

SUNDANCE AT DAUBERT FARM - CONCEPT PLAN

A Portion of Section 28, Twp 9 North, Range 68 West of the 6th PM,
County of Larimer County, State of Colorado

Property Description

A portion of land being a portion of the Northwest Quarter (NW1/4) of Section Twenty-eight (28), Township Nine North (T.9N.), Range Sixty-eight West (R.68W.), of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado which is Tract A of the Erma Daubert M.R.D. S-4-67, recorded September 16, 1967 at Reception No. 87564279 of the Records of Larimer County, together with that portion of vacated Right of Way as set forth in 10, 1966 at Reception No. 90055511 which is situated within said Tract A and together with that portion of vacated Right of Way in Resolution recorded April 24, 1991 at Reception No. 91010008 which is situated within said Tract A Excepting therefrom that portion dedicated to the Public for Road Right of Way as defined recorded August 15, 1990 at Reception No. 90055510 of the Records of Larimer County, the parcel as a whole being more particularly described by metes and bounds as follows:

COMMENCING at the North Quarter Corner of said Section 28 as monumented by a 3-1/4" aluminum cap on a #5 rebar, L.S. 32942, and assuming the North line of the NW1/4 of said Section 28 as monumented at the West end by a 3-1/4" aluminum cap on a #5 rebar, L.S. 34965, as bearing South 89°10'57" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/83, a distance of 2602.81 feet with all other bearings contained herein relative thereto;

THENCE South 89°10'57" West along the East line of the NW1/4 of said Section 28 a distance of 56.60 feet to the _____ of Tract B of said Erma Daubert M.R.D. S-4-67 and the POINT OF BEGINNING;
THENCE South 89°10'57" West continuing along the East line of the NW1/4 of said Section 28 a distance of 2607.19 feet to the South line of the NW1/4 of said Section 28;
THENCE South 89°10'57" West along the South line of the NW1/4 of said Section 28 a distance of 2646.24 feet to the West line of the NW1/4 of said Section 28;
THENCE North 07°25'54" East along the West line of the NW1/4 of said Section 28 a distance of 2621.12 feet to the North line of the NW1/4 of said Section 28;
THENCE North 89°10'57" East along the North line of the NW1/4 of said Section 28 a distance of 30.02 feet to the East Right of Way (ROW) line of Larimer County Road 9 (LCR 9);
THENCE South 07°25'54" West along the East ROW line of LCR 9 a distance of 27.96 feet to the South ROW line of Larimer County Road 56 (LCR 56) as dedicated in Deed recorded August 10, 1990 at Reception No. 90055510 of the Records of Larimer County;

The next Three (3) courses and distances are along the South ROW line of LCR 96 as dedicated in said Reception No. 90055510;
THENCE North 89°10'57" East a distance of 1213.30 feet; THENCE North 89°10'57" East a distance of 480.64 feet; THENCE North 89°10'57" East a distance of 99.37 feet to the West line of Tract B of said Erma Daubert M.R.D. S-4-67; THENCE South 07°10'57" East along said West line a distance of 434.80 feet to the Southwest corner of said Tract B;

The next Two (2) courses and distances are along the South line of Tract B of said Erma Daubert M.R.D. S-4-67;
THENCE North 89°10'57" East a distance of 153.21 feet; THENCE North 89°10'57" East a distance of 732.42 feet second distance = 732.27 feet to the East line of the NW1/4 of said Section 28 and the POINT OF BEGINNING.

Said parcel contains 153.272 acres more or less (±) and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

LAND USE DATA:

LAND USE	ACRES	% OF ACREAGE
SINGLE FAMILY RESIDENTIAL	73.72	48%
PARKLAND	4.5	2.9%
OPEN SPACE	42.06	27.5%
RIGHTS OF WAY	32.77	21%
TOTAL	153.01	100%

NOTES:

- All roadway locations, easements location, and acreage calculations, as illustrated above, for specific land uses are approximate and subject to change.
- Gross Acres +/- 53.27 acres +/- 73.72 acres.
- Maximum number of residential dwelling units 371 - 3.67 DU/AC Gross.
- Minimum lot size shall be 6,250 square feet, of which no lot shall be narrower than 65' wide. Cul-de-sac lots and lots on situated on curves shall not have to meet this requirement.
- It is intended that the proposed community center will be private and for the use of the future residents of this development. Facilities of the community center are conceptual, and approximate in size.
- Easements will be created to Accommodate sewer, water, electric, phone, cable, storm sewer etc. at the time of preliminary and final plat.

OWNER:

JANET DAUBERT
3401 S. COUNTY ROAD 84
WELLINGTON, CO 80549

APPLICANT/DEVELOPER

DAUBERT INVESTMENT HOLDINGS, LLC
MR. JEFF DONALDSON
3400 S. COUNTY ROAD 38
FORT COLLINS, CO 80525
970-430-0020

PLANNER

PINECREST PLANNING AND DESIGN, LLC
MR. TOM DUGAN
4225 WESTCHINE WAY
FORT COLLINS, CO 80525
970-226-1645

ENGINEER

DPH CIVIL ENGINEERS
MR. JAY DAVIS
1435 W. 25TH STREET
LOVELAND, CO
970-481-2661

SURVEYOR

KING SURVEYORS
MR. STEVE KING
1070 EASTMAN PARK DRIVE
WINDSOR, CO 80550
970-686-5001

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF WELLINGTON, COLORADO, THIS _____ DAY OF _____, 2006.

PLANNING DIRECTOR

Vicinity Map



DATE: OCTOBER 21, 2005
REV: APRIL 26, 2006
10/21/05 - 10/21/05



SHEET
1
OF
2



SUNDANCE AT DAUBERT FARM
WELLINGTON, COLORADO