

- NOTES:**
- SOME EXISTING PLANIMETRICS HAVE BEEN SKETCHED BASED ON OVERLAID AERIAL MAPPING. SEE ACTUAL SURVEY BY RIDGELINE FOR AN ACCURATE DEPICTION.
  - ABBREVIATIONS: EX=EXISTING. PRPSDPSD=PRPSDOPOSED
  - THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO LEGALIZE THE USES AND ACTIVITIES OCCURRING ONSITE

| COMPUTER FILE INFORMATION                 |                                 |
|---|---------------------------------|
| CREATION DATE: 2018/05                    | INITIALS: CDCCD                 |
| LAST MODIFICATION DATE: 6/20/2019 2:19 PM | INITIALS:                       |
| FULL PATH AND DRAWING NAME                |                                 |
| ACAD VER: 2013                            | SCALE: UNITS: FEET SCALE 1"=50' |

| INDEX OF REVISIONS |  |
|--------------------|--|
|                    |  |
|                    |  |
|                    |  |
|                    |  |

**SITE DEVELOPMENT REVIEW SET**  
6/20/2019 2:19 PM

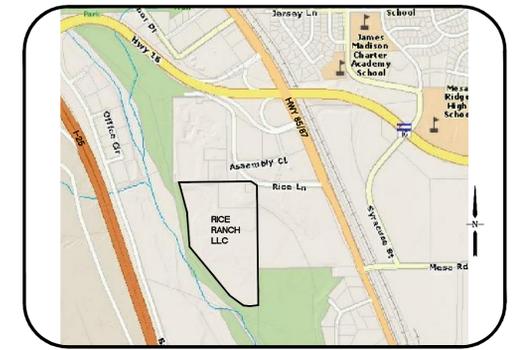


CD Civil Design, LLC  
2015 Shoshone Trail, Suite 101, Steamboat Springs, CO 80412  
Phone: 970.271.1175  
Email: cdcc@cdcivil.com

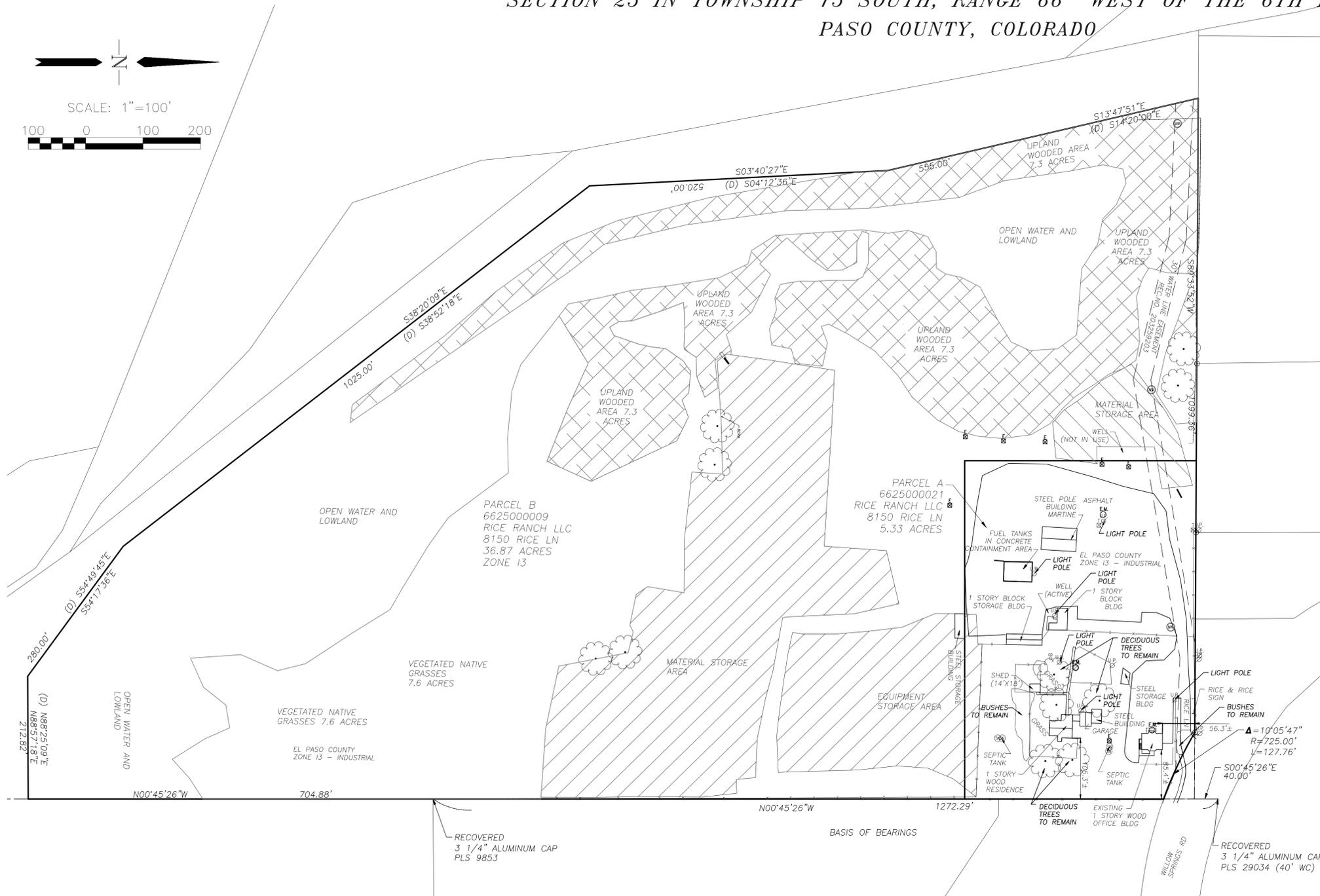
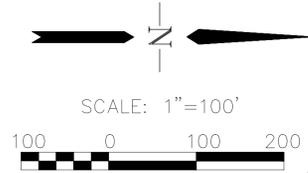
| SITE DEVELOPMENT PLAN                  |                    | PCD FILE #               |
|--|--------------------|--------------------------|
| RICE RANCH<br>EL PASO COUNTY, COLORADO |                    | PPR1824                  |
| DESIGNER:                              | STRUCTURE NUMBERS: | Sheet Subset Number      |
| DETAILER:                              |                    | Sheet Number <b>SD-2</b> |
| SHEET SUBSET:                          |                    |                          |

