LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, ALL IN TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH P.M. BOULDER COUTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE S 00°07'20" W 359.41 FEET ALONG THE EASTERLY LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19;

THENCE S 44"34'20" W 40.36 FEET; THENCE S 42°07'20" W 51.00 FEET; THENCE S 37"08'20" W 129.00 FEET,

THENCE S 39°37'20" W 161.00 FEET; THENCE S 4072'20" W 263.32 FEET TO THE EASTERLY BOUNDARY OF COAL CREEK RANCH FILING NO. 3;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID COAL CREEK RANCH FILING NO. 3, THE FOLLOWING 7 COURSES: 1. N 14°23'10" W 72.46 FEET;

S 48'20'08" W 82.71 FEET; 3. S 83°04'43" W 91.60 FEET

4. N 59°40'03" W 100.98 FEET; 5. N 55'35'36" W 29.81 FEET TO A NON-TANGENT POINT OF CURVATURE;

6. ALONG THE ARC OF A CURVE TO THE RIGHT 450.61 FEET, SAID ARC SUBTENDED BY A RADIUS OF 695.00 FEET, A CENTRAL ANGLE OF 37'08'54", AND A CHORD BEARING N 64"3'22" W 442.76 FEET; 7. N 45°38'55" W 312.90 FEET;

THENCE N 6017'12" E 9.70 FEET; THENCE N 08°00'30" E 137.99 FEET THENCE N 58°33'30" E 245.00 FEET, THENCE N 51'03'30" E 289.40 FEET

THENCE N' 88°41'47" E 127.50 FEET; THENCE N 26°26'30" W 39.23 FEET; THENCE N 37°33'30" E 164.00 FEET THENCE N 60°03'30" E 80.40 FEET;

THENCE N 23'33'30" E 125.50 FEET; THENCE N 45'03'30" E 94.00 FEET TO A NON-TANGENT POINT OF CURVATURE:

THENCE ALONG THE ARC OF A CURVE TO THE LEFT 78.81 FEET, SAID ARC SUBTENDED BY A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF

64'30'00", AND A CHORD BEARING S 88'41'30" E 74.71 FEET; THENCE N 59'03'30" E 67.50 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 63.53 FEET, SAID ARC

SUBTENDED BY A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 91'00'00", AND A CHORD BEARING S 75'26'30" E, 57.06 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 117.90 FEET, SAID ARC SUBTENDED BY A RADIUS OF 70.00, A CENTRAL ANGLE OF 96'30'00", AND A CHORD BEARING S 7871'30" E 104.45 FEET;

THENCE N 53'33'30" E 31.20 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 70.59 FEET. SAID ARC SUBTENDED BY A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 44'56'30", AND A CHORD BEARING N 76"01'45" E 68.80 FEET;

THENCE S 81'30'00" E 53.50 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 101.54 FEET, SAID ARC SUBTENDED BY A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 68°26'30", AND A CHORD BEARING N 64"16'45" E 95.61 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 36.96 FEET, SAID ARC SUBTENDED BY A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF

THENCE N 68'33'30" E 37.80 FEET; THENCE S 60°56'30" E 102.90 FEET; THENCE N 80°03'30" E 77.50 FEET TO A NON-TANGENT POINT OF

38'30'00", AND A CHORD BEARING N 49'18'30" E 36.27 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT 57.85 FEET, SAID ARC SUBTENDED BY A RADIUS OF 50.00, A CENTRAL ANGLE OF 6677'25", AND A CHORD BEARING S 72'47'47" E 54.68 FEET; THENCE N 74°03'30" E 74.00 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 57.86 FEET, SAID ARC SUBTENDED BY A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 25'30'00", AND A CHORD BEARING N 86'48'30" E 57.38 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 62.83 FEET, SAID ARC

45°00'00", AND A CHORD BEARING N 77°03'30" E 61.23 FEET; THENCE N 54°33'30" E 104.00 FEET: THENCE ALONG THE ARC OF A CURVE TO THE LEFT 78.80 FEET, SAID ARC SUBTENDED BY A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 56°26'15", AND A CHORD BEARING N 26°20'23" E 75.65 FEET;

SUBTENDED BY A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF

THENCE N 68'03'30" E 86.42 FEET; THENCE N 25'33'30" E 68.30 FEET; THENCE N 20.05'20" E 30.34 FEET: THENCE N 00°00'00" E 125.00 FEET:

THENCE S 89'56'29" E 20.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 110.28 FEET, SAID ARC SUBTENDED BY A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 50'32'57", AND A CHORD BEARING N 64'43'31" E 106.74 FEET;

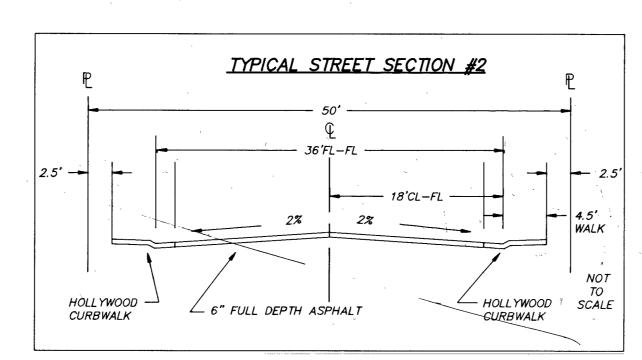
THENCE N 39°27'04" E 44.47 FEET; THENCE N 13'26'30" W 128.60 FEET; THENCE N 08'03'30" E 35.40 FEET; THENCE N 17'03'30" E 50.30 FEET;

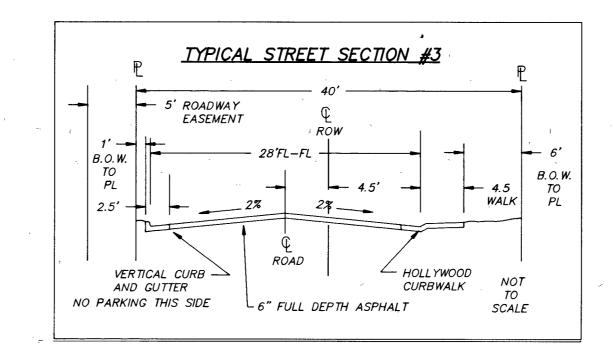
THENCE N 63'03'30" E 199.20 FEET; THENCE N 52'33'30" E 192.30 FEET; THENCE N 61'33'30" E 106.60 FEET TO THE EAST LINE OF SAID WEST

