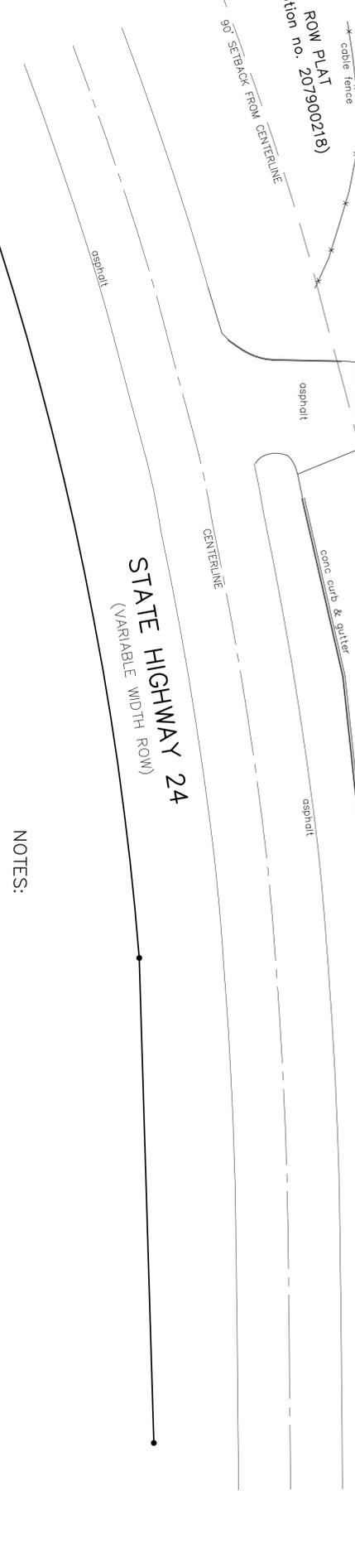
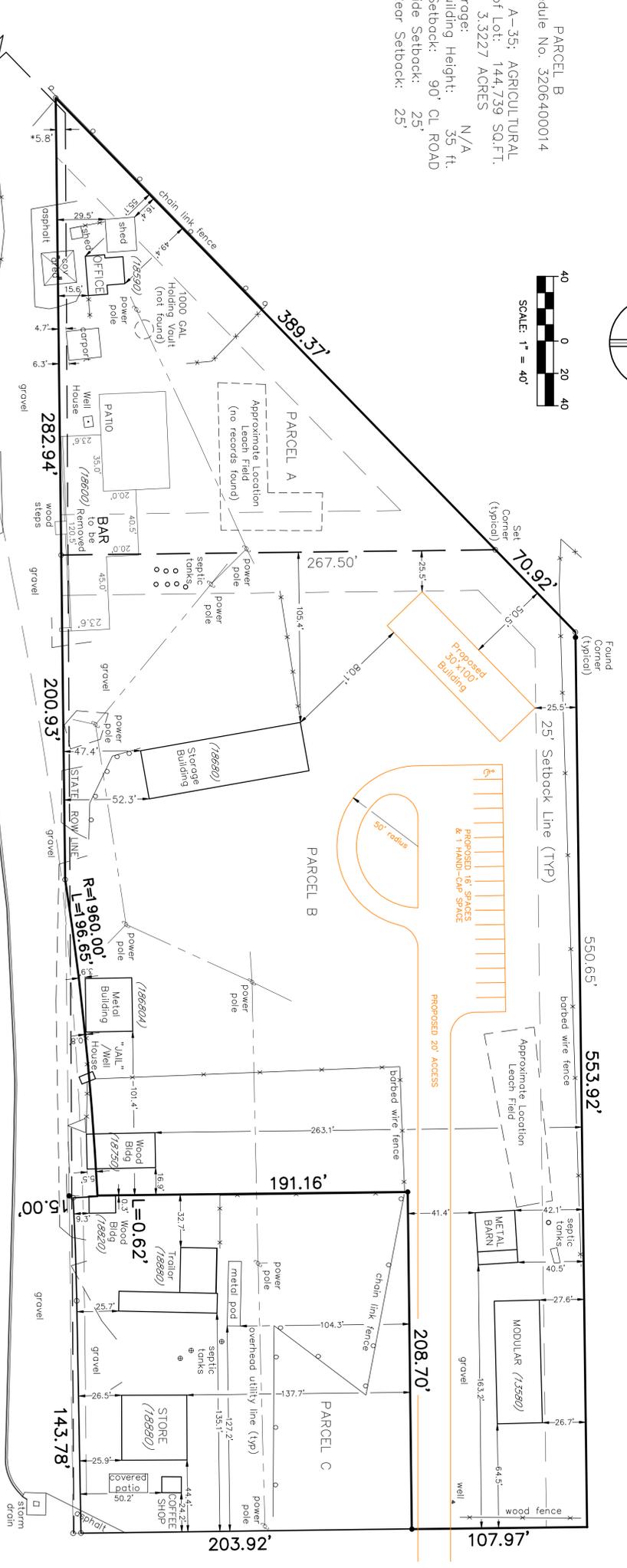
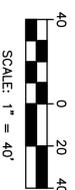
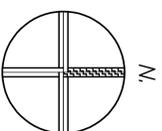


