

56-M

legal

land use data

A tract of land situate in the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 7 North, Range 69 West, of the Sixth P.M., Larimer County, Colorado, which considering the north line of said Northwest 1/4 as bearing South 89°43'00" East and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on said north line which bears South 89°43'00" East 209.00 feet from the North 1/4 corner of said Section 34, and run thence South 09°03'00" East 689.48 feet to a point on a line which is 10.0 feet westerly from the westerly line of the Pleasant Valley and Lake Canal Company Ditch; thence along said line South 28°21'00" East 66.46 feet, and again South 10°16'43" East 158.89 feet, and again South 33°15'53" East 127.06 feet, and again South 01°39'00" East 173.22 feet, and again South 10°06'00" West 26.51 feet, and again South 39°33'50" West 32.23 feet, and again South 54°06'08" West 126.80 feet, and again South 28°43'12" West 45.79 feet, and again South 12°47'44" East 39.42 feet, and again South 42°08'26" East 255.73 feet, and again South 34°09'48" East 122.24 feet, and again South 19°36'24" East 189.75 feet to a point on the south line of said Northwest 1/4; thence along said South line, North 89°48'08" West 1137.90 feet to a point on the west line of said Northwest 1/4; thence along said west line, North 00°01'30" West 1091.78 feet; thence South 89°43'00" East 209.00 feet; thence North 00°01'30" West 239.00 feet to the point of beginning, containing a gross area of 30.47 acres, and being subject to a right-of-way for Horsetooth Road over the northerly 30 feet thereof.

And all the land situate in the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 7 North, Range 69 West, of the Sixth P.M., Larimer County, Colorado, containing a gross area of 40 acres.

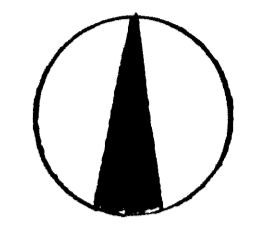
And all the land situate in the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 7 North, Range 69 West, of the Sixth P.M., Larimer County, Colorado, containing a gross area of 40 acres.

Approximate total area of parcels of land is 110 acres.

Area One	AREA IN ACRES	NO. OF UNITS	DENSITY (UNITS/ACRE)	ACTIVE OPEN SPACE (ACRES)
Patio Homes	13.2	72	5.4	2.0
Townhomes	15.3	108	7.0	2.5
Non-Retail Commercial	1.5	7,200 sq. ft. & Day Care Ctr.	6.0	4.5
Area Two	40.0	156	6.0	4.75
Patio Homes	9.6	48	5.0	1.0
Townhomes	11.6	60	5.6	3.0
Condominiums	4.8	43	9.0	.75
Public Park	14.0	-	-	-
Area Three	40.0	240	6.0	6.25
Patio	11.5	46	4.0	1.75
Townhomes	19.7	134	6.8	3.0
Condominiums	8.8	60	6.8	1.5
Total Areas - One, Two, Three	110.0	576	6.0	15.5
Patio	34.3	166	4.8	4.75
Townhomes	46.6	207	6.6	8.5
Condominiums	13.6	103	7.6	2.25
Non-Retail Commercial	1.5	-	-	-
Public Park	14.0	-	-	-

