

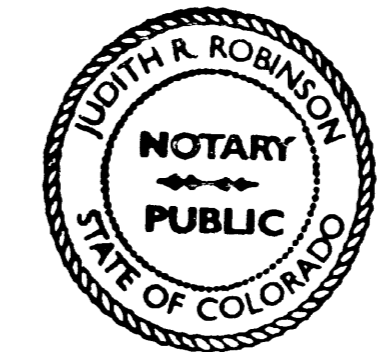
LAND USE DATA

GROSS AREA	13.3434 ACRES
EXIST ZONING	RLP
LAND USE	SINGLE FAMILY
DWELLING UNITS	73
GROSS DENSITY	5.5 UNITS/AC.

OWNERS SIGNATURE:
 The undersigned, being the lawful owners of the property described on this overall development plan, do hereby certify that they accept the conditions and restrictions set forth on said overall development plan.

Signed: *Marc Middel* Date: 1-22-97

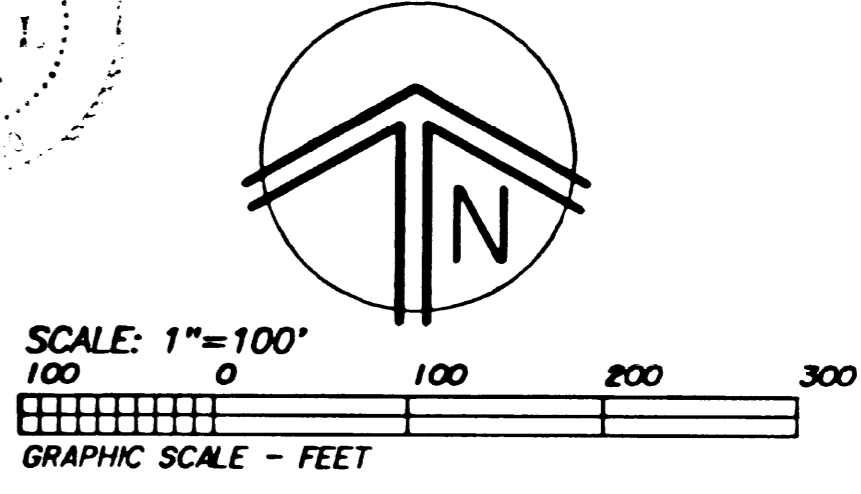
State of Colorado
 County of Larimer
 The foregoing instrument was acknowledged before me this 22nd day of January A.D., 1997, by Marc Middel



Witness my hand and official seal. *Judith R. Robinson*
 Notary Public

My commission expires 11/8/99

PLANNING AND ZONING CERTIFICATION:
 Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 9 day of September A.D., 1996.



LEGAL DESCRIPTION:
 A part of Park South P.U.D., as recorded in Book 1851 at Page 581, and a part of Park South P.U.D., Second Replat, as recorded at Reception No. 93002186, situate in the Northeast 1/4 of Section 35, Township 7 North, Range 69 West of the Sixth P.M., City of Fort Collins, County of Larimer State of Colorado, which considering the North line of the said Northeast 1/4 as bearing $S89^{\circ}42'45''E$ and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on the West line of the said Northeast 1/4 which bears $S00^{\circ}05'53''E$ 50.00 feet from the North 1/4 corner of said Section 35, and run thence along the South right-of-way line of West Horsetooth Road, $S89^{\circ}42'45''E$ 844.66 feet; thence along the arc of a 15.00 foot radius curve to the right a distance of 23.56 feet, the long chord of which bears $S44^{\circ}42'45''E$ 21.21 feet to a point on the West right-of-way line of Manhattan Avenue; thence along said West line $S00^{\circ}17'15''W$ 400.00 feet, and again along the arc of a 2154.17 foot radius curve to the left a distance of 191.32 feet, the long chord of which bears $S02^{\circ}15'24''E$ 191.25 feet to a point on the Northerly line of Park South P.U.D. Second Replat; thence along said Northerly line, $S76^{\circ}40'00''W$ 532.00 feet, and again $S89^{\circ}54'07''W$ 269.69 feet to the Easterly right-of-way line of Rockaway Street; thence along said Easterly line, along the arc of a 364.28 foot radius curve to the right a distance of 102.50 feet, the long chord of which bears $N14^{\circ}16'12''E$ 102.16 feet; thence $N67^{\circ}40'00''W$ 54.00 feet to the Westerly right-of-way line of Rockaway Street; thence along said Westerly line $N22^{\circ}20'00''E$ 80.38 feet; thence $S89^{\circ}54'07''W$ 83.00 feet to a point on the West line of the said Northeast 1/4; thence along said West line, $N00^{\circ}05'53''W$ 539.82 feet to the point of beginning, containing 13.3434 acres, more or less.

AMENDED OVERALL DEVELOPMENT PLAN
TRACTS "A" & "B" PARK SOUTH P.U.D.

NO.	DATE	BY	REVISIONS

APPROVED FOR CONSTRUCTION:

STEWART & ASSOCIATES
 CONSULTING ENGINEERS AND SURVEYORS
 103 S. MELDRUM STREET, FORT COLLINS, COLORADO 80521 (970)482-9331
 SCALE: 1" = 100'
 DESIGNED: M/PL
 CHECKED: M/PL
 DRAWN: M/PL
 ENGINEER: P/A

CLIENT: MARC MIDDEL
 PROJECT: AMENDED TRACTS "A" AND "B" PARK SOUTH P.U.D.
 UNIT: OVERALL DEVELOPMENT PLAN
 SHEET NUMBER: ONE OF ONE