



PARCEL A:
THAT TRACT OF LAND BEING A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID TRACT INCLUDING THOSE TRACTS OF LAND DESCRIBED IN BOOK 3102 AT PAGE 427 AND BOOK 6393 AT PAGE 248 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 941 AT PAGE 27 OF SAID EL PASO COUNTY RECORDS AND MONUMENTED BY A 3 INCH DIAMETER BRASS CAP, STATION 2150+15.7, SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF THE TRACT DESCRIBED IN BOOK 2661 AT PAGE 648 OF SAID RECORDS; THENCE S50°42'41"W ON SAID NORTHWESTERLY LINE A DISTANCE OF 39.88 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 2661 AT PAGE 648; THENCE S40°04'30"E ON THE SOUTHWESTERLY LINE OF SAID TRACT A DISTANCE OF 75.00 FEET; THENCE S50°26'29"W A DISTANCE OF 192.10 FEET, MORE OR LESS, TO THE CENTERLINE OF FOUNTAIN CREEK AS IT EXISTED IN DECEMBER OF 1994; THE FOLLOWING SIX (6) COURSES ARE ALONG SAID CENTERLINE, MORE OR LESS: (1) THENCE N55°24'45"W A DISTANCE OF 8.57 FEET; (2) THENCE N67°23'24"W A DISTANCE OF 81.55 FEET; (3) THENCE N51°09'07"W A DISTANCE OF 61.56 FEET; (4) THENCE N72°12'27"W A DISTANCE OF 26.60 FEET; (5) THENCE N83°24'51"W A DISTANCE OF 37.10 FEET; (6) THENCE N40°39'52"W A DISTANCE OF 7.86 FEET TO A POINT ON THE EASTERLY LINE OF THE TRACT DESCRIBED IN BOOK 2000 AT PAGE 555 OF SAID RECORDS; THENCE N38°45'19"E ON SAID EASTERLY LINE A DISTANCE OF 23.34 FEET TO A POINT THAT IS 70 FEET NORTHERLY FROM AND AT RIGHT ANGLES TO THE CENTERLINE OF THE ABANDONED MIDLAND TERMINAL RAILWAY COMPANY RIGHT-OF-WAY SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 2000 AT PAGE 555; THENCE N51°14'41"W ON THE NORTHEASTERLY LINE OF SAID TRACT, SAID LINE BEING 70 FEET NORTHERLY FROM AND PARALLEL WITH THE CENTERLINE OF SAID ABANDONED MIDLAND TERMINAL RAILWAY COMPANY RIGHT-OF-WAY, A DISTANCE OF 199.74 FEET TO A POINT OF CURVE, SAID POINT BEING THE NORTHEAST CORNER OF OF-WAY, A DISTANCE OF 199.74 FEET TO A POINT OF CURVE, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT; THENCE ON A CURVE TO THE LEFT CONTINUING ON AN ARC 70 FEET NORTHERLY FROM AND EQUIDISTANT TO SAID ABANDONED CENTERLINE, HAVING A RADIUS OF 2059.35 FEET THROUGH A CENTRAL ANGLE OF 2°47'11" AN ARC DISTANCE OF 100.15 FEET, THE LONG CHORD OF WHICH BEARS N65°57'31"W A DISTANCE OF 100.14 FEET, TO A POINT ON THE EASTERLY LINE OF THE WELLINGTON ROAD AS DESCRIBED IN BOOK 854 AT PAGE 479 OF SAID RECORDS; THENCE N39°29'04"E ON SAID EASTERLY LINE A DISTANCE OF 5.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT DESCRIBED IN BOOK 6393 AT PAGE 248 OF SAID RECORDS; THENCE N57°03'13"W ON THE SOUTHWESTERLY LINE OF SAID TRACT 207.47 FEET TO THE MOST WESTERLY CORNER THEREOF; THENCE N37°13'11"E ON THE NORTHWESTERLY LINE OF SAID TRACT A DISTANCE OF 240.30 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID TRACT; THENCE N60°34'33"E ON SAID NORTHERLY LINE A DISTANCE OF 180.56 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, THE DESCRIBED TRACT CONTAINING 5.056 ACRES, MORE OR LESS, TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS AND EGRESS BEING 25 FEET IN WIDTH, THE SOUTHERLY LINE OF WHICH COMMENCES AT THE MOST SOUTHERLY CORNER OF THE ABOVE DESCRIBED TRACT AND RUNS S50°17'00"W A DISTANCE OF 175 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY LINE OF THE OLD OCEAN TO OCEAN HIGHWAY.

