

SITE PLAN

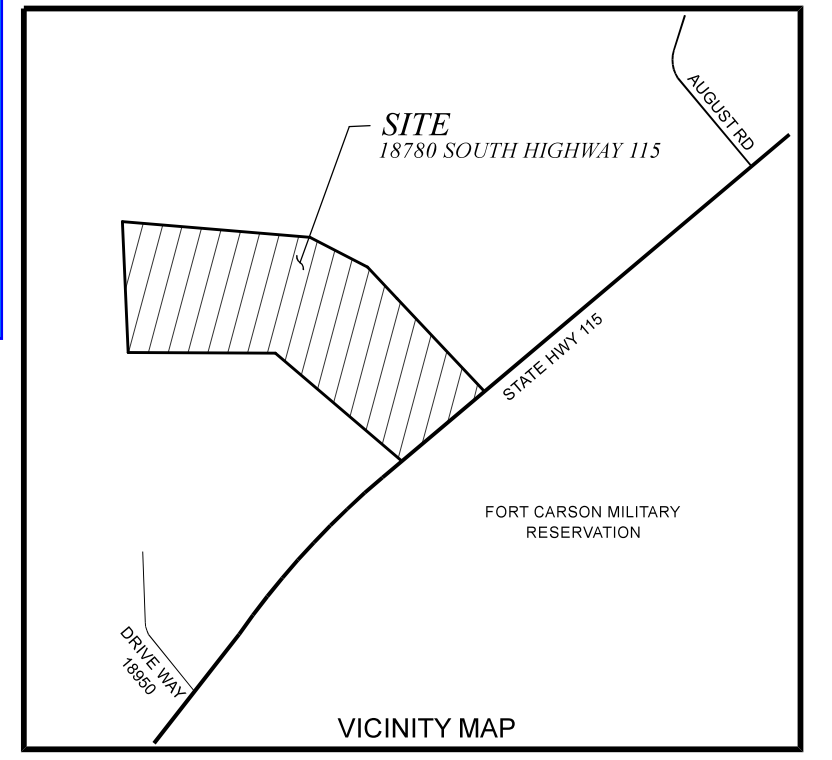
A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

Please update to add following notes under note section:

"All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements."

"Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations."

"Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District)."



This exhibit should show the properties as existing and as proposed.

LEGAL DESCRIPTION:

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, BEING MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" BLM BRASS CAP AND AT THE NORTH END BY A FOUND 3-1/4" BLM BRASS CAP, ASSUMED TO BEAR N 02°34'24" W A DISTANCE OF 2630.10 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 18,

THENCE N 02°34'24" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1016.69 FEET;

THENCE S 89°45'14" E A DISTANCE OF 676.09 FEET;

THENCE S 49°34'59" E A DISTANCE OF 184.96 FEET TO THE POINT OF BEGINNING;

THENCE N 48°17'28" E A DISTANCE OF 559.22 FEET;

THENCE S 43°15'00" E A DISTANCE OF 584.41 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 115;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) THENCE S 48°09'41" W A DISTANCE OF 440.33 FEET;
- 2) THENCE N 42°41'41" W A DISTANCE OF 10.00 FEET;
- 3) THENCE S 51°59'51" W A DISTANCE OF 55.50 FEET;

THENCE N 49°34'59" W A DISTANCE OF 577.07 FEET TO THE POINT OF BEGINNING

CONTAINING 307,174 SQUARE FEET OR 7.053 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, BEING MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" BLM BRASS CAP AND AT THE NORTH END BY A FOUND 3-1/4" BLM BRASS CAP, ASSUMED TO BEAR N 02°34'24" W A DISTANCE OF 2630.10 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 18,

THENCE N 02°34'24" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1016.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 02°34'24" W ALONG SAID WEST LINE OF THE NORTHWEST QUARTER A DISTANCE OF 601.83 FEET;

THENCE S 85°13'22" E A DISTANCE OF 664.46 FEET;

THENCE S 62°45'00" E A DISTANCE OF 298.00 FEET;

THENCE S 43°15'00" E A DISTANCE OF 197.06 FEET;

THENCE S 48°17'28" W A DISTANCE OF 559.22 FEET;

THENCE N 49°34'59" W A DISTANCE OF 184.96 FEET;

THENCE N 89°45'14" W A DISTANCE OF 676.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 627,582 SQUARE FEET OR 14.407 ACRES MORE OR LESS.

