

Part of the North 1/4 of Section 8, Township 1 North, Range 68 West of the 6th P.M. described as follows:

Beginning at the Northwest corner of said Section 8; thence S1°15'00"W along the West line of said Section 8 a distance of 546.57 feet; thence N89°54'40"E a distance of 50.01 feet to a point on the East right-of-way of County Road No. 3 and TRUE POINT OF BEGINNING.

- 1. thence N89°54'40"E a distance of 2252.26 feet;
2. thence N00°05'20"W a distance of 411.59 feet;
3. thence N33°29'59"E a distance of 60.67 feet;
4. thence N45°27'04"E a distance of 48.97 feet;
5. thence N89°54'40"E a distance of 366.78 feet to a point of non-tangency on a curve to the left, whence the radius point of said curve bears S27°53'50"E a distance of 65.00 feet;
6. thence along said curve to the left a distance of 232.04 feet through a central angle of 204°32'26";
7. thence S00°06'07"E a distance of 452.34 feet;
8. thence N89°52'13"E a distance of 952.58 feet;
9. thence N00°07'47"W a distance of 73.51 feet;
10. thence S41°58'09"E a distance of 44.97 feet;
11. thence N42°44'50"E a distance of 44.09 feet;
12. thence S00°07'47"E a distance of 72.31 feet;
13. thence N89°52'13"E a distance of 750.00 feet;
14. thence N00°07'47"W a distance of 74.80 feet;
15. thence S40°53'50"E a distance of 45.94 feet;
16. thence N38°23'07"E a distance of 48.18 feet;
17. thence S00°07'47"E a distance of 77.69 feet;
18. thence N89°52'13"E a distance of 785.00 feet;
19. thence S01°07'07"W a distance of 1264.31 feet;
20. thence S89°53'53"W a distance of 60.01 feet;
21. thence N01°07'07"E a distance of 1009.94 feet;
22. thence S89°53'53"W a distance of 567.44 feet;
23. thence S00°55'18"W a distance of 422.93 feet;
24. thence S89°53'03"W a distance of 242.16 feet;
25. thence S00°06'07"E a distance of 271.79 feet;
26. thence S26°40'01"E a distance of 55.90 feet;
27. thence S26°27'47"W a distance of 55.90 feet;
28. thence S00°06'07"E a distance of 480.00 feet;
29. thence S89°53'53"W a distance of 60.00 feet;
30. thence N00°06'07"W a distance of 480.00 feet;
31. thence N26°40'01"W a distance of 55.90 feet;
32. thence N26°27'47"E a distance of 55.90 feet;
33. thence N00°06'07"W a distance of 187.05 feet;
34. thence N44°00'15"W a distance of 84.04 feet;
35. thence N0°55'18"E a distance of 295.63 feet;
36. thence N24°20'52"W a distance of 100.60 feet;
37. thence N43°07'10"W a distance of 81.78 feet;
38. thence S89°53'53"W a distance of 684.89 feet;
39. thence S00°06'07"W a distance of 423.14 feet;
40. thence N89°53'03"E a distance of 145.15 feet;
41. thence S00°31'40"W a distance of 420.00 feet;
42. thence S89°53'03"W a distance of 140.50 feet;
43. thence N00°06'07"W a distance of 60.00 feet;
44. thence N89°53'03"E a distance of 81.18 feet;
45. thence N00°31'40"E a distance of 300.00 feet;
46. thence S89°53'03"W a distance of 84.47 feet;
47. thence S00°06'07"E a distance of 791.58 feet;
48. thence N00°31'40"E a distance of 1274.72 feet;
49. thence S89°53'03"W a distance of 60.00 feet;
50. thence S00°06'07"E a distance of 770.00 feet;
51. thence S00°06'07"E a distance of 1274.72 feet;
52. thence S89°53'53"W a distance of 100.00 feet;
53. thence N00°06'07"W a distance of 1274.72 feet;
54. thence S89°53'53"W a distance of 589.88 feet;
55. thence S00°33'53"W a distance of 483.30 feet;
56. thence S89°54'16"W a distance of 224.50 feet;
57. thence N00°06'07"W a distance of 60.00 feet;
58. thence N89°54'16"E a distance of 165.20 feet;
59. thence N00°33'53"E a distance of 423.30 feet;
60. thence S89°53'53"W a distance of 170.12 feet;
61. thence S00°06'07"E a distance of 714.73 feet;
62. thence S26°40'01"E a distance of 55.90 feet;
63. thence S26°27'47"W a distance of 55.90 feet;
64. thence S00°06'07"E a distance of 460.00 feet;
65. thence S89°53'53"W a distance of 60.00 feet;
66. thence N00°06'07"W a distance of 460.00 feet;
67. thence N26°40'01"W a distance of 55.90 feet;
68. thence N26°27'47"E a distance of 55.90 feet;
69. thence N00°06'07"W a distance of 714.73 feet;
70. thence S89°53'53"W a distance of 824.06 feet;
71. thence S01°01'13"W a distance of 428.97 feet;
72. thence S43°58'47"E a distance of 42.43 feet;
73. thence S01°01'13"W a distance of 349.71 feet;
74. thence S46°01'13"W a distance of 42.43 feet;
75. thence S01°01'13"W a distance of 436.27 feet;
76. thence S89°53'53"W a distance of 60.01 feet;
77. thence N01°01'13"E a distance of 1274.96 feet;
78. thence S89°53'53"W a distance of 912.12 feet;
79. thence N01°15'00"E a distance of 307.30 feet to the TRUE POINT OF BEGINNING.

Described parcel containing 56.946 acres.

The North 1/2 of Section 8, Township 1 North, Range 68 West of the Sixth Principal Meridian, more particularly described as follows:

Beginning at the W. 1/4 corner of said Section 8, thence S1°15'00"W 2174.10 feet to the N.W. Sec. corner; thence S1°15'00"W 2174.10 feet to the N. 1/4 corner; thence S1°15'00"W 2174.10 feet to the N.E. Sec. corner; thence S1°15'00"W 2174.10 feet to the E. 1/4 corner; thence S1°15'00"W 2174.10 feet to the Point of Beginning containing in all 56.27 gross acres.

- 1. thence N89°54'40"E a distance of 2252.26 feet;
2. thence N00°05'20"W a distance of 411.59 feet;
3. thence N33°29'59"E a distance of 60.67 feet;
4. thence N45°27'04"E a distance of 48.97 feet;
5. thence N89°54'40"E a distance of 366.78 feet to a point of non-tangency on a curve to the left, whence the radius point of said curve bears S27°53'50"E a distance of 65.00 feet;
6. thence along said curve to the left a distance of 232.04 feet through a central angle of 204°32'26";
7. thence S00°06'07"E a distance of 452.34 feet;
8. thence N89°52'13"E a distance of 952.58 feet;
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12. thence S00°07'47"E a distance of 72.31 feet;
13. thence N89°52'13"E a distance of 750.00 feet;
14. thence N00°07'47"W a distance of 74.80 feet;
15. thence S40°53'50"E a distance of 45.94 feet;
16. thence N38°23'07"E a distance of 48.18 feet;
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78. thence S89°53'53"W a distance of 912.12 feet;
79. thence N01°15'00"E a distance of 307.30 feet to the TRUE POINT OF BEGINNING.

Described parcel containing 56.946 acres.

Property Owners Certificate

We, the undersigned property owners within Park Land Estates, do hereby submit the Parkland Estates Agricultural Unit Development Plan and request for a zoning change of the herein described parcel from Estate-Unit Development to Agricultural-Unit Development, and do hereby agree with the plans and development standards as defined hereon.

Donald Mobley, Trustee; Ken Tallman, Trustee; Dean E. Cochran, Trustee; James Ernst, Trustee; Thomas N. Gautier, Trustee; Doris J. McFeeters, Trustee; Darrell D. Dugger, Trustee.

