 feet; thence, N 88° 13' 04" W, 105.05 feet; thence, N 72° 05' 02" W, 84.63 feet; thence, N 84° 29' 45" W, 51.30 feet; thence, S 84° 55' 07" W, 32.21 feet; thence, S 72° 46' 41" W, 302.00 feet; thence, S 38° 32' 13" W, 41.90 feet; thence, S 58° 29' 40" W, 59.44 feet; thence, S 78° 42' 55" W, 37.47 feet; thence, N 83° 17' 07" W, 32.54 feet; thence, S 84° 34' 40" W, 91.24 feet; thence, S 73° 07' 27" W, 38.96 feet; thence, S 70° 24' 34" W, 51.19 feet; thence, N 88° 53' 22" W, 88.28 feet; thence, S 83° 39' 22" W, 48.74 feet; thence, S 81° 09' 15" W, 54.95 feet; thence, N 88° 36' 56" W, 116.73 feet; thence, S 77° 20' 49" W, 40.31 feet; thence, S 67° 58' 36" W, 99.01 feet; thence, S 64° 00' 26" W, 122.10 feet; thence, S 72° 09' 50" W, 37.93 feet; thence, S 80° 41' 22" W, 85.53 feet; thence, S 75° 25' 37" W, 38.38 feet; thence, S 53° 01' 33" W, 31.31 feet; thence, S 38° 03' 37" W, 44.81 feet; thence, S 28° 34' 26" West, 32.14 feet; thence, S 14° 33' 10" W, 75.36 feet; thence, S 6° 41' 52" W, 56.54 feet; thence, S 17° 52' 45" W, 36.74 feet; thence, S 40° 14' 14" W, 24.60 feet; thence, S 55° 00' 12" W, 25.86 feet; thence, S 65° 47' 20" W, 27.33 feet to a point on the East right-of-way of South Shields Street; thence along said right-of-way the following courses, N 02° 15' 48" W, 80.93 feet to a point on a curve concave to the east, having a central angle of 02° 31' 10", a radius of 3950.00 feet and the chord of which bears N 01° 00' 13" W, 173.67 feet; thence along the arc of said curve 173.69 feet; thence N 00° 15' 22" E, 362.23 feet; thence N 00° 10' 29" W, 398.90 feet to the Point of Beginning.

**LAND USE**

PHASE	LAND USE	AREA
1	240 Bed Nursing Center Senior Service Center	12.5 Acres
2	149 Bed Retirement Center	6.5 Acres
3	Elderly Housing/Health Care/ Multi-family	11.36 Acres
<b>TOTAL:</b>		<b>30.36 Acres</b>

**OWNERS CERTIFICATION**

Witness our hands and seal this 27 day of March, A.D., 1988.

By: Colorado State University Research Foundation  
By: R.B. Hutchinson, III Attest: Kathleen Byington, V.P.

STATE OF COLORADO  
COUNTY OF LARIMER

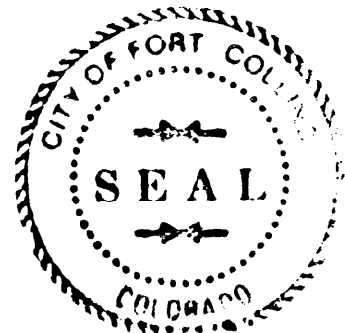
The foregoing instrument was acknowledged before me this 23 day of March, A.D., 1988 by R.B. Hutchinson, III, as President and by Kathleen Byington, as Vice President, for Colorado State University Research Foundation.

Subscribed and sworn before me this 28 day of March, A.D., 1988.

