

LEGAL DESCRIPTION

TRACT 1:
A tract of land located in Section 15, Township 6 North, Range 69 West of the 6th P.M., being more particularly described as follows:

BASE OF BEARINGS:
The north line of the NE 1/4 of Section 15, Township 6 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, being monumented at the northeast corner and the NW 1/4 corner by a 3" aluminum iron L.S. 20123 in range 69 West, with 31 line between assumed to bear N 90° 00' 00" W a distance of 30.00 feet.
Commencing at the northeast corner of said Section 15, thence N 90° 00' 00" W along the north line of the NE 1/4 of said Section 15 a distance of 30.32 feet, thence S 00° 00' 00" E along said north line a distance of 210.97 feet to a point on the south line of the NE 1/4 of said Section 15, thence S 89° 57' 54" W along said north line a distance of 1,314.10 feet to a point on the east line of the NE 1/4 of said Section 15, thence S 89° 57' 54" W along said north line a distance of 1,343.36 feet to a point on the south line of the NE 1/4 of said Section 15, thence S 89° 57' 54" W along said north line a distance of 1,343.36 feet to a point on the SW 1/4 corner of said Section 15, thence S 89° 57' 54" W along the south line of the SW 1/4 of said Section 15 a distance of 39.01 feet, thence N 00° 35' 06" E along a line parallel with and 39.00 feet West of the west line of the E 1/2 of said Section 15 a distance of 3,923.19 feet to a point on the south line of the N 1/2 of the NW 1/4 of said Section 15, thence N 89° 57' 54" W along said north line of the N 1/2 of the NW 1/4 of said Section 15 a distance of 5.20 feet, thence N 01° 06' 40" E a distance of 1,287.81 feet to a point on the said southern line of the NW 1/4, thence N 90° 00' 00" E along said southern line a distance of 2,691.48 feet to the point of beginning.

PROJECT NOTES

1. ALL PUBLIC STREETS SHALL BE DESIGNED TO MEET OR EXCEED CITY STANDARDS UNLESS VARIANCES ARE GRANTED TO ALLOW A REDUCTION IN CITY STANDARDS.
2. COMMON OPEN SPACE AREAS & ARTERIAL STREETSCAPES SHALL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.
3. LANDSCAPING OF COMMON OPEN SPACE AREAS SHALL BE INCLUDED WITH THIS PHASE LANDSCAPING OF INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOME OWNER.
4. MASTER UTILITY PLANS ARE TO BE SUBMITTED FOR CITY REVIEW IN CONJUNCTION WITH PHASE 1 DEVELOPMENT PLANS.
5. REGISTRY RIDGE P.U.D. IS PROPOSED TO BE A MIXED USE DEVELOPMENT PROVIDING RESIDENTIAL, RECREATIONAL AND NEIGHBORHOOD SHOPPING AREAS. THE LAND USE REPRESENTED ON THIS ODP IS A BEST ESTIMATE OF THE DEVELOPMENT POTENTIAL AT THIS TIME AS CHANGES OCCUR IN THE MARKETPLACE AS REQUIRED PUBLIC IMPROVEMENTS ARE DEFINED AND AS DEVELOPMENT OF THE PROJECT CONTINUES. ADDITIONAL CHANGES TO THE LAND USE PROGRAM MAY BE REQUESTED. THE UNDERLYING ZONING REQUIREMENTS THAT THE OVERALL RESIDENTIAL DENSITY BE MINIMUM OF 3 DU/AC. ANY PROPOSED FUTURE CHANGES TO RESIDENTIAL DENSITY ON ANY TRACT SHALL MAINTAIN THE OVERALL DENSITY OF 3 DU/AC FOR THE ENTIRE ODP.
6. THE PROPOSED LAND USES AND DENSITIES SHOWN ON THIS PLAN ARE ESTIMATES OF DEVELOPMENT POTENTIAL. APPROVAL OF THIS ODP BY THE CITY DOES NOT CONSTITUTE FINAL APPROVAL OF THESE LAND USES DESIGN OR DENSITIES. RATHER, ANY FUTURE LAND USES MUST BE APPROVED ACCORDING TO THE PROCEDURES, PROCESSES AND CRITERIA OF THE PLANNED UNIT DEVELOPMENT (PUD) REGULATIONS, ZONING OR OTHER RELEVANT CITY POLICIES AND STANDARDS.
7. BUILDING HEIGHTS WILL TYPICALLY BE 40 FT MAXIMUM UNLESS A VARIANCE IS GRANTED BY THE PLANNING AND ZONING BOARD.
8. RESIDENTIAL AREAS ARE BEING ZONED AS PUD CONDITIONAL WITH A CONDITION THAT PERMIT HEIGHTS OF LESS THAN 3 DU/AC AS LONG AS THE OVERALL DENSITY OF THE ENTIRE ODP IS NOT REDUCED TO LESS THAN 3 DU/AC.