PARCEL B:
A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15, A 1-1/2" DIAMETER PIPE FOUND IN PLACE; THENCE S65°13'42"E A DISTANCE OF 1567.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE S36°50'22"E A DISTANCE OF 240.30 FEET; THENCE N60°31'44"E A DISTANCE OF 130.59 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24; THENCE ALONG SAID RIGHT OF WAY LINE S43°41'48"E A DISTANCE OF 169.15 FEET TO A 1-1/2" DIAMETER REBAR FOUND IN PLACE; THENCE LEAVING SAID RIGHT OF WAY S39°05'15"W ALONG THE WESTERLY LINE OF A PARCELOF LAND AS DESCRIBED IN BOOK 5840 AT PAGE 1498 OF THE EL PASO COUNTY RECORDS, ALSO DESCRIBED AS THE EASTERLY LINE OF WELLINGTON ROAD IN BOOK 854 AT PAGE 479 OF SAID EL PASO COUNTY RECORDS A DISTANCE OF 316.85 FEET; THENCE N57°26'02"W A DISTANCE OF 207.47 FEET TO THE POINT OF BEGINNING.

PARCEL C:
THAT TRACT OF LAND BEING A PORTION OF THE NORTH EAST OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 941 AT PAGE 27 OF SAID EL PASO COUNTY RECORDS AND THE EASTERLY LINE OF WELLINGTON ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 445 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID SOUTHWESTERLY LINE; THENCE S50°24'41"W A DISTANCE OF 40 FEET; THENCE S39°36"E A DISTANCE OF 75 FEET FOR THE POINT OF BEGINNING; THENCE S50°24'41"W A DISTANCE OF 185 FEET, MORE OR LESS TO THE CENTERLINE OF FOUNTAIN CREEK; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO INTERSECT THE NORTHWESTERLY LINE OF THE TRACT DESCRIBED IN BOOK 1783 AT PAGE 482; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO INTERSECT A LINE DRAWN S39°36"W FROM THE POINT OF BEGINNING; THENCE N39°36"W TO THE POINT OF BEGINNING.

NOTES:
RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY EMPIRE TITLE OF WOODLAND PARK, FILE NO. 26073ECS, EFFECTIVE DATE MARCH 17, 2014.

THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RIGHT OF WAY GRANTED TO THE COLORADO TELEPHONE COMPANY AS RECORDED IN BOOK 358, AT PAGE 577.

THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RIGHT OF WAY GRANTED TO PLATEAU NATURAL GAS COMPANY AS RECORDED IN BOOK 2490, AT PAGE 660. (NO WIDTH SPECIFIED) APPARENT LOCATION SHOWN.

FOUND MONUMENTATION IS AS SHOWN.

THIS DRAWING DOES NOT REPRESENT A LAND SURVEY PLAT. PARCEL A WAS SURVEYED IN 1994, BOUNDARY INFORMATION SHOWN IS BASED ON THAT SURVEY

UNITS OF MEASURE ARE U.S. SURVEY FEET

THE BASIS OF BEARINGS IS THE SOUTHWESTERLY LINE OF HIGHWAY 24, S43°19'00"E. - AS MONUMENTED AS SHOWN. THE R.O.W. IS DESCRIBED IN BOOK 941 AT PAGE 27.

THE PROPERTY CONTAINS 5.13 ACRES, AS SHOWN.

DIMENSIONS SHOWN ARE BASED ON CALCULATIONS AND FIELD MEASUREMENTS TO MONUMENTATION SHOWN. DIMENSIONS SHOWN IN PARENTHESIS ARE DIMENSIONS OF RECORD.

TREE LOCATIONS ARE APPROXIMATE. CALIPER WIDTHS AS SHOWN.

LIGHTING IS LIMITED TO PORCH LIGHTS ON THE MAIN BUILDING AND CABINS.

BUILDING HEIGHT CALCULATION SHOWN BASED ON COUNTY CRITERIA. EAVE TO TOP DIVIDED BY 2 + GRADE TO EAVE = HEIGHT.

CABINS SHOWN ARE WOOD FRAME CABINS WITH A PORCH AND ARE ONE STORY. APPROXIMATELY 9' TO EAVE WITH A 3' RISE TO THE TOP = 10.5' HEIGHT.

- LEGEND
- UTILITY POLE
 - GUY ANCHOR
 - WATER SUPPLY
 - ELECTRIC FEED
 - SEWER HOOKUP
 - CAMP SITE
 - DECIDUOUS TREE
 - EVERGREEN TREE

LWA LAND SURVEYING, INC.

953 E. FILLMORE STREET

COLORADO SPRINGS, CO 80907

TELEPHONE (719) 636-5179 FAX (719) 636-5199

DWG: LONE DUCK
SCALE 1"=40'
DATE 6/23/17
DRAWN BY: KNO
CHECKED BY: THK
PROJECT NO.: 14020
SHEET 1 OF 1

THE LONE DUCK CAMPGROUND

SITE PLAN

8855 U.S. HIGHWAY 24

CASCADE, CO