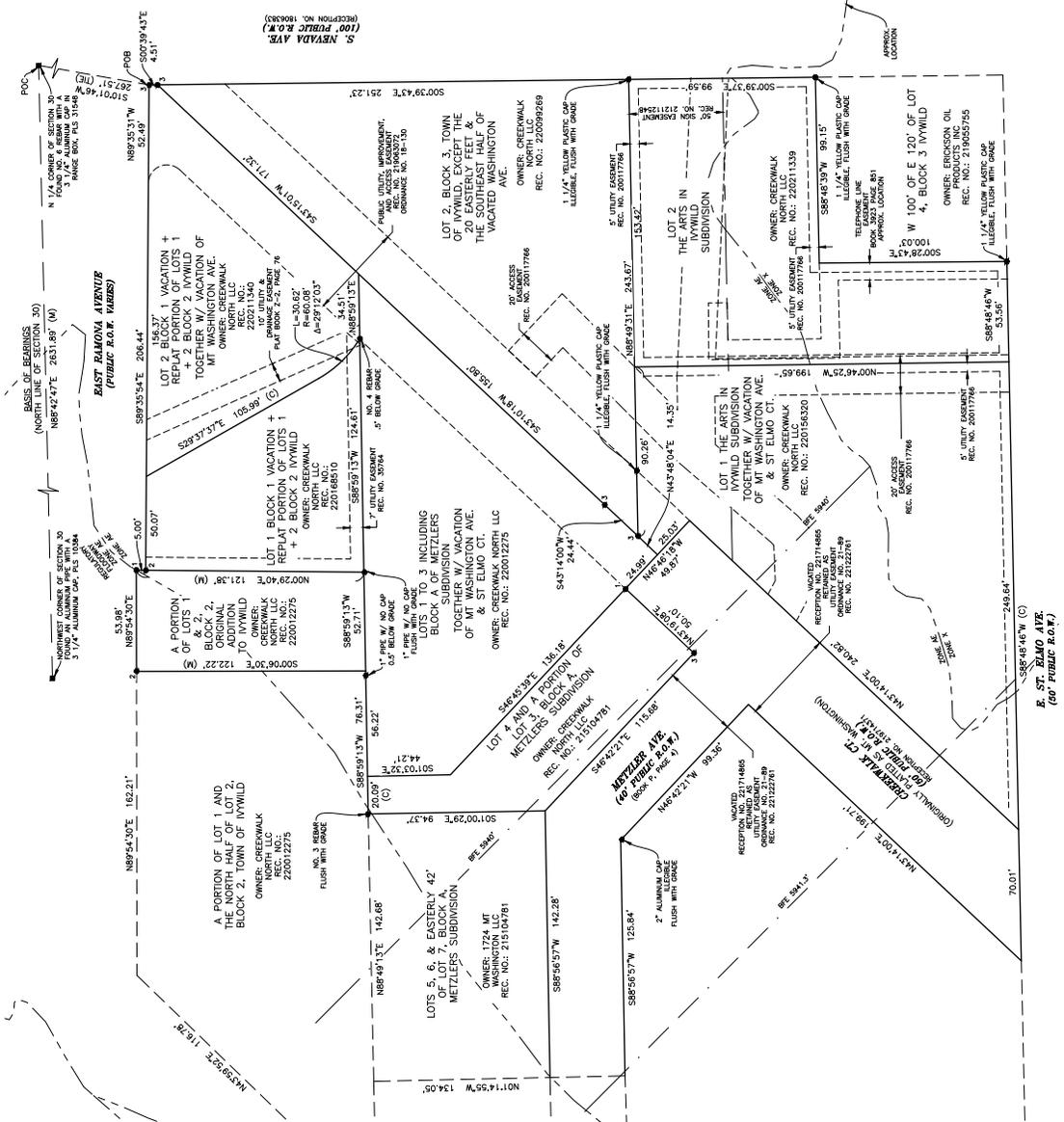


CREEKWALK FILING 1

A RE-PLAT OF A PORTION OF LOTS 1 & 2, BLOCK 1 VACATION AND REPLAT OF LOTS 1 & 2, BLOCK 2, IWYILD, LOT 2, BLOCK 3, TOWN OF IWYILD, LOTS 1 & 2 THE ARTS IN IWYILD SUBDIVISION, LOTS 1 TO 4 INCLUDING BLOCK A OF METZLERS SUBDIVISION, TOGETHER WITH THE VACATION OF MT. WASHINGTON AVENUE AND ST. ELMO COURT AND VACATED CREEKWALK COURT BEING A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

AS PLATTED



- LEGEND
- SITE BENCHMARK
 - FOUND MONUMENT (AS NOTED)
 - 100' PUBLIC R.O.P.
 - 1 #1 REBAR, FLUSH
 - 2 #2 REBAR, FLUSH
 - 3 #3 REBAR, FLUSH IN CONCRETE



COLORADO SPRINGS
 LAND INFORMATION
 APPROVED
 01/20/2022
 7:33:51 AM
 R Telfort

AR, EP, 21-00552

Project No.	210665
Drawn By:	SCG
Date:	8/2/2021
Sheet	2 of 3

A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 66 WEST, 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO.