PLANNING & ZONING APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, ON THIS 24th DAY OF MARCH, 1997, A.D.

Rahel Blumhard
SECRETARY OF THE PLANNING AND ZONING BOARD

OWNER'S CERTIFICATION

THE UNDERSIGNED, BEING THE LAWFUL OWNERS OF THE PROPERTY DESCRIBED ON THIS SITE PLAN DO HEREBY CERTIFY THAT THEY ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

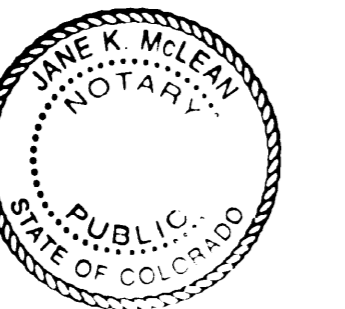
DALCO LAND LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED: *David J. ...* DATE: 4/6/97

STATE OF COLORADO
COUNTY OF LARIMER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF Nov. 1997, BY *Edward J. Zehrovski*

WITNESS MY HAND AND OFFICIAL SEAL *Jane K. McLean* NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-24-99



WETLANDS

THIS IS TO CERTIFY THAT I HAVE FIELD VERIFIED THE WETLAND BOUNDARIES AS SHOWN ON THIS PLAN.
DATE OF ORIGINAL SURVEY: 3/21/95 FIELD VERIFIED: 3/17/97
NAME/FIRM: *Stellwiler/Russell Inc.* DATE: 10/23/97

