

WILSON RANCH - USE DISTRICT 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

LEGAL DESCRIPTION (THE PROPERTY)

A TRACT OF LAND BEING ALL OF SECTION 23, ALL OF SECTION 26, AND THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., LESS AND EXCEPT THE RIGHT-OF-WAY DESCRIBED IN THE DEED RECORDED MARCH 2, 1939 IN BOOK 1038 PAGE 554, AND LESS AND EXCEPT THE TRACT DESCRIBED IN THE DEED TO THE TOWN OF BERTHOUD RECORDED NOVEMBER 16, 2000 AT RECEPTION NO. 2807245, COUNTY OF WELD, STATE OF COLORADO; ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23 (SAID POINT BEING MARKED BY A 2 1/2" ALUMINUM CAP IN A MONUMENT BOX STAMPED LS 12374) AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23 TO HAVE AN ASSUMED BEARING OF N89°14'20"E WITH ALL OTHER BEARINGS RELATIVE THERETO.

- THENCE ALONG SAID NORTH LINE, N89°14'20"E, 50.00 FEET TO THE POINT OF BEGINNING;
- THENCE N89°14'20"E, 2604.74 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 23;
- THENCE N89°14'23"E, 2555.11 FEET TO THE NORTHEAST CORNER OF SAID SECTION 23;
- THENCE S00°01'33"E, 5326.87 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 23;
- THENCE N89°31'10"E, 2645.96 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 25;
- THENCE S00°00'44"E, 5304.42 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 25;
- THENCE S89°45'21"E, 2644.82 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26;
- THENCE S89°56'36"W, 2639.66 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 26;
- THENCE S89°07'14"W, 2671.78 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26;
- THENCE N00°06'57"E, 5333.76 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 23;
- THENCE ALONG THE SOUTH LINE OF SAID SECTION 23, N89°57'49"E, 50.00 FEET TO THE RIGHT-OF-WAY LINE AS DESCRIBED IN SAID INSTRUMENT RECORDED IN BOOK 1008, PAGE 554;
- THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:
- 1) N00°08'56"W, 1150.32 FEET;
 - 2) S89°58'26"E, 25.00 FEET;
 - 3) N00°08'56"W, 2197.15 FEET;
 - 4) S89°59'28"E, 25.00 FEET;
 - 5) N00°08'56"W, 1912.73 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT CONTAINS 1604.44 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OR EXISTING.

TRACT A (C-R-DISTRICT)

A TRACT OF LAND LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 68 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23 (SAID POINT BEING MARKED BY A 2 1/2" ALUMINUM CAP IN A MONUMENT BOX STAMPED LS 12374) AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23 TO HAVE AN ASSUMED BEARING OF N89°14'20"E WITH ALL OTHER BEARINGS RELATIVE THERETO;

- THENCE ALONG SAID NORTH LINE N89°14'20"E, 2,288.03 FEET;
- THENCE S28°02'43"W, 791.33 FEET; THENCE S35°11'26"W, 377.58 FEET;
- THENCE S81°38'44"W, 478.05 FEET; THENCE S63°42'56"W, 263.28 FEET;
- THENCE S33°23'14"W, 113.23 FEET; THENCE S56°17'07"W, 233.52 FEET;
- THENCE S73°02'51"W, 135.19 FEET; THENCE S54°15'50"E, 130.02 FEET;
- THENCE S22°02'37"E, 236.41 FEET; THENCE S61°40'43"W, 143.03 FEET;
- THENCE N89°40'26"W, 214.74 FEET; THENCE N55°48'33"W, 147.14 FEET;
- THENCE N89°59'28"E, 25.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25 FRONTAGE ROAD;
- THENCE ALONG SAID RIGHT-OF-WAY LINE N00°08'56"W, 1,912.73 FEET, TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT CONTAINS 68.29 ACRES (2,974,587 SQUARE FEET), MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OR EXISTING.

TRACT B (MU-R DISTRICT)

A TRACT OF LAND LOCATED IN SECTIONS 23 AND 26, TOWNSHIP 4 NORTH, RANGE 68 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26 (SAID POINT BEING MARKED BY A 2 1/2" ALUMINUM CAP STAMPED LS 7242 IN A MONUMENT BOX) AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 TO HAVE AN ASSUMED BEARING OF N00°06'57"E WITH ALL OTHER BEARINGS RELATIVE THERETO;