HALF OF THE SOUTHWEST QUARTER OF SECTION 17: THENCE S 00°03'30" W 665.00 FEET ALONG SAID EAST LINE; THENCE S 46'02'03" W 486.73 FEET ALONG THE NORTHWESTERLY BOUNDARY OF THAT REAL PROPERTY DESCRIBED IN A DEED RECORDED AT

RECEPTION NO. 075113: THENCE N 89'58'58" W 100.28 FEET; THENCE S 44'55'52" W 438.00 FEET ALONG THE NORTHWESTERLY BOUNDARY OF THAT REAL PROPERTY DESCRIBED IN A DEED RECORDED AT

RECEPTION NO. 647715; THENCE S 00°20'32" W 170.00 FEET TO THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17; N 89'39'28" W 564.92 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 43.8873 ACRES, MORE OR LESS.





SITE

FILING 4

FINAL PLANNED UNIT DEVELOPMENT

LAND USE SUMMARY

5414 s.f.

GROSS DENSITY 2.9 UNITS/ACRE TOTAL LOTS MEAN LOT SIZE 8815 s.f. MEDIAN LOT SIZE 8012 s.f. -

MAXIMUM LOT SIZE 18,210 s.f. TOTAL AREA 43.89 ± ACRES PUBLIC OUTLOT 2.64 ± ACRES DEDICATION

SETBACK CRITERIA

FRONT YARD SIDE YARD REAR YARD BUILDING HEIGHT 35.0-45.0' **

MINIMUM LOT SIZE

* CORNER LOTS ONE FRONT SETBACK ONLY, SIDE YARD ON STREET SIDE 15' MINIMUM EXCEPT LOT 1 SIDE YARD SETBACK ON DILLON ROAD SHALL BE 5' MINIMUM, AND LOT 23 SIDE YARD SETBACK SHALL BE 20' MINIMUM. MINIMUM FRONT SETBACKS FOR LOTS 67-69, EXCEPT GARAGE FRONT, SHALL BE SETBACK A MINIMUM OF 20'. MINIMUM FRONT SETBACKS FOR LOTS 82-126 SHALL BE

** 35' IF HOUSE ON GRADE LESS THAN 8%, 45' IF HOUSE ON GRADES IN EXCESS OF 8% CORNER LOT SETBACKS ARE SHOWN ON PLAT.

FENCING & LANDSCAPING

GENERAL NOTES

- HOMEOWNERS ASSOCIATION WILL PROVIDE MAINTENANCE FOR THOSE GREEN AREAS LYING BEHIND SIDEWALK ON DILLON ROAD RIGHT-OF-WAY, AND EXTENDING TO THE CLUBHOUSE AREA (SOUTH OF ST. ANDREWS LANE).
- 2. MEDIAN ISLAND TO BE LOCATED ON SPYGLASS CIRCLE SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE MAXIMUM HEIGHT OF PLANTINGS OR WALLS WITHIN SAID MEDIAN ISLANDS SHALL NOT EXCEED 2.5' ABOVE TOP OF CURB.
- 3. WHERE POSSIBLE, ALL DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED THE MAXIMUM DISTANCE POSSIBLE FROM INTERSECTION.
- 4. FUTURE IMPROVEMENTS TO DILLON ROAD MAY REQUIRE THE RELOCATION OF ITS INTERSECTION WITH 88TH STREET. (BETWEEN LOTS 40 - 48)
- 5. ROOF DRAINAGE SHALL NOT BE CONCENTRATED ALONG GOLF COURSE BOUNDARY.
- 6. THIS PLANNED UNIT DEVELOPMENT IS SUBJECT TO ALL CONDITIONS AS SET FORTH IN PLANNING COMMISSION RESOLUTION NO. 4, SERIES 1992.
- THE HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR PAYMENT OF WATER TAP FEES AND WATER CONSUMPTION CHARGES ON MAINTAINED PROPERTY, INCLUDING CITY OUTLOTS.
- 8. THE HOMEOWNERS' ASSOCIATION SHALL MAINTAIN ALL LANDSCAPING WITHIN OUTLOTS AND ALL STONE RETAINING WALLS BEHIND BACK OF CURB. RETAINING WALLS AND LANDSCAPING SUBJECT TO FUTURE REVIEW AND APPROVAL BY PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION.
- 9. ALL FENCING IS TO BE CONSTRUCTED ON PRIVATE
- 1. FINAL LANDSCAPE PLANS SHALL BE SUBMITTED FOR APPROVAL BY THE PARKS AND RECREATION DEPARTMENT PRIOR TO CONSTRUCTION.
- 2. CITY OF LOUISVILLE WILL TAKE OVER MAINTENANCE UPON CONSTRUCTION ACCEPTANCE OF LANDSCAPING. (UNLESS OTHERWISE NOTED ON PLANS)
- 3. THE FINAL DESIGN AND LOCATION OF LANDSCAPING SHALL BE APPROVED
- 4. LANDSCAPING AND FENCING SHALL NOT OBSTRUCT SAFE STOPPING SIGHT DISTANCE, AND VISION CLEARANCE AREA.
- 5. SHRUBS AND TREES SHALL NOT BE PLANTED OVER UTILITY LINES (CLEARANCE SHALL BE 10' FOR CONIFEROUS TREES AND 5' FOR DECIDUOUS
- 6. NO SOLID FENCES SHALL BE ALLOWED WITHIN TWENTY (20) FEET OF THE STREET. EXCEPT WHEN USED AS A COURTYARD SCREENING FENCE AND INTEGRATED INTO THE FRONT ELEVATION. ALSO, AN OPEN RAIL FENCE SHALL BE
- PERMITTED IN PLANTING AREAS NOT MORE THAN THIRTY (30) FEET IN LENGTH. 7. NO 6' SOLID REARYARD FENCING ADJACENT TO GOLF COURSE OR PUBLIC OPEN SPACE.
- 8. NO FENCING WILL BE ALLOWED WITHIN THE GAS EASEMENT ON LOTS 117, 121, AND 122.