TOGETHER WITH:

A 30 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, BEING MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" BLM BRASS CAP AND AT THE NORTH END BY A FOUND 3-1/4" BLM BRASS CAP, ASSUMED TO BEAR N 02°34'24" W A DISTANCE OF 2630.10 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 18,

THENCE N 02°34'24" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1016.69 FEET;

THENCE S 89°45'14" E A DISTANCE OF 676.09 FEET;

THENCE S 49°34'59" E A DISTANCE OF 184.96 FEET;

THENCE N 48°17'28" E A DISTANCE OF 212.64 FEET TO A POINT ON THE CENTERLINE OF SAID 30' EASEMENT, SAID POINT BEING THE POINT OF BEGINNING;

THE FOLLOWING SEVEN (7) COURSES ARE ALONG THE CENTERLINE OF SAID 30 FOOT EASEMENT:

- 1) THENCE S 18°34'51" E A DISTANCE OF 42.31 FEET TO A POINT OF CURVE;
- 2) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 36°29'10", A LENGTH OF 47.76 FEET AND WHOSE CHORD BEARS S 36°49'25" E A DISTANCE OF 46.96 FEET TO THE POINT OF A REVERSE CURVE;
- 3) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 48°20'31", A LENGTH OF 42.19 FEET AND WHOSE CHORD BEARS S 30°53'45" E A DISTANCE OF 40.95 FEET;
- 4) THENCE S 06°43'29" E A DISTANCE OF 60.17 FEET TO A POINT OF CURVE;
- 5) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 30°13'12", A LENGTH OF 105.49 FEET AND WHOSE CHORD BEARS S 21°50'05" E A DISTANCE OF 104.27 FEET;
- 6) THENCE S 36°56'41" E A DISTANCE OF 108.76 FEET;
- 7) THENCE S 42°24'10" E A DISTANCE OF 191.84 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 115, SAID POINT BEING THE POINT OF TERMINUS OF SAID CENTERLINE OF A 30 FOOT EASEMENT AND BEING N 51°59'51" E A DISTANCE OF 28.89 FEET FROM THE SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NUMBER _____ RECORDS OF EL PASO COUNTY.

SIDELINES ARE 15 FEET EACH SIDE OF THE DESCRIBED CENTERLINE AND EXTEND OR SHORTEN AS NEEDED.

NOTES:

1. THE BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, BEING MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" BLM BRASS CAP AND AT THE NORTH END BY A FOUND 3-1/4" BLM BRASS CAP, ASSUMED TO BEAR N 02°34'24" W A DISTANCE OF 2630.10 FEET.
2. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.
3. THIS SITE PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY MARR LAND SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS. FOR THIS A TITLE COMMITMENT FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 598-H0457732-071-AV8, AMENDMENT NO. 2, EFFECTIVE DATE: FEBRUARY 17, 2016 AT 7:00 A.M. WAS RELIED ON.
4. FLOODPLAIN STATEMENT: THE SURVEYED PARCELS ARE LOCATED IN ZONE X, (AREA OF MINIMAL FLOOD HAZARD), MAP NUMBER 08041C1250, MAP REVISED DECEMBER 7, 2018
5. DATE OF SURVEY 04/08/20.

ZONING:

PROPERTY OWNER: RED CREEK PROPERTIES LLC
MAILING ADDRESS: 18780 SOUTH STATE HIGHWAY 115, COLORADO SPRINGS, CO 80926

PROPERTY ADDRESS: 18780 SOUTH STATE HIGHWAY 115, COLORADO SPRINGS, CO

SCHEDULE NO.: 7700000022, 7700000082, 7700000087

ZONING DESIGNATION: RR-5

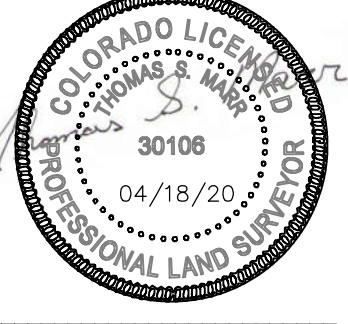
SETBACKS:
FRONT - 25'
SIDES - 25'
REAR - 25'

MAXIMUM LOT COVERAGE - 25%
MAXIMUM BUILDING HEIGHT - 30'

