

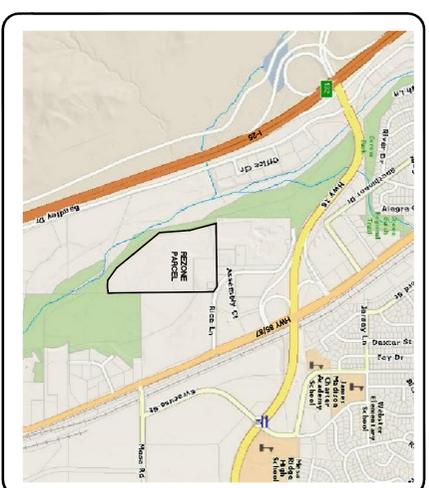
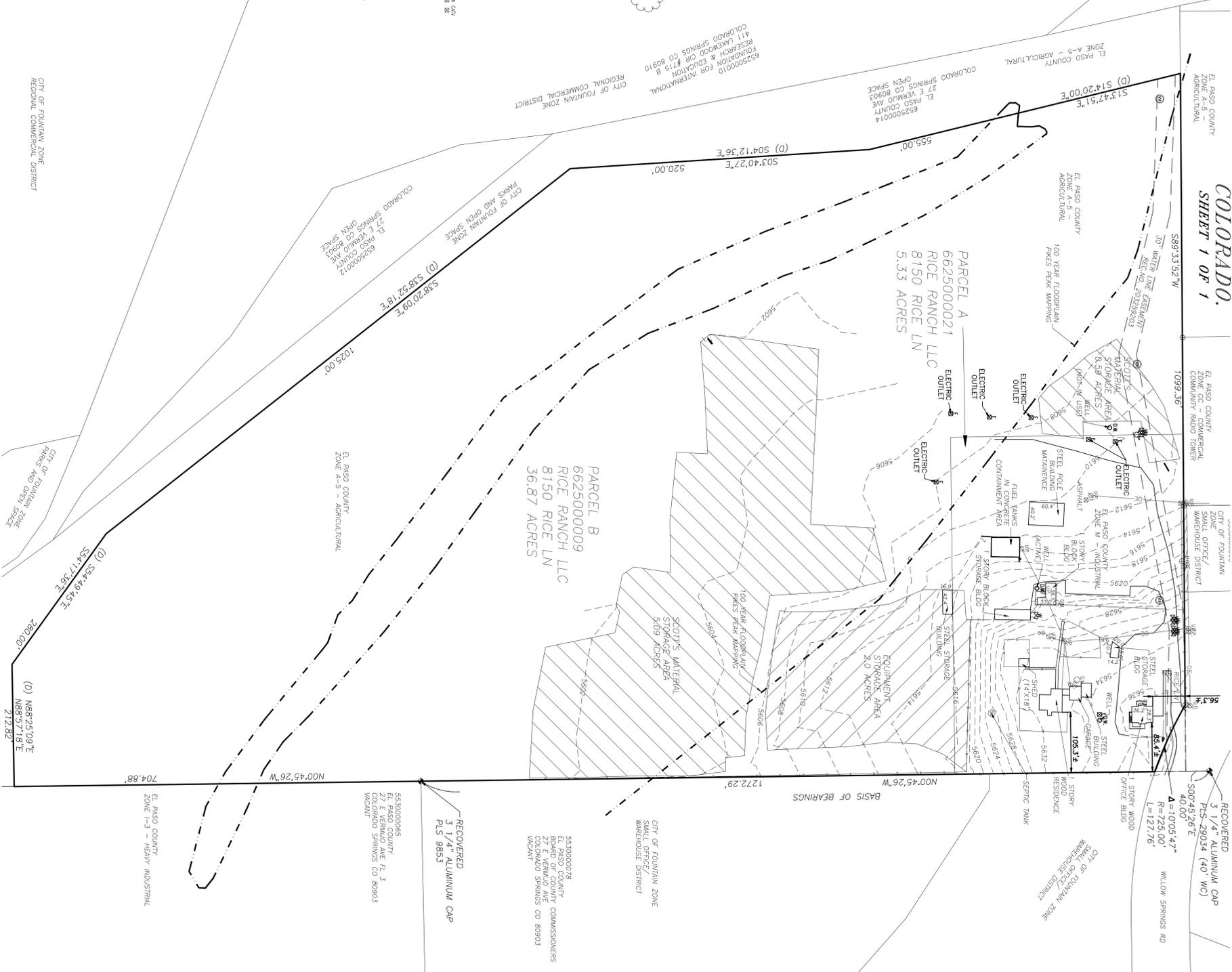
SITE PLAN

PART OF THE SE 1/4, OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4, SECTION 25, IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO. SHEET 1 OF 1



LEGEND

	PROPERTY LINE		DECIDUOUS TREE
	ROAD		FAIR/FLIP (FOUND IRON ROD/PRE)
	EASEMENT		SURVEY CONTROL
	CURB & GUTTER		SET 1/2" REBAR W/CAP, PLUS 34583
	EDGE OF PAVEMENT		WATER MANHOLE
	GRAVEL EDGE		WELL
	SPOT ELEVATION		UTILITY POLE
	GAS SERVICE		SIGN
	OVERHEAD ELEC. WIRES		RISER (ELEC./TELE. WAT., CATV)
	UNDERGROUND COMM LINES		ELEC. WALT
	UNDERGROUND FIBER LINES		TRANSFORMER
	CONTOUR LINE (2 FOOT)		ELECTRIC PANEL
	FENCE LINE		FIRE HYDRANT
	SPRINKLER CONTROL BOX		FROST FREE HYDRANTS
	GAS METER		
	MONITORING WELL		



LEGAL DESCRIPTION

PARCEL A: 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 586.60 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 THE PORTION HEREBY CONVEYED TO PARCEL B; THENCE SOUTHERLY ON SAID NORTH LINE TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO, UNDER RECEIPTION NO. 208104068, RECORDED SEPTEMBER 22, 2008 UNDER RECEIPTION NO. 208104068.

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 NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THENCE NORTH 90 DEGREES EAST 115.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES 20 MINUTES EAST, 555.00 FEET; THENCE SOUTH 14 DEGREES 20 MINUTES EAST, 555.00 FEET; THENCE SOUTH 04 DEGREES 52 MINUTES 36 SECONDS EAST, 520.00 FEET; THENCE SOUTH 38 DEGREES 12 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 509.

NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS AND TITLE OF RECORD, RIDGELINE LAND SURVEYING LLC RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. RND55065435, PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED 8-24-2017.

OWNER

RICE RANCH LLC
8150 RICE LN
FOUNTAIN, CO 80817

MAP CREATION

SEPTEMBER 2017

FLOOD PLAIN STATEMENT

A PORTION OF TRACT LIES IN ZONE AE, WHICH IS AN AREA DETERMINED TO BE INSIDE THE 100-YR. FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 0804100951 F, DATED EFFECTIVE MARCH 17, 1997. MAP REVISION JANUARY 18, 2007. A PORTION OF TRACT LIES IN ZONE AE, WHICH IS AN AREA DETERMINED TO BE INSIDE THE 100-YR. FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 0804100953 F, DATED EFFECTIVE MARCH 17, 1997. MAP REVISION JANUARY 18, 2007.

