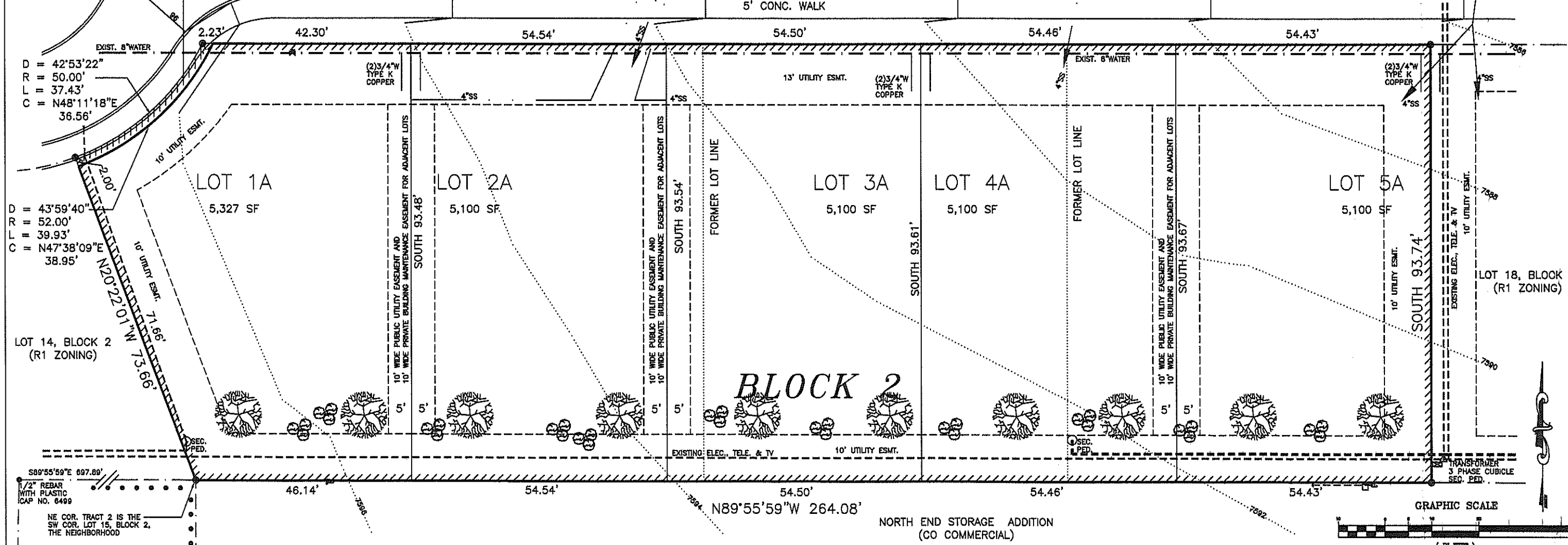
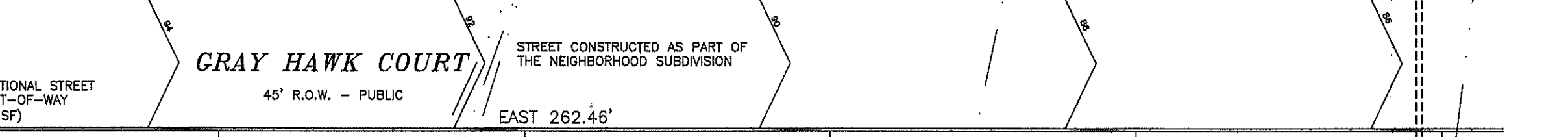
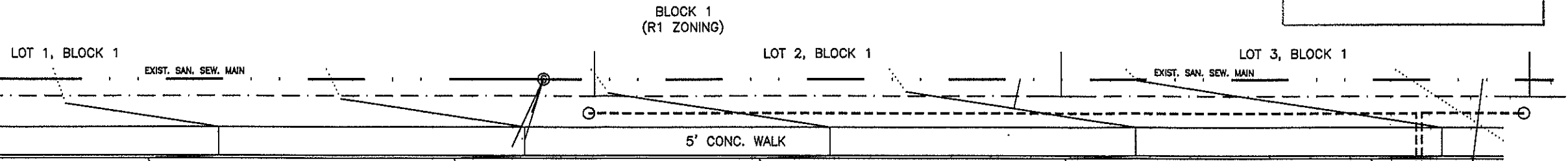
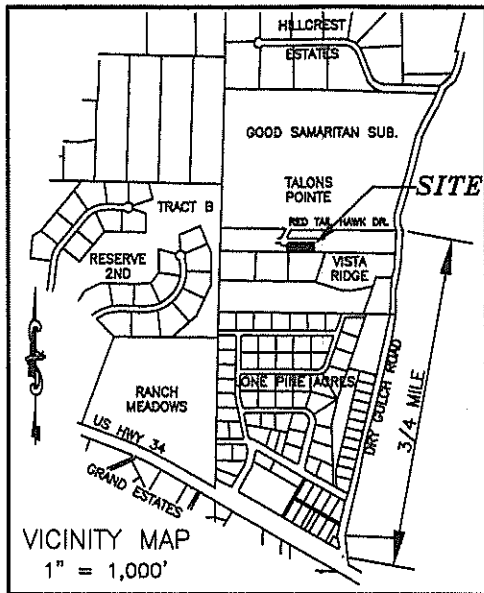
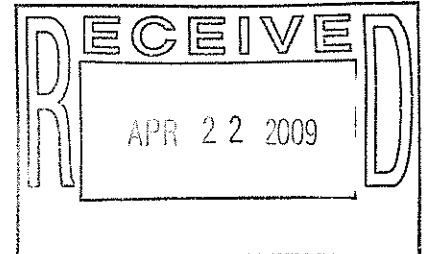