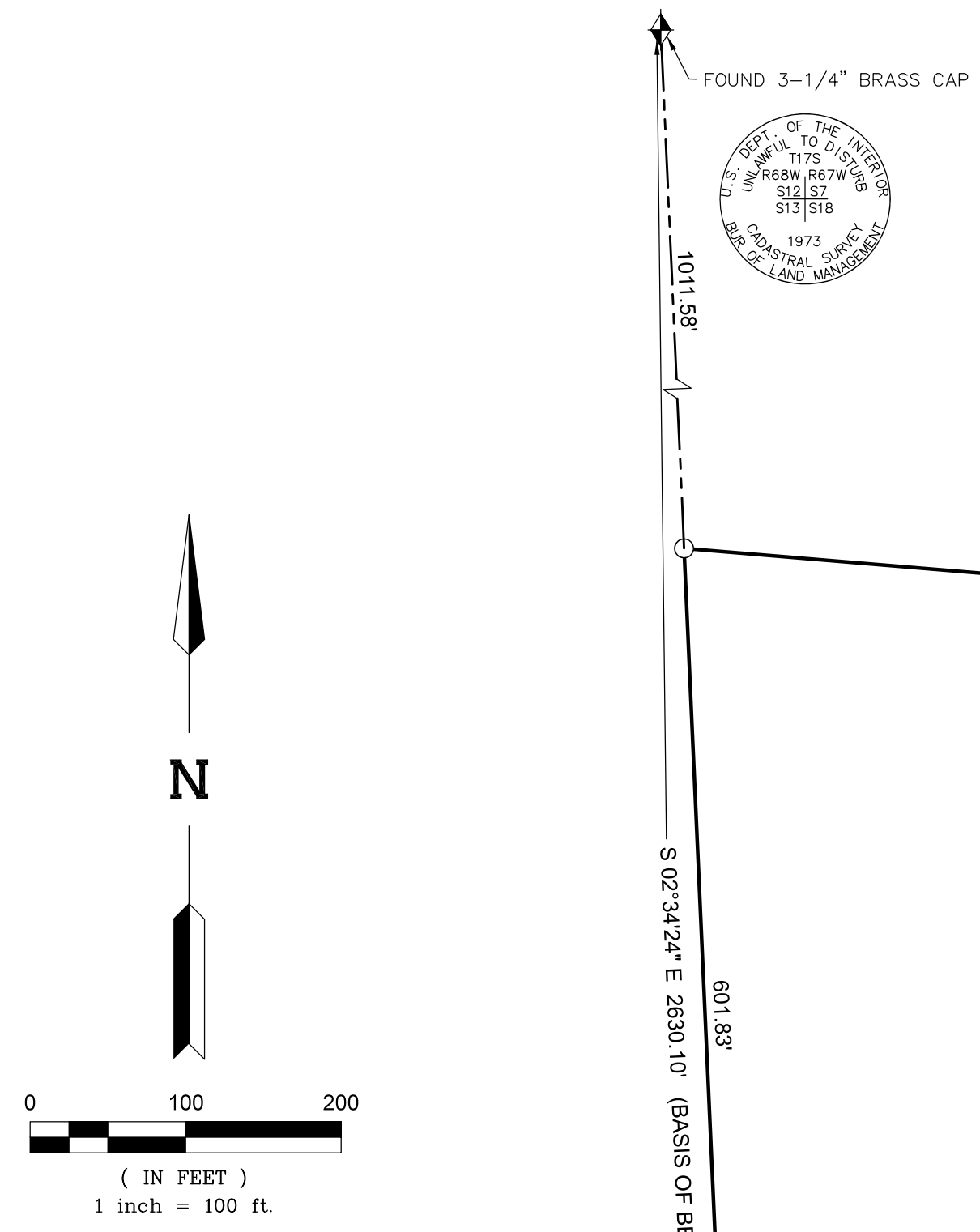
DESCRIPTION	SQUARE FEET	PERCENT OF COVERAGE
LOT AREA PARCEL 1	307,174	-----
EXISTING RESIDENCE	2,810	0.91
EXISTING BARN	1,058	0.34
TOTAL LOT COVERAGE	-----	1.26

SURVEYOR'S CERTIFICATION:

I, THOMAS S. MARR, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY STATE AND DECLARE THAT THE ACCOMPANYING SITE PLAN WAS SURVEYED AND DRAWN UNDER MY RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND ON THE DATE OF THE SURVEY TO THE BEST OF MY KNOWLEDGE.



