



THE HOMESTEAD P.U.D. PRELIMINARY PLAN

PROPERTY DESCRIPTION

A parcel of land situated in the S1/2 of the NW1/4 of Section 10, Township 6 South, Range 93 West of the Sixth Principal Meridian previously described as:
T.6 S., R.93 W., 6th P.M.
Sec. 10: SW1/4NW1/4, West 23 acres of SE1/4NW1/4;
EXCEPTING: That portion thereof conveyed to Mountain States Telephone and Telegraph Company by the deed dated August 29, 1963, and recorded in Book 352 at Page 456, Reception No. 222633;
AND FURTHER EXCEPTING: That portion thereof previously annexed to the City of Rifle by Plat recorded as Reception No. 502208, Book 1002, Page 93;

LEGAL DESCRIPTION THE HOMESTEAD PRELIMINARY PLAN

A parcel of land situated in the S1/2 of the NW1/4 of Section 10 and the SE1/4 of the NE1/4 of Section 9, Township 6 South, Range 93 West of the Sixth Principal Meridian previously described as:
Beginning at the Quarter Corner common to said Sections 9 & 10, being a 2-1/2" aluminum cap on a 2" aluminum pipe - properly marked; thence S.89°43'59"W. and along the East/West centerline of said Section 9, being also the northerly boundary line of Highlands East Fourth Filing recorded as Reception No. 294026, a distance of 108.16 feet to the easterly right-of-way line of County Road 295, now Birch Street, also being the easterly right-of-way line of the parcel annexed to the City of Rifle by Plat recorded as Reception No. 502208, hereinafter "CR295 Annexation"; thence N.36°10'55"E., along said easterly right-of-way line, a distance of 113.64 feet; thence, continuing along said easterly right-of-way line, 183.52 feet along the arc of a curve to the left having a radius of 410.01 feet, which arc subtends a chord bearing of N.23°21'34"E., a distance of 181.99 feet; thence continuing along said easterly right-of-way line, being 35.00 feet easterly of said parallel to the said West line of Section 10, N.00°52'06"W., a distance of 1031.35 feet; to the southerly right-of-way line of County Road 293/16th Street and CR295 Annexation; thence N.89°45'28"E., a distance of 106.27 feet, along said southerly right-of-way line, being 30.00 feet southerly of and parallel to the North line of said S1/2NW1/4 Section 10; thence departing from said southerly right-of-way line a distance of 50.00 feet along the boundary of CR295 Annexation to the said North line of S1/2NW1/4; thence along said North line of the S1/2NW1/4, N.89°45'28"E., a distance of 1889.60 feet, to the NE corner of the West 23 acres of the SE1/4NW1/4 of said Section 10; thence along the East line of said West 23 acres, S.00°42'05"E., a distance of 110.84 feet to the NE corner of Mt. States, Tele. parcel described in deed recorded in Book 352 at Page 456 (hereinafter MST Parcel); thence S.89°45'33"W., along the Northerly line of said MST Parcel, a distance of 210.26 feet, to the Northwest corner of said MST Parcel; thence S.00°42'05"E., along the westerly boundary of said MST Parcel, a distance of 208.71 feet, to a point on the South line of said S1/2NW1/4 Section 10, said line being also the North line of Highlands East Filing No. 7, the plat for which is recorded as Reception No. 322566; thence S.89°45'33"W., and along said South line, a distance of 547.83 feet to the SW corner of the SE1/4NW1/4 Section 10, said point being also the Northeast Corner of Highlands East Filing No. 5, the plat for which is recorded as Reception No. 310962; thence S.89°45'33"W., and along the South line of said S1/2NW1/4 and the North line of said Highlands East Filing No. 5 and subsequently Highlands East Filing No. 4, a distance of 1329.27 feet to the Point of Beginning.
Containing 61.4473 acres, more or less.

OWNERS OF RECORD & APPLICANT

WSJ, LLC
PO Box 1926
Rifle, CO 81650-1926

Lot 5, Block 4
John W. Savage (970-625-4401)
Sally M. Brands
PO Box 1926
Rifle, CO 81650-1926

MINERAL RIGHTS
Gordon W. Graham (1/16 Royalty Interest)
Address unknown
All other mineral rights owned by surface owners and are unleased.