# SITE PLAN

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 6,  
TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PM,  
EL PASO COUNTY, COLORADO

PARCEL A  
Schedule No. 3206400031  
Zone: A-35; AGRICULTURAL  
Area of Lot: 37,843 SQ.FT.  
0.8688 ACRES  
Coverage: N/A  
Max Building Height: 35 ft.  
Front Setback: 90' CL ROAD  
Side Setback: 25'  
Rear Setback: 25'

PARCEL B  
Schedule No. 3206400014  
Zone: A-35; AGRICULTURAL  
Area of Lot: 144,739 SQ.FT.  
3.3227 ACRES  
Coverage: N/A  
Max Building Height: 35 ft.  
Front Setback: 90' CL ROAD  
Side Setback: 25'  
Rear Setback: 25'



### NOTES:

- PROPOSED 3000 SF BUILDING (BAR)
- PROPOSED 16 PARKING SPACES
- PROPOSED 1 HANDI-CAP SPACE
- \* APPARENT OVLAP WITH MONUMENTED LINE FOR SUBJECT PROPERTY AND ROW PLAT; BOTH NOT CONSISTANT WITH SECTION LINE FOUND AT TIME OF SURVEY. SAID ROW PLAT DID NOT LIST SUBJECT PROPERTY IN TABULATION OF PROPERTIES

PEYTON HIGHWAY  
(60' ROW)

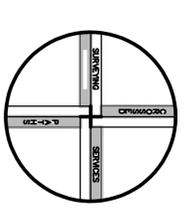
### Legal Description:

Parcel C: 18850 & 18820 East Highway 24, Peyton, Colorado 80831

Beginning at a point of the West line of the County Road, the said point being 238.75 feet North of the South line and 30.58' West of the East line of said Section 6; thence South 88° 58' West 208.75 feet; thence Southerly parallel with the East line of said Southeast Quarter 208.75 feet to intersect the North line of the South 30 feet of said Southeast Quarter; thence North 88° 58' East on said North line 208.75 feet to a point 30 feet West of the East line of said Section 6; thence North along the West line of the County Road 208.25 feet to the Place of beginning.

EXCEPTING therefrom a strip off the South side of said tract conveyed to El Paso County for highway purposes by Right of Way Deed recorded in book 842 at Page 367 of said records El Paso County, Colorado.

### SITE PLAN



CROSSED PAINTS SURVEYING SERVICES, INC.  
P.O. BOX 49742  
COLORADO PHOENIX, CO 80649  
PHONE: 719-661-2349  
EMAIL: jms@crossedpaints.com

3.	01/05/23	County comments	JPB
2.	8/19	One Assessor Parcel	JPB
1.	6/28	BOOK 842, PAGE 367	JPB
no.	date	revisions	by
	growing date: June 17, 2022	scale: 1" = 40'	
	dwg. file: 1809040M042.dwg	drawn by: JPB	
	Project no. 1809040M.04	sheet 1 of 1	