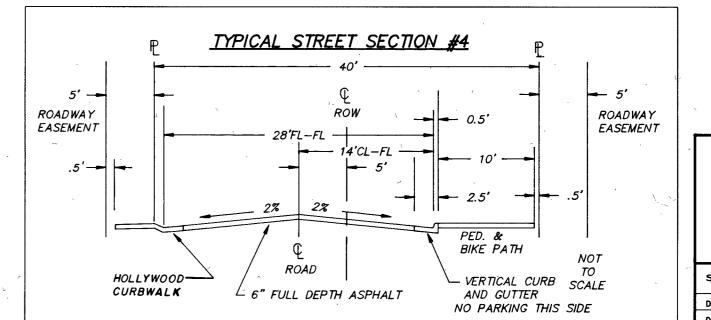
CLERK AND RECORDER CERTIFICATE

COUNTY OF BOULDER) STATE OF COLORADO)

Carol Jacobsen CHARLOTTE HOUSTON

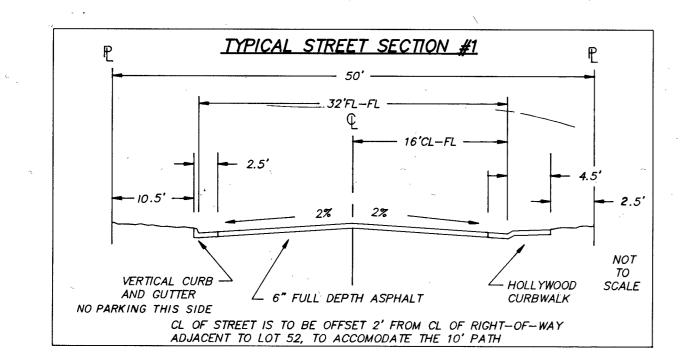
PLANNING COMMISSION CERTIFICATE APPROVED THIS OF DAY OF COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO.

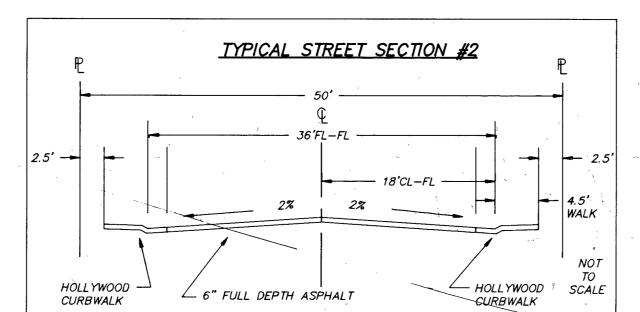
CITY COUNCIL CERTIFICATE APPROVED THIS 16TH DAY OF JUNG OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION 1997 THE CITY COUNCIL SERIES



COAL CREEK RANCH FILING 4 FINAL P.U.D.

SCALE HOR. N/A HURST & ASSOCIATES, CONSULTING ENGINEERS DESIGN JWJ DRAWN GMG/CAD 3055 47th Street, A-2 Boulder, Colorado 80301 (303) 449-9105 FILE NAME 015CV2X JOB NO.2020-15 DATE 10 /12 /92 SHEET 1 OF 7

