

LEGAL DESCRIPTION

PARCEL: 63083-00-018

A parcel of land in the Southwest Quarter of Section 8, Township 13 South, Range 66 West of the 6th P.M., in El Paso County, Colorado described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 8; (All bearings used in this description are relative to the West line of the Southwest Quarter of said Section, which was assumed to be N 00 degrees 27' 00" W) thence N 00 degrees 27' 00" W, along the West line of said Section 8, a distance of 388.49 feet (388.7 feet record) to the TRUE POINT OF BEGINNING of the parcel to be described, said point being the Northwest corner of a tract of land described in Book 1278 at Page 300 of the records of El Paso County, Colorado; thence continue N 00 degrees 27' 00" W along said West line, a distance of 181.37 feet (185.0 feet record) to a point on the Easterly right-of-way line of Interstate Highway No. 25 (Reference Book 1785 at Page 51 and Book 978 at Page 279 of the said records of El Paso County, Colorado); (The following two courses are along said Easterly right-of-way line); (1) thence N 65 degrees 38' 55" E, a distance of 154.63 feet (154.7 feet record); (2) thence N 06 degrees 24' 36" E, a distance of 90.29 feet (90.2 feet record) to a point on the North line of a tract of land described in Book 847 at Page 298 of the said records; thence N 89 degrees 54' 56" E, along said North line, a distance of 375.49 feet to a point on the Westerly right-of-way line of Old U.S. Highway No. 85-87, now known as Vincent Drive (Reference Book 752 at Page 56 and Book 602 at Page 303 of the said records); (The following three courses are along the said Westerly right-of-way line of Vincent Drive); (1) thence S 05 degrees 54' 07" E, a distance of 3.39 feet to a point of curve thereon; (2) thence along the arc of a curve to the right, which curve has a central angle of 32 degrees 48' 06", a radius of 427.46 feet, and an arc length of 244.72 feet (central angle of 33 degrees 00' 00", radius of 427.46 feet, arc length of 246.20 feet record, based on centerline description of 12 degree curve, arc length of 275.0 feet for 100 foot total right-of-way); (3) thence S 26 degrees 53' 59" W, tangent to said curve, a distance of 99.12 feet to intersect the North line of aforesaid tract described in Book 1278 at Page 300 of said records; thence S 89 degrees 10' 35" W, along said North line, a distance of 436.78 feet to the Point of Beginning. Containing 3.412 Acres.

TYPE	QTY	SYM	SIZE
PONDEROSA PINE	11		4 TO 6"
FLOWERING CRAB	6		3 TO 4"
BURNING BUSH	12		5 GALLON
MUGO PINES	10		5 GALLON
GRAPE HOLLY			5 GALLON
BLUEMIST SPIREA			5 GALLON
BARBERRY PISNY			5 GALLON
GOLD DROP			5 GALLON

LANDSCAPE NOTES

FRONT OF BUILDING TO PLANTED WITH A VARIETY OF SHRUBS AND RIVER ROCK. SHRUBS TO INCLUDE: BURNING BUSH, MUGO PINES, BLUEMIST SPIREA, BARBERRY PISNY, GRAPE HOLLY. THE PLANTING AREA TO BE SCREENED WITH PONDEROSA PINES AND CRAB TREES. ALL SLOPES GREATER THAN 2:1 WILL BE CURLEX AND NATIVE SEEDING. ALL BLUE GRASS WILL BE IRRIGATED. DRIP IRRIGATION MAY BE USED.

NOTE: SIDEWALK, CURB AND GUTTER, GRADING, PAVING WILL BE PROVIDED BY THIS PROPERTY OWNER WHEN FUTURE IMPROVEMENTS ARE REQUIRED. VINCENT DRIVE IS A MINOR ARTERIAL AND IS A DESIGNATED ON STREET BIKE PATH.

ZONE: P.I.P. 2

OWNER: DIANE L. KILBY

NOTE: RELOCATION OF NEW OR EXISTING UTILITIES SHALL BE AT OWNERS EXPENSE

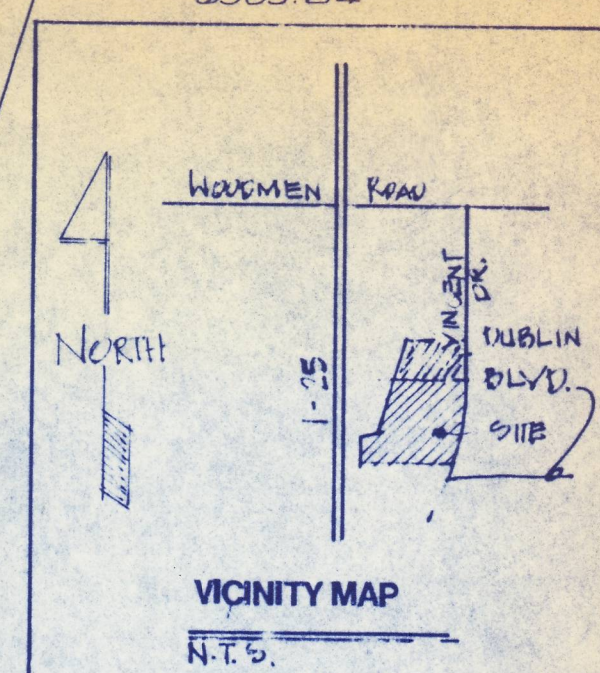
DATA:

SITE AVERAGE: 3.412 ACRES
LOT 1) 148,626.7 SQ. FT.
MAJOR PLAN:
ZONE: P.I.P. 2
DRAINAGE DRAIN: COTTONWOOD
GENERAL LAND USE: OFFICE WAREHOUSE
GRADE PT. OF LOT 16.00
SIDEWALK: 30,500.0
TOTAL SLOPE OF IMPERVIOUS MATERIAL: 48,500.0
% OF IMPERVIOUS COVERAGE: 31.23
% OF NON-IMP: 68.77

ZONE: P.I.P. 2
OWNER: LEO J. HENNA
MHL

PARKING

PROVIDED: 26
REQUIRED: 24
FORMULA: OFFICE: 1,195.47
WH: 12
WAREHOUSE: 1,150.57
1000.0 = 12



LEGEND

- EXISTING CONTOURS 9' 10"
- PROPOSED CONTOURS 9' 10"
- CONC. PAVED AREA

NOTES

SCHEDULE OF DEVELOPMENT BEGIN STRIKE 90
ENL: WINNER 10
SIGN TO BE PLACED ON BLK. PER ARTICLE
1. (NATURAL DRAINAGE DRAINAGE)
ALL EXISTING UTILITIES TO BE PLACED ON
BLK. (NO PRE-EXISTING UTILITIES)
SEE LANDSCAPE PLAN FOR ANY INFO REGARDING
LANDSCAPING RECOMMENDATIONS.

REVISED 3-14-74
REVISED 1-7-74
REVISED 5-4-77
REVISED 7-12-79

OFFICE AND WAREHOUSE
FOR
LIBERTY SASH & DOOR, INC.

AMENDED DEVELOPMENT PLAN

FILE NO. DS DP 80 280-13 (74)

1

SCALE: 1" = 20'

1

APPROVED
DEVELOPMENT SERVICES DIVISION

MAY 27 1994

BY DEVELOPMENT SERVICES MANAGER

ZONING: P.I.P. 2
SUNRISE KENNELS