My Notarial Commission expires 1-18-1989

Notary Public

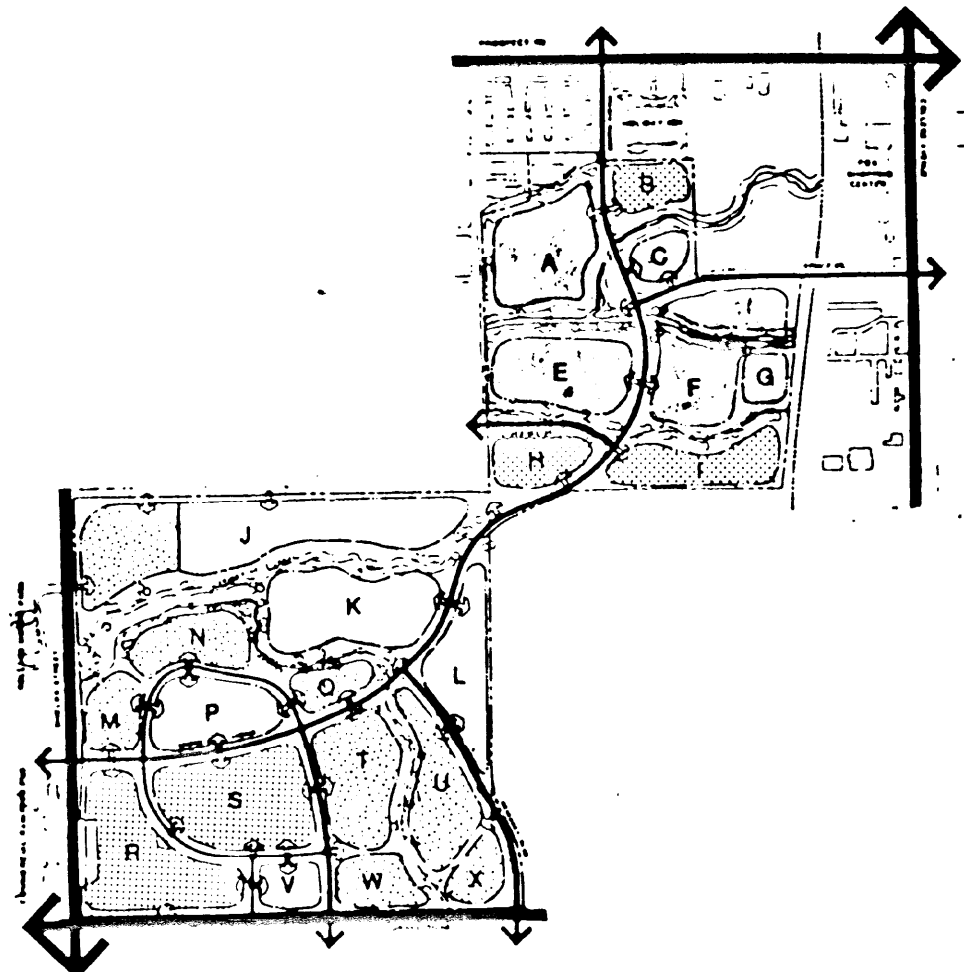
601 S. Hines  
Address  
Fort Collins, CO 80521  
City, State, ZIP Code