Acknowledgement

State of Colorado) ss County of BOLADEX

The foregoing instrument was acknowledged before me by Donald Mobley, Trustee; Dean E. Cochran, Trustee; Thomas N. Gautier, Trustee; Darrell D. Dugger, Trustee; Ken Tallman, Trustee; James Ernst, Trustee; and Doris J. McFeeters, Trustee;

This 16 day of Nov. A.D., 1976 My Commission Expires: April 25, 1980

H. L. Brown, Notary Public

Planning Commission Approval

This is to certify that the Weld County Planning Commission has approved, certified and does hereby recommend to the Board of County Commissioners, Weld County, Colorado, for their confirmation and approval of the Park Land Estates Agricultural-Unit Development Plan and the zoning change of the herein described parcel from Estate-Unit Development to Agricultural-Unit Development.

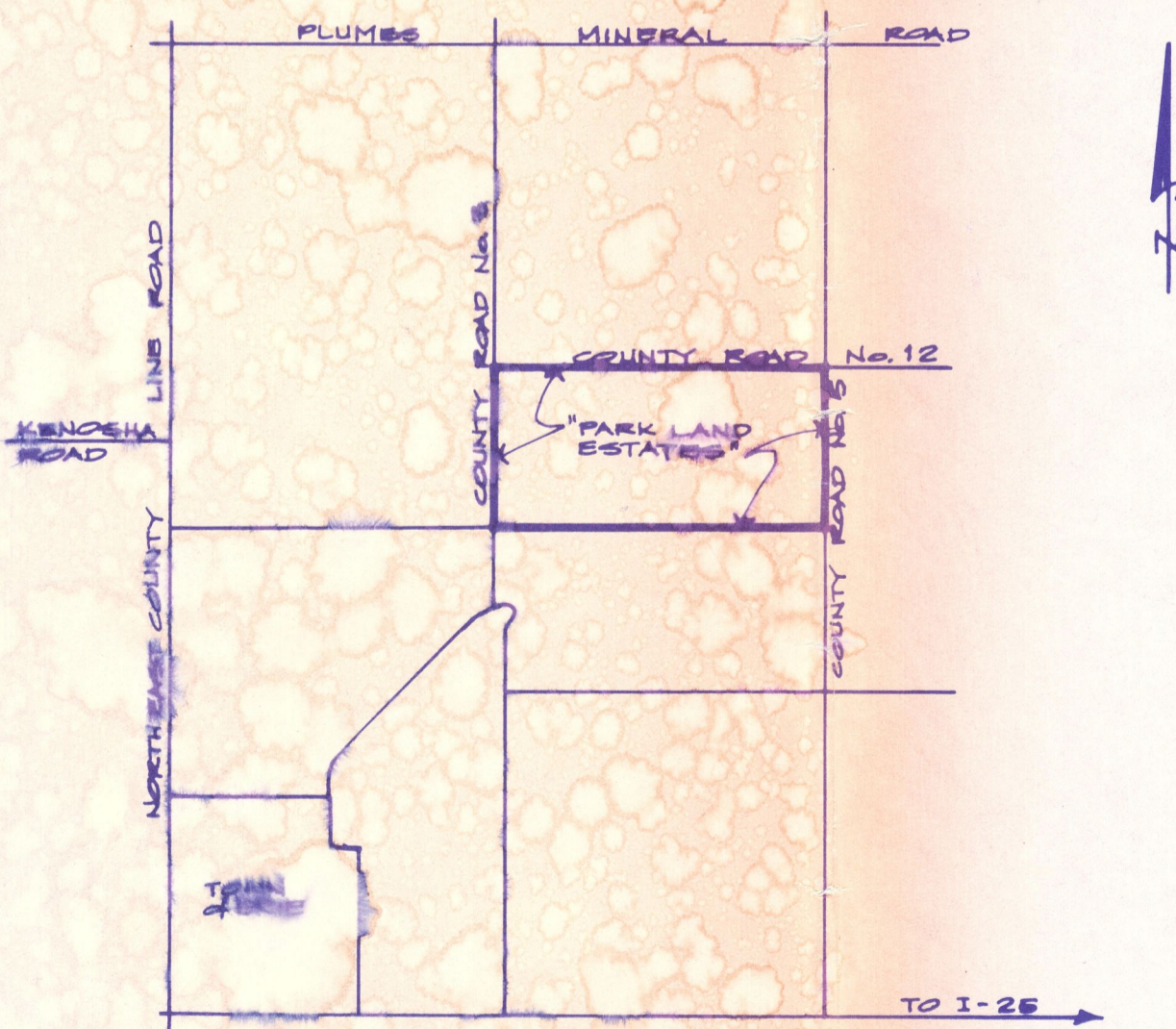
8/2/77 Date Chairman Weld County Planning Commission

Board of County Commissioners Approval

This is to certify that the Board of County Commissioners, Weld County, Colorado do hereby confirm and approve the Park Land Estates Agricultural-Unit Development Plan and the zoning change of the herein described parcel from Estate-Unit Development to Agricultural-Unit Development.

8/2/77 Date Chairman Board of County Commissioners

Attest: County Clerk Deputy



VICINITY MAP SCALE: 1"=3000' ADJACENT ZONING: AGRICULTURAL; SCHOOL DISTRICT: ST. VEAN VALLEY SCHOOL R.E. 1J; WATER DISTRICT: PRIVATE (WELL FED RESERVOIR); FIRE DISTRICT: LONMONT F-10; SANITATION DISTRICT: NONE (SEPTIC TANKS)

Property Owners Certificate

We, the undersigned property owners within Park Land Estates, do hereby request that a Special Use Permit be granted on the herein described property for aircraft and related uses, and do hereby agree with the plans and development standards as defined hereon.

Donald Mobley, Trustee; Ken Tallman, Trustee; Dean E. Cochran, Trustee; James Ernst, Trustee; Thomas N. Gautier, Trustee; Doris J. McFeeters, Trustee; Darrell D. Dugger, Trustee.

Acknowledgement

State of Colorado) ss County of BOLADEX

The foregoing instrument was acknowledged before me by Donald Mobley, Trustee; Dean E. Cochran, Trustee; Thomas N. Gautier, Trustee; Darrell D. Dugger, Trustee; Ken Tallman, Trustee; James Ernst, Trustee; and Doris J. McFeeters, Trustee;

This 16 day of Nov. A.D., 1976 My Commission Expires: April 25, 1980

H. L. Brown, Notary Public

Planning Commission Approval

This is to certify that the Weld County Planning Commission has approved, certified and does hereby recommend to the Board of County Commissioners, Weld County, Colorado, for their confirmation and approval of a Special Use Permit to be granted on the herein described property for aircraft and related uses.

8/2/77 Date Chairman Weld County Planning Commission

Board of County Commissioners Approval

This is to certify that the Board of County Commissioners, Weld County, Colorado do hereby confirm and approval of a Special Use Permit to be granted on the herein described property for aircraft and related uses.

8/2/77 Date Chairman Board of County Commissioners

Attest: County Clerk Deputy

Property Owners Certificate

We, the undersigned property owners within Park Land Estates, an Estate-Unit Development, do hereby agree to the Plan and Development Standards as defined hereon.

Donald Mobley, Trustee; Ken Tallman, Trustee; Dean E. Cochran, Trustee; James Ernst, Trustee; Thomas N. Gautier, Trustee; Doris J. McFeeters, Trustee; Darrell D. Dugger, Trustee.

Acknowledgement

State of Colorado) ss County of BOLADEX

The foregoing instrument was acknowledged before me by Donald Mobley, Trustee; Dean E. Cochran, Trustee; Thomas N. Gautier, Trustee; Darrell D. Dugger, Trustee; Ken Tallman, Trustee; James Ernst, Trustee; and Doris J. McFeeters, Trustee;

This 16 day of Nov. A.D., 1976 My Commission Expires: April 25, 1980

H. L. Brown, Notary Public

Planning Commission Unit Development Certificate

This is to certify that the Weld County Planning Commission has approved, certified and does hereby recommend to the Board of County Commissioners, Weld County, Colorado, for their confirmation, approval, and adoption of the Park Land Estates Unit Development Plan as hereon shown and described.