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

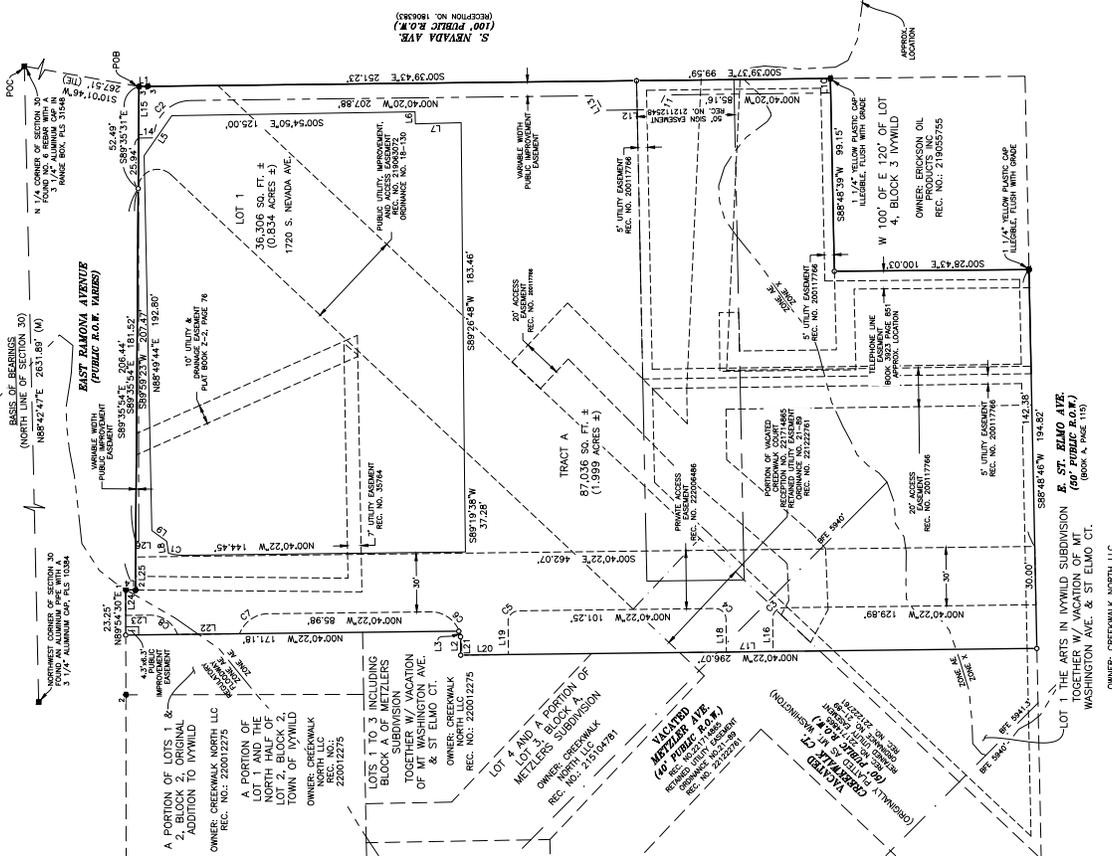
No.	Description	By	Date
1	Addressed Client Comments	SCG	1/14/2022
2	Addressed Client Comments	SCG	12/10/2021
3	Addressed Client Comments	SCG	11/02/2021
4	Addressed Client Comments	SCG	10/27/2021
5	Addressed Client Comments	SCG	10/7/2021

177 S. Tillary St., Unit 1 • Pueblo West, CO 81007 • 719.582.1270

CREEKWALK FILING 1

A RE-PLAT OF A PORTION OF LOTS 1 & 2, BLOCK 1 VACATION AND REPLAT OF LOTS 1 & 2, BLOCK 2, IWYILD, LOT 2, BLOCK 3, TOWN OF IWYILD, LOTS 1 & 2 THE ARTS IN IWYILD SUBDIVISION, LOTS 1 TO 4 INCLUDING BLOCK A OF METZLER'S SUBDIVISION, TOGETHER WITH THE VACATION OF MT. WASHINGTON AVENUE AND ST. ELMO COURT AND VACATED CREEKWALK COURT BEING A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

AS RE-PLATTED



A PORTION OF LOTS 1 & 2, BLOCK 2, ORIGINAL ADDITION TO IWYILD
OWNER: CREEKWALK NORTH LLC
REC. NO.: 220012275

A PORTION OF LOTS 1 & 2, BLOCK 3, TOWN OF IWYILD
OWNER: CREEKWALK NORTH LLC
REC. NO.: 220012275

LOT 1, 2, 3 INCLUDING BLOCK 2, METZLER'S TOGETHER WITH VACATION OF MT WASHINGTON AVE. & ST ELMO CT.
OWNER: CREEKWALK NORTH LLC
REC. NO.: 220012275