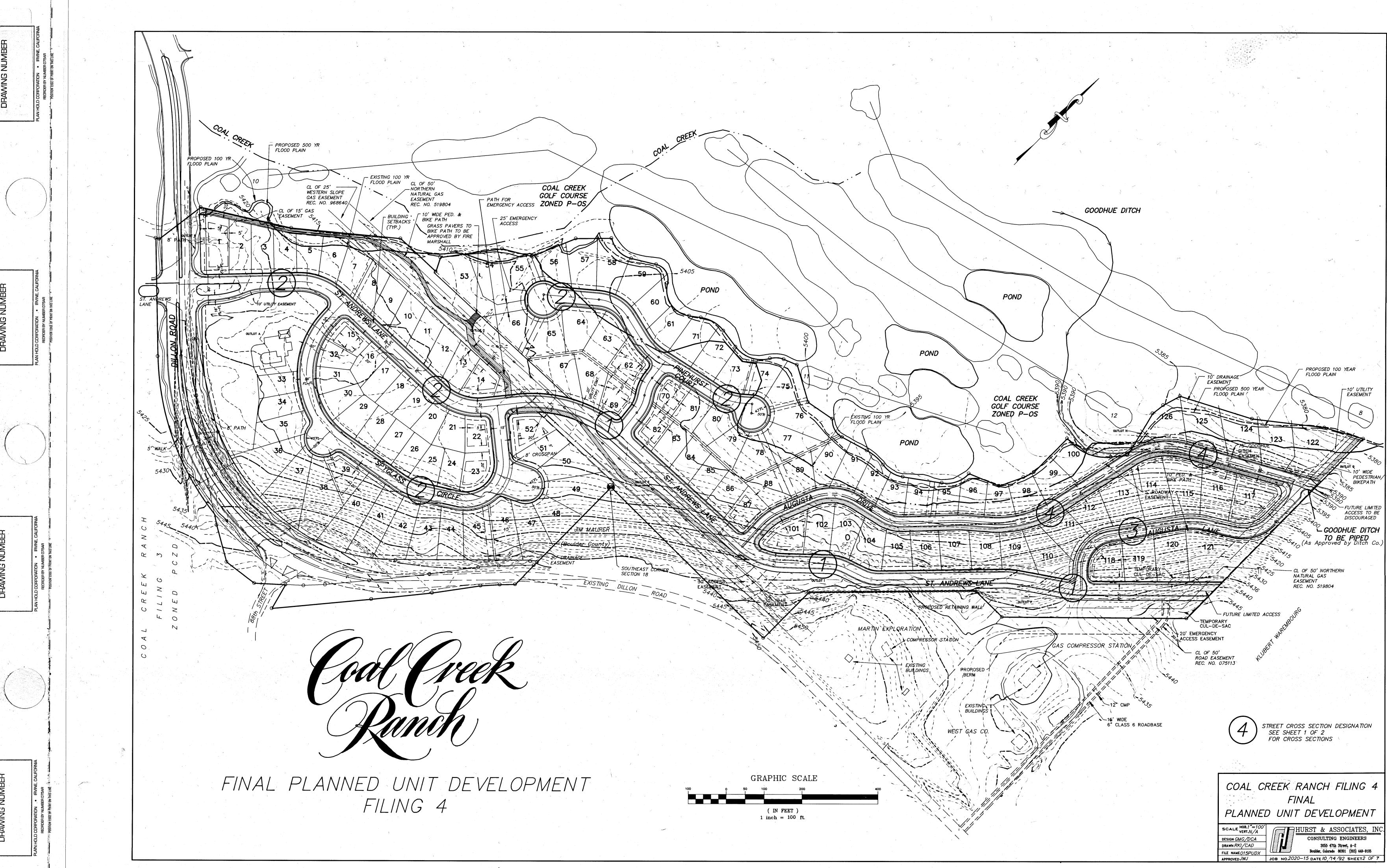


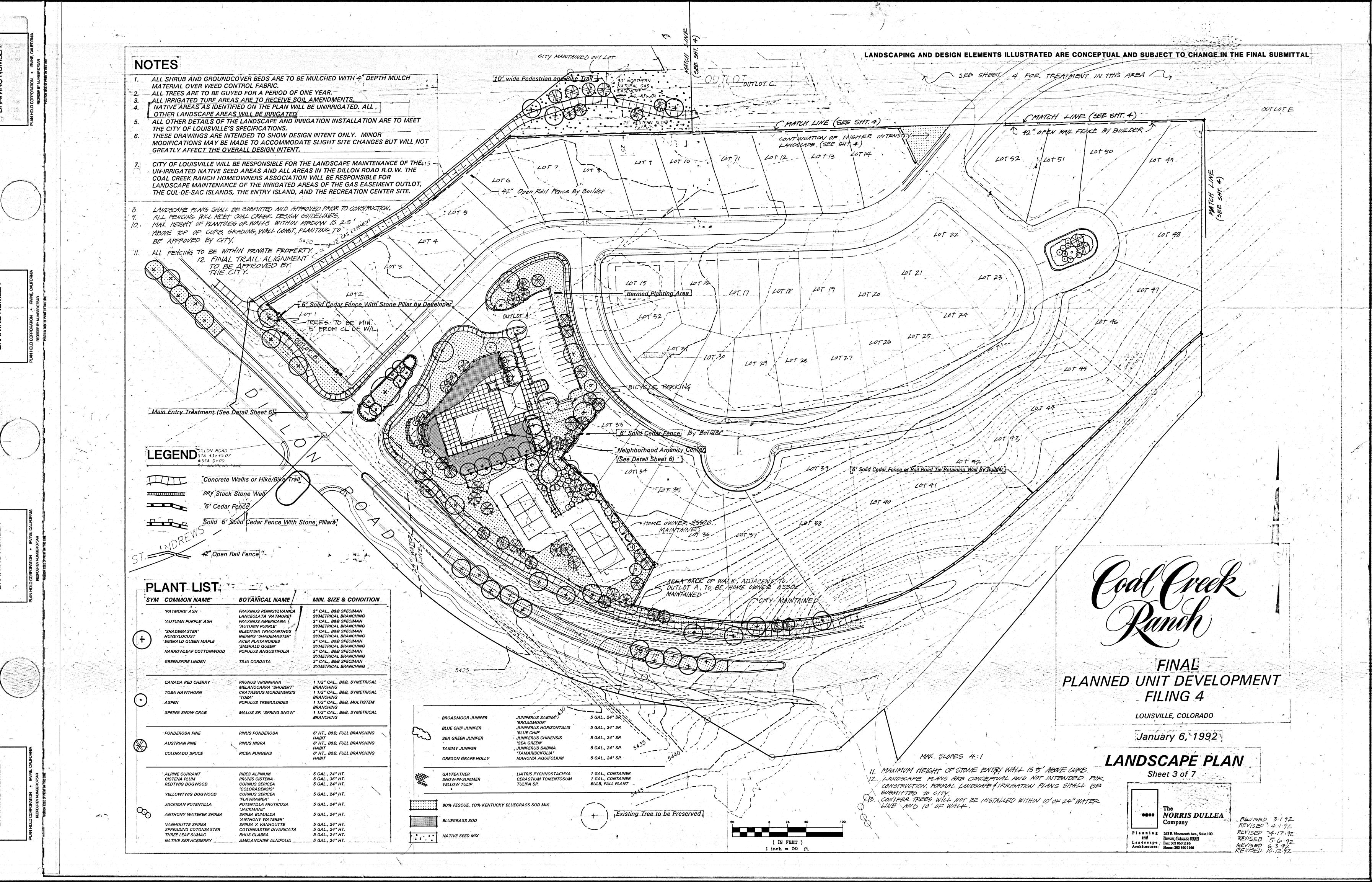


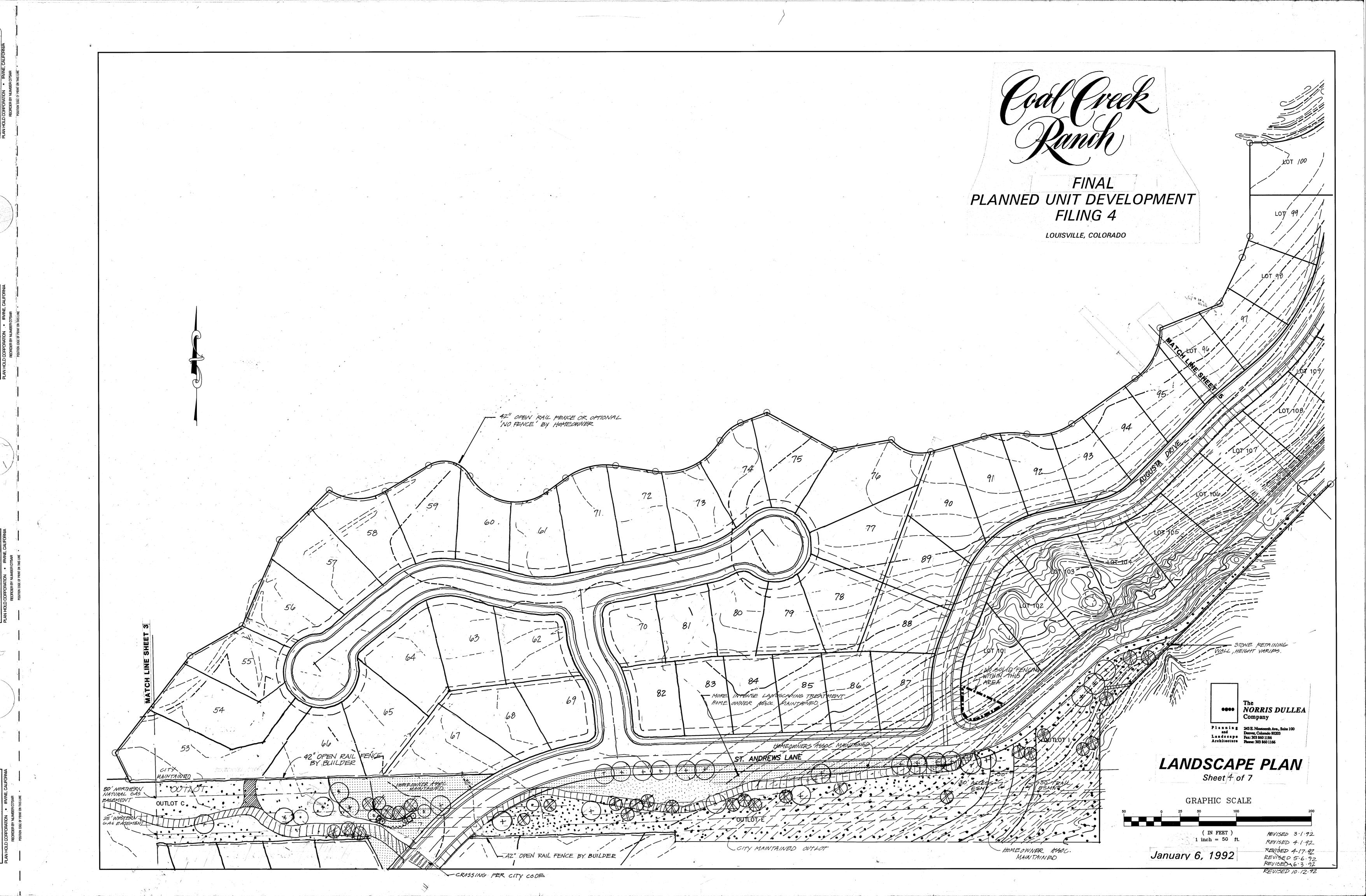