# RICE RANCH LANDSCAPE PLAN

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF  
SECTION 25 IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL  
PASO COUNTY, COLORADO



VICINITY MAP  
N.T.S.



### LEGAL DESCRIPTION

PARCEL A:  
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 400 FEET; THENCE ANGLE RIGHT 90 DEGREES WESTERLY 588.60 FEET; THENCE ANGLE RIGHT 90 DEGREES NORTHERLY 397.6 FEET, MORE OR LESS, TO INTERSECT THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE ANGLE RIGHT EASTERLY ON SAID NORTH LINE TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY WARRANTY DEED RECORDED SEPTEMBER 22, 2008 UNDER RECEPTION NO. 208104064.

PARCEL B:  
THE PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY COLORADO, LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 90 DEGREES EAST ALONG SAID NORTHERLY LINE, 115.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES 20 MINUTES EAST, 555.00 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 36 SECONDS EAST, 520.00 FEET; THENCE SOUTH 38 DEGREES 52 MINUTES 18 SECONDS EAST, 1025.00 FEET; THENCE SOUTH 54 DEGREES 49 MINUTES 45 SECONDS EAST, 280.00 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 09 SECONDS EAST, 212.82 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 25, EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED NOVEMBER 23, 1962 IN BOOK 1935 AT PAGE 505.

