

# SUNDANCE AT DAUBERT FARM - CONCEPT PLAN

A Portion of Section 28, Twp 9 North, Range 68 West of the 6th PM,  
County of Larimer County, State of Colorado

## Property Description

A parcel of land being a portion of the Northwest Quarter (NW1/4) of Section Twenty-eight (28), Township Nine North (T.9N.), Range Sixty-eight West (R.68W.), of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado which is Tract A of the Erna Daubert M.R.D. S-4-87, recorded September 16, 1967 at Reception No. 87054278 of the Records of Larimer County, together with that portion of vacated Right of Way as set forth in instrument recorded August 10, 1990 at Reception No. 90035511 which is situate within said Tract A and together with that portion of vacated Right of Way in Resolution recorded April 24, 1991 at Reception No. 91018006 which is situate within said Tract A. Excepting therefrom that portion dedicated to the Public for Road Right of Way in Deed recorded August 10, 1990 at Reception No. 90035510 of the Records of Larimer County, the parcel as a whole being more particularly described by metes and bounds as follows:

COMMENCING at the North Quarter Corner of said Section 28 as monumented by a 3-1/4" aluminum cap on a #6 rebar, L.S. 33542, and assuming the North line of the NW1/4 of said Section 28 as monumented at the West end by a 3-1/4" aluminum cap on a #5 rebar, L.S. 34995, as bearing South 88°16'07" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2632.81 feet with all other bearings contained herein relative thereto:

THENCE South 00°10'50" West along the East line of the NW1/4 of said Section 28 a distance of 56.60 feet to the Southeastly corner of Tract B of said Erna Daubert M.R.D. S-4-87 and the POINT OF BEGINNING;  
THENCE South 00°10'50" West continuing along the East line of the NW1/4 of said Section 28 a distance of 2567.19 feet to the South line of the NW1/4 of said Section 28;  
THENCE South 88°20'14" West along the South line of the NW1/4 of said Section 28 a distance of 2646.24 feet to the West line of the NW1/4 of said Section 28;  
THENCE North 02°28'34" East along the West line of the NW1/4 of said Section 28 a distance of 2621.12 feet to the North line of the NW1/4 of said Section 28;  
THENCE North 88°16'07" East along the North line of the NW1/4 of said Section 28 a distance of 30.02 feet to the East Right of Way (ROW) line of Larimer County Road 9 (LCR 9);  
THENCE South 02°28'34" West along the East ROW line of LCR 9 a distance of 27.99 feet to the South ROW line of Larimer County Road 66 (LCR 66) as dedicated in Deed recorded August 10, 1990 at Reception No. 90035510 of the Records of Larimer County;

The next Three (3) courses and distances are along the South ROW line of LCR 66 as dedicated in said Reception No. 90035510:

THENCE North 88°23'41" East a distance of 1229.64 feet (record distance = 1213.50 feet); THENCE North 88°16'07" East a distance of 480.64 feet; THENCE North 88°20'14" East a distance of 99.37 feet to the Westerly line of Tract B of said Erna Daubert M.R.D. S-4-87; THENCE South 07°13'53" East along said Westerly line a distance of 434.92 feet to the Southwest corner of said Tract B;  
THENCE North 51°54'11" East a distance of 153.21 feet; THENCE North 61°37'12" East a distance of 702.42 feet (record distance = 702.27 feet) to the East line of the NW1/4 of said Section 28 and the POINT OF BEGINNING.

Said parcel contains 153.073 acres more or less (±) and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

## LAND USE DATA:

LAND USE	ACRES	% OF ACREAGE
SINGLE FAMILY RESIDENTIAL	73.72	48%
PARKLAND	4.5	2.9%
OPEN SPACE	42.08	27.5%
RIGHTS OF WAY	32.71	21%
<b>TOTAL</b>	<b>153.07</b>	<b>100%</b>

## NOTES:

- All roadway locations, open space location, and acreage calculations, as illustrated above, for specific land uses are approximate and subject to change.
- Gross Acres +/- 153.07 acres - Net +/- 73.72 acres.
- Maximum number of residential dwelling units 317 - 2.01 DU/AC Gross.
- Minimum lot size shall be 8,260 square feet, of which no lot shall be narrower than 65' wide. Cul-de-sac lots and lots on situated on curves shall not have to meet this requirement.
- It is intended that the proposed community center will be private and for the use of the future residents of this development. Facilities of the community center are conceptual, and approximate in size.
- Easements will be created to accommodate sewer, water, electric, phone, cable, storm sewer etc. at the time of preliminary and final plat.

## OWNER:

JANET DAUBERT  
3307 E. COUNTY ROAD 66  
WELLINGTON, CO 80549

## APPLICANT/DEVELOPER

HAUTHORNE INVESTMENT HOLDINGS, LLC  
MR. JEFF DONALDSON  
3400 E. COUNTY ROAD 30  
FORT COLLINS, CO 80525  
970-430-0220

## PLANNER

PINECREST PLANNING AND DESIGN, LLC  
MR. TOM DUGAN  
4225 WESTSHORE WAY  
FORT COLLINS, CO 80525  
970-226-1645

## ENGINEER

DMW CIVIL ENGINEERS  
MR. JAY DAVIS  
1435 W. 28TH STREET  
LOVELAND, CO  
970-461-2661

## SURVEYOR

KING SURVEYORS  
MR. STEVE KING  
9239 EASTMAN PARK DRIVE  
WINDSOR, CO 80550  
970-686-5201

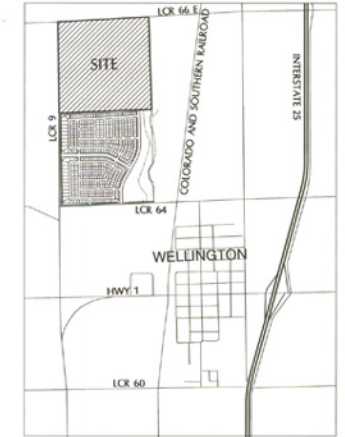
## PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF WELLINGTON COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING DIRECTOR

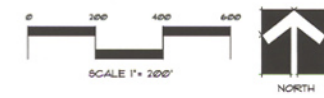
## Vicinity Map

not to scale



# SUNDANCE AT DAUBERT FARM

## WELLINGTON, COLORADO



DATE: OCTOBER 21, 2005  
REV. APRIL 26, 2006  
JUNE 26, 2006



SHEET  
1  
OF  
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