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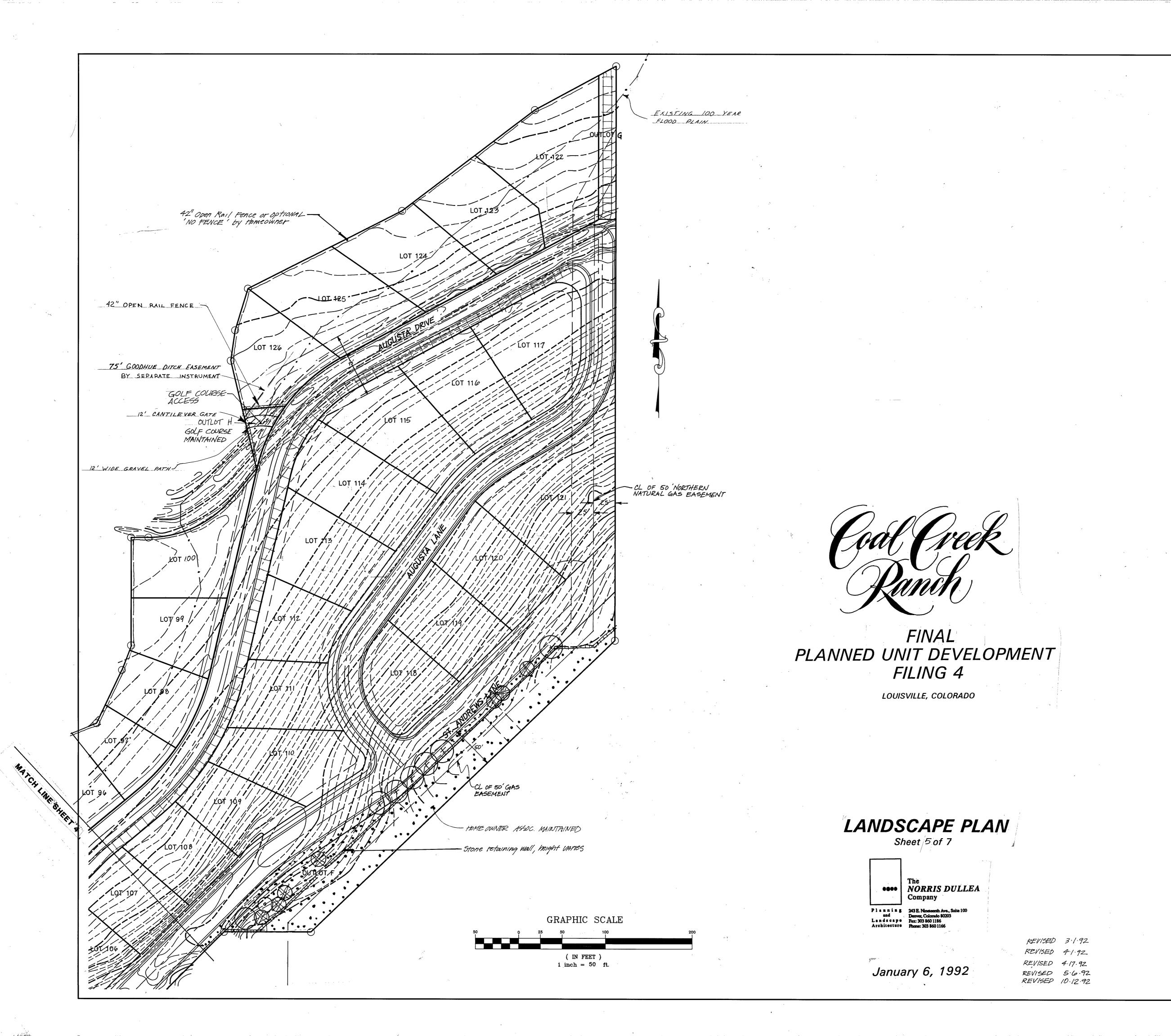


