

SOUTH NEVADA CREEKWALK CONCEPT BOUNDARY

July 24, 2018

A portion of those parcels conveyed by deed under Reception Numbers: 217025736, 218048821, 95014947, 217025712, 218048842, 218048858, 218048850, 218048820, 217026808, 203162086, 218057399, 96023445, 205004378, 218048936 of the Official Records of El Paso County, State of Colorado, along with portions of Mt. Washington Avenue, East St. Elmo Avenue and two (2) alleys being 20 feet in width as shown upon the plat of Lvywild recorded at Book A, Page 115 of said Official Records; all lying within the Northwest quarter or Section 30, Township 14 South, Range 88 West of the 8th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 12, Block 4, as shown upon said lvywild plat; thence along the North right-of-way line of East Cheyenne Road, S88°50'23"W (Bearings are relative to the South line of Lots 9-12, Block 4, of said lvywild plat, being monumented at the Southwest corner of Lot 9 by a found No. 4 rebar with a 1-1/4" yellow plastic cap being illegible and at the Southeast corner of Lot 12 by a found No. 5 rebar with 1-1/4" yellow plastic cap stamped "ALESSI PLS 30130", a distance of N88°50'23"E, a distance of 400.00 feet), a distance of 400.00 feet to the Southeast corner or that parcel described in the Quit Claim Deed recorded under Reception Number 218048820 of said Official Records; thence continuing along said North right-of-way line, S98°43'45"W, a distance of 191.25 feet to the Southwest corner of the parcel described in the Quit Claim Deed recorded under Reception Number 218048936 of said Official Records; thence continuing along said North right-of-way line, S68°43'08"W, a distance of 211.10 feet to the Southwest corner of that parcel described in the Quit Claim Deed recorded under Reception Number 218048819 of said Official Records; thence continuing along said North right-of-way line, S88°44'01"W, a distance of 84.16 feet to the Southwest corner of said parcel; thence transitioning to the East right-of-way line South Cascade Avenue along the arc of a curve to the right having a radius of 35.00 feet, a central angle of 108°48'10", an arc length of 85.25 feet, and a radial bearing of N00°55'24"W; thence along said East right-of-way line, N18°05'29"E, a distance of 28.65 feet to the Southwest corner of that parcel described in the Warranty Deed recorded under Reception Number 214111854 of said Official Records; thence along the Southern boundary of said parcel, S88°25'27"E, a distance of 70.00 feet to the Southeast corner of said parcel; thence continuing along the Southeast boundary of said parcel the following three (3) courses;

- N59°02'40"E, a distance of 63.30 feet;
- N85°57'56"E, a distance of 83.30 feet;
- N51°06'27"E, a distance of 42.74 feet;

