



SOUTH NEVADA CREEKWALK CONCEPT BOUNDARY

July 24, 2018

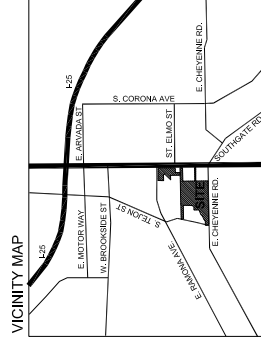
A portion of those parcels conveyed by deed under Reception Numbers: 217025738, 218048821, 95014947, 217025712, 218048942, 218048958, 218048950, 218048820, 218048819, 217026808, 203162086, 218057399, 96023445, 205004379, 218048936 of the Official Records of El Paso County, State of Colorado, along with portions of Mt. Washington Avenue, East St. Elmo Avenue and two (2) alleys being 20 feet in width as shown upon the plat of Ivywild recorded at Book A, Page 115 of said Official Records; all lying within the Northwest quarter or Section 30, Township 14 South, Range 66 West of the 6th 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 Ivywild 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 Ivywild 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", and measured to bear N88°50'23"E, a distance of 400.00 feet), a distance of 400.00 feet to the Southeast corner of 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, S88°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, S88°43'08"W, a distance of 211.10 feet to the Southeast 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 106°49'10", an arc length of 65.25 feet, and a radial bearing of N00°55'24"W; thence along said East right-of-way line, N16°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 214111954 of said Official Records; thence along the Southerly 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 Southeastly boundary of said parcel the following three (3) courses:

- N59°02'40"E, a distance of 63.30 feet;
- N65°57'56"E, a distance of 63.30 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, N68°06'35"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 11.46 feet; thence N01°18'10"W, a distance of 90.80 feet to the Northeast corner of said parcel; thence along the South line of a 20 foot alley as shown upon said plat of Ivywild, N88°47'35"E, a distance of 109.94 feet; thence leaving said South line, N01°10'21"W, a distance of 21.11 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 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 596.46 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°48'46"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 199.70 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°11'08"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 200046397 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 206106331 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 217025738 of said Official Records; thence along the Southerly right-of-way line of East Ramona Avenue, S89°35'31"E, a distance of 258.82 feet; thence along the Westerly right-of-way line of South Nevada Avenue, S00°40'06"E, a distance of 355.33 feet to the Northeast corner of that parcel described in the Warranty Deed recorded under Reception Number 206108650 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 99.48 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 Starsmore Subdivision of said Official Records; thence along the South line of said alley, S89°27'06"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.



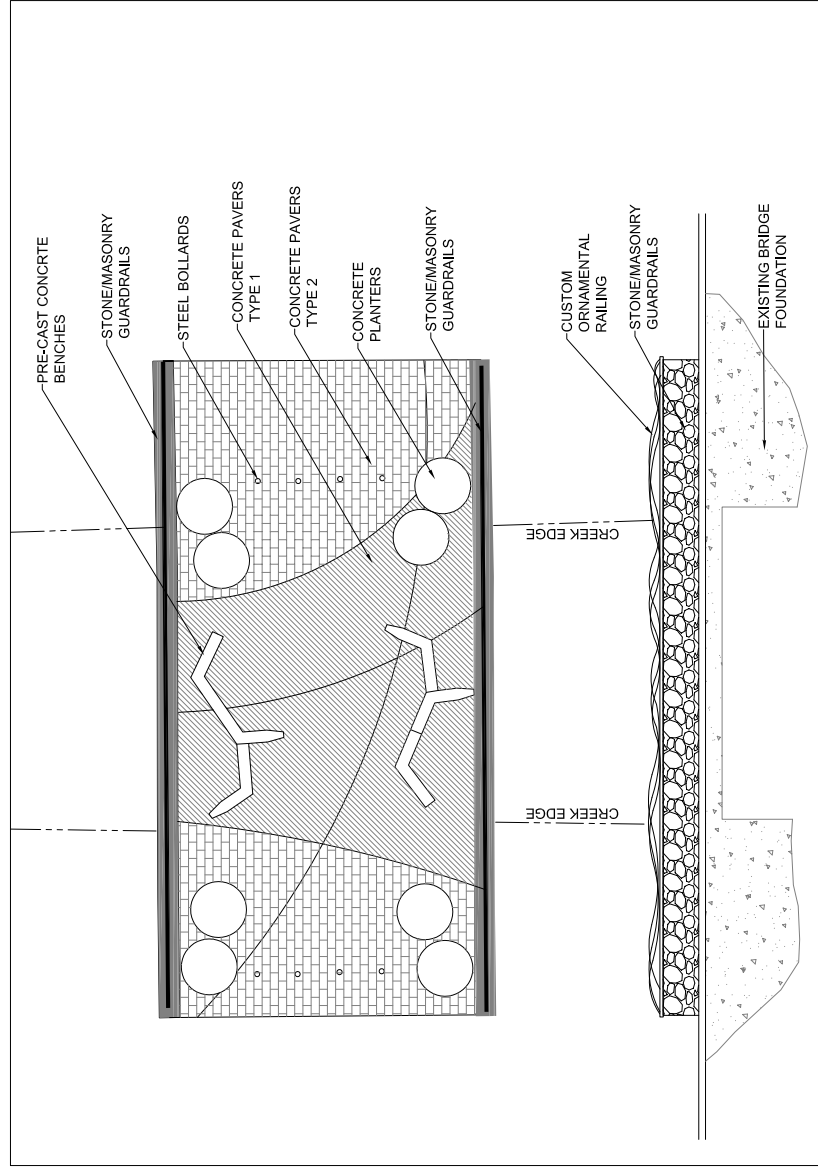
THOMAS THOMAS  
 Landscape Architecture  
 702 North Tejon  
 Colorado Springs, CO 80903  
 (719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	Resubmitted Per City Comments	03.23.19			
2					
3					
4					
5					
6					