Coal Creek Ranch F#4

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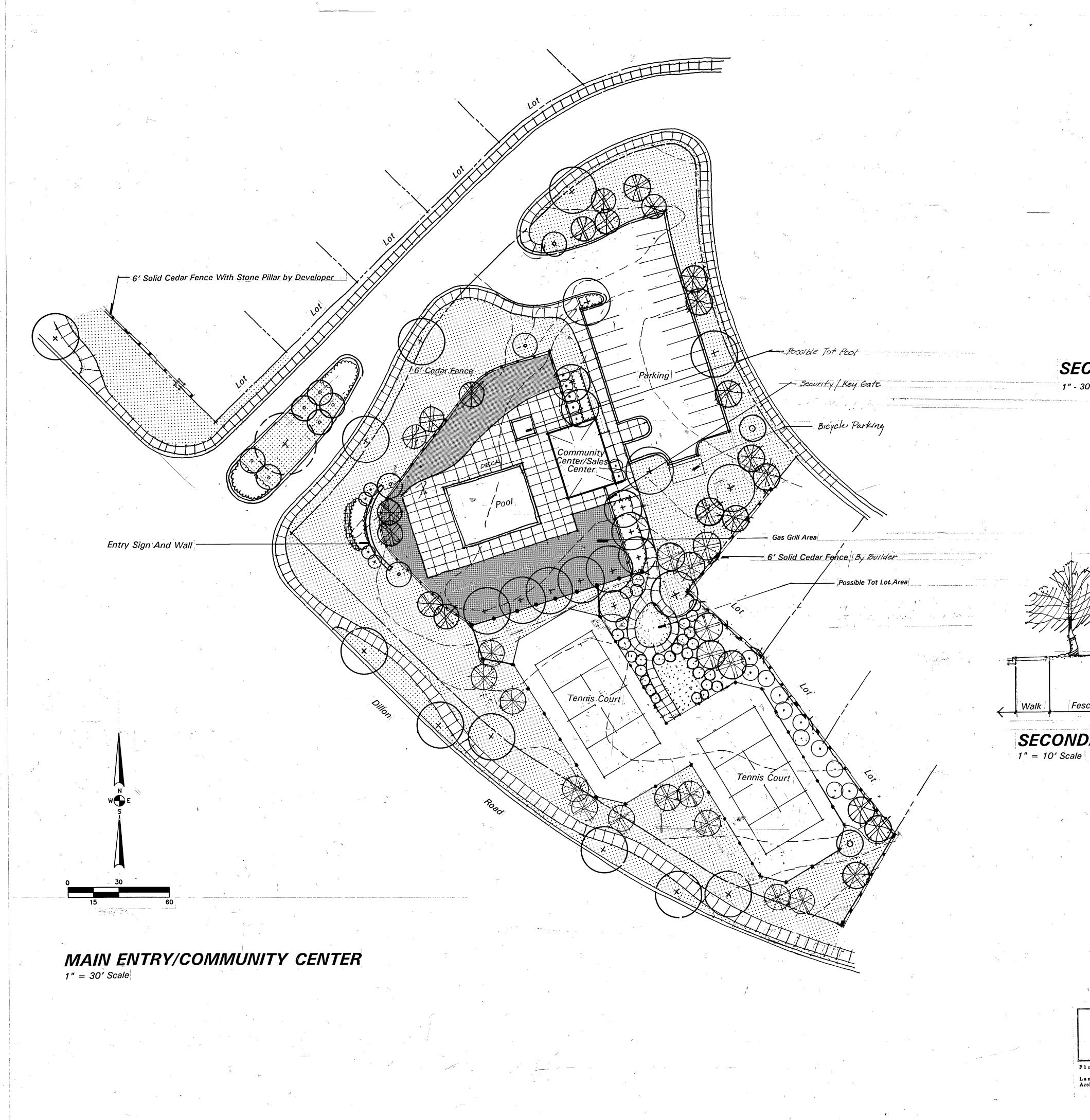
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