- THENCE ALONG SAID WEST LINE N00°06'57"E, 5,333.76 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 23, BEING MARKED BY A 2 1/2" ALUMINUM CAP STAMPED LS 24009 IN A MONUMENT BOX;
- THENCE N89°57'49"E, 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25 FRONTAGE ROAD BEING MARKED BY A NO. 4 REBAR WITH A PLASTIC YELLOW CAP STAMPED LS 31169;
- THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
- 1) N00°08'56"W, 1,150.32 FEET TO A NO. 4 REBAR WITH A PLASTIC YELLOW CAP STAMPED LS 31169;
 - 2) THENCE S89°59'28"E, 25.00 FEET TO A NO. 4 REBAR WITH A PLASTIC YELLOW CAP STAMPED LS 31169;
 - 3) THENCE N00°08'56"W, 2,197.15 FEET;
- THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S55°48'33"E, 147.14 FEET;
- THENCE S89°40'26"E, 214.74 FEET; THENCE N61°40'43"W, 143.03 FEET;
- THENCE N22°02'37"E, 236.41 FEET; THENCE N64°15'50"E, 130.02 FEET;
- THENCE N73°02'51"E, 135.19 FEET; THENCE N66°17'07"W, 233.52 FEET;
- THENCE N33°23'14"E, 113.23 FEET; THENCE N62°28'56"E, 263.28 FEET;
- THENCE N54°35'44"E, 478.05 FEET; THENCE N55°11'26"E, 377.58 FEET;
- THENCE N28°02'43"E, 791.33 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23;
- THENCE ALONG SAID NORTH LINE N89°14'20"E, 316.71 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 23, BEING MARKED BY A 2 1/2" ALUMINUM CAP STAMPED LS 12374 IN A MONUMENT BOX;
- THENCE S00°05'20"E, 200.01 FEET TO A NO. 4 REBAR WITH A PLASTIC YELLOW CAP STAMPED LS 31169;
- THENCE N89°14'23"E, 100.01 FEET TO A NO. 4 REBAR WITH A PLASTIC YELLOW CAP STAMPED LS 31169;
- THENCE N00°05'20"W, 200.01 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 SAID POINT BEING MARKED BY A NO. 4 REBAR WITH A PLASTIC YELLOW CAP STAMPED LS 31169;
- THENCE ALONG SAID NORTH LINE N89°14'23"E, 2,555.11 FEET TO THE NORTHEAST CORNER OF SAID SECTION 23, BEING MARKED BY A 2 1/2" ALUMINUM CAP IN A MONUMENT BOX STAMPED LS 23951;
- THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, S00°01'33"E, 737.72 FEET;
- THENCE S89°58'27"W, 1,226.87 FEET; THENCE S17°16'05"W, 164.52 FEET;
- THENCE S89°58'27"W, 1,226.87 FEET; THENCE S31°57'10"W, 393.68 FEET;
- THENCE S00°00'00"E, 895.97 FEET; THENCE S15°55'36"W, 1,464.01 FEET;
- THENCE S12°20'24"E, 620.00 FEET; THENCE S32°03'06"E, 665.44 FEET;
- THENCE S00°36'59"E, 754.76 FEET; THENCE S12°31'59"E, 710.79 FEET;
- THENCE S16°54'16"W, 670.06 FEET; THENCE S01°31'11"W, 555.70 FEET;
- THENCE S09°27'56"W, 1,431.75 FEET; THENCE S30°41'53"W, 561.16 FEET;
- THENCE S23°23'34"W, 1,027.48 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26;
- THENCE ALONG SAID SOUTH LINE S89°07'14"W, 1,545.11 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT CONTAINS 546.42 ACRES (23,802,063 SQUARE FEET), MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OR EXISTING.

TRACT C (R-DISTRICT)

A TRACT OF LAND LOCATED IN SECTIONS 23, 25 AND 26, TOWNSHIP 4 NORTH, RANGE 68 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 25 (SAID POINT BEING MARKED BY A 2 1/2" ALUMINUM CAP STAMPED LS 26869) AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 TO HAVE AN ASSUMED BEARING OF N89°31'10"E WITH ALL OTHER BEARINGS RELATIVE THERETO;

- THENCE ALONG SAID NORTH LINE N89°31'10"E, 2,645.96 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 25, BEING MARKED BY A 3 1/2" ALUMINUM CAP IN A MONUMENT BOX STAMPED LS 22098;
- THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, S00°00'44"E, 5,304.42 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 25, BEING MARKED BY A 2 1/2" ALUMINUM CAP STAMPED LS 12374;
- THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, S89°45'21"W, 2,644.82 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25 BEING MARKED BY A 2 1/2" ALUMINUM CAP STAMPED LS 12374;
- THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 S89°56'36"W, 2,639.66 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 26, BEING MARKED BY A 2 1/2" ALUMINUM CAP STAMPED LS 31169;
- THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, S89°07'14"W, 1,126.67 FEET;
- THENCE N23°23'34"E, 1,027.48 FEET; THENCE N30°41'53"E, 561.16 FEET;
- THENCE N09°27'56"E, 1,431.75 FEET; THENCE N01°31'11"E, 555.70 FEET;
- THENCE N16°54'16"E, 670.06 FEET; THENCE N12°31'59"W, 710.79 FEET;
- THENCE N00°36'59"W, 754.76 FEET; THENCE N32°03'06"E, 665.44 FEET;
- THENCE N12°20'24"E, 620.00 FEET; THENCE N15°55'36"W, 1,464.01 FEET;
- THENCE N00°00'00"E, 895.97 FEET; THENCE N31°57'10"E, 939.68 FEET;
- THENCE S89°58'27"W, 1,226.87 FEET; THENCE N17°16'05"E, 164.52 FEET;
- THENCE N89°58'27"E, 1,226.87 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23;
- THENCE ALONG SAID EAST LINE, S00°01'33"E, 4,588.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 989.73 ACRES (43,112,721 SQUARE FEET) MORE OR LESS AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS OR RESTRICTIONS NOW IN USE OR ON RECORD.

