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## NORT RANGEH AST WEST OF 9 ECTIONSPRINCIPAL(ERIDIAN,

COUNTY SHEET

Know all men by those present that Colorado Airpark Associate Colorado Corporation, as General Partner of Platte Valley Airpar Colorado Limited Partnership being the owners of certain lands Colorado described as: A parcel of land in the West one—half one—quarter of Section 31, Township 2 North, Range 85 West Principal Meridian, Weld County, Colorado described as: Beginnir Northeast corner of said West one—half Northeast one—quarter; SOC-40'00"W on an assumed bearing along the East line of said Northeast one—quarter a distance of 941.28 feet; thence N13'1 of 988.42 feet to a point on the north line of said West one-quarter; thence N90'00'00"E along said north line a distance a 238.94 feet to the Point of Beginning.

The East one—half of the Northeast one—quarter of Section 31, Township 2 North, Range 65 West of the 6th Principal Meridian, Weld County, Colorado. e East one—half of the Southeast one—quarter of Section 31, which is the Southeast of the 6th Principal Meridian, id County, Colorado.

The Southeast one—quarter of Section 30, Township 2 North, Range 55 West of the 6th Principal Meridian, Weld County, Colorado.

EXCEPTING THEREFROM:
Parts of the Southeast ons-quarter of Section 30 and the East ons-half of the East one-half of Section 31, in Township 2 North, one-half of the East one-half of Section 31, in Township 2 North, one-half of the said southeast one-quarter of Section 30; thence SOCOOOOW on an assumed bearing along the East line of the said Southeast one-quarter a distance of 197.50 feet to the True Point of Beginning; thence SBCOOOOW a distance of 1008.26 feet; thence \$25.35 and of the Section 31; thence \$25.34 feet to a point on the North line of said East one-half of \$25.34 feet to a point on the North line of said East one-half of \$360.22 feet; thence \$25.34 feet to a point some half of Section 31; thence \$25.30 W parallel with the said East line of the East line of said East line of said East one-half of Section 31; thence \$25.75 W parallel with the said East line a distance of 3722.85 feet to a point on the West line of said East one-half of Section 31; thence \$35.75 W parallel with the said South line of said East one-half of the East one-half of the East one-half of Section 31; thence \$35.75 W parallel with the said South line of 125.65 feet to a point on the West line of the Southwest corner of the said East one-half of Section 31; thence \$35.75 W parallel with the said East one-half of the East one-half of Section 31; thence \$35.75 W parallel with the said East one-half of the East one-half of Section 31; thence \$35.75 W parallel with the said East one-half of the East one-half of Section 31; thence \$35.75 W parallel with the said East one-half of the East one-half of Section 31; thence \$35.75 W parallel with the said East one-half of the East one-half of Section 31; thence \$35.75 W parallel with the Southeast corner of the Said East one-half of Section 31; thence \$35.75 W parallel with the East one-half of Section 31; thence \$35.75 W parallel with the Southeast corner of \$341.31 feet to the Southeast corner of \$36.50 W parallel Section 30 a distance of 1445.85 feet to the Foint of Baginning.

containing 240.15 acres more or less; have by these presents laid out, latted, and subdivided the same into lots and blocks, as shown on his plat, under the name and style of AIRPARK P.U.D. and do lereby dedicate to the Board of County Commissioners, public school listrict, owners and future owners of this subdivision all ways, sublic rights—of—way, easements, parks and open space, and other sublic rights—of—way and easements for purposes shown hereon.

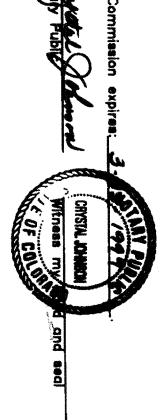
Basis for Bearings: Section 30 is assum The North line of the Southeast ed to bear N90'00'00'W.

Platte Valley Airpark, Ltd. a Colorado Limited Partne

BY: Colorado Airpark Associates, a Colorado Corporation, General Partner



County of Adam State of Colorado



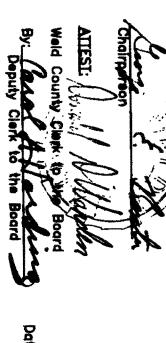
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E. Acklam -and on behavior. No. 5572

NOTICE: According to Colorado law you must commence any legal action bases any defect in this survey within three years after you first discover such jefect. In no event may any action based upon any defect in this survey be commenced more then ten years from the date of certification shown hereon.

This plat is appro County, State of acceptance of an ved by the Board of County Commissioners of Weld Colorado. Approval of this plat does not constitute y dedication. 12 #



This is to certify does hereby reco County. State of Planged Unit Dev

AND DEVELOPM Contains 22

PERMITTED USES

1) Runways and the attached Taxiways for the sale use plan.

2) Airplane Maintenance Facility (See

6) Public Parking (Total of 40 - See

ve Ground Fuel Storage (See Map)

Airpark Registration and Tower Facility (See Map) tial Facility for Airpark Manager (See Map)

Airplane Wash Bays (See Map)

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 All improvements are to conform with the Weld County Standards and Regulations for the construction of buildings. All unimpro allowed in t the operation oved areas may be used for agricultural purposes as the A-3 Zone district as long as it does not hinder on of the Airpark.

Identification Signs:

A. One permanent identification sign point of ingress.

- LS NO 23027 alf of Acklam & Associates, Inc.) Date: February 9, 1996

NOTICE: This Surv Associates, inc. of of this tract of ill land of rights—of tract of land.

