

A RE-PLAY OF A PORTION OF LOTS 1 & 2, BLOCK 1 VACATION AND REPLAT OF LOTS 1 & 2, BLOCK 2, IVWILD, LOT 2, BLOCK 3, TOWN OF IVWILD, LOTS 1 & 2 THE ARTS IN IVWILD 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 A PORTION OF 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.

The City Council, West LLC, a Colorado limited liability company, being the owner of the following described block of land to all:

Parcel 1, a portion of Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833,

[illegible]

- Containing a calculated area of 2.736 acres, more or less.

The above owner have caused said tract of land to be surveyed and replatted into a lot, public easements, and a tract as shown on the accompanying plat. This tract of land as herein platted shall be known as "Creekwalk Flaming 1" in the City of Colorado Springs, El Paso County, State of Colorado.

The undersigned Jose hereby declares, grant and convey to the City of Colorado Springs these Public Easements on the lots and one hundred feet wide strip of Public Easement in the City of Colorado Springs, El Paso County, State of Colorado, for the use and enjoyment of the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to vacate, release or relinquish all or any portion of the above described Public Easements shall remain exclusively vested in the City of Colorado Springs.

The aforementioned, Creekwalk North LLC, a Colorado limited liability company, has executed this instrument this 2021 day of

STATE OF _____ }
COUNTY OF _____ } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 2021, by _____ on _____ of Creekwalk North LLC, a Colorado limited liability company.

Witness my hand and seal _____

NOTICE IS HEREBY GIVEN:

That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2001, as amended.

No building permits shall be issued for building above within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit, cash, subordination bonds or combinations thereof guaranteeing the completion of all required public improvements including, but not limited to, drainage street and erosion control have been placed

All easements that are dedicated herein for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 21212548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted herein shall not be affected and shall remain in full force and effect.

This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by Geocquest, LLC dated 08-02-2014. A copy of said report has been placed within file: of the City of Colorado Springs City Planning Office, Contact City Planning, 30 South Nevada Avenue, Suite 701, Colorado Springs, CO. If you would like to review said report.

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plot was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

Stewart L. Mappes, Jr.,
County Engineer and Land Surveyor No. 38845
For and on behalf of Clear Land Surveying, Inc.

Klettertiller

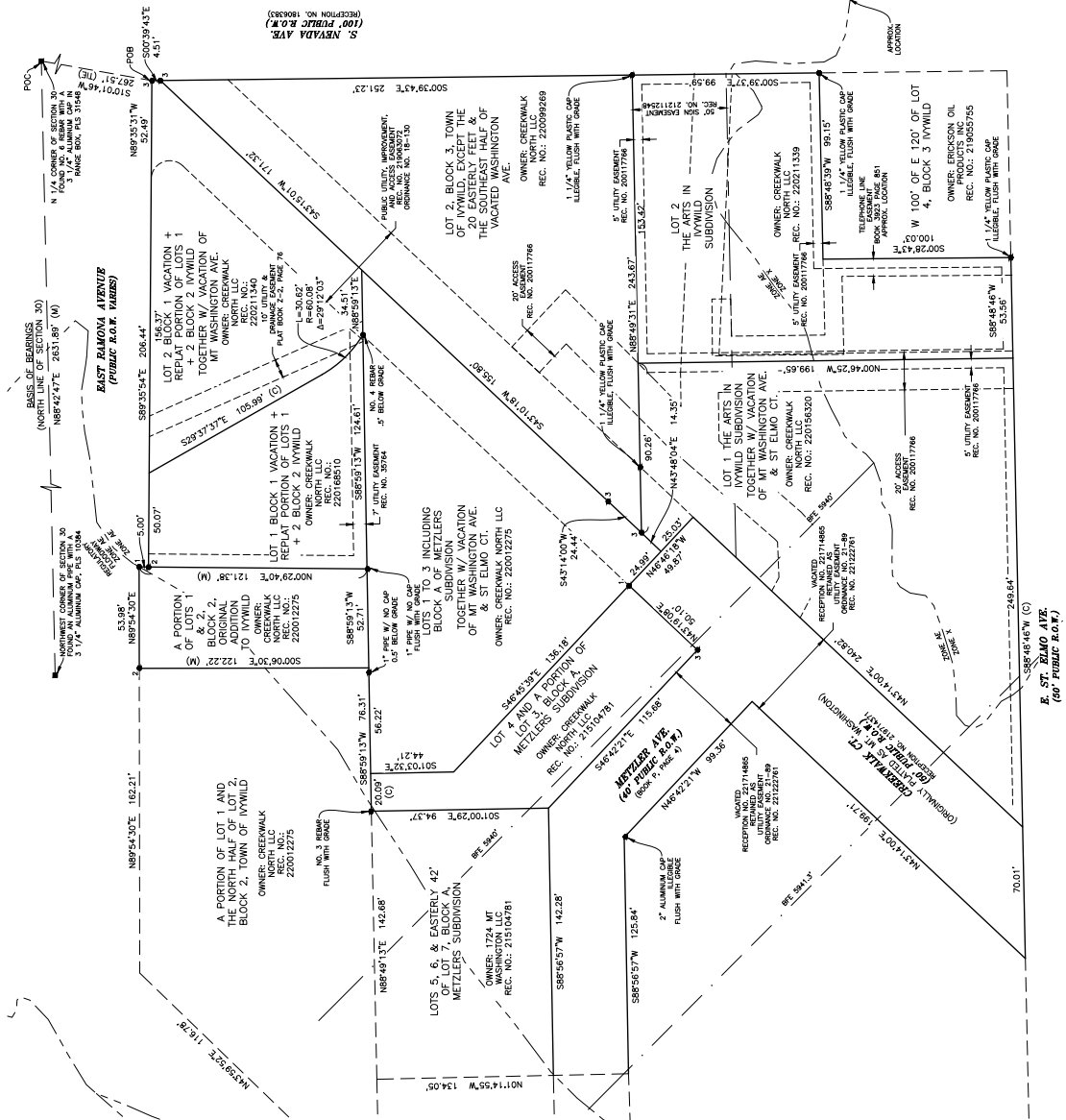
CREEK WALK FILING 1	A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 66 WEST, 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO.	
	Project No. 210665	Drawn By: SCG Checked By: LLM Date: 8/2/2021 Sheet 1 of 3

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.