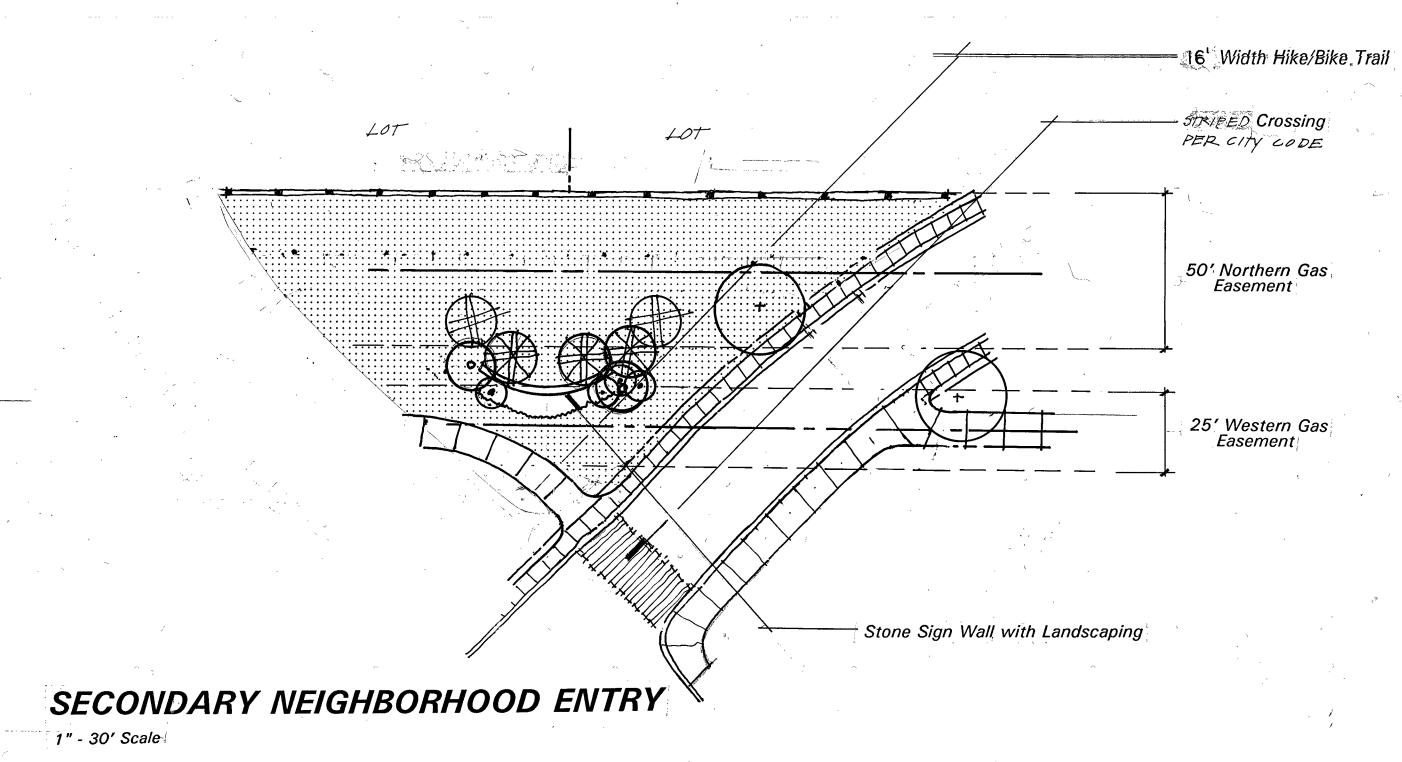
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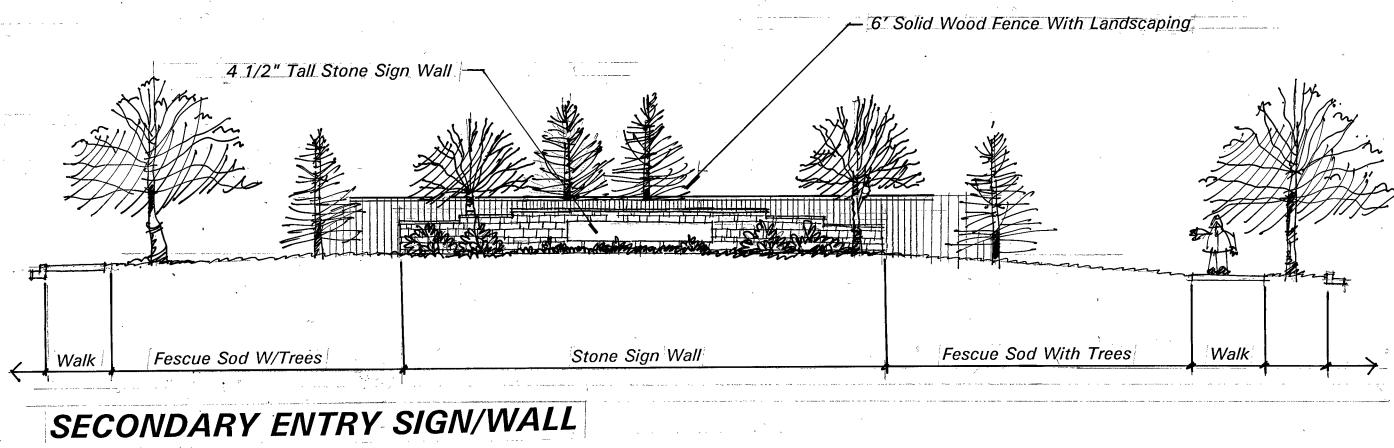