# PRELIMINARY PLAT OF AMENDED PLAT OF LOTS 15, 16 AND 17, BLOCK 2, THE NEIGHBORHOOD

LOCATED IN THE NW1/4 OF SECTION 20, T5N, R72W OF THE 6TH P.M., LARIMER COUNTY, COLORADO



TRACT 2  
HILLERY PARRACK EXEMPTION  
(CO COMMERCIAL)

NE COR. TRACT 2 IS THE SW COR. LOT 15, BLOCK 2, THE NEIGHBORHOOD

1/2" REBAR WITH PLASTIC CAP NO. 0499

W1/4 COR. SEC. 20-5-72 BLM BRASS CAPPED PIPE

THE NEIGHBORHOOD SUBDIVISION APPROVAL INCLUDED A REQUIREMENT FOR DISTRICT BOUNDARY PLANTING WHICH IS SHOWN HEREON. THE IMPROVEMENTS GUARANTEE FOR THIS LANDSCAPING IS INCLUDED IN THE CURRENT IMPROVEMENTS AGREEMENT FOR THE NEIGHBORHOOD SUBDIVISION. THE BUFFER BOUNDARY APPLIES TO THE SOUTH PROPERTY LINE WHICH ABUTS PROPERTY ZONED COMMERCIAL.

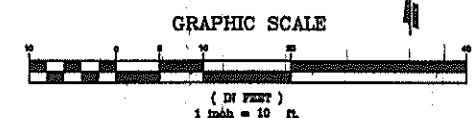
TOTAL PLANT MATERIALS  
(4) 6 FOOT COLO. BLUE SPRUCE  
(3) 8 FOOT COLO. BLUE SPRUCE  
(3) CANADA RED CHERRY  
(30) 5 GALLON SHRUBS (POTENTILLA, JUNIPER)

PROPOSED TREE  
PROPOSED SHRUBS

**GENERAL NOTES:**

- ACCESS TO BLOCK 1 AND BLOCK 2 SHALL ONLY BE FROM THE EAST-WEST PORTIONS OF GRAY HAWK COURT. ONLY ONE ACCESS DRIVE SHALL BE ALLOWED TO EACH LOT.
- ALL PREVIOUSLY PLATTED UTILITY EASEMENTS ARE TO BE VACATED BY THE APPROVAL OF THE FINAL PLAT.
- WHERE UTILITY EASEMENTS ARE NOT SHOWN, THE BUILDING SETBACK ON ALL SIDE LOT LINES SHALL BE 7.5 FEET.
- ALL UTILITIES SHOWN HEREON ARE IN EXISTENCE AND NO NEW MAIN EXTENSIONS ARE NEEDED TO SERVE THE LOTS.
- TOTAL AREA = 25,804 SF = 0.592 ACRES
- ALL DISTURBED AREAS ARE TO BE REVEGETATED USING NATIVE GRASS SEED.

● INDICATES FOUND MONUMENT = 1/2" DIA. REBAR W/PC15760  
 ○ ○ ○ ○ INDICATES EXISTING TOWN CORPORATE LIMITS  
 ALL DIMENSIONS ARE ACTUAL AND PLATTED



ESTES PARK SURVEYORS & ENGINEERS, INC. 1885 SKETCH BOX LANE #8 ESTES PARK, CO 80517 (970) 586-5175 (970) 577-0381 FAX	
PROJECT: THE NEIGHBORHOOD	
DRAWN BY: PMK	CHECKED BY:
DATE: APRIL 22, 2009	OWNER:
REV:	PAWNEE MEADOWS, LLC
REV:	1885 SKETCH BOX LANE #8
REV:	ESTES PARK, CO 80517
REV:	(970) 586-5175
SHEET: 1 OF 1	PROJECT NO: 3315

**AMENDED PLAT**