THOMAS S. MARR
COLORADO P.L.S. NO. 30108



LEGEND:

- SET 5/8"X18" REBAR WITH ORANGE PLASTIC CAP "PLS 30106"
- FOUND 1/2" REBAR WITH 1-1/2" ALUMINUM CAP "PLS 25955"
- ⊙ FOUND CDOT ROW MARKER AS NOTED
- ◆ FOUND ALIQUOT CORNER AS NOTED
- PP POWER POLE
- ↓ GUY WIRE
- LP LIGHT POLE
- Ⓢ SEPTIC SYSTEM ACCESS
- Ⓢ CLEAN OUT
- Ⓢ WELL HOUSE

- BOUNDARY LINE
- - - - EASEMENT LINE
- · - · RIGHT-OF-WAY LINE
- · - · ADJACENT LOT LINE
- - - - SECTION LINE
- · - · 25' SETBACK LINE
- · - · OVERHEAD ELECTRIC LINE
- · - · WIRE FENCE LINE
- · - · WIRE PENS
- · - · BUILDING OVERHANG
- ▨ GRAVEL/DIRT ROAD/PARKING
- ▨ CONCRETE
- ▨ DECK/PORCH

* NOT A PART OF THIS SURVEY
R.O.W. - RIGHT-OF-WAY
SQ.FT. - SQUARE FEET
AC. - ACRES

LINE	BEARING	DISTANCE
L1	N 42°41'41" W	10.00'
L2	S 51°59'51" W	55.50'
L3	S 18°34'51" E	42.31'
L4	S 06°43'29" E	60.17'
L5	S 36°56'41" E	108.76'
L6	S 42°24'10" E	191.84'
L7	N 51°59'51" E	28.89'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.76'	75.00'	36°29'10"	N 36°49'25" W	46.96'
C2	42.19'	50.00'	48°20'31"	N 30°53'45" W	40.95'
C3	105.49'	200.00'	30°13'12"	N 21°50'05" W	104.27'

Switch parcel number reference on the point of beginning callout to match the Legal Description.

REVISIONS			
NO.	DESCRIPTION	BY	DATE

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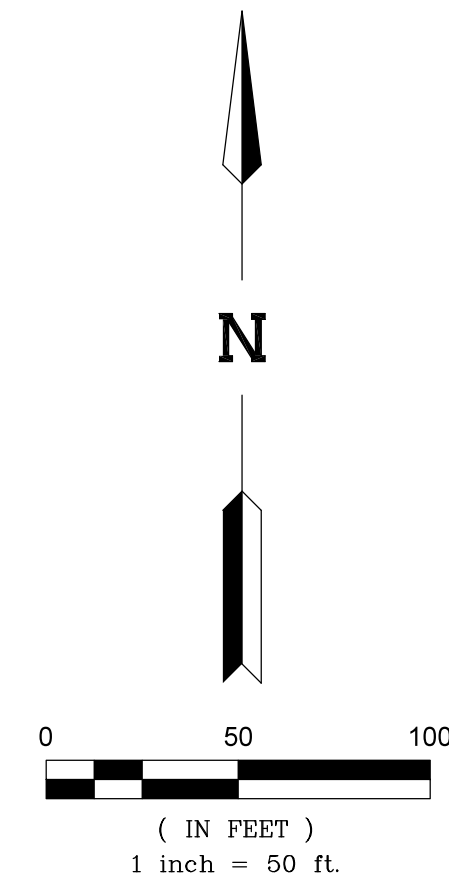
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.			
PROJECT NO.	20-026	Drawn By:	TSM
		Checked By:	TSM
		Date:	04/11/20
		Sheet:	1 of 3



MARR LAND SURVEYING
506 Bonfoy Ave. B
Colorado Springs, CO 80909
Ph. (719) 660-8623
tmarr@marrlandsurveying.com

