

LEGAL DESCRIPTION

The Southwest quarter of Section 7, Township 6 North, Range 68 West, of the 6th Principal Meridian, City of Fort Collins, Larimer County, Colorado, except land as conveyed to the Union Pacific Railroad by deeds recorded in Book 276 at Page 335 and in Book 277 at Page 436, being described as follows:

BEGINNING at the Southwest corner of said Section 7, and considering the West line of said Southwest quarter to bear North 00°04'13" East with all bearings contained herein relative thereto; thence North 00°04'13" East, 2696.39 feet to the West quarter corner of said Section 7; thence along the North line of said Southwest quarter, North 89°48'40" East, 2400.76 feet to the West right-of-way line of the Union Pacific Railroad; thence along said West right-of-way line, South 00°29'56" East, 2659.23 feet to the South line of said Southwest quarter; thence along said South line, South 88°56'01" West, 2427.64 feet to the POINT OF BEGINNING of this description.

The above described tract contains 148.40 acres.

PARK / OPEN SPACE NOTE

NO CHANGES SHALL BE MADE FROM THE PRESENT NATURAL CONDITION OF THE 52.4 ACRE OPEN SPACE (PARCEL H) AND THE 15.3 ACRE PARK/OPEN SPACE (PARCEL I) UNLESS AND UNTIL THE PLANNING AND ZONING BOARD APPROVES SUCH CHANGE TO SPECIFIC USE(S) UPON THIS SITE AS PART OF THE FINAL P.U.D. PLAN.

LAND USE STATISTICS

PARCEL	LAND USE	GROSS AREA AC	MAX. D.U.	DENSITY DU/AC	FLOOR AREA	NON-RES. F.A.R.
A	COMMERCIAL	3.0	--	--	25.6K	5.1:1
B	MULTI-FAMILY	4.7	76	16	--	--
C	PATIO HOMES	7.0	56	8	--	--
D	PATIO HOMES	7.2	58	8	--	--
E	SINGLE FAMILY	26.6	79	3	--	--
F	NEIGHBORHOOD PARK SITE	3.3	--	--	--	--
G	SINGLE FAMILY	28.9	66	3	--	--
H	OPEN SPACE	52.4	--	--	--	--
I	PARK/OPEN SPACE	15.3	--	--	--	--
TOTALS		148.00	355		55.3K	