8/2/77 Date Chairman Weld County, Planning Commission

Board of County Commissioners Unit Development Certificate

This is to certify that the Board of County Commissioners, Weld County, Colorado do hereby confirm, approve and adopt the Park Land Estates Unit Development Plan and regulations as hereon shown and described.

8/2/77 Date Chairman Board of County Commissioners

Attest: County Clerk Deputy

Surveyors Certificate

I, Richard Torrey, a Registered Professional Land Surveyor in the State of Colorado do hereby certify that the Survey presented hereon was made under my supervision and the monuments shown actually exist and this plan accurately represents said Survey.

8/2/77 Date Richard Torrey Registered Colorado Land Surveyor

Accepted for filing in the Office of the Clerk and Recorder of Weld County, Colorado at 1:48 o'clock P.M. this 3rd day of Aug. A.D., 1977. File 2152 Rec 50.00

Mary Ann Feinstein Clerk and Recorder; Richard Torrey Registered Colorado Land Surveyor; Deputy

Bearing Basis

The basis of bearings is the West line of the Northwest quarter of Section 8, having a bearing of N 1°15'00" E as per the B.L.M. plat of the dependent survey of portions of Township 1 North, Range 68 West of the 6th. P.M. in 1952.

PARK LAND ESTATES SPECIAL USE, REZONING and UNIT DEVELOPMENT PLAN. VTN COLORADO, INC. ENGINEERS ARCHITECTS PLANNERS. 2600 SOUTH PARKER ROAD, PARKER PLACE FOUR DENVER, COLORADO 80232 303-751-9151. DES BY: SCALE: SHEET 1 OF 5. CKD BY: DATE: 9-30-76 JOB NO: 1507-4

P U D. STIPULATIONS

GENERAL CRITERIA (E-UD & A-UD)

1. DEDICATION AND INTENT

The Park Land Associates (P.L.A.), a group of airplane enthusiasts, having pooled their money, talent and considerable effort, have planned and created an exclusive residential community - the Park Land Estates (P.L.E.) consisting of dwelling sites having taxi easements radiating to an unique common real property area of joint ownership and responsibility consisting of approximately (40) acres dedicated to the use of and for their aircraft and that of their guests.

Further, the P.L.A. not wishing or intending to cause a noise or hazard nuisance to either the public or to its own people do agree to limit any and all aircraft to be based on the P.L.E. to the light aircraft standards as defined by the Federal Aviation Administration (F.A.A.). Also, all such based aircraft shall comply with any and all regulations as enforced by the F.A.A. and the Environmental Protection Agency (E.P.A.) as empowered by the 92nd Congress in the Noise Control Act of 1972.

2. ENFORCEMENT

The enforcement of Park Land Estates development criteria shall be the responsibility of the Weld County Board of County Commissioners, and the homeowners organization to be known as Park Land Estates, Inc. (P.L.E. Inc.).

3. DEVELOPMENT CRITERIA

3-1 Development Schedule

- A. The submittal of a development schedule of Park Land Estates shall be the responsibility of the developer with the initial schedule based upon a three year projection, beginning on the date of approval by the County Commissioners of the final plat.
- B. A progress report shall be given to the Planning Commission every six months during construction. The progress report shall contain the following information:
 1. Percentage of total project completed to date.
 2. Percentage and estimated time needed to complete the remainder of the project.
 3. Anticipated major changes, if any, from the original preliminary plan shall require approval of the Planning Commission and the Board of County Commissioners.

3-2 Contiguous Development

- A. Each new stage of development shall be contiguous to existing development or approved stage.

3-3 Major Changes From The Initial Concept

- A. Any major change from the initial concept, as approved by the Planning Commission, shall require a resubmission of a preliminary plat on the remaining acreage.

3-4 Interim Land Use

- A. Vacant land within the development which has not been platted or has not been developed if platted may have the following interim land use:
 1. The cultivation, storage, and sale of crops.
- B. Vacant land within the development which has not been developed will be maintained in such a manner so as to control soil erosion, fugitive dust and the growth of noxious weeds.

4. DESIGN STANDARDS

4-1 County Subdivision Standards

- A. The subdivision regulations and other regulations of Weld County are hereby adopted in so far as they are consistent with this development plan. Where any conflict results, the provisions of these standards shall be followed.

4-2 Site Preparation

- A. On-lot grading shall be kept to a minimum. Finished earth grade adjacent to structures shall not exceed 2 feet above existing natural grade unless proven necessary for proper drainage.
- B. Grading adjacent to proposed dwelling or community structures shall be done in such a manner so as to slope downward away from all sides of the structures. A drainage swale shall be constructed to carry drainage water away from and around proposed residential and common use structures. This drainage swale shall be a minimum of 12 inches below the finished earth grade adjacent to said structures, except that all structures located North or West of the Erie Coal Creek shall have a 24 inch minimum grade differential and no basements will be allowed in this area.
- C. Grading and drainage plans will be approved by the County Engineer prior to the final plat approval. Any changes to said plans require approval by the County Engineer prior to issuance of Building Permits for structures affected by such changes.

4-3 Park or School Land Dedication

No public school or park land is to be dedicated. The developer (Park Land Estates, Inc.) will consider paying a fee in lieu of said dedication as set by the Board of County Commissioners of Weld County.

4-4 Lighting

Illumination of any plot must be installed so as not to distract or annoy adjoining property owners or traffic on roadways, runways and taxi-ways.

4-5 Street Standards

- A. The initial preliminary plat of the total development shall be the master circulation plan of the development and major changes therefrom shall require a resubmission and approval of a revised preliminary plat.

- B. Access for Lot 12, Block 4 may be taken from County Road 12 not closer than 150' from the intersection with County Road 5. No other access will be permitted from County Roads 3, 5, or 12 without the approval of the Weld County Engineer.

- C. Public streets and right-of-way dedications shall be in accordance with the Weld County subdivision regulations.

- D. The County Engineer shall be notified during all phases of road construction.

4-6 Structures Adjacent to Streets

- A. All structures adjacent to streets shall be set back at least 50 feet from front property line and 30 feet from side or rear property lines and/or taxi-way easements. Special cases will be considered where the owner shows that hardship is created by peculiar lot geometry, and subject to approval of a variance by the Weld County Board of County Commissioners.

4-7 Visual Considerations

- A. The design of all structures, land uses, streets and common area facilities shall be visually pleasing. All outdoor signs shall comply with the development standards.

4-8 Architectural and Building Standards

- A. No structure, addition thereto, or modifications thereof shall be started, placed, erected, installed or completed without written approval of P.L.E. Inc. and the proper Weld County permit.

- B. It is not the purpose of these stipulations to restrict either the style of architecture or the type of materials to be used in building construction. It is anticipated that there will be a great variation in these areas. However, structures such as unattractive pole barns or hangars, unfinished corrugated sheet metal siding and/or roofing and other materials and methods comparable to these will not be allowed.

- C. The exterior of any building shall be completed within one year after foundation work is begun. The Park Land Estates, Inc. will be notified as to the beginning date prior to commencing construction.

- D. Any residence shall have a maximum of 2 stories and shall have a minimum "main living floor area" of 1200 square feet. "Main living floor area" excludes any patio, porch, attic, garage, breezeway, workshop, basement or similar, except any basement having at least (40) of its average interior wall height above grade may be considered "main living area" provided this area is finished to livable standards.

- E. Total height of any structure, exclusive of chimneys, will not be more than 25 feet above the finish grade.

- F. No outbuilding of more than 2,500 square feet may be constructed on any lot. Open faced structures shall be screened by fences or plantings in such a way that they do not present an objectional view from the street or adjacent sites.

- G. No part of any building or structure shall be within any aircraft easement, or within a distance from the runway which would conflict with F.A.A. recommendations.

- H. No part of any building, structure, nor other facilities or improvements shall be constructed within the 100 year flood plain as shown on the final plat which would obstruct the passage of flood waters without the prior approval of Weld County.

4-9 Landscaping

- A. Residential lot landscaping shall be the responsibility of the individual home owners.
- B. Common open-space shall be seeded or sodded if natural species such as buffalo grass or smooth brome should be used in non-irrigated areas.

