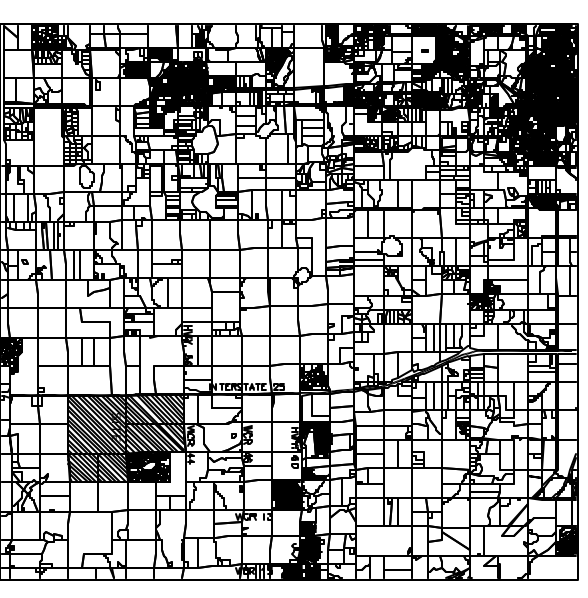


WILSON RANCH - ODP MAP

WILSON RANCH DEVELOPMENT MANUAL

A TRACT OF LAND LOCATED IN ALL OF SECTION 23 AND 26, AND THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PM, COUNTY OF WELD, STATE OF COLORADO

VICINITY MAP



LEGEND:

	COMMERCIAL/RETAIL DISTRICT (C-R)		MAJOR TRAIL
	MIXED USE DISTRICT (MU-R)		OPEN SPACE
	RESIDENTIAL DISTRICT (R)		MAJOR ROADWAY
			MAJOR ACCESS POINT

LAND USE DATA:

LAND USE	ACRES	% OF TOTAL	RESIDENTIAL NEW RESIDENTIAL GROSS SQ. FT.
COMMERCIAL/RETAIL (C-R)	52	3.2%	0
MIXED USE (MU-R)	411	26%	4,600,000
RESIDENTIAL (R)	3,211	31%	200,000
ESTIMATED ROLL	260	23%	0
ESTIMATED PARKLAND AND OPEN SPACE	410	30%	0
TOTAL	1,604	100%	4,800,000

NOTES:

- All existing locations, easements, and acreage calculations, as illustrated above, for specific land uses are approximate, and subject to change.
- Grade Acres: 1664.44 Net Acres (Estimated) +/- 1.40%
- Maximum number of residential dwelling units for MU-R and R Districts: 4,000, including ancillary dwelling units.
- Maximum Square Feet of Gross Floor Area (GFA) - 53,000,000 SF.
- See Wilson Ranch Development Manual for more information such as:
 - Goals, objectives, all levels uses and performance standards.
 - It should be noted that a minimum amount of 30% of the net site acreage shall be open space. See the Wilson Ranch Development Manual for definition, detailed open space design and criteria.
 - There shall be no residential land uses permitted within the I-25 Residential Setback Area as described on this map.
 - Low density residential buffer areas shall have a minimum lot size of 15,000 SF, and contain a maximum density of 3 dwellings per acre, in the adopted Town of Berthoud's - 1'-75' Sub-Area Land Use Plan.
 - Attached residential housing projects shall be the only residential use permitted inside the Multi-Family Area.
 - Open space shown on this map represents the major open space areas that will link various Districts together. Individual Districts will also have internal open space.
 - Harshland areas for re-vegetation at 120' wide areas in which no multi-family residential dwellings will be permitted. Single family detached dwellings are permitted within this area.

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF ALL OR PART OF SECTION 23 AND 26, AND THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PM, COUNTY OF WELD, STATE OF COLORADO, HAVE AGREED TO CONVEY TO THE STATE OF COLORADO, EXCEPT THE RIGHT OF WAY IN DEED RECORDED MARCH 2, 1993 IN BOOK 1834, PAGE 161 AND EXCEPT RIGHTS OF WAY NOW INCURRING, ALL EXCEPT THAT PORTION DEED TO THE TOWN OF BERTHOUD IN THAT DEED RECORDED NOVEMBER 16, 2000 AT RECEPTION NO. 280216.

SABD DESIGNATED LAND CONTAINS ISSUED RIGHTS OF WAY AND IS SUBJECT TO ANY AND ALL RIGHTS OF WAY OF RECORD OR THAT NOW EXIST ON THE GRAND.

WILSON RANCH ODP AND LIMITED PARTNERSHIP
 BY: Wilson's Limited Partnership
 Wilson's Limited Partnership
 Colorado Limited Liability Company, a
 General Partner of Wilson Holdings

VESTED PROPERTY RIGHTS

APPROVAL OF THIS SITE SPECIFIC DEVELOPMENT PLAN CREATED A VESTED PROPERTY RIGHT PURSUANT TO THE SECTION 24-68-129 CRS, FOR A PERIOD OF 40 YEARS FROM THE EFFECTIVE DATE OF THE ORDINANCE APPROVING THIS SITE SPECIFIC DEVELOPMENT PLAN. THIS SITE SPECIFIC DEVELOPMENT PLAN IS SUBJECT TO ALL PERFORMANCE STANDARDS AND OTHER REGULATIONS CONTAINED IN THE WILSON RANCH DEVELOPMENT MANUAL, TOWN OF BERTHOUD DEVELOPMENT CODE, AS APPLICABLE, AND ALL CONDITIONS OF APPROVAL IMPOSED BY THE TOWN OF BERTHOUD'S BOARD OF TRUSTEES.

APPROVAL CERTIFICATES

Approved by the Town Board of Trustees of the Town of Berthoud, Colorado, this _____ day of _____, A.D., 2003.

Mayor _____

The foregoing plan is approved for filing and accepted by the Town of Berthoud, Colorado, this _____ day of _____, A.D., 2003.

Attest: _____ Town Clerk



SCALE: 1" = 600'

NORTH



OVERALL DEVELOPMENT PLAN MAP

WILSON RANCH

Berthoud, Colorado

Date: 2-24-04