LOT 1 & 2 AND A PORTION OF METZLER'S SUBDIVISION
OWNER: CREEKWALK NORTH LLC
REC. NO.: 215154781

VACATED CREEKWALK COURT (100' PUBLIC R.O.W.)
OWNER: CREEKWALK NORTH LLC
REC. NO.: 215154781

LOT 1 THE ARTS IN IWYILD SUBDIVISION TOGETHER WITH VACATION OF MT WASHINGTON AVE. & ST ELMO CT.
OWNER: CREEKWALK NORTH LLC
REC. NO.: 220156320

LOT 1
36,306 SQ. FT. ±
(0.8254 ACRES ±)
1726 S. NIVADA AVE

TRACT A
87,036 SQ. FT. ±
(1.999 ACRES ±)

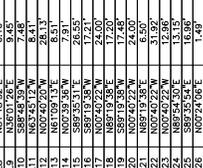
LOT 1
36,306 SQ. FT. ±
(0.8254 ACRES ±)
1726 S. NIVADA AVE

LEGEND

- FOUND UNMARKET (AS NOTED)
- FOUND UNMARKET (AS NOTED)
- 1 REBAR #1-1/4" GREEN
- 2 REBAR #1-1/4" BLACK, TUSH
- 3 REBAR #1-1/4" GREEN
- 4 REBAR #1-1/4" GREEN
- 5 REBAR #1-1/4" GREEN
- 6 REBAR #1-1/4" GREEN
- 7 REBAR #1-1/4" GREEN
- 8 REBAR #1-1/4" GREEN
- 9 REBAR #1-1/4" GREEN
- 10 REBAR #1-1/4" GREEN
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- 98 REBAR #1-1/4" GREEN
- 99 REBAR #1-1/4" GREEN
- 100 REBAR #1-1/4" GREEN

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	BEARING	BEARING
C1	24.84	8.24	197.09 A/E	N87.4171°E	N87.4171°E
C2	19.00	29.85	307.000°	S89.7142°W	S89.7142°W
C3	5.45	8.18	86.00 A/E	N25.1145°W	N25.1145°W
C4	5.45	8.18	86.00 A/E	N25.1145°W	N25.1145°W
C5	5.45	8.18	86.00 A/E	N25.1145°W	N25.1145°W
C6	16.00	23.70	84.300°	S84.300°W	S84.300°W
C7	16.00	23.70	84.300°	S84.300°W	S84.300°W
C8	15.00	17.91	88.725°W	N19.4108°W	N19.4108°W

LINE	BEARING	DISTANCE
L1	S07.919 A/E	4.31
L2	N89.719°E	9.45
L3	S07.919°E	4.31
L4	S07.919°E	5.00
L5	S89.719°E	24.96
L6	S07.919°E	4.31
L7	S07.919°E	23.51
L8	N81.181°E	6.16
L9	S07.919°E	9.45
L10	S07.919°E	9.45
L11	N03.451°W	8.11
L12	N07.492°W	28.13
L13	N07.492°W	28.13
L14	N07.492°W	7.91
L15	S89.719°E	25.95
L16	N07.492°W	24.00
L17	N07.492°W	24.00
L18	N89.719°E	17.20
L19	N07.492°W	24.00
L20	N07.492°W	24.00
L21	N89.719°E	6.50
L22	N07.492°W	31.92
L23	N07.492°W	31.92
L24	N89.719°E	13.15
L25	S89.719°E	16.99
L26	N07.492°E	1.49



GRAPHIC SCALE
1 Inch = 30 ft.

COLORADO SPRINGS
UNIVERSITY
Approved
01/20/2022
7:33:52 AM
R Telfer

177 S. Tillary Ct., Unit 1 • Pueblo West, CO 81007 • 719.582.1270
www.dmrk.com

No.	Description	By	Date
1	Addressed Client Comments <td>SCG</td> <td>10/7/2021</td>	SCG	10/7/2021
2	Addressed Client Comments <td>SCG</td> <td>11/02/2021</td>	SCG	11/02/2021
3	Addressed Client Comments <td>SCG</td> <td>12/10/2021</td>	SCG	12/10/2021
4	Addressed Client Comments <td>SCG</td> <td>12/14/2021</td>	SCG	12/14/2021
5	Addressed Client Comments <td>SCG</td> <td>1/14/2022</td>	SCG	1/14/2022

Notice: According to Colorado law you must commence any legal action based upon any action based upon any defect in this survey or plat within three years after the date of the certification shown hereon. Be commenced more than ten years from the date of the certification shown hereon.

Figure 3