DESIGNED	JEH	7.24.18
DRAWN	KLC	7.24.18
CHECKED	JEH	8.24.18
PROJECT NUMBER:	3519.04	
SCALE:	AS NOTED	

Colorado Springs, CO  
 CONCEPT PLAN LEGAL  
 CREEKWALK

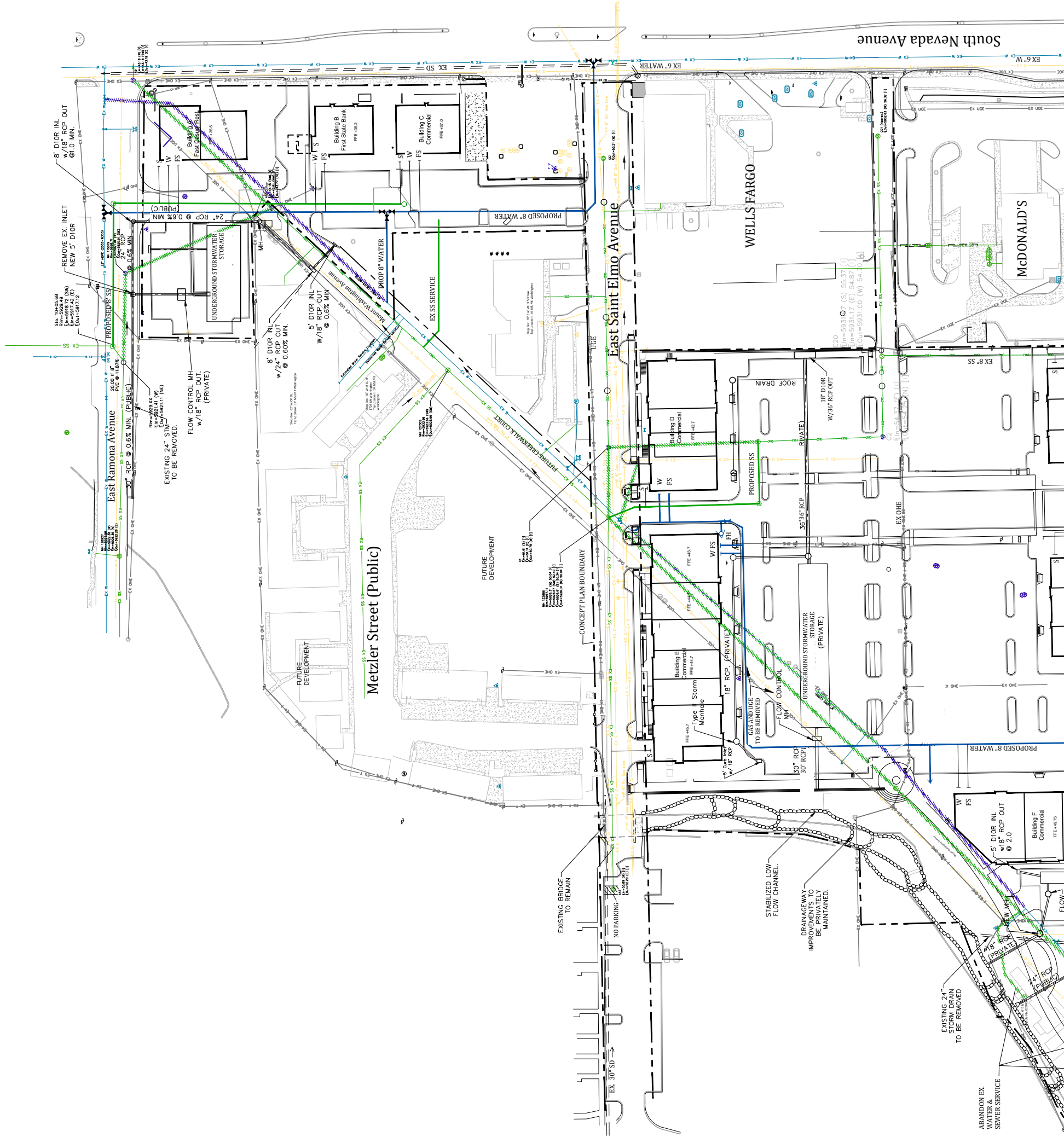
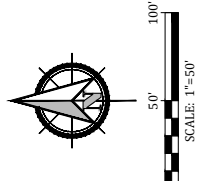
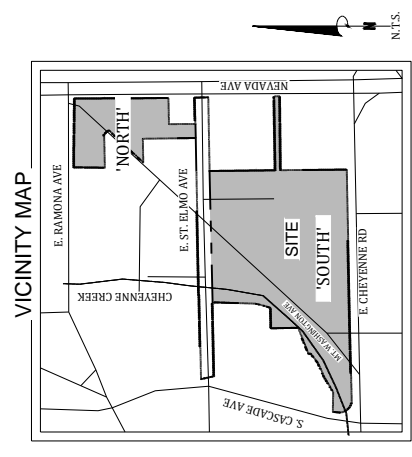
CP2  
 2 of 5