NE 1/4 SEC 34 MASTER PLAN

Project 80.204
Date 10.24.80
Revisions
b. 12.6.80
c. 1.15.81
NORTH



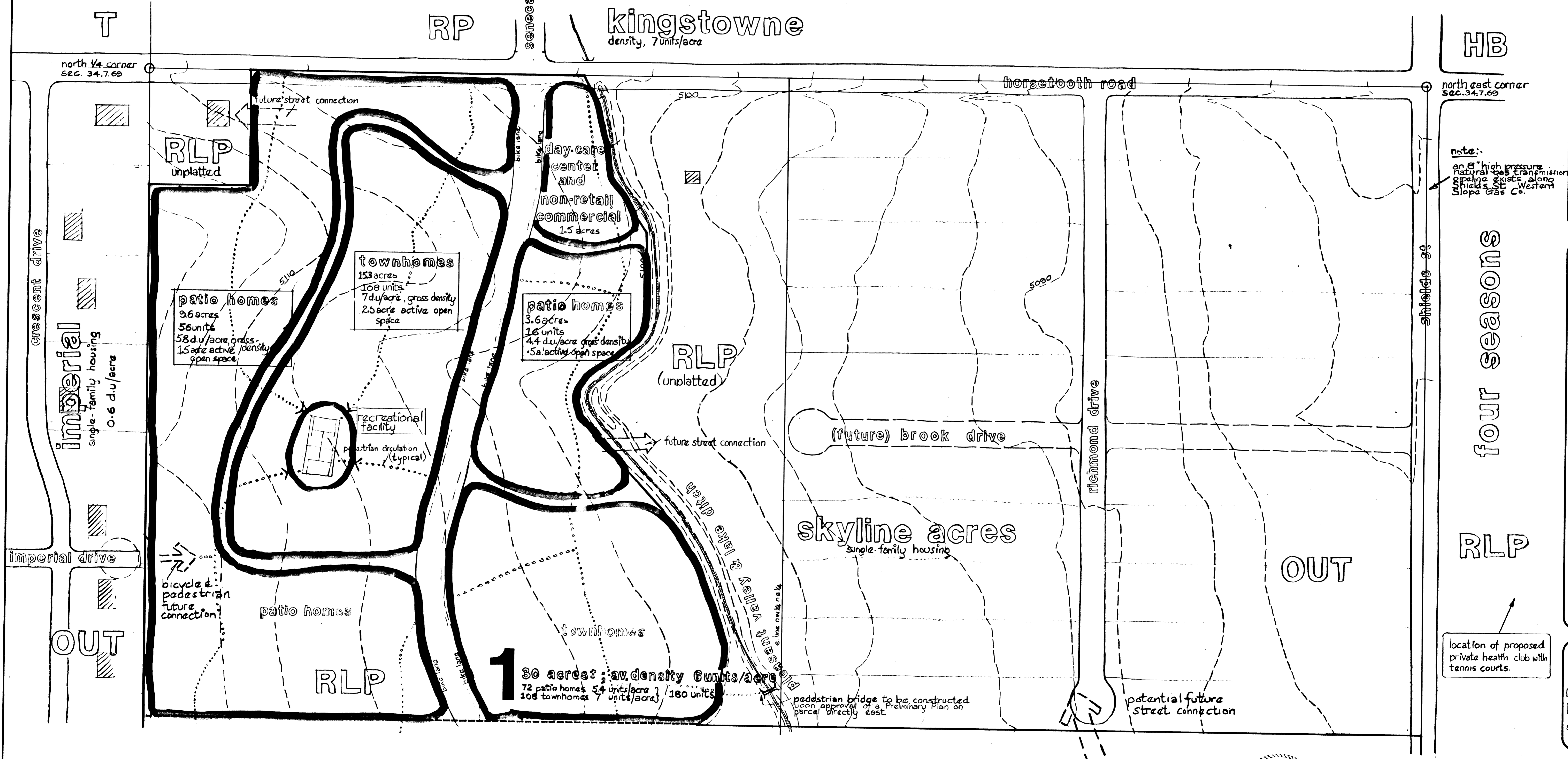
Lester M. Kaplan
Planning Consultant
Fort Collins, Colorado

One Drake Park, Suite 23
333 West Drake Road
Fort Collins, Colorado 80526
303/223-7474
Steenboat Square
410 South Lincoln
Steenboat Springs, Colorado 80489
303/876-4545