TOTAL PARCEL CONTAINS 42.2 ACRES MORE OR LESS

### OWNER

RICE RANCH LLC  
8150 RICE LN  
FOUNTAIN, CO 80817

### LEGEND

- UPLAND WOODED AREA
- OUTDOOR MATERIAL STORAGE

### AREA TABLE

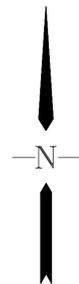
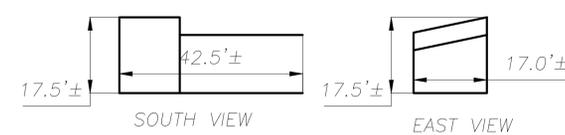
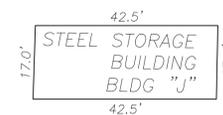
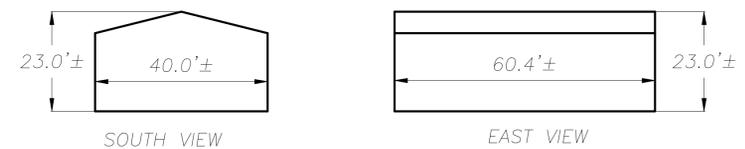
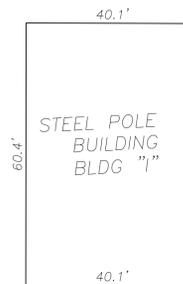
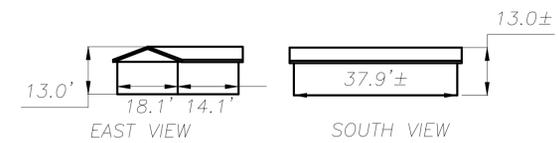
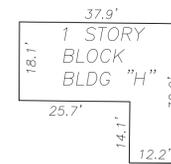
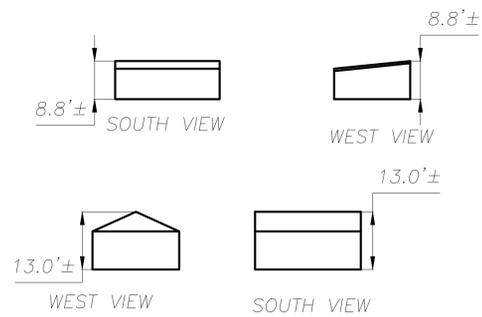
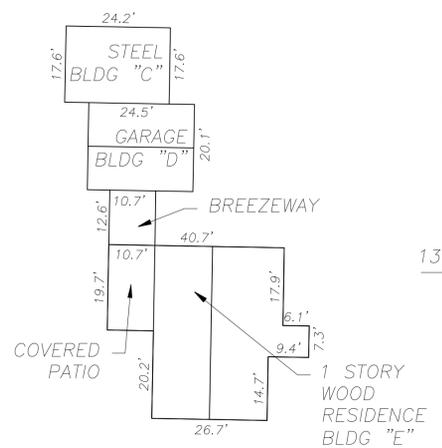
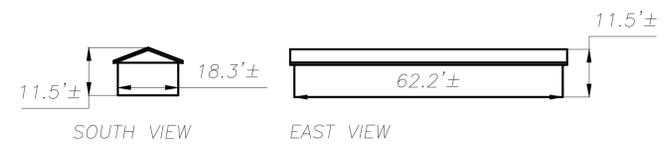
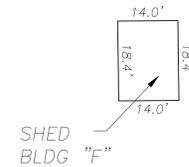
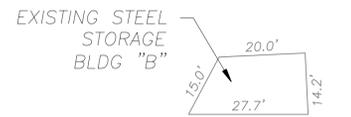
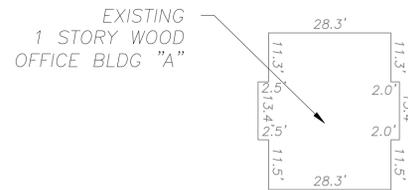
|                    |           |
|--------------------|-----------|
| UPLAND WOODED      | 7.3 ACRES |
| NATIVE GRASS LAND  | 7.6 ACRES |
| LOWLAND OPEN WATER | 8.6 ACRES |
| OUTDOOR STORAGE    | 7.7 ACRES |



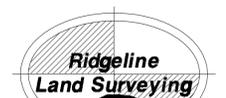
# RICE RANCH

## BUILDING ELEVATIONS

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



SCALE: 1"=30'



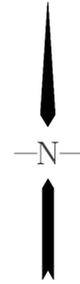
31 E. PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: 719.238.2917

