

# FINAL DEVELOPMENT PLAN TIMBERLAND SUBDIVISION - SECOND FILING

TOWN OF FIRESTONE  
WELD COUNTY  
STATE OF COLORADO  
SHEET 1 OF 1

DEVELOPER:

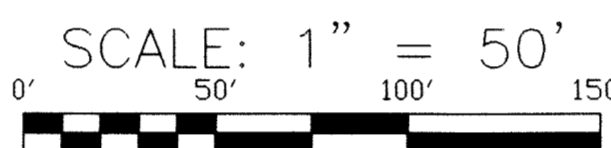
TIMBERLAND CONSTRUCTION  
4414 VINE STREET  
DENVER, COLORADO 80216  
(303) 297-1597

LEGAL DESCRIPTION:

That part of the West one-half Northeast one-quarter Section 30, Township 2 North, Range 67 West of the 6th Principal Meridian, Weld County, Colorado described as: Beginning at the Northwest corner said Northeast one-quarter, thence S89°21'23"E along the North line said Northeast one-quarter a distance of 330.00 feet, thence S00°00'00"W parallel with the West line said Northeast one-quarter a distance of 624.17 feet to a point on a curve to the left, said point being the True Point of Beginning, the radius of said curve is 120.00 feet, the delta of said curve is 45°02'27", the chord of said curve bears N67°30'00"E 91.84 feet, thence along the arc of said curve a distance of 94.25 feet to the end of said curve, thence N45°00'00"E a distance of 123.83 feet to the beginning of a curve to the right, the radius of said curve is 180.00 feet, the delta of said curve is 45°02'27", the chord of said curve bears N67°31'14"E 137.88 feet, thence along the arc of said curve a distance of 141.50 feet to the end of said curve, thence N00°02'27"E parallel with the East line NW1/4NW1/4NE1/4 said Section 30 a distance of 445.37 feet to a point on the North line said NW1/4NW1/4NE1/4, thence S89°21'23"E along said North line a distance of 30.01 feet to the Northeast corner said NW1/4NW1/4NE1/4, thence S00°02'27"W along the East line said NW1/4NW1/4NE1/4 a distance of 445.06 feet to a point, thence continuing S00°02'27"W along said East line a distance of 217.71 feet to the Northeast corner Southwest one-quarter Northwest one-quarter Northeast one-quarter said Section 30, thence continuing S00°02'27"W along the East line said Southwest one-quarter Northwest one-quarter Northeast one-quarter a distance of 617.76 feet to a point, said point being the Northeast corner Globe Subdivision - Filing No. 2, a subdivision, a part of the Northeast one-quarter said Section 30, thence N90°00'00"W along the North line said Globe Subdivision - Filing No. 2 a distance of 529.21 feet to a point, said point being the Southeast corner Amended Timberland Subdivision - Filing No. 1, a subdivision, a part of the Northeast one-quarter said Section 30, thence N00°00'00"W along the West line said Timberland Subdivision - Filing No. 1 a distance of 626.48 feet, thence N89°21'23"E a distance of 130.00 feet to a point on the West line NE1/4 said Section 30, thence N00°00'00"E along said West line a distance of 660.00 feet to the Northwest corner said NE1/4, thence S89°21'23"E along the North line said NE1/4 a distance of 30.00 feet, thence S00°00'00"W parallel with the West line said NE1/4 a distance of 630.00 feet, thence N00°00'00"E parallel with the West line said NE1/4 a distance of 5.83 feet to the True Point of Beginning.

Contains 9.60 acres more or less.

Basis of Bearings: The West line Northeast one-quarter Section 30, Township 2 North, Range 67 West of the 6th Principal Meridian, Weld County, Colorado is assumed to bear N00°00'00"E.



STATEMENT OF INTENT:

The TIMBERLAND SUBDIVISION FILING NO. 2 will consist of 33 single family lots in a 9.60 acre tract. The subdivision lies between Jackson Avenue on the North and Buchanan Avenue on the South. Access to the site will be gained by extending Jackson and Buchanan Avenues to the east with new streets, Hart and 5th constructed north and south. Buchanan Avenue, Jackson Avenue, and Hart Street will have 60 foot right-of-way widths with 40 foot of width from flowline to flowline. 5th Street will have a 54 foot right of way and will be 40 feet flowline to flowline.