PROJECT STATISTICS

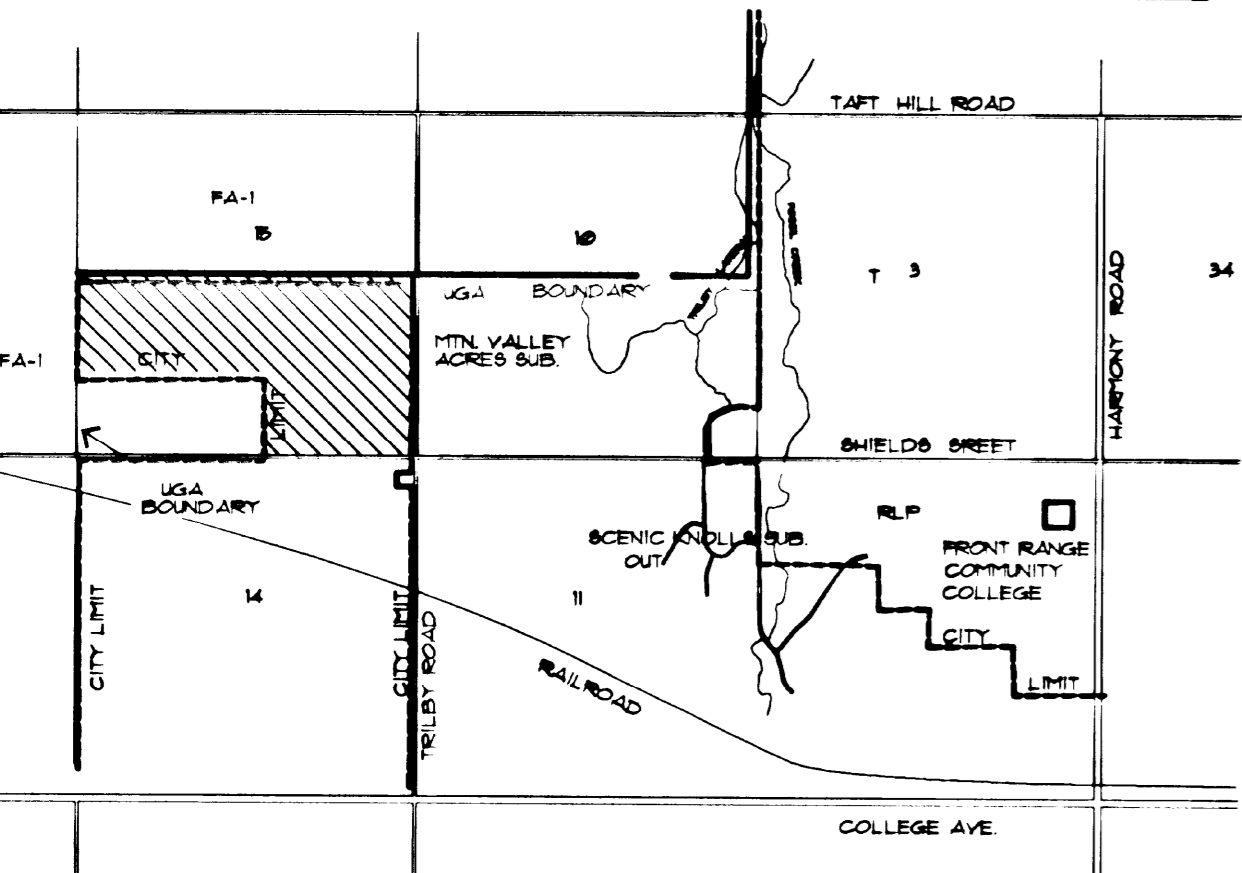
PRIMARY LAND USE BREAKDOWN

PARCEL	LAND USE	AREA (ACRES)	YIELD (DU OR GP)	DENSITY (DU/AC)
WITH SCHOOL & PARCEL C AT 3 ACRES				
A	LOW-DENSITY RESIDENTIAL	15.8	11 UNITS	1.07
B	DAYCARE	3.0	--	--
C	COMMERCIAL / OFFICE	3.0	--	--
D	MED-DENSITY RESIDENTIAL	14.4	96 UNITS	6.66
E	LOW-DENSITY RESIDENTIAL	8.0	30 UNITS	3.75
F	LOW-DENSITY RESIDENTIAL	16.4	81 UNITS	4.94
G	MULTI-FAMILY	11.5	14 UNITS	6.43
H	SCHOOL SITE	7.3	--	--
I	NEIGHBORHOOD PARK	6.0	--	--
J	RECREATION CENTER	3.1	--	--
K	LOW-DENSITY RESIDENTIAL	9.5	36 UNITS	3.80
L	LOW-DENSITY RESIDENTIAL	13.1	58 UNITS	4.23
M	LOW-DENSITY RESIDENTIAL	7.0	34 UNITS	4.85
N	LOW-DENSITY RESIDENTIAL / NATURAL AREA	32.1	--	--
O	LOW-DENSITY RESIDENTIAL	8.2	31 UNITS	3.78
P	LOW-DENSITY RESIDENTIAL	22.4	96 UNITS	4.29
Q	LOW-DENSITY RESIDENTIAL	18.8	35 UNITS	1.86
	OPEN SPACE	44.2	--	--
TOTAL RESIDENTIAL ACREAGE		196.0	588 UNITS	3.00
TOTAL NON-RESIDENTIAL ACREAGE		48.4	--	--
TOTAL ACREAGE		244.4		

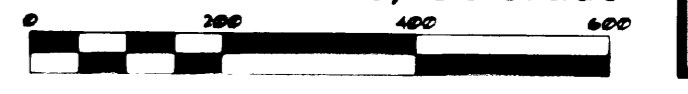
ALTERNATE LAND USE BREAKDOWN

AREA (ACRES)	YIELD (DU OR GP)	DENSITY (DU/AC)	AREA (ACRES)	YIELD (DU OR GP)	DENSITY (DU/AC)	AREA (ACRES)	YIELD (DU OR GP)	DENSITY (DU/AC)		
WITH SCHOOL & PARCEL C AT 3 ACRES			WITHOUT SCHOOL & PARCEL C AT 3 ACRES			WITHOUT SCHOOL & PARCEL C AT 3 ACRES				
5.0	--	--	3.0	--	--	5.0	--	--		
9.5	68 UNITS	7.16	11.5	53 UNITS	5.13	9.5	53 UNITS	5.58		
			7.3	31 UNITS	5.07	7.3	31 UNITS	5.07		
TOTAL RESIDENTIAL ACREAGE		194.0	582 UNITS	3.00	203.3	610 UNITS	3.0	201.3	604 UNITS	3.00
TOTAL NON-RESIDENTIAL ACREAGE		50.4	--	--	41.1	--	--	43.1	--	--
TOTAL ACREAGE		244.4			244.4			244.4		

VICINITY MAP



Registry Ridge P.U.D.
Amended Overall Development Plan
Ft. Collins, Colorado



VAUGHT FRYE
architects
1155 Flamingo Ave. Suite 100
Fort Collins, Colorado 80526
(970) 854-1161

OVERALL DEVELOPMENT PLAN

DATE: 2 / 5 / 97
JOB NO.: 88-88
DRAWN: CM
CHECKED: RV
REVISED: 3 / 12 / 97
3 / 17 / 97
3 / 19 / 97

PLAN NORTH

SCALE: 1" = 200'-0"