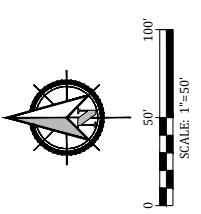
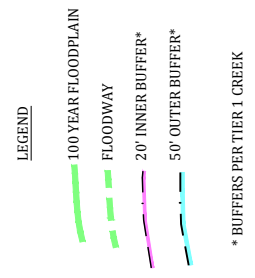
**NOTE:** FINAL BRIDGE RENOVATIONS WILL BE COMPLETED WITH FINAL DEVELOPMENT PLAN APPROVAL AND FINAL AGREEMENT WITH CITY TRAFFIC ENGINEERING.

1 BRIDGE CONVERSION  
 NTS  
 CP2

FIGURE 4



(lar)  
 le  
 d)  
 bund)  
 (ground)  
 eod)  
 od)  
 unconded

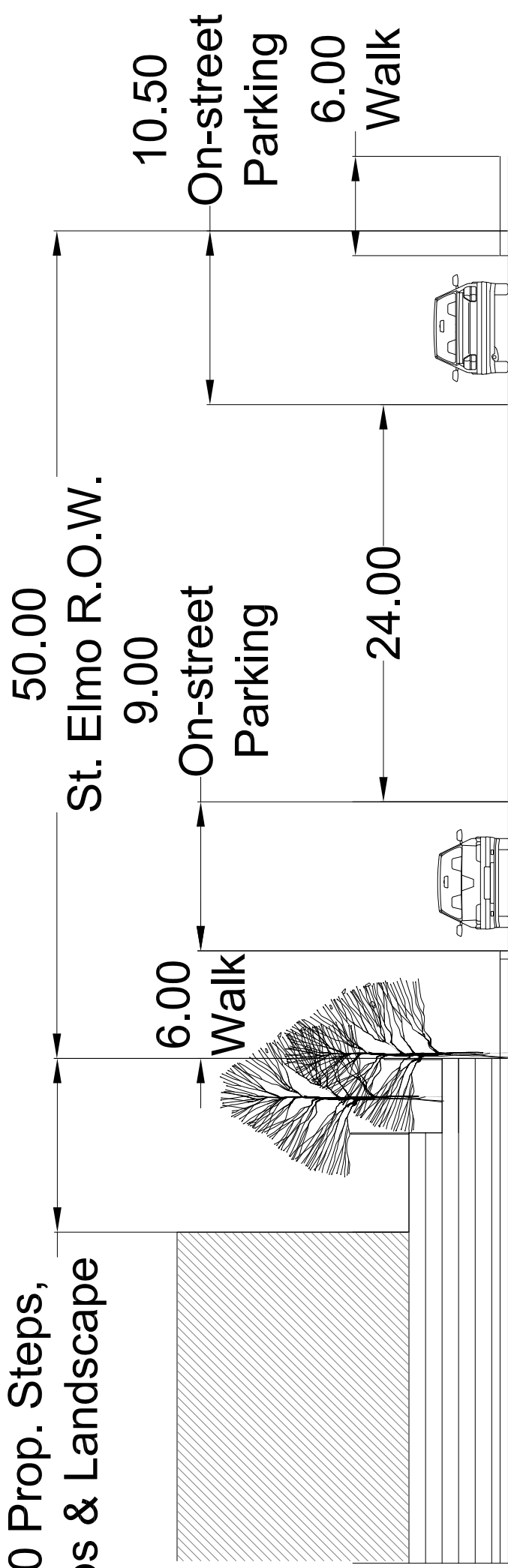


ION TO BE PROVIDED.  
BE REQUIRED FOR:  
LIZED CHANNEL  
STORMWATER STORAGE FACILITY  
THIS CONCEPT PLAN DERIVED  
4041C00737G.  
BER 7, 2018.

LOGY  
MOUNTAIN CREEK

South Cascade Avenue

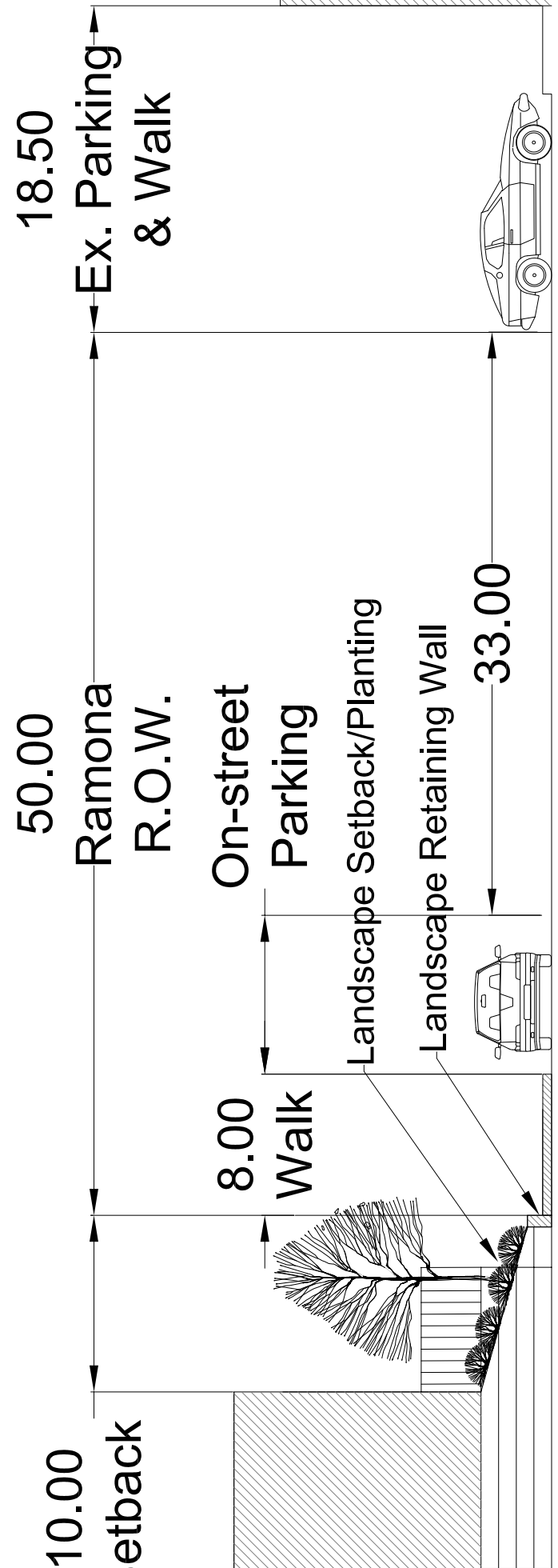
10.50 Prop. Steps,  
Ramps & Landscape



50.00  
St. Elmo R.O.W.

SECTION: E. ST. ELMO, VIEW WEST

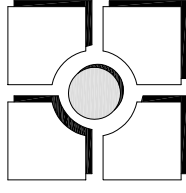
10.00  
Setback



50.00  
Ramona  
R.O.W.

18.50  
Ex. Parking  
& Walk

SECTION: E. RAMONA, VIEW WEST



**THOMAS THOMAS**  
Landscape Architecture  
702 North Tejon  
Colorado Springs, Colorado 80903  
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1	Resubmitted Per City Comments	03.23.19			
2					
3					
4					
5					
6					

DESIGNED	JEH	11.27.18
DRAWN	KLC	11.27.18
CHECKED	JEH	11.27.18
PROJECT NUMBER:	351904	
SCALE:	AS NOTED	

**CREEKWALK**  
CONCEPT PLAN  
Street Sections  
Colorado Springs, CO