to the most Easterly corner of said parcel; thence along the Easterly boundary of said parcel N01°16'34"W, a distance of 8.04 feet; thence along the Southerly boundary of that parcel described in the Warranty Deed recorded under Reception Number 203162086 of said Official Records, N68°06'35"E, a distance of 75.86 feet to an angle point in said Southerly boundary line; thence leaving said Southerly boundary line, N88°08'35"E, a distance of 29.89 feet to a point lying on the Easterly boundary line of said parcel; thence along said Easterly boundary line, N01°18'04"W, a distance of 11.48 feet; thence N01°18'10"W, a distance of 80.80 feet to the Northeast corner of said parcel; thence along the South line of a 20 foot alley as shown upon said plat of lvywild, N88°47'35"E, a distance of 109.94 feet; thence leaving said South line, N01°10'21"W, a distance of 201.11 feet to the Southeast corner of that parcel described in the Warranty Deed recorded under Reception Number 203162086 of said Official Records; thence along the East line of said parcel, N01°02'17"W, a distance of 200.00 feet to the Northeast corner of said parcel; thence along the Southerly right-of-way line of East St. Elmo Avenue, S88°49'40"W, a distance of 288.07 feet to the Northwest corner of that parcel described in the Warranty Deed recorded under Reception Number 203162086 in said Official Records; thence along the Easterly right-of-way line of South Cascade Avenue, N14°04'01"W, a distance of 51.66 feet to the Southwest corner of that parcel described in the Quit Claim deed recorded under Reception Number 207034313 of said Official Records; thence along the Northerly right of way line of said East St. Elmo Avenue, N88°51'50"E, a distance of 598.48 feet to the Southeast corner of that parcel described in the Warranty Deed recorded under Reception Number 215131259; thence continuing along the said Northerly right-of-way line, N88°45'19"E, a distance of 70.20 feet to the Southwest corner of that parcel described in the Personal Representative's Deed recorded under Reception Number 200135923 of said Official Records; thence continuing along said Northerly right-of-way line, N88°48'49"E, a distance of 249.64 feet to the Southeast corner of said parcel; thence along the East line of said parcel, N00°46'25"W, a distance of 189.70 feet to the Northeast corner of said parcel; thence along the North line of said parcel, S88°48'18"W, a distance of 55.39 feet to the Northwest corner of said parcel; thence along the Easterly right-of-way line of Mt. Washington Avenue, N43°11'06"E, a distance of 102.74 feet; thence leaving said Easterly right-of-way line, N00°00'00"E, a distance of 72.83 feet to the Northeast corner of that parcel described in the Quit Claim Deed recorded under Reception Number 200048397 of said Official Records; thence along the North line of said parcel, S88°57'27"W, a distance of 124.49 feet to the Southeast corner of that parcel described in the Quit Claim Deed recorded under Reception Number 205106331 of said Official Records; thence along the East line of said parcel, N00°33'04"E, a distance of 116.35 feet to the Northwest corner of that parcel described in the Warranty Deed recorded under Reception Number 217025736 of said Official Records; thence along the Southerly right-of-way line of East Ramona Avenue, S69°35'31"E, a distance of 258.82 feet; thence along the Westerly right-of-way line of South Nevada Avenue, S00°40'08"E, a distance of 355.33 feet to the Northeast corner of that parcel described in the Warranty Deed recorded under Reception Number 205106650 of said Official Records; thence along the North line of said parcel, S88°48'39"W, a distance of 99.15 feet to the Northwest corner of said parcel; thence along the West line of said parcel, S00°28'43"E, a distance of 100.03 feet to the Southwest corner of said parcel; thence along the Northerly right-of-way of East St. Elmo Avenue, N88°48'46"E, a distance of 89.48 feet to the Southeast corner of said parcel; thence along said Westerly right-of-way line of South Nevada Avenue, S01°25'40"E, a distance of 50.78 feet to the Northeast corner of that parcel described in the Warranty Deed recorded under Reception Number 001870137 of said Official Records; thence along the Southerly right-of-way line of East St. Elmo Avenue, S88°55'28"W, a distance of 278.94 feet to the Northwest corner of said parcel; thence along the West line of said parcel, S00°34'35"E, a distance of 249.45 feet to the Southwest corner of said parcel; thence along the North line of a 20 foot alley as shown upon said lvywild plat, N89°02'20"E, a distance of 280.72 feet to the Southeast corner of said parcel; thence along said Westerly right-of-way line of South Nevada Avenue, S00°42'43"W, a distance of 22.03 feet to the Northeast corner of Lot 1, Block 1, of Staranore Subdivision of said Official Records; thence along the South line of said alley, S89°27'08"W, a distance of 280.00 feet to the Northwest corner of said Lot 1; thence along the West line of said Lot 1, S00°32'54"E, a distance of 250.01 feet to the POINT OF BEGINNING.

Containing 457,331 square feet or 10.499 acres, more or less.



THOMAS THOMAS
 Surveying & Mapping
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REV #	REVIEWS	DATE	DRAWN	CHECKED	APPROVED
1	1st Round City Comments	08/25/18			
2					
3					
4					
5					

DATE	DESCRIPTION
08/25/18	1st Round City Comments

CREEKWALK
 CONCEPT PLAN LEGAL
 Colorado Springs, CO

CP2
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