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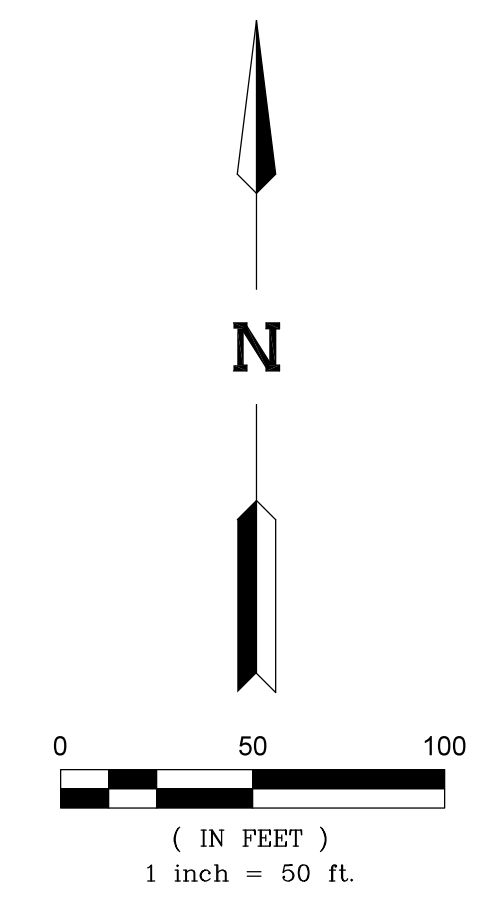
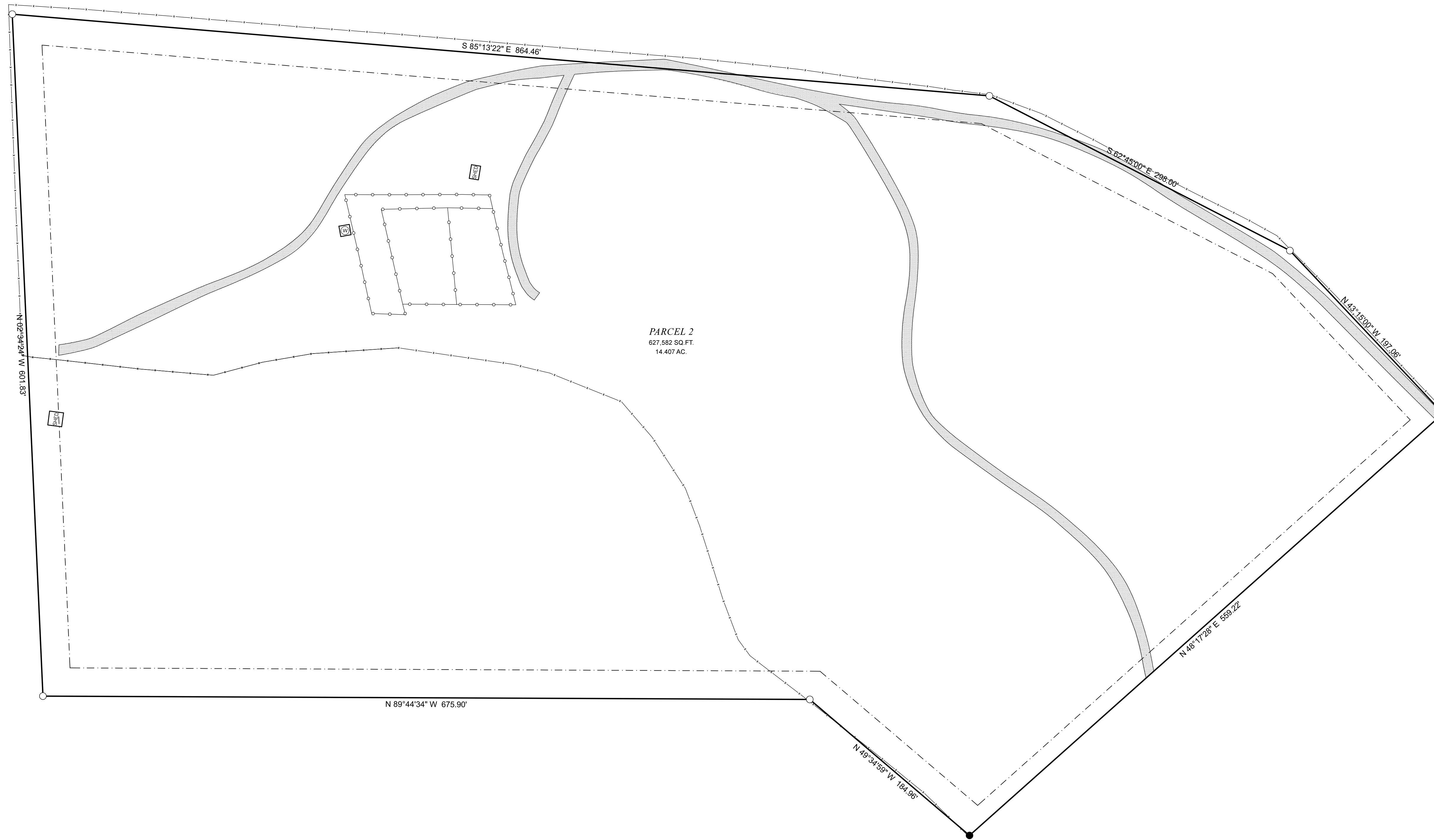
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FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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	Checked By: TSM	Sheet 2 of 3



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	Checked By: TSM	Sheet 3 of 3