PRELIMINARY PLAN

THE HOMESTEAD P.U.D.

Sections 9 & 10, T.6 S., R.93 W., 6th P.M.

DATE: 10/17/98
SCALE: 1" = 100'
JOB NO.: 97081PLM
DRAWN: MLC

SHALE COUNTRY SURVEYING

215 HUTTON AVE., RIFLE, CO 81650 PHONE (970) 625-3977

LAND USE SUMMARY

- a) Total Area of proposed Subdivision ----- 61.45 Acres
- b) Acreage of developable land ----- 61.45 Acres
- c) 105 Residential Lots total
 - 1. 8 Estate Lots (3/4 Ac. min.) ----- 8.92 Acres
 - 2. 97 Detached Single Family Lots ----- 24.21 Acres
 - 3. 12 Duplex Lots (24 Dwelling Units) ----- 4.09 Acres
- d) 12 Attached Duplex Homes (24 dwelling units) in 4.09 acres
- e) Duplex Homes ----- 24 Units
Single Fam. ----- 105 Units
- f) Gross density 129 D.U./61.45 acres = 2.09 D.U./acre
Net density 129 D.U./40.21 acres (12.23 ac. Open Space) = 3.21/ac
- g) Non-residential floor space - none
Non-residential Private open space - 18.65 Acres
- h) Total number of off street parking spaces 230
2 spaces/unit for 97 Single Family detached units - 194 spaces
1.5 spaces/unit for 24 Duplex Units units - 36 spaces
- i) Existing Zoning is Agricultural Residential-Rural Density
Proposed Zoning is PUD - Planned Unit Development

AVAILABILITY OF IRRIGATION WATER
All "EZ" Lots (Block 7 Lots 1-8) and the Agricultural Open Space, will be provided with raw water irrigation.
All other lots will be irrigated with treated water.
The Public and Private Open Spaces will not be irrigated.

NOTES
No part of the Homestead Subdivision lies within a 100-Year Floodplain as shown by the F.E.M.A. map of the area - Community Panel No. 080205 1352 B, dated 1/3/1986.
All lots shall have 10 ft Utility & Drainage easements on the front & rear lot lines and 5 ft Utility and Drainage Easements on all side lot lines, unless otherwise shown.

ENGINEER
Stephen A. Kesler, P.E.
Westar Engineers
448 Will Avenue
Rifle, CO 81650
(970) 625-2774; fax 625-0651

SURVEYOR
Midford L. Coalbaugh, P.L.S.
Shale Country Surveying
215 Hutton Avenue
Rifle, CO 81650
(970) 625-3977; fax 625-5520

CURVE DATA TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD	BEARING
1	283.85	29°24'46"	145.71	144.12	N44°51'29"W
2	326.00	7°10'37"	404.99	379.45	N65°02'07"W
3	871.09	19°31'36"	296.87	295.44	S69°29'47"W
4	89.22	88°39'05"	246.88	205.07	N60°56'30"W
5	91.43	89°17'57"	142.50	128.51	N46°35'49"W
6	64.09	32°22'22"	44.15	43.26	N88°06'41"E
7	540.39	23°14'54"	219.27	217.77	N72°03'24"E
8	101.52	61°41'08"	109.30	104.10	N29°50'21"E
9	407.17	17°43'51"	126.00	125.50	N69°32'51"E
10	230.30	30°50'09"	123.94	122.45	N62°59'42"E
11	264.70	47°58'54"	182.23	178.18	S40°32'36"E
12	465.53	128°01'37"	103.97	83.85	N02°27'59"E
13	74.44	84°06'32"	148.25	124.94	S56°23'12"E
14	191.58	27°25'53"	75.00	74.53	S10°32'52"E
15	77.23	71°54'24"	96.92	90.69	S14°14'14"W
16	365.3	10°12'02"	99.8	84.52	N74°40'10"W