Getron Associates Inc.
Architects / Planners

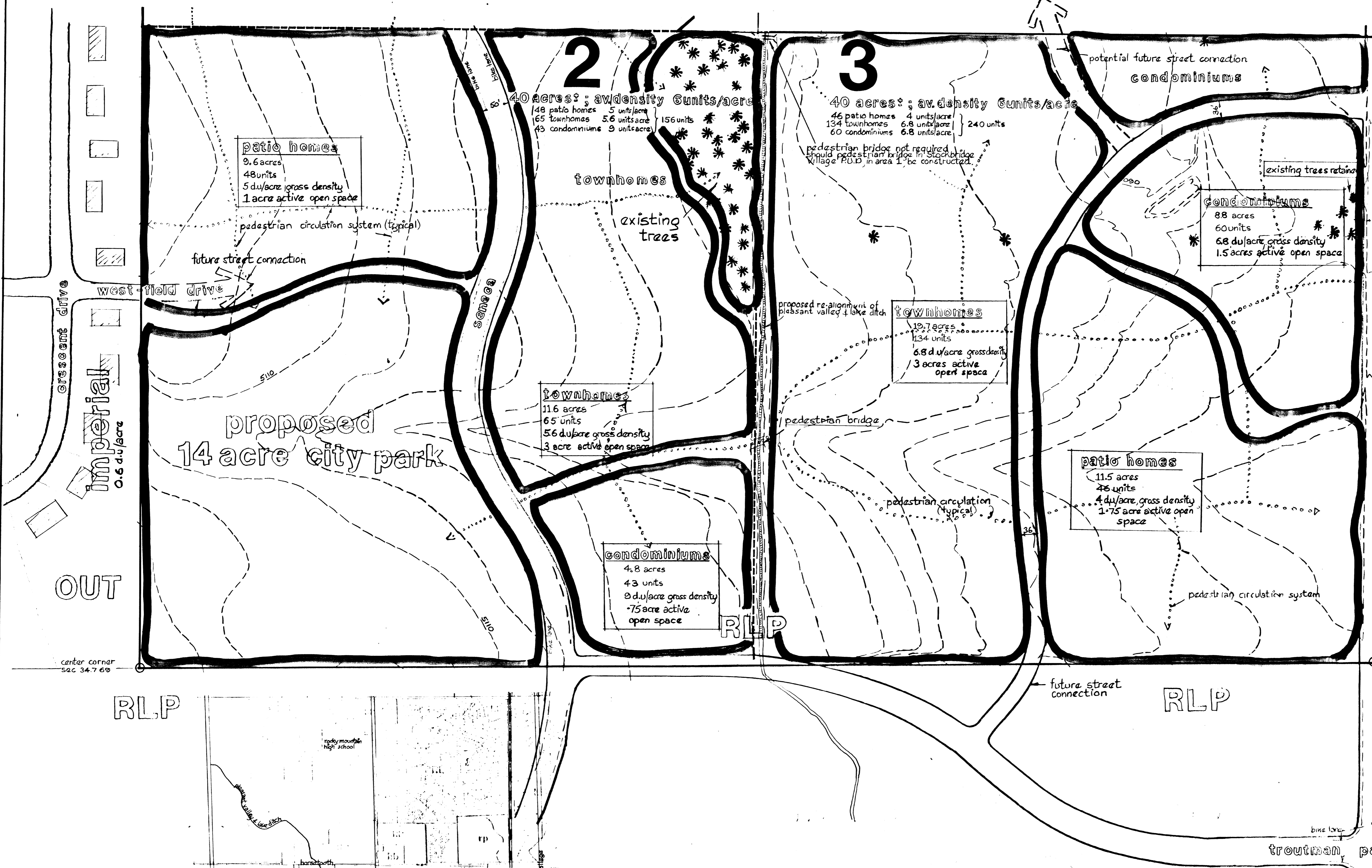
Sheet Title
master plan
scale 1"=100'

Sheet No.
1a



APPROVED BY ACTION OF THE PLANNING & ZONING BOARD OF THE CITY OF FORT COLLINS, COLO. AT THE 12-22-80 BOARD MEETING.
PLANNING DIRECTOR

18M



125'
michie drive

four seasons

RLP

church

east 1/4 corner sec. 34-7-69

OUT

RLP

troutman parkway (future)

notes

- no building to exceed 40' in height
- maintenance of private drives, islands and open spaces, excluding proposed public park to be undertaken by Homeowners Associations
- d.u./acre = dwelling units per acre
- indicates division between land uses i.e. between condominiums & townhomes
- contiguous parts of Horseshoe & Shields will be improved with this development

vicinity 1:1500'

One Dinky Park, Suite 23
333 West Dinky Park
Fort Collins, Colorado 80526
303 / 223-7474
Steamboat Square
410 South Lincoln P.O. Box 5114
Steamboat Springs, Colorado 80489
303 / 879-4545

Gefroh Associates Inc.
Architects / Planners

Sheet Title
master plan
scale 1"=100'

Sheet No.
1b

18M