DATE: 5/5/18  
SHEET 2 OF 2

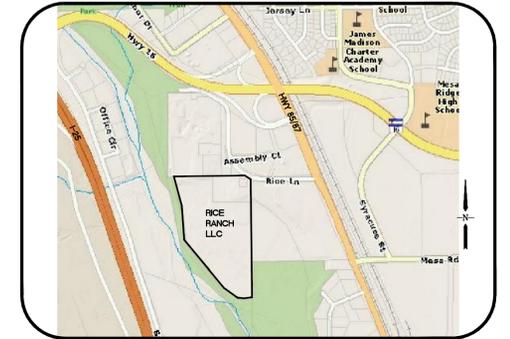
# RICE RANCH

## BUILDING ELEVATIONS

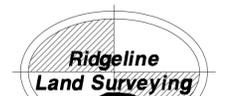
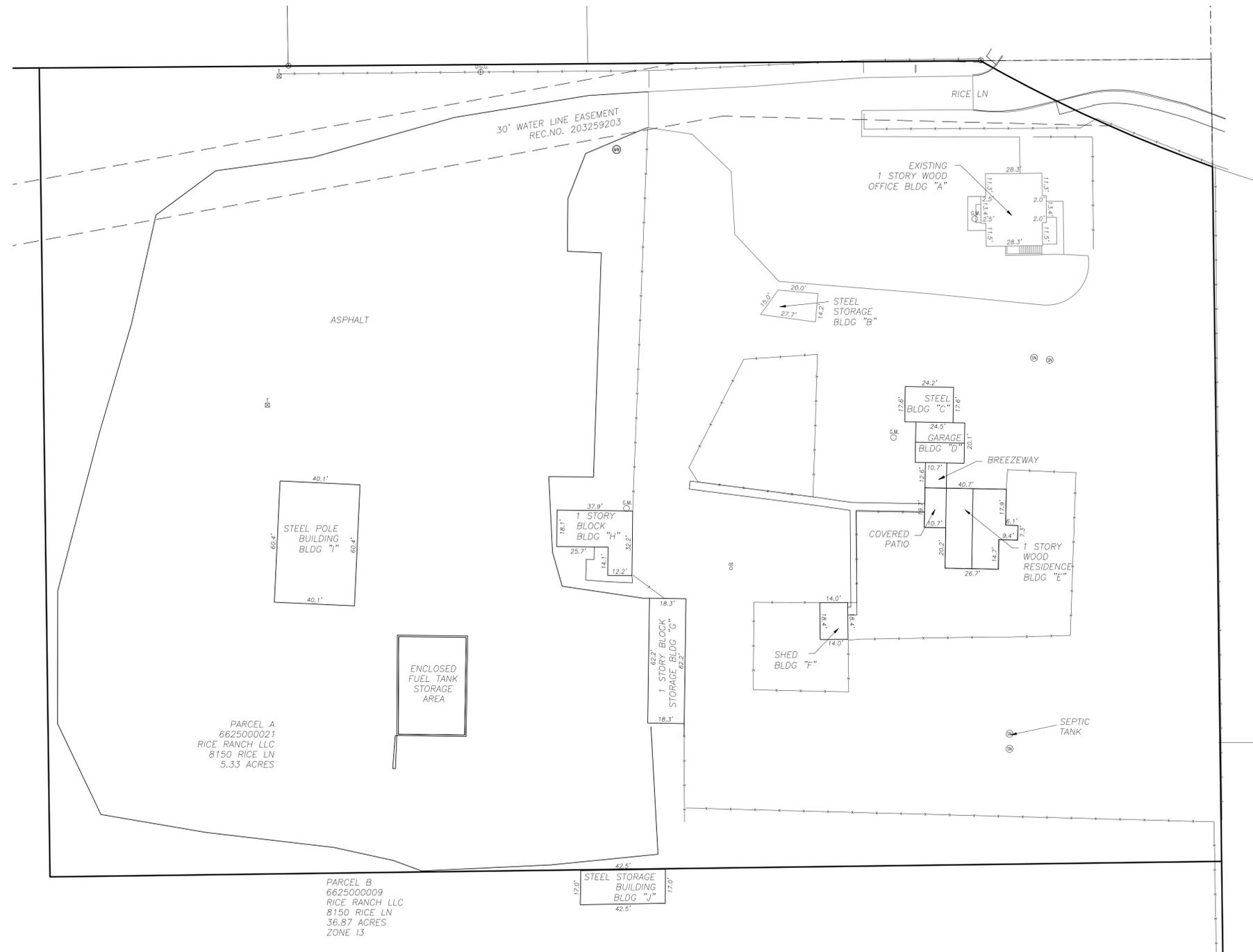
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



SCALE: 1"=30'



VICINITY MAP  
N.T.S.



31 E. PLATTE AVE, SUITE 206  
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SHEET 1 OF 2