4-10 Signs

- A. No sign of any kind shall be displayed to the public view on any plot except:
 - A professional sign of not more than 1 square foot.
 - A sign of not more than 5 square feet advertising the property for sale or rent.
 - A house street number not exceeding 2 square feet in size.
 - A sign naming who the residents are which does not exceed 1 square foot per resident.
- Neither neon signs nor signs of a flashing or animated nature will be allowed.
- Provided, all of the above are also subject to Weld County regulations.

4-11 Parking

- A. There shall be a minimum of 2 off-street parking spaces per residential dwelling unit.

4-12 Common Open-space

- A. The amount, locations, types, configurations, topography and maintenance of common open-space shall be reviewed and approved by the Planning Commission.

- B. In order to secure proper improvement and maintenance of all common open-space land and facilities in Park Land Estates, the developer shall provide for and establish an organization for ownership and maintenance of all common open-space land and facilities. Said organization shall not be dissolved.

- C. Said organization shall comply with all applicable local and state laws.

- D. If the county obtains the dedication of common open-space, they may contract the maintenance to a private concern and the cost of such maintenance by the county shall be assessed ratably against the properties in Park Land Estates having rights of enjoyment in said open-space and shall become a tax lien on those properties. The county shall file a notice of said tax lien with the County Clerk upon those properties which are affected.

- E. Said organization will be known as Park Land Estates, Inc. (P.L.E., Inc.).

- F. The taxi-ways, beneficial interest in the easements for same but not the land thereunder; will be owned and maintained by P.L.E., Inc.

- G. Water Wells, Water Pipelines, Water Storage and Treatment Facilities, Water System Appurtenances, Storm Drainage Facilities, Beneficial Interest in the easements for same; but not the land thereunder; will be owned and maintained by P.L.E., Inc.

- H. All remaining facilities will be sited on P.L.E., Inc. land and will be owned and maintained by said organization.

4-13 Validity

- A. If any part or provision of this ordinance or application thereof to any person or circumstance is adjudged invalid by any court of competent jurisdiction, the remainder of the ordinance or application thereof to any person or circumstance shall remain valid.

4-14 Fencing

- A. A 6 foot high chain link fence shall be constructed on both sides of the Erie Coal Creek Ditch from the point of ingress to the point of egress on the property known as Park Land Estates.

4-15 Septic Tanks

- A. No septic tanks or leach fields will be permitted within 200 feet of the Erie Coal Creek Ditch. Evapotranspiration systems will be used on those lots North of Erie Coal Creek Ditch.

4-16 Land Use - Maintenance of Premises

- A. No plot shall be used for any type of storage of house trailers, trucks, machinery, heavy equipment, goods, wares, merchandise, material, rock, gravel, sand, earth or the like except for the storage of such materials in connection with the construction of the improvements.

- B. No trash or other refuse may be thrown, deposited or dumped on any lot or P.L.E., Inc. property. Each lot and the improvements constructed thereon shall be kept in a sanitary and slightly condition at all times. If the lot owner does not comply, the lot will be cleaned by order of the P.L.E., Inc. at the owner's expense. Excessive growth of weeds on a lot is to be regarded as an unsightly condition. Irrigation of lawn(s), gardens or other areas on each individual lot shall be restricted to an area not to exceed 10,000 square feet per lot. The balance of any lot shall be used, inter alia, for construction of a single family residence and accompanying garage facilities.

- C. No noxious or offensive trade or activity shall be conducted as to become an annoyance or nuisance to the neighborhood, or that could depress property security and value.

4-17 Land Use - Restrictions and Limitations

- A. Subject to Weld County and F.A.A. rules and regulations, outside aerials or antennas, such as TV, amateur, FM, CB radio, communications etc. must be approved by the F.C.C. before erection.
- B. Antennas must also meet Weld County, F.C.C. and F.A.A. requirements for lighting and height.
- C. No species of tree may be planted where they potentially would grow to a height contrary to F.A.A. recommendations in regards to the safety of the normal air traffic pattern.
- D. Overnight parking of vehicles of any type will not be permitted on streets or roadways.
- E. No partial vehicle, part from a vehicle, vehicle under construction or repair, damaged aircraft or nonoperable vehicles shall be stored or parked in the open or plain view at any time. Exceptions will be for displays only and permission must be in writing from P.L.E., Inc. or successors.
- F. No vehicle other than aircraft or airport maintenance vehicles shall be operated or parked on taxi-ways or runways at any time.
- G. Airworthy aircraft may be parked or hangared on individual lots having access to runways or taxi-ways or in the designated hangar and tie-down area.

SPECIFIC CRITERIA (E-UD)

1. DEVELOPMENT CRITERIA

1-1 Permitted Uses

- A. Single Family dwelling units, parking of vehicles or airworthy aircraft, and garages or hangars.
- B. Grazing, orchard, garden and crop uses.
- C. Public and private utility facilities including, but not limited to water supply, sewer and treatment facilities, electricity, gas and telephone facilities.
- D. Non-residential uses to the extent that they do not conflict with the intent and specific criteria of those P.U.D. Stipulations contained herein and the Weld County zoning regulations.
- E. Recreational facilities or structures such as clubhouse building, picnic areas, automobile parking, and sport facilities such as tennis or swimming as shown on the E-UD plans.
- F. Facilities or structures in the common open-space areas not shown on the E-UD plans must be approved by the Planning Commission and Board of County Commissioners of Weld County prior to obtaining building permits.

1-2 Residential Density (E-UD)

The proposed density is one lot per 3.06 acres. The approximately 270 acres of E-UD includes approximately 7 acres of common open-space.

2. DESIGN STANDARDS

2-1 Lot Standards

Minimum average width: 200 feet

Minimum acreage: 2.1 acres

SPECIFIC CRITERIA (A-UD)

1. DEVELOPMENT CRITERIA

1-1 Permitted Uses

- A. Private airport including runways, taxi-ways, aircraft tie-down facilities, hangar structures, equipment and storage structures, underground storage of fuel and other related uses.
- B. Recreational facilities including, but not limited to club-house building, automobile parking and recreation facilities such as picnic areas as shown on the A-UD plans.
- C. Facilities or structures in the common open-space areas not shown on the A-UD plans must be approved by the Planning Commission and Board of County Commissioners of Weld County prior to obtaining building permits.
- D. Emergency access vehicles.
- E. Crop and garden uses.
- F. Public and private utility facilities including, but not limited to water supply, sewer and treatment facilities, electricity, gas and telephone facilities.

2. DESIGN

2-1 Airport Standards

- A. It is not the intent or purpose of P.L.A. to create or conduct a commercial aircraft environment, but rather aviation of a private or sport nature. Crop dusting, flight instruction for profit, commercial aircraft activities and/or maintenance for profit will not be allowed in the P.L.E. subdivision.
- B. The aircraft runway to be constructed in P.L.E. shall not be paved without prior approval of the Board of County Commissioners of Weld County. At such time as paving does occur, retention ponds shall be constructed in accordance with plans approved by Weld County authorities. The operation and maintenance of the ponds shall be the responsibility of P.L.E., Inc.
- C. Only currently airworthy aircraft and operable vehicles (including utility vehicles with current licenses and state inspection stickers, if required), will be allowed to park on the common runway or adjacent facilities.