SETBACKS:

Side lot setback = 7.00 feet  
Rear lot setback = 20.00 feet  
Front lot setback = 20.00 feet

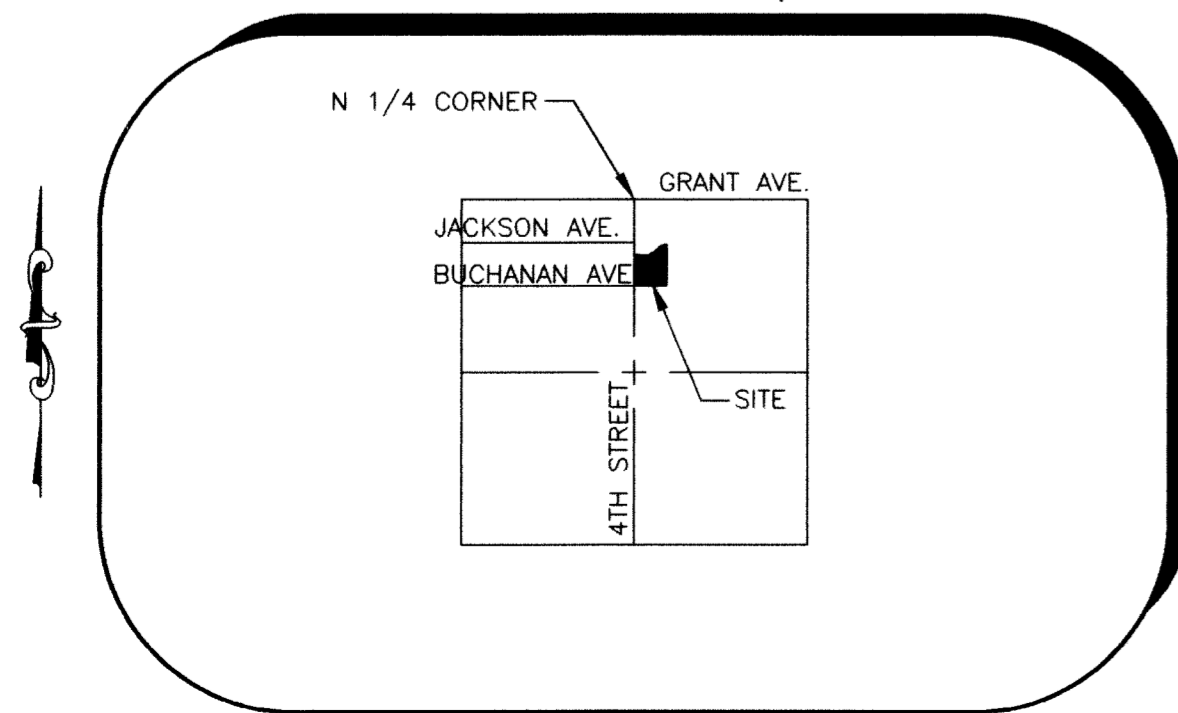
AREA OF TOTAL PROJECT = 9.60 ACRES  
AREA OF OUTLOT A (OPEN SPACE) = 0.31 ACRES  
OPEN SPACE = 3.23% OF TOTAL PROJECT

LANDSCAPING:

The detention pond North of Jackson Street is to be seeded with a native dryland grass. No landscaping or structures shall be constructed within the side lot or rear lot easements that will, in the opinion of the Tri-Area Sanitation District, impede the flow or detention of storm water runoff. This shall include, but not be limited to, sheds, retaining walls, decks or trees.