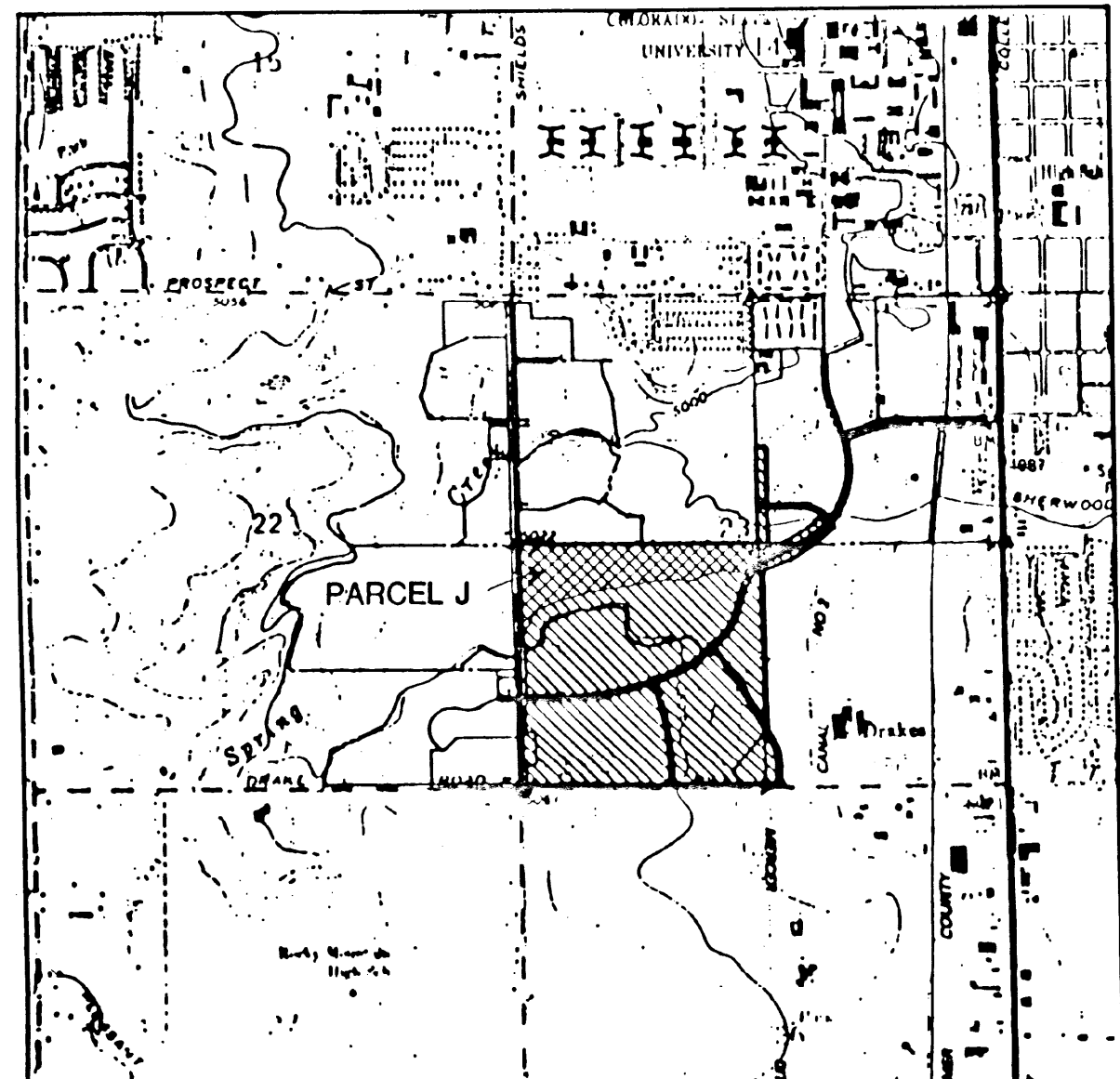
**PLANNING AND ZONING BOARD APPROVAL**

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, ON THIS 28 DAY OF MARCH, A.D., 1988

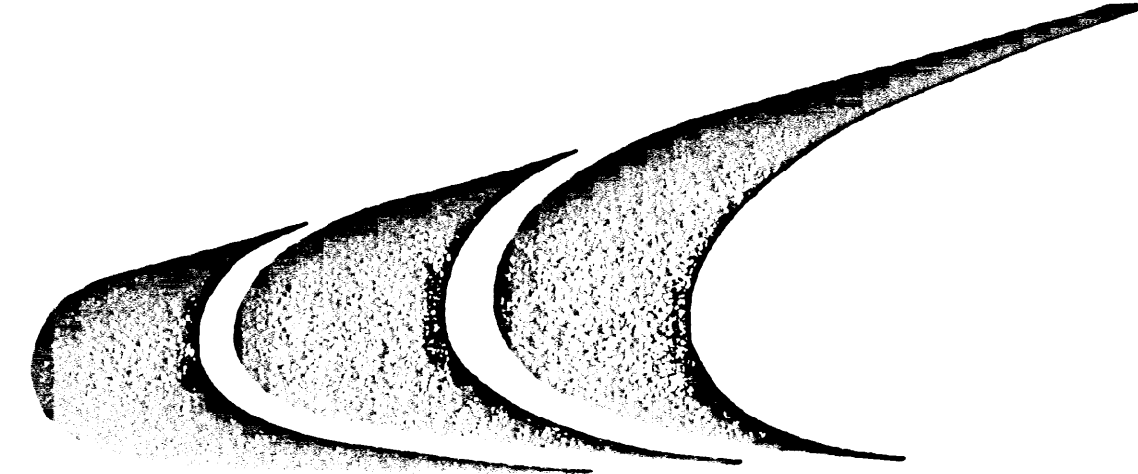
Secretary of Planning and Zoning Board



C.A.T. MASTER PLAN



VICINITY MAP



THE CENTRE  
FOR ADVANCED TECHNOLOGY

CSU  
PARCEL J  
MASTER PLAN



KIRKMAN & HILES ARCHITECTS  
1165 Executive Park Place  
Post Office Box 4408  
Cleveland, Tennessee 37320-4408  
Phone (615) 472-6109

DATE	3-18-88
JOB NO.	8-03
DRAWN	TH
CHECKED	
REVISED	



VAUGHT FRYE  
architects  
2900 S. College Avenue  
Fort Collins, Colorado 80525  
(937) 223-2608