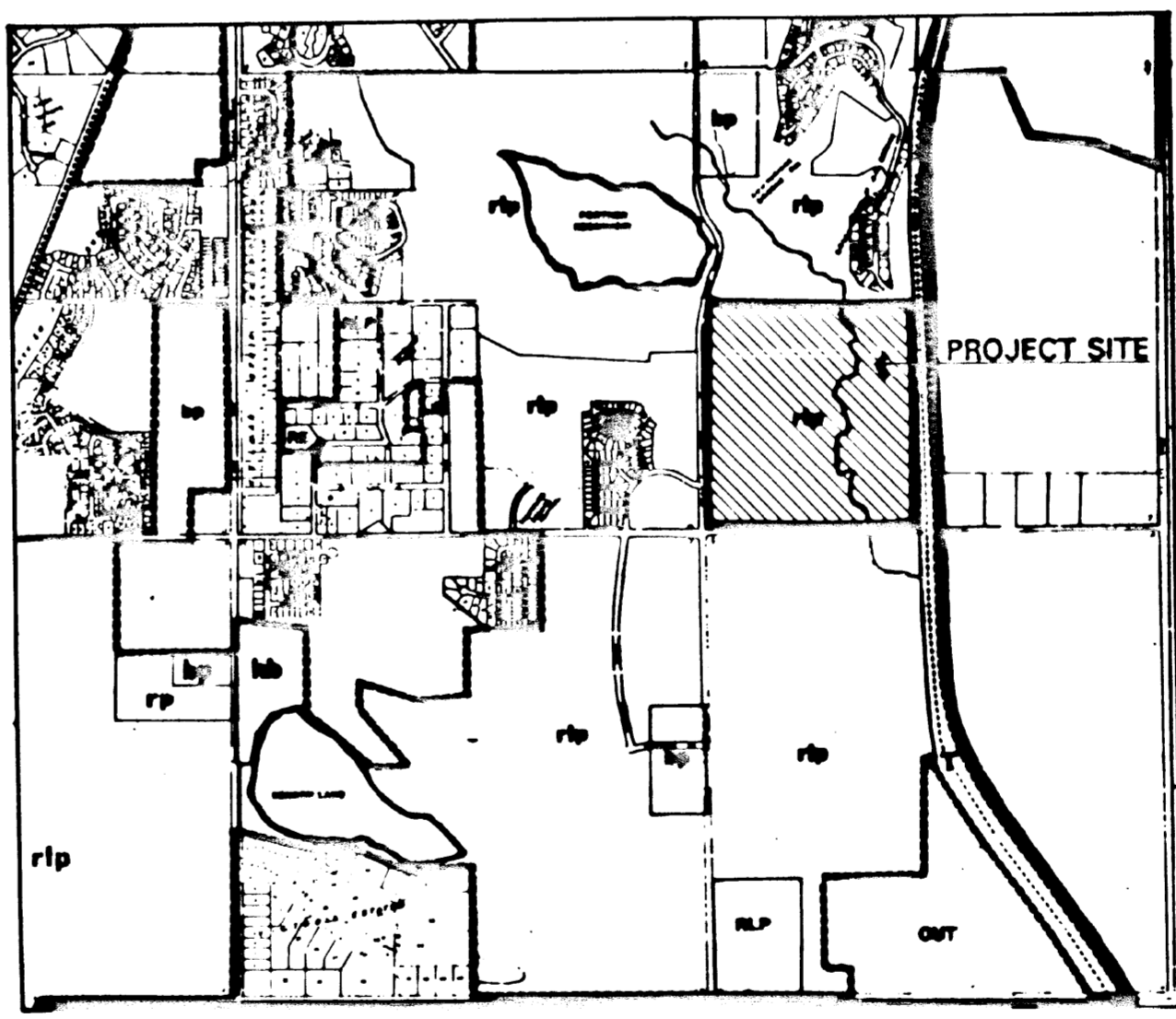
PROJECT NOTES

- Drainage improvements to be designed at the time of development shall be consistent with the adopted basin studies affecting the subject property.
- All public streets are to meet City standards, unless specific variances are granted prior to development.
- Common open space areas are to be maintained by a homeowners association.
- Parcel H is anticipated to remain in a natural state with dry land grasses covering the area; the southern part of this parcel may be developed as active recreation if an agreement is reached between the City parks department and the Owner/Developer.
- Master Utility Plans to be submitted for City review in conjunction with Phase 1 Development Plans.

ALTERNATIVE LAND USES

- The following land uses are proposed as alternative land uses for Tracts A, B and C:
 OFFICE
 RETAIL
 DAY CARE CENTER
 THEATER
 NEIGHBORHOOD CONVENIENCE CENTER
 RESTAURANT
- The proposed land uses and densities shown on this plan are estimates of development potential. Approval of this Overall Development 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 criteria.

VICINITY MAP



OWNER'S CERTIFICATION

THIS IS TO CERTIFY THAT, AS OF THE _____ DAY OF _____, 1991, THE UNDERSIGNED PARTY IS THE SOLE OWNER OF RECORD OF THE REAL PROPERTY DESCRIBED IN THE ABOVE OVERALL DEVELOPMENT PLAN AS CONSTRUED IN C.R.S. 31-23-11, AND CONSENTS TO THE DEVELOPMENT OF SAID PROPERTY AS SHOWN ACCORDING TO SAID PLAN.

Bryan R. Collins
 NAME/TITLE
 6942 N. Conover Rd 13
 ADDRESS

PLANNING AND ZONING BOARD CERTIFICATION

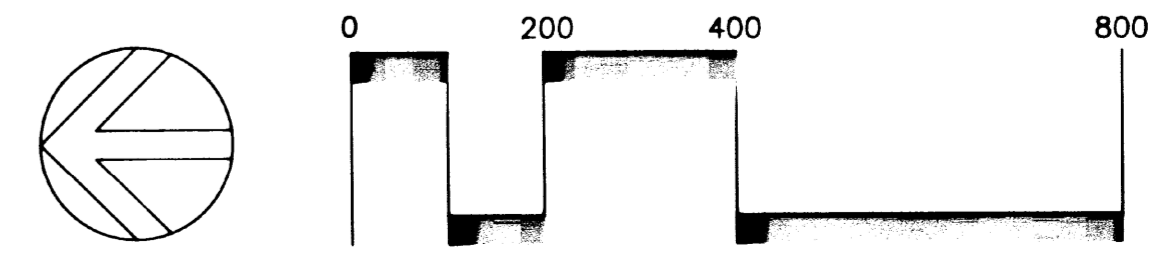
APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 16TH DAY OF December, 1991, A.D.

Thomas J. ...
 SECRETARY OF THE PLANNING AND ZONING BOARD

LEGEND



OVERALL DEVELOPMENT PLAN
PARAGON POINT P.U.D.



Jim Sell Design
 CIVIL ENGINEERING
 1015 ...
 FORT COLLINS, CO 80521



Drawn: EH
 Checked: JLS
 Date: 10/28/91
 Revised: 11/27/91
 12/05/91
 12/18/91
 Project Number: L-1495-91