LEGEND:

- COMMERCIAL/RETAIL DISTRICT (C-R)
- MIXED USE DISTRICT (MU-R)
- RESIDENTIAL DISTRICT (R)

VESTED PROPERTY RIGHTS

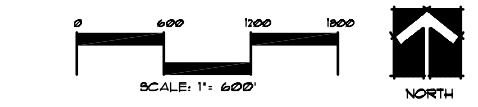
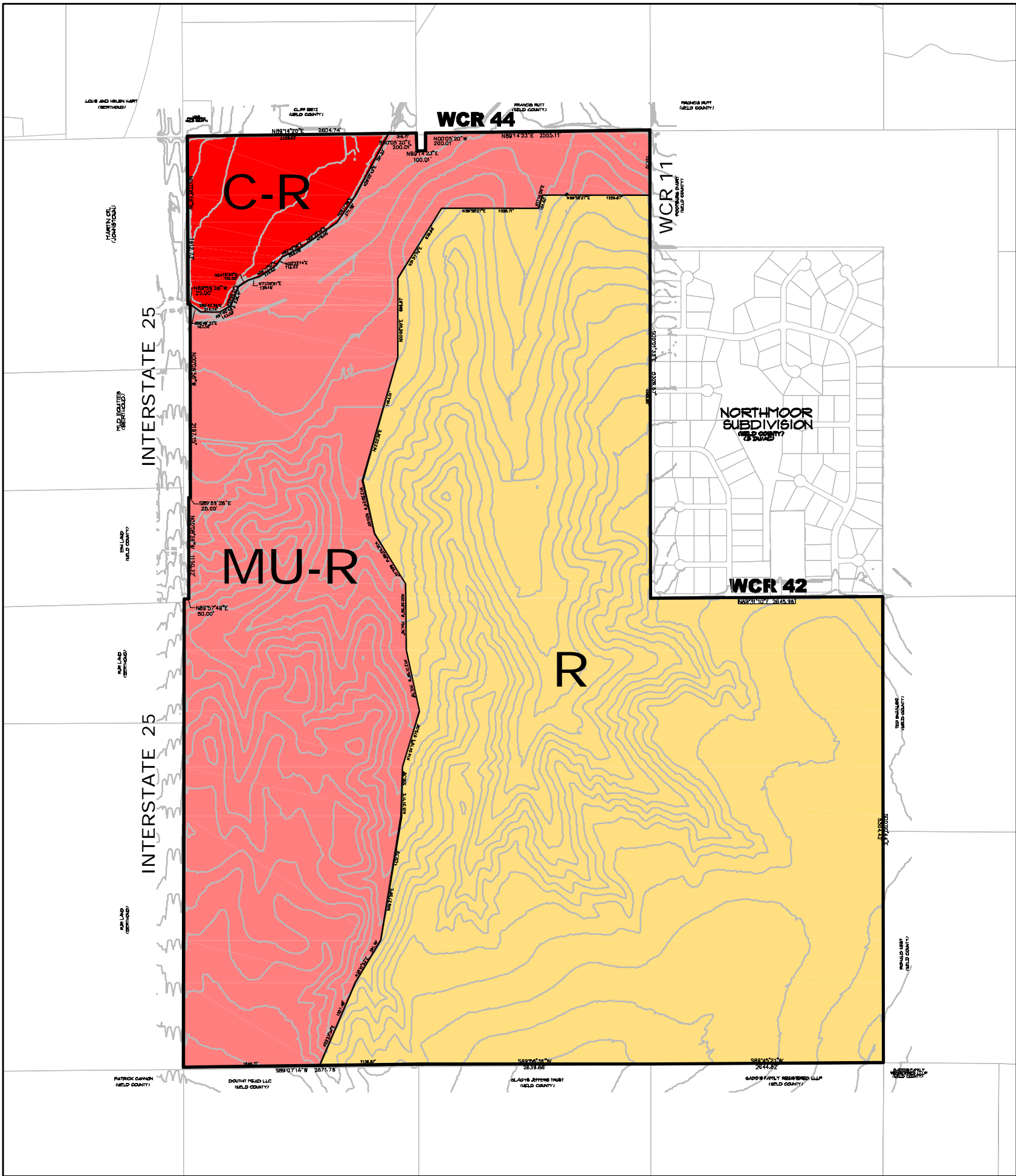
APPROVAL OF THIS SITE SPECIFIC DEVELOPMENT PLAN CREATES A VESTED PROPERTY RIGHT PURSUANT TO THE SECTION 24-68-108, C.R.S. FOR A PERIOD OF 40 YEARS FROM THE EFFECTIVE DATE OF THE ORDINANCE APPROVING THIS SITE SPECIFIC DEVELOPMENT PLAN. THIS SITE SPECIFIC DEVELOPMENT PLAN IS SUBJECT TO ALL PERFORMANCE 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



USE DISTRICT MAP
WILSON RANCH
Berthoud, Colorado
Date: 2-24-04

MAP 3