

LEGAL DESCRIPTION

A part of the Northeast 1/4 of Section 1, Township 6 North, County of Larimer, State of Colorado, which, considering the...

AND

A part of the Southeast 1/4 of Section 1, Township 6 North, County of Larimer, State of Colorado, which, considering the...

EXCEPT

A tract of land situated in the Southeast 1/4 of Section 1, Township 6 North, Range 49 West of the 6th E.M., City of Fort Collins, County of Larimer...

LAND USE BREAKDOWN

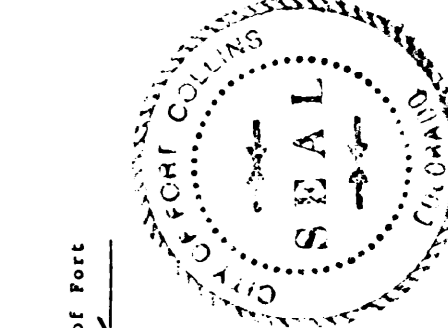
Table with columns: PARCEL, LAND USE, GROSS AREA, DWELLING UNITS, DENSITY, FLOOR AREA, and UNITS. Lists details for parcels 1-A through 2-H and a TOTALS row.

GENERAL NOTES

- 1. The anticipated service area boundary between the area to be developed and the City of Fort Collins is indicated on the Master Plan...
2. Drainage improvements to be designed at the site of development are to be consistent with the adopted basin studies...
3. All public streets are to meet City standards, unless specific variances are granted prior to development...

SIGNATURE BLOCK

This is to certify that, as of the 24th day of October, 1998, the undersigned parties are well aware of the contents of this plan and consent to the development of said property as shown according to said plan.



Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 24th day of October, 1998.

OAK / COTTONWOOD FARM

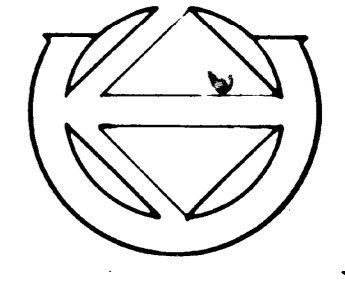
MASTER PLAN

DATE OF PREPARATION 9-4-87
REVISED 10-15-87



KEY: DEVELOPMENT AREA, PRIMARY ROADWAY, SECONDARY ACCESS, EXISTING VEGETATION, LANDSCAPE BUFFER, DRAINAGE / OPEN SPACE

ENGINEERING DEPT. NOTE: THIS REPRESENTS THE BEST QUALITY IMAGE POSSIBLE TAKEN FROM VERY POOR QUALITY ORIGINALS



Cityscape urban design, inc. building 27, old town square, suite 242 fort collins, colorado 80524 (303) 221-0731