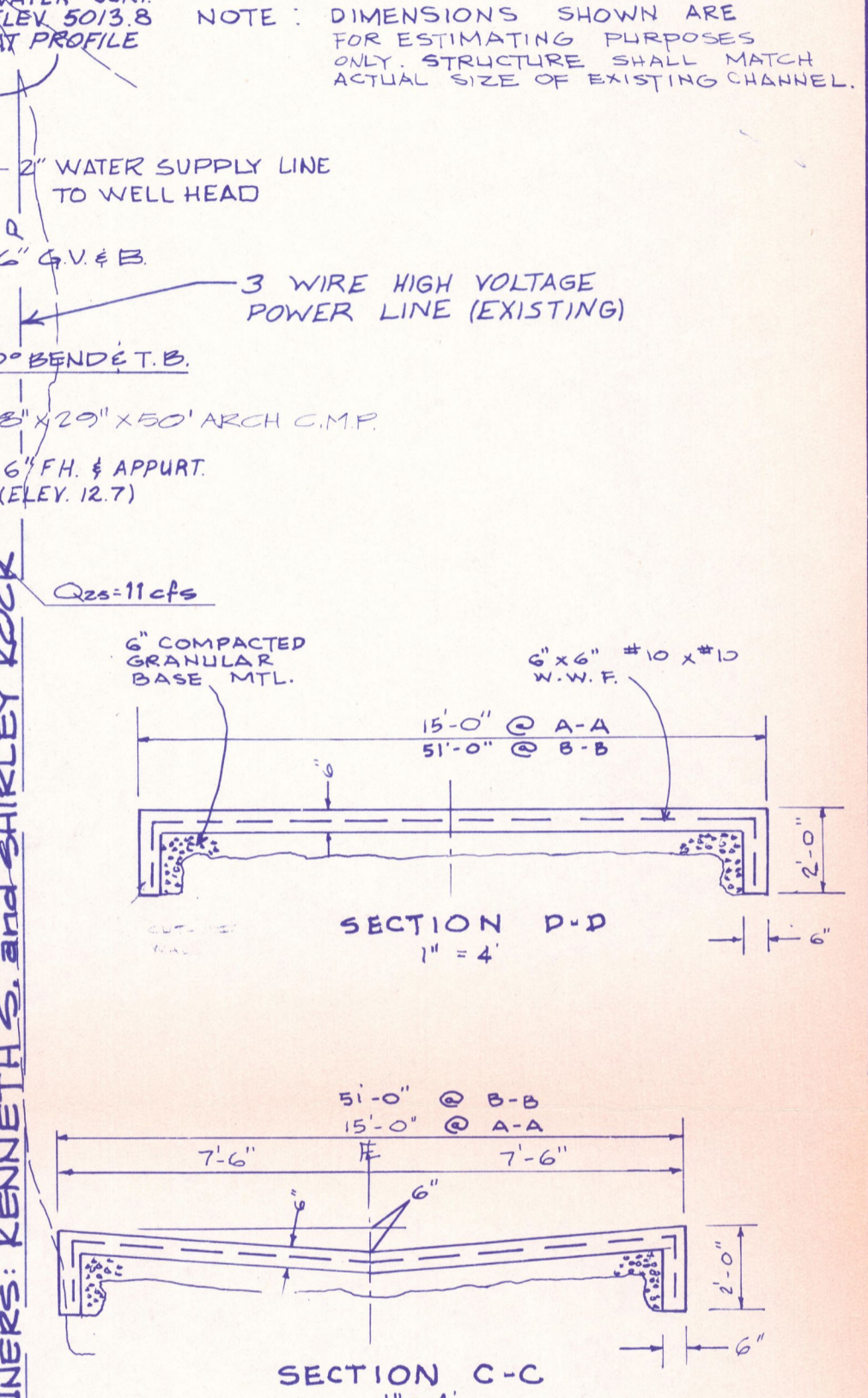
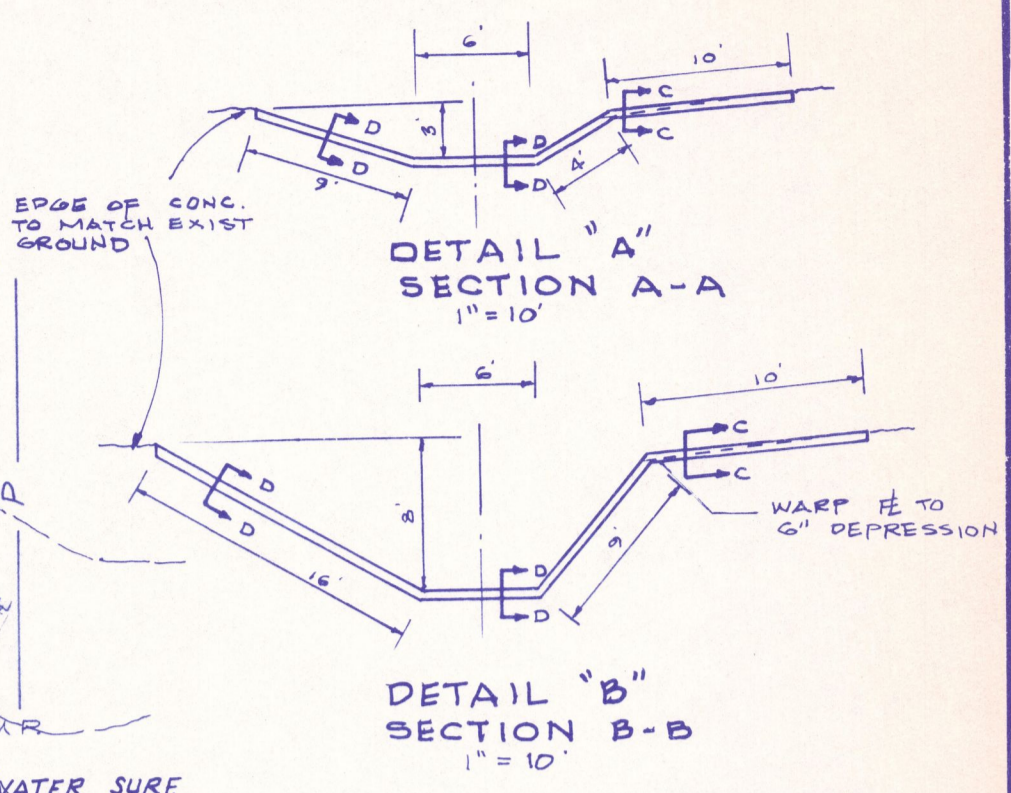
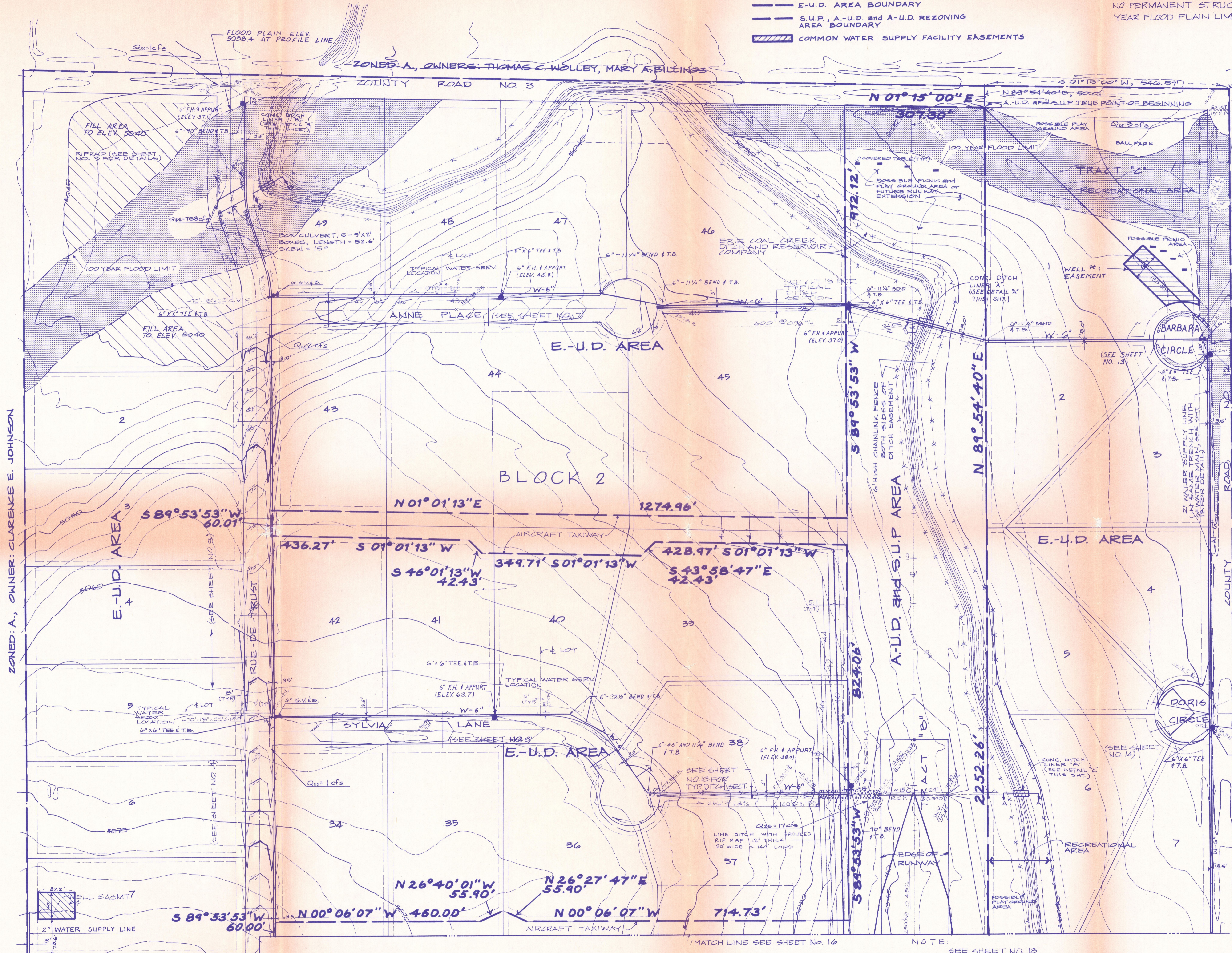