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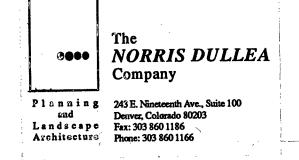




Coal Freek Runch

FINAL
PLANNED UNIT DEVELOPMENT
FILING 4

LOUISVILLE, COLORADO



COMMUNITY CENTER & ENTRY FEATURE DETAILS

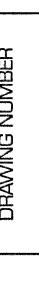
Sheet 6 of 7

January 6, 1992

REVISED 3:192 REVISED 4:17:92 REVISED 5:6:92 REVISED 10:13:92

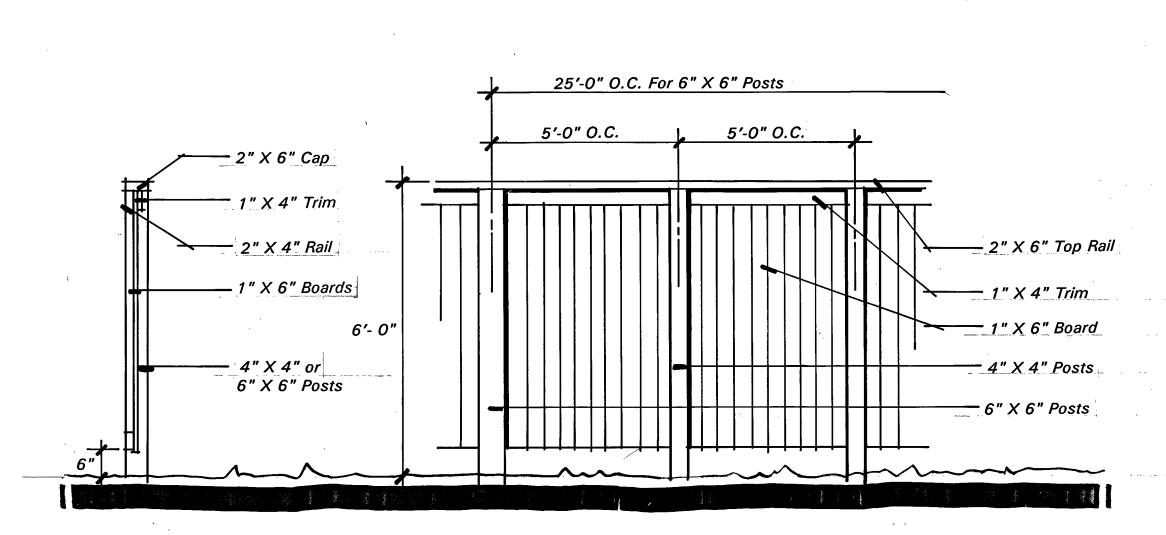


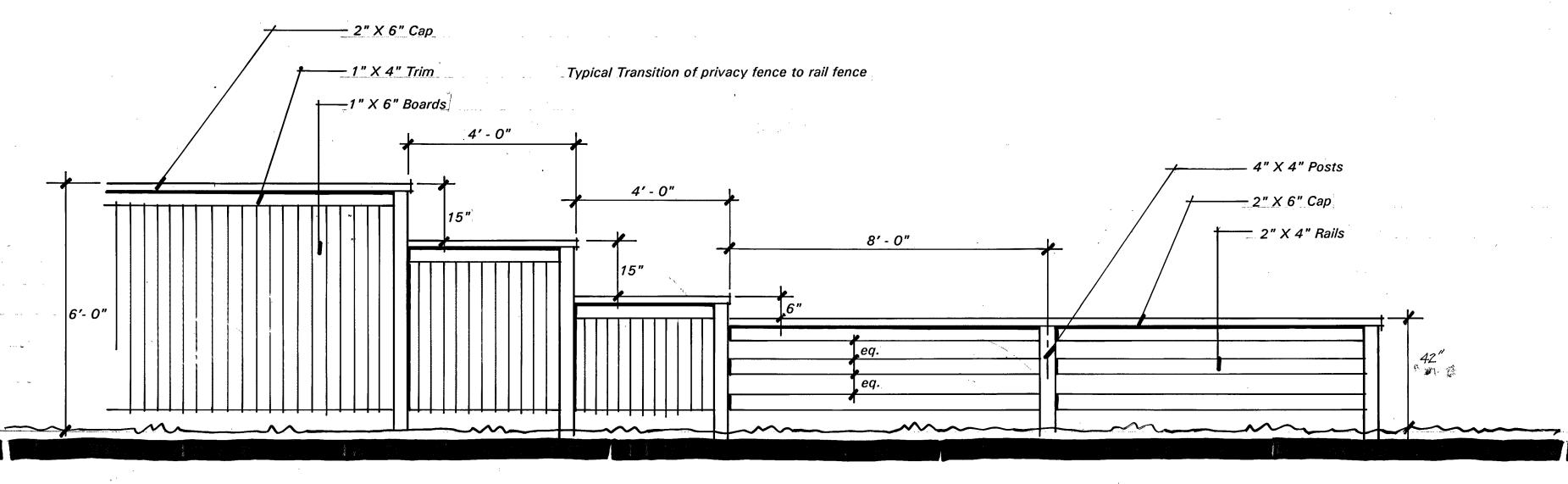






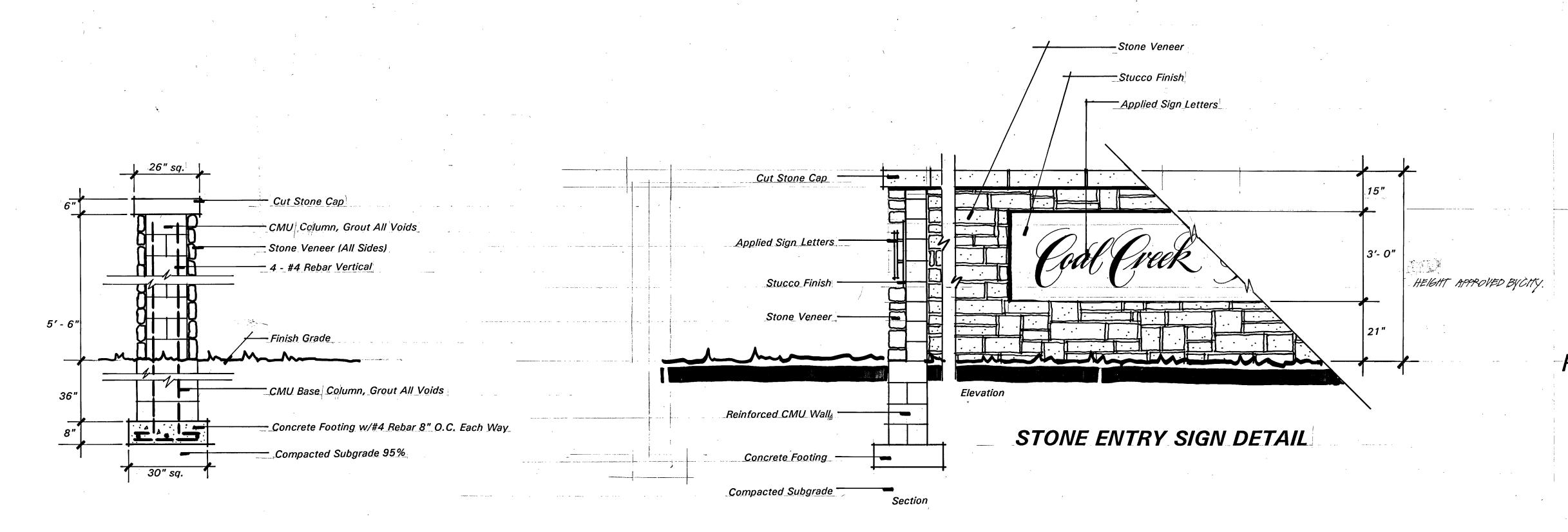






PERIMETER FENCE DETAIL

TYPICAL FENCE ELEVATIONS



FINAL PLANNED UNIT DEVELOPMENT FILING 4

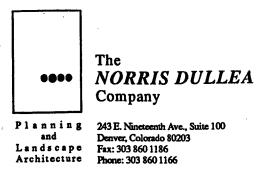
LOUISVILLE, COLORADO

January 6, 1992

REVISED 3.1.92 REVISED 4.17.92 REVISED 10.12.92

FENCING & SIGNAGE DETAILS

Sheet 7 of 7



STONE FENCE COLUMN TO BE INSTALLED ON PRIVATE PROPERTY