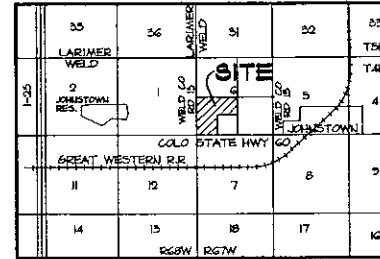


PURVIS-TREMBATH OUTLINE DEVELOPMENT PLAN

LOCATED IN THE SOUTH ONE-HALF OF SECTION 6
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE PRINCIPAL
MERIDIAN, WELD COUNTY, COLORADO



VICINITY MAP
N.T.S.



SCALE: 1"=200'

LEGEND:

- PROPERTY LINE
- - - LAND USE BOUNDARY
- SECTION CORNER
- - - - EXISTING LOT CONTOURS
- EXISTING TREES
- EXISTING BUILDINGS
- EXISTING ROADS
- W WATER LINE
- - - W WASTEWATER LINE
- - - I IRRIGATION LINE
- - - T TELEPHONE LINE
- ➔ FUTURE POINTS OF ACCESS

LEGAL DESCRIPTION:

A portion of the South One-half of Section 6, Township 4 North, Range 67 West of the Sixth Principal Meridian, County of Weld, State of Colorado, more particularly described as follows:
Considering the West line of the Southwest Quarter of said Section 6 as bearing South 05°29'05" East between the monuments shown and described hereon, with all bearings contained herein relative thereto;
Beginning at the Northwest corner of the Southwest Quarter of said Section 6, said point being the POINT OF BEGINNING;
thence South 05°29'05" East, along the West line of said Southwest Quarter a distance of 2,622.60 feet to a point on a non-tangent curve on the North right-of-way line of Colorado State Highway number 60;
thence easterly, along said North right-of-way line, along the arc of said non-tangent curve to the right, the center of which bears South 00°45'06" West, and having a radius of 5,770.00 feet and a central angle of 02°29'24", an arc distance of 250.76 feet, the chord of said curve bears South 88°00'12" East, a distance of 250.74 feet to the Southwest corner of that certain parcel of land as described in a deed recorded in Book 1295 at page 477 of Weld County Records;
thence along the boundaries of said parcel the following three (3) courses and distances:
1.) North 05°29'05" West, a distance of 249.91 feet;
2.) South 86°04'12" East, a distance of 124.00 feet;
3.) South 05°29'05" East, a distance of 249.20 feet to a point on the North right-of-way line of Colorado State Highway number 60;
thence along said North right-of-way line, South 86°13'32" East, a distance of 938.67 feet to a point on the Easterly line of that certain parcel of land as described in a Quit Claim deed recorded January 27, 2003 in reception number 3027358 of Weld County Records; thence along said Easterly line the following three (3) courses and distances:
1.) North 04°59'14" West, a distance of 547.47 feet;
2.) North 05°14'30" West, a distance of 487.57 feet;
3.) North 05°13'16" West, a distance of 258.71 feet to a point on the North boundary line of the Podtburg Village P.U.D., as recorded February 27, 1997 at Book 1593 as Reception No. 2535265;
thence South 86°23'36" East, along said North boundary line and its easterly prolongation, a distance of 1,279.77 feet to the Easterly line of that certain parcel of land as described in a quit claim deed as recorded November 27, 2000 as Reception No. 2809071;
thence North 02°40'58" West, along said Easterly line, a distance of 1,328.28 feet to a point on the North line of the South one-half of said Section 6;
thence North 86°41'50" West, along said North line, a distance of 2,595.34 feet to the POINT OF BEGINNING.

Containing 4,932,801 square feet or 113.2425 acres, more or less.

SURVEYOR'S INFORMATION:

Survey information was provided by Michael J. DeDecker, Colorado P.L.S. 20676, for and on behalf of CDS Engineering Corp.

OWNER/APPLICANT:

PURVIS PROPERTIES, LLC
VIRGINIA PURVIS, MANAGER
PURVIS PROPERTIES, LLC
605 ARMSTRONG AVE.
FORT COLLINS, CO 80521

OWNER/APPLICANT:

PURVIS PROPERTIES, LLC
BARBARA PURVIS, MANAGER
PURVIS PROPERTIES, LLC
710 SOUTH GARFIELD STREET
DENVER, CO 80202

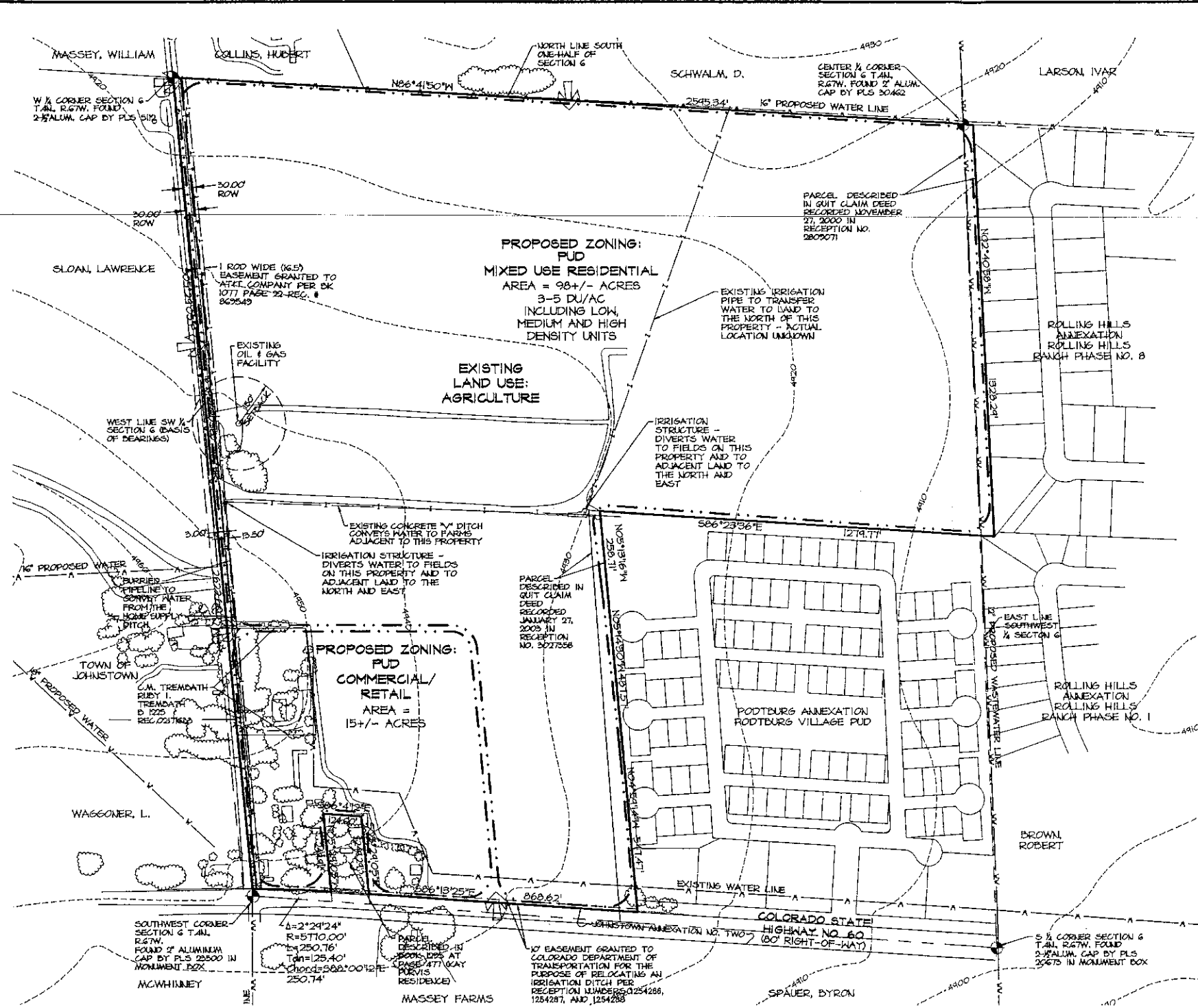
OWNER/APPLICANT:

C.M. AND RUBY TREMBATH
22118 COUNTY ROAD 15
JOHNSTOWN, CO 80534

RECORD	DATE	DESIGNED BY: BR
ORIGINAL SUBMITTAL	02-14-05	PREPARED BY: SR
		CHECKED BY: BR
		JOB NO:
		80-4585,001,00

TETRA TECH RMC
1500 S. SUMMIT ST., SUITE 117, LOUISVILLE, CO 80501
TEL: 303.772.5190 FAX: 303.772.5199

PURVIS-TREMBATH
OUTLINE DEVELOPMENT PLAN | OF 1



LAND USE TABLE:

LAND USE	ACRES	%
MIXED USE RESIDENTIAL	98 AC.	87%
COMMERCIAL/RETAIL	15 AC.	13%
TOTAL	113 AC.	100%

SERVICE AND UTILITY PROVIDERS:

- AMBULANCE: WELD COUNTY AMBULANCE SERVICE
- CABLE TV: U.S. CABLE
- ELECTRIC/GAS: XCEL
- FIRE: JOHNSTOWN FIRE PROTECTION DISTRICT
- LIBRARY: WELD COUNTY LIBRARY DISTRICT
- POLICE: TOWN OF JOHNSTOWN POLICE DEPARTMENT
- RECREATION: THOMPSON RIVERS RECREATION DISTRICT
- SCHOOLS: WELD COUNTY SCHOOL DISTRICT RE-5J
AIMS JUNIOR COLLEGE DISTRICT
- TELEPHONE: QWEST
- TRASH: TOWN OF JOHNSTOWN WASTE MANAGEMENT
- WATER: TOWN OF JOHNSTOWN

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