ENGINEERS ARCHITECTS PLANNERS
2600 SOUTH PARKER ROAD, PARKER PLACE FOUR
DENVER, COLORADO 80232 303-751-9151

DES. BY:	SCALE:	SHEET 2 OF 5
CHK. BY:	DATE: 9-30-76	JOB NO. 1807

LEGEND:
 - - - E-U.D. AREA BOUNDARY
 - - - S.U.P., A-U.D. and A-U.D. REZONING AREA BOUNDARY
 [Hatched Box] COMMON WATER SUPPLY FACILITY EASEMENTS

NOTE:
 NO PERMANENT STRUCTURES SHALL BE BUILT WITHIN THE "100 YEAR FLOOD PLAIN LIMIT" AS SHOWN ON THIS PLAN.



NOTE:
 TYPICAL 5 FT. OF COVER OVER WATER LINES MUST BE MAINTAINED AT BARROW DITCH X-INGS.

18" X 29" X 30" ARCH C.M.P.
 6" F.H. # APPURT (ELEV. 17.7)
 3 WIRE HIGH VOLTAGE POWER LINE (EXISTING)
 3020
 REVISOR FOR SUBMISSION OF 9-30-76
 REVISED PER COUNTY ENGR 3-2-76
 REVISED PER COUNTY PLANNING REVIEWS, 2-3-76

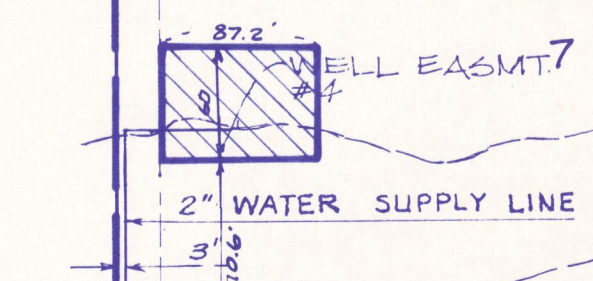
"PARKLAND ESTATES" REZONING SPECIAL USE and UNIT DEVELOPMENT PLAN

VTM COLORADO, INC.
ENGINEERS ARCHITECTS PLANNERS
 2600 SOUTH PARKER ROAD, PARKER PLACE FOUR
 DENVER, COLORADO 80232 303-751-9151

DES. BY: L.J.D. SCALE: 1" = 120' SHEET: 3 OF 5
 CKD. BY: L.J.D. DATE: AUGUST 1, 1975 JOB NO.: LA-1507A-021-A

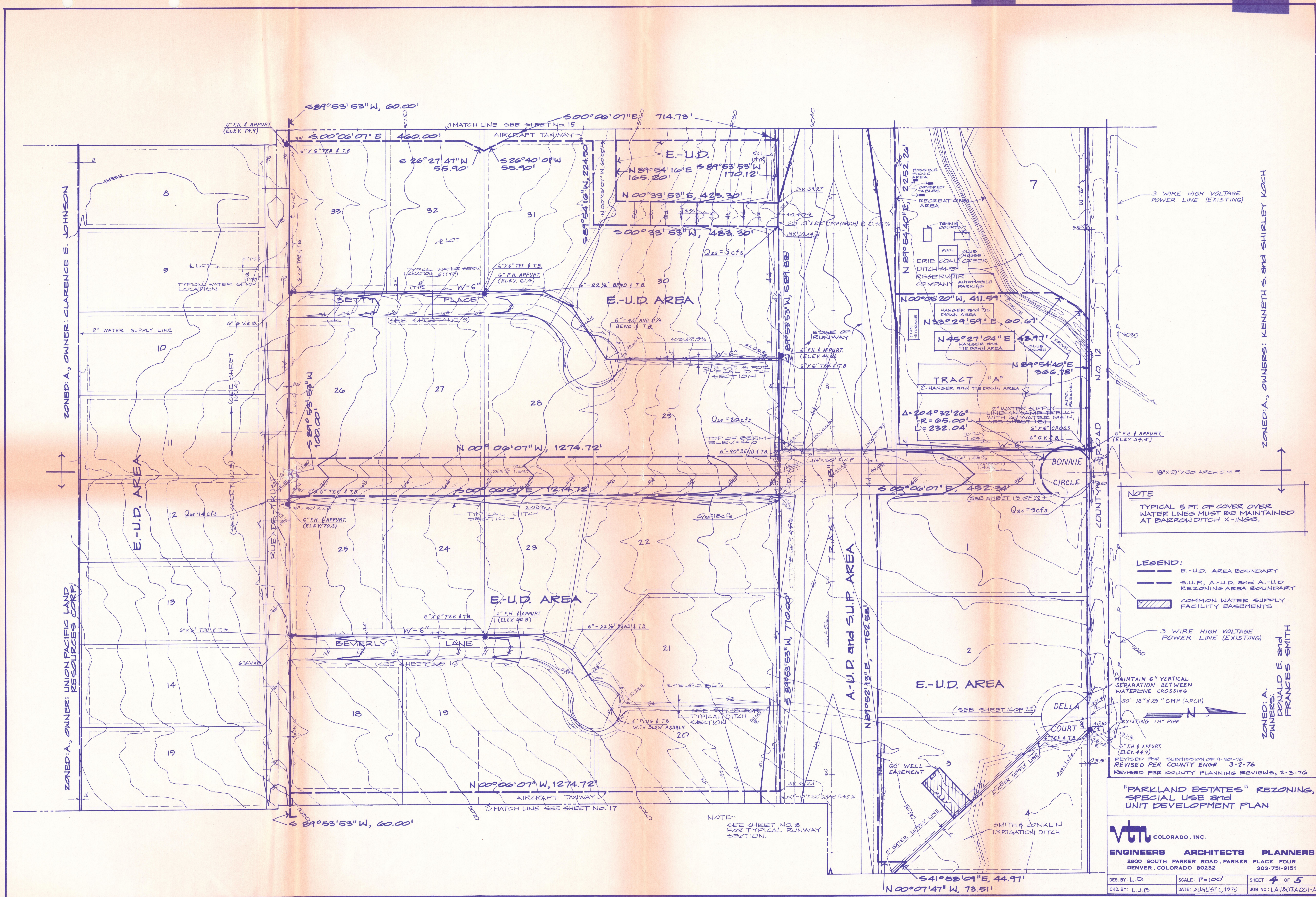
ZONED: A., OWNER: CLARENCE E. JOHNSON

ZONED: A., OWNERS: KENNETH S. and SHIRLEY KOCK



NOTE:
 SEE SHEET NO. 18 FOR TYPICAL RUNWAY SECTION.