⊗ DENOTES PROPOSED STREET LIGHT (APPROX. LOCATION)

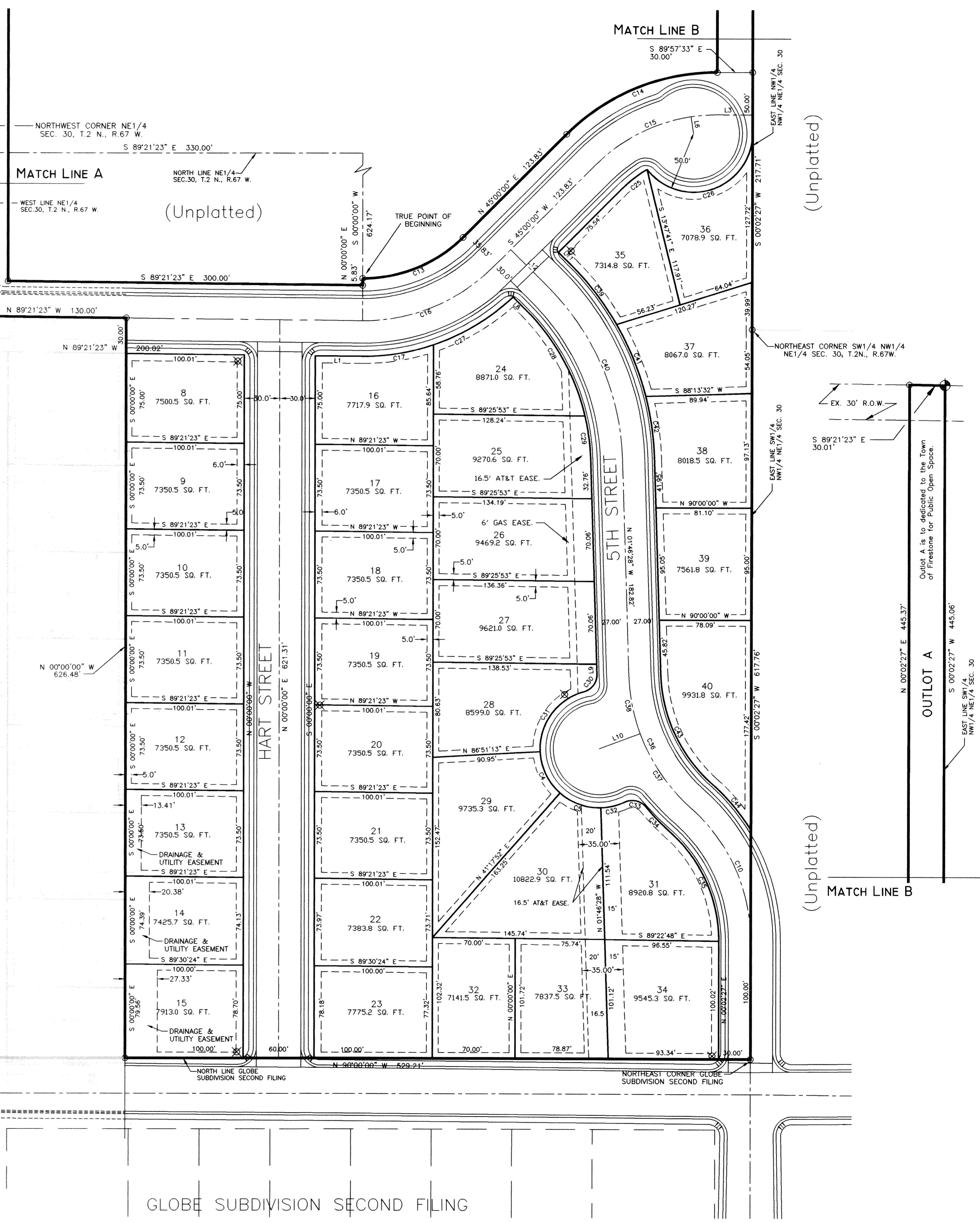
TOWN OF FIRESTONE, COLORADO



VICINITY MAP - NOT TO SCALE

NOTES:

1. This Final Development Plan applies to Filing 2 only.



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OUTLOT A  
Outlot A is dedicated to the Town of Firestone for Public Open Space.

N 00°02'27" E 445.37'  
S 00°02'27" W 445.06'  
EAST LINE SW 1/4 NE 1/4 SEC. 30