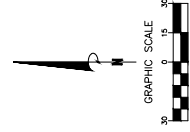
CREEKWALK FILING 1

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 PLATTED



- LEGEND
- 1 SITE BENCHMARK
 - 2 FOUND MONUMENT (AS NOTED)
 - 3 PLAT MONUMENT
 - 4 PLAT CAP
 - 5 PLAT MONUMENT
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COLORADO SPRINGS
UNIVERSITY
Landscape Architecture
Approved
10/20/2022
7:33:51 AM
R Teffertiller

AR FP 21-00552

Clark
Landscape Architecture
177 S. Tillinghast Dr., Unit 1
Colorado Springs, CO 80907
719.582.1270
www.clarkla.com

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

Notice: According to Colorado law you must be commenced upon any defect in this survey or any action based upon any defect in this survey within three years after the date of the certification shown hereon. Commence any legal action based upon any defect in this survey within three years after the date of the certification shown hereon.

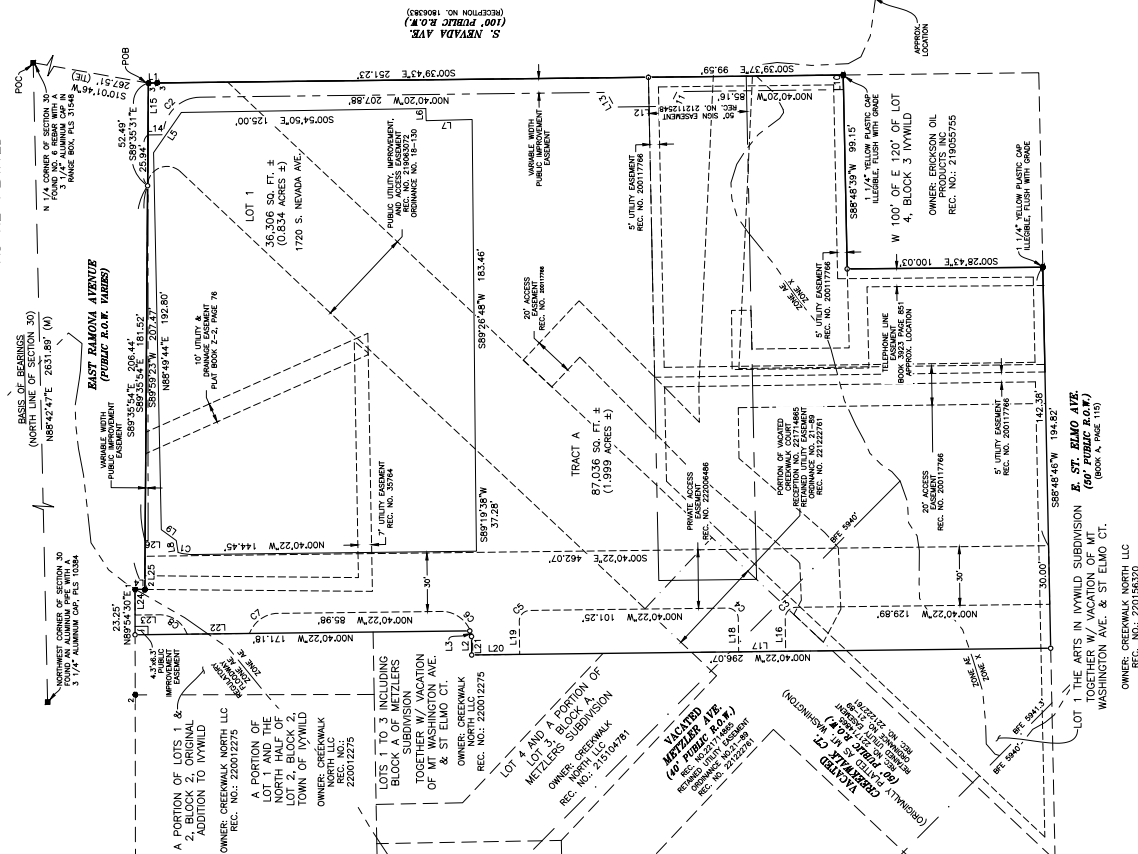
Project	210665
City of Colorado Springs, El Paso County, State of Colorado	
Drawn By	SCG
Printed	8/2/2021
Sheet	2 of 3

Figure 3

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



Clark Surveying & Mapping
177 S. Tillinghast Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270
www.clarksurvey.com

Project 210665
City of Colorado Springs, El Paso County, State of Colorado
A PORTION OF THE NW1/4 OF SECTION 30,
TOWNSHIP 14 SOUTH, RANGE 66 WEST, 6TH P.M.
CREEK WALK FILING 1

Drawn By: SCG
Checked By: SLM
Print: 8/2/2021
Sheet 3 of 3

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Revisions

No.	Description	By	Date
1	Addressed Client Comments	SCG	10/7/2021
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4	Addressed Client Comments	SCG	12/14/2021
5	Addressed Client Comments	SCG	1/14/2022

COLORADO SPRINGS
UNIVERSITY OF COLORADO
Landscape Architecture
Approved

01/20/2022
7:33:52 AM
R. Telfer

AR FP 21-00552