MATCH LINE SEE SHEET No. 16



ZONED: A., OWNER: CLARENCE E. JOHNSON

ZONED: A., OWNER: UNION PACIFIC LAND RESOURCES CORP

ZONED: A., OWNERS: KENNETH S. AND SHIRLEY KOCH

ZONED: A. OWNERS: DONALD E. AND FRANCES SMITH

NOTE
TYPICAL 5 FT. OF COVER OVER WATER LINES MUST BE MAINTAINED AT BARRON DITCH X-INGS.

LEGEND:
 - - - E.-U.D. AREA BOUNDARY
 - - - S.U.P., A.-U.D. and A.-U.D. REZONING AREA BOUNDARY
 [Hatched Box] COMMON WATER SUPPLY FACILITY BASEMENTS

3 WIRE HIGH VOLTAGE POWER LINE (EXISTING)
 MAINTAIN 6" VERTICAL SEPARATION BETWEEN WATERLINE CROSSING
 50'-18" X 29" CMP (ARCH)
 EXISTING 18" PIPE
 6" FH & APPURT. (ELEV. 44.9)
 REVISED PER SUBMISSION OF 9-30-76
 REVISED PER COUNTY ENGR. 3-2-76
 REVISED PER COUNTY PLANNING REVIEWS, 2-3-76

"PARKLAND ESTATES" REZONING, SPECIAL USE and UNIT DEVELOPMENT PLAN

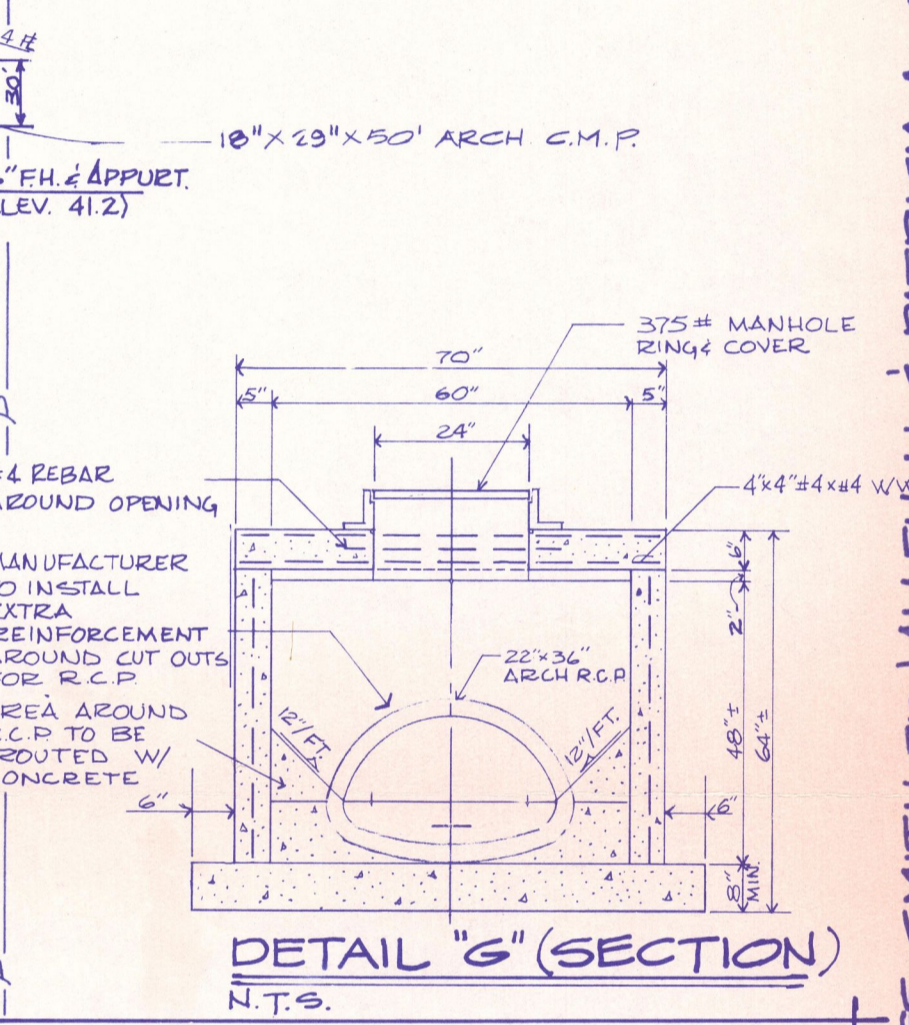
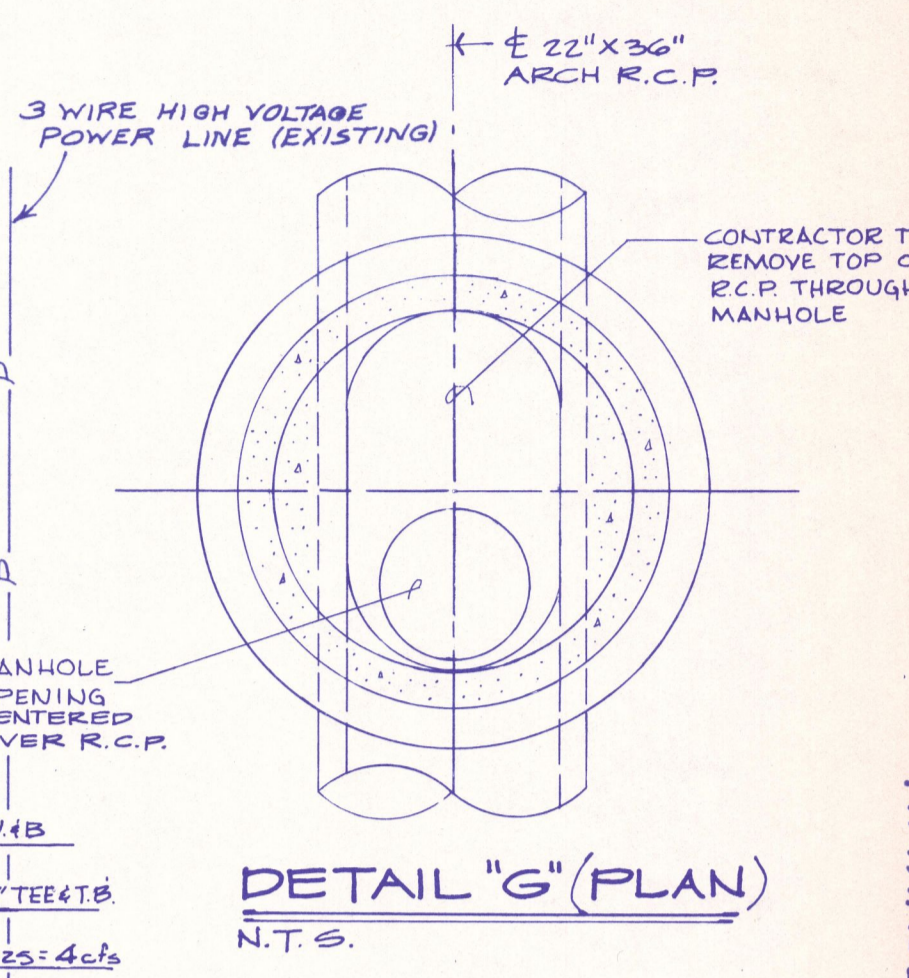
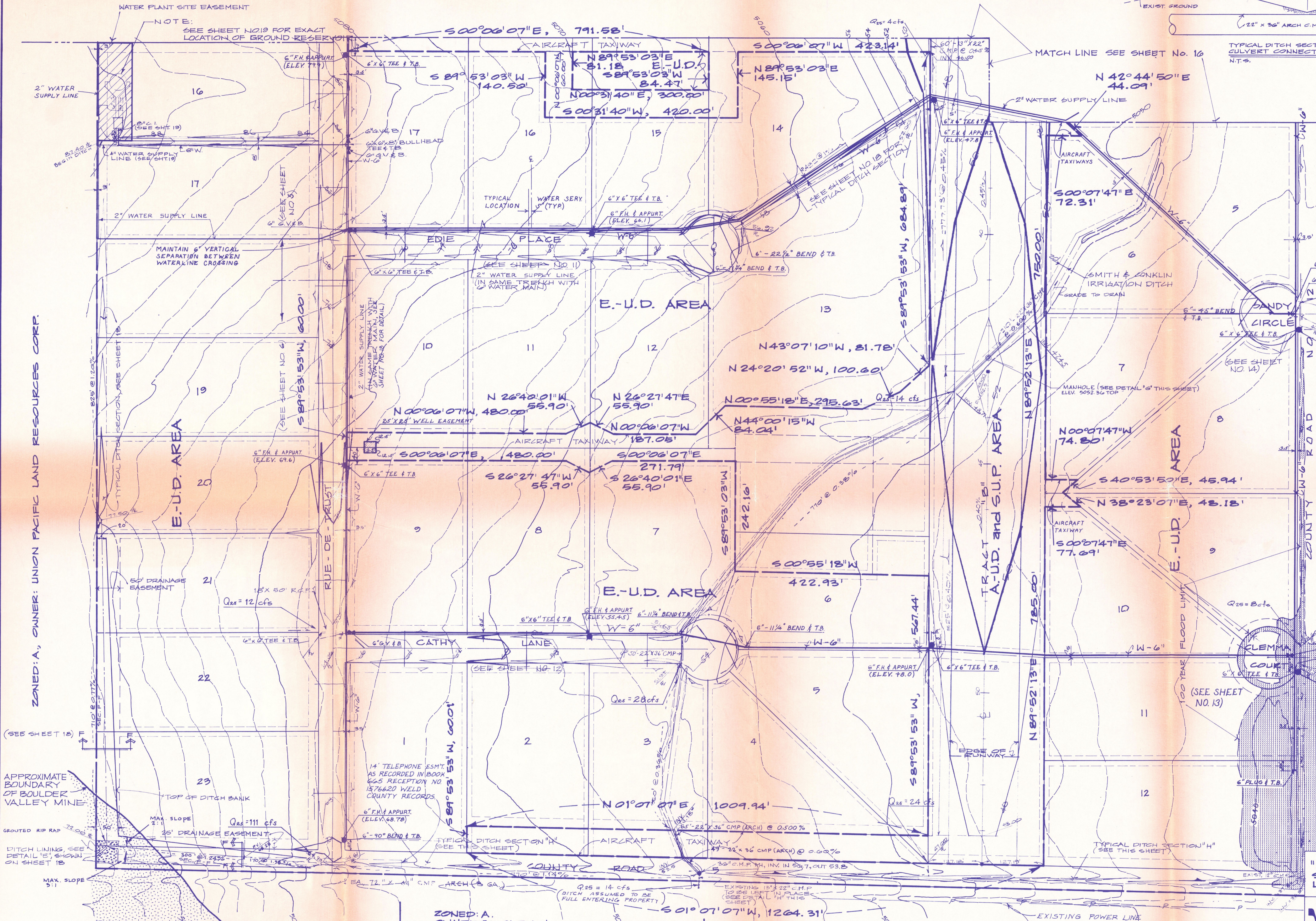
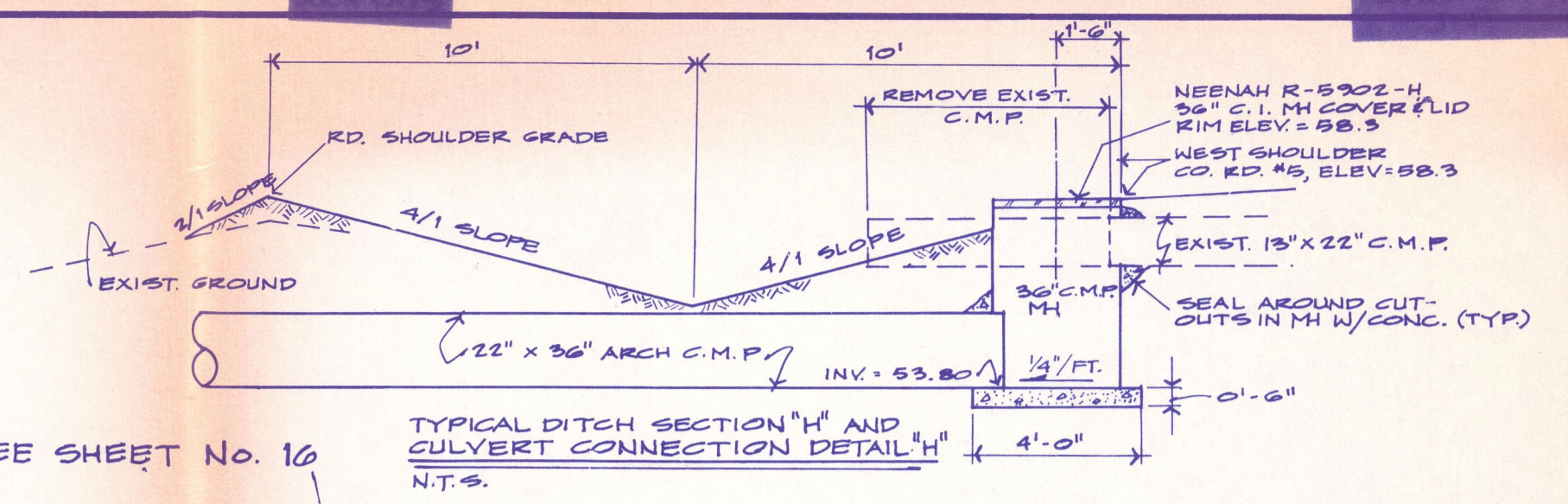
VTH COLORADO, INC.
ENGINEERS ARCHITECTS PLANNERS
 2600 SOUTH PARKER ROAD, PARKER PLACE FOUR
 DENVER, COLORADO 80232 303-751-9151