Witness my hand day of Alexand

ERTIFICATE OF

that the Weld County I commend to the Board of Colorado, for its confine confi

The following sub-and be contained regulations and a in the Weld Cour All other regulation apply. Changes mutual approval

Fixed Base Operation Facility (See Map for Optional Locations)

igars (See Map)

Contains 12.

PERNITS — Any buildings shall be approved by the Weld County Planning Office and appropriate permits shall be obtained prior to beginning construction.

E. ELECTRICAL — Any electrical service, unless otherwise agreed upon with Airpark management shall be provided by the owner. Such installations shall be buried outside of the building and shall be capable of meeting local codes.

Short term aircraft parking is permitted immediately in front the hangar, provided it does not interfere with other tenants of the facility. E Q

STORAGE — No outside storage will be allowed. The hangars are to be used for Airplane storage only along with any associated appurtenances. Maintenance of the airplanes will be allowed in the hangars.

1. The uses permitted within the P.U.D. Final Plan for the Platte Valley Airpark include 1 residential lot which includes the airstrips and control tower and 39 hanger lots, all of comply with the P.U.D. zone district requirements and as described in the application materials.

GENERAL NOTES:

R. OWNERSHIP AND MAINTENANCE — All lots are to be individually owned and maintained. OUTLOT "A" is to be owned and maintained the Hangars Owners Association.

Existing septic systems shall provide sewage disposal to the residential use with the P.U.D. Zone District.

Installation of all utilities shall comply with Section 10 (Design Standards) of the Weld County Subdivision Ordinance, amended.

An existing well shall provide water for the uses within the airpark.

Approval of this plan may create a vested property right pursuant to Section 90 of the Weld County Zaning Ordinance

OUNDATIONS — All hangars shall have an adequate foundation. bole barn type building shall have at least four feet of pole elow the grade and be set in a concrete caisson which is at least three times the diameter or thickness of the pole. All angars shall have a floor that is built up from the surrounding rade.

HEIGHT — No building shall exceed twenty (20) feet in overall height. Any structures or objects that exceed this limitation shall be approved by the Airpark Management prior to construction.

DRAINAGE — All hangars shall have adequate drainage around them to allow the roof drainage to flow away from the building into drainage provided by the Airpark. Such drainage shall not enter into other hangars or cause erosion around the hangar itself.

DOORS — All hangars will have bi-fold doors. The width is limited to width of asphalt shown on the P.U.D. Plan.

HEAT — Individual lot owners are responsible for the heating of their hangars if so desired. All heating units shall conform with Weld County Standards.

Rear - 5' Side - 5' Corner - 0' MINIMUM BUILDING SETBACKS BLOCKS 3,4,5 and 6 Front — 0'

ROOFS — All roofs shall be of the hip type. A pne-in-twelve pitch is required. Roof run-off shall not affect adjacent buildings. Skylights are acceptable, provided they they are adequately fastened to the roof so as not to be separated from the building by gusty winds.

F. FUEL STORAGE — Storage of automotive fuel or aviation fuel is discouraged. Should it be necessary to do so adequate containers shall be used by the tenant and adequate fire extinguishers will be required. Propone or other bottled gas may be used in the building, but also must be stored and handled properly.

PORTABLE HANGARS -

PARKING — Automobile parking is not permitted around the hangar. Short term parking for unloading or "in-and-out" access to the hangar is permitted. Long term parking shall be either inside the hangar itself or in the Airpark parking lot.

FIRE PROTECTION — Individual lot owners are responsible to provide adequate fire extinguishers for their hangars per Weid County Standards.

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Exterior illumination of the homes, yards, garage and driveway shall be restricted as follows:

Lat identification shall be in place prior to release of building permits.

All uses within the P.U.D. Final Plan shall maintain compliance at all times with the Department of Army, Corp of Engineers requirements/standards.

Access to the development shall be from one access from Weld County Road 39.

All uses within the P.U.D. Final Plan shall comply with the requirements of the Hudson Fire Protection District.

Liquid and solid wastes shall be stored and removed for final disposal in a manner that protects against surface and groundwater contamination.

2) Neither the direct or reflected light from any light source may create a traffic hazard to operators of motor vehicles on public or private streets.

1) Sources of light shall be shielded so that beams of light will not shine directly onto adjacent properties.

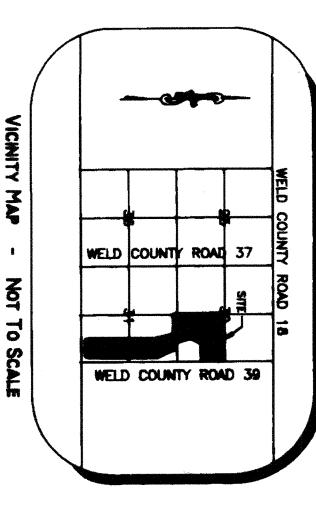
No permanent disposal of wastes shall be permitted at this site. Waste materials shall be handled, stored, and disposed in a manner that controls fugitive dust, blowing debris and other potential nuisance conditions.

Fugitive dust shall be controlled on this site.

The site shall maintain compliance, at all times, with the Federal Aviation Administration regulations/requirements. andscaping, including but not limited to: trees, shrubs, encing and entry signs or walls, will not be allowed with the ight-of-way of Weld County Road 39.

The uses within the P.U.D. Final Plan shall maintain compliance, at all times, with the Colorado Division of Water Resources requirements/standards. All construction on site shall meet the requirements of the Weld County Building Inspection, Public Works Department, Weld County Zoning Ordinance, Weld County Subdivision Ordinance and the approved covenants.

On—site improvements shall be required only after the required number of hanger lots have been sold to obtain the funds to complete the improvements within Area "B".







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