DES. BY: L.J.B. SCALE: 1"=100' SHEET: 4 OF 5
 CKD. BY: L.J.B. DATE: AUGUST 1, 1975 JOB NO.: LA1507A-001-A

NOTE:
SEE SHEET NO. 18 FOR TYPICAL RUNWAY SECTION.

LEGEND:
 - - - E.U.D. AREA BOUNDARY
 - - - S.U.P., A.-U.D. and A.-U.D. REZONING AREA BOUNDARY
 [Hatched Box] COMMON WATER SUPPLY FACILITY BASEMENTS

NOTE:
 SEE SHEET NO. 18 FOR TYPICAL RUNWAY SECTION.



NOTE:
 TYPICAL 5 FT. OF COVER OVER WATER LINES MUST BE MAINTAINED AT BARROW DITCH X-INGS.

NOTE:
 REVISIONS FOR SUBMISSION OF 9-30-76
 REVISED PER COUNTY ENGR. 3-2-76
 REVISED PER COUNTY PLANNING REVIEWS, 2-3-76

"PARKLAND ESTATES" REZONING, SPECIAL USE AND UNIT DEVELOPMENT PLAN

VTH COLORADO, INC.
ENGINEERS ARCHITECTS PLANNERS
 2600 SOUTH PARKER ROAD, PARKER PLACE FOUR
 DENVER, COLORADO 80232 303-751-9151

DES. BY: L.D. SCALE: 1" = 100' SHEET: 5 OF 5
 CKD. BY: L.J.B. DATE: AUGUST 1, 1975 JOB NO: LA 1507A-001-A

ZONED: A., OWNER: UNION PACIFIC LAND RESOURCES CORP.

ZONED: A., OWNERS: DONALD E. & FRANCES SMITH AND ALLEN W. & PATRICIA A. CONKLIN

ZONED: A., OWNER: EDNA P. COBURN

ZONED: A. OWNERS: GLEN W. and JANIS R. SCHULTZ

ZONED: A. OWNER: WALLACE M. CARTER

NOTE:
 SEE DEPARTMENT OF THE INTERIOR UNITED STATES GEOLOGICAL SURVEY MAP # MF-513 BY ROGER B. COLTON AND RAYMOND L. LOWRIE 1973 FOR MINE LOCATIONS.