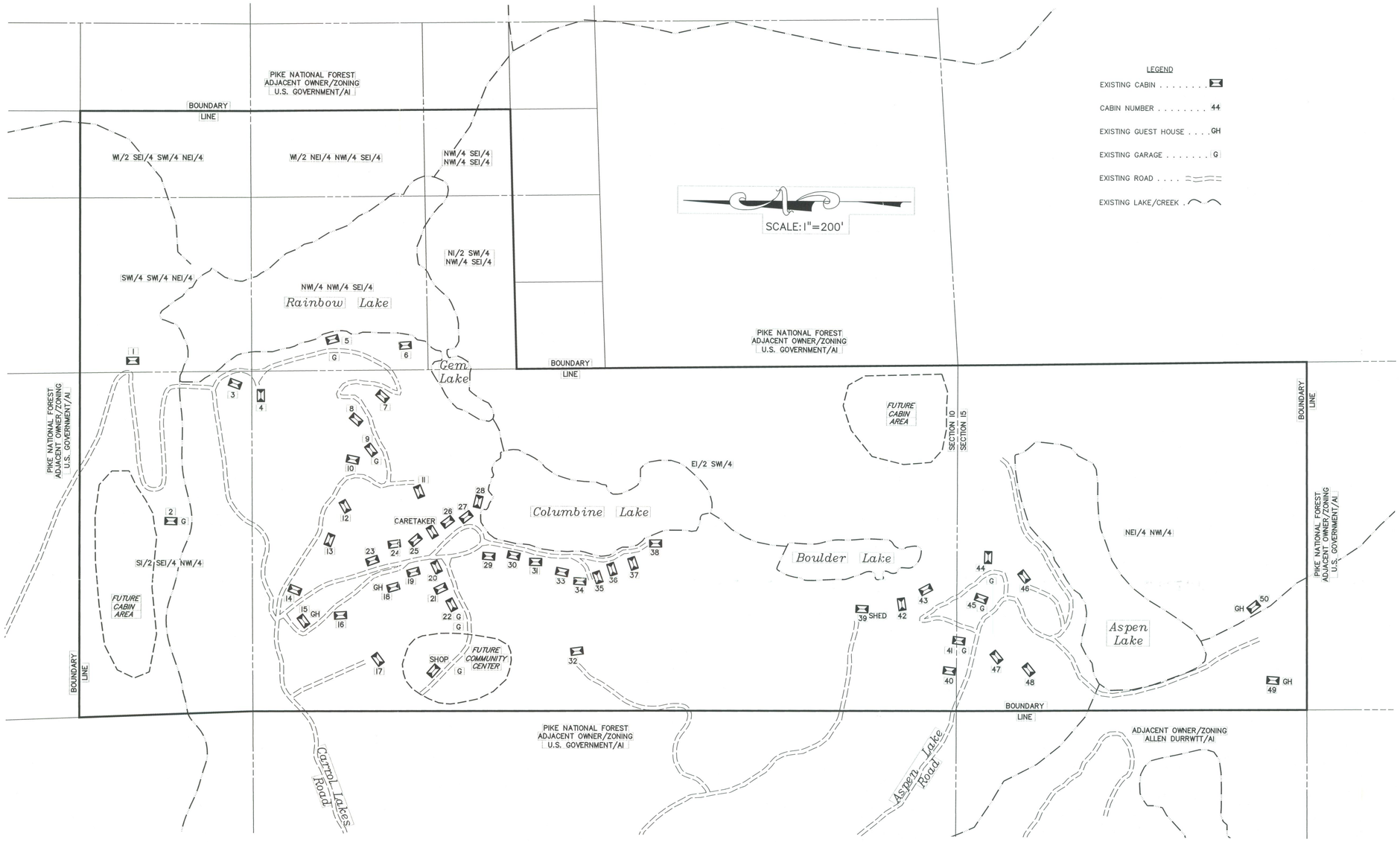


LEGEND

EXISTING CABIN . . . . .

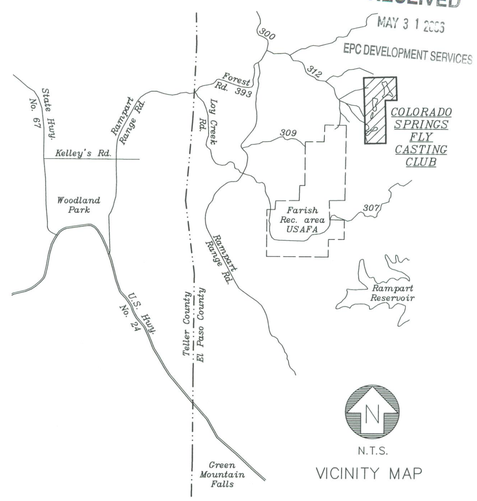
CABIN NUMBER 44

EXISTING GUEST HOUSE . . . GH

EXISTING GARAGE . . . . . G

EXISTING ROAD . . . .

EXISTING LAKE/CREEK . .



VICINITY MAP

RECEIVED
MAY 31 2006
EPC DEVELOPMENT SERVICES

Colorado Springs Fly Casting Club

LEGAL DESCRIPTION

Patent recorded on June 1, 1926 in Book 290 at Page 304; Patent recorded November 27, 1972 in Book 2542 at Page 54; Warranty Deed recorded September 19, 1911 in Book 491 at Page 335.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 10, T12S, R68W OF THE 6TH P.M.

The South-Half of the Southeast-Quarter of the Northwest-Quarter

The Southwest-Quarter of the Southwest-Quarter of the Northeast-Quarter

The West-Half of the Southeast-Quarter of the Southwest-Quarter of the Northeast-Quarter

The Northwest-Quarter of the Northwest-Quarter of the Southeast-Quarter

The West-Half of the Northeast-Quarter of the Northwest-Quarter of the Southeast-Quarter

The North-Half of the Southwest-Quarter of the Northwest-Quarter of the Southeast-Quarter

The Northwest-Quarter of the Southeast-Quarter of the Northwest-Quarter of the Southeast-Quarter

The East-Half of the Southwest-Quarter

SECTION 15, T12S, R68W OF THE 6TH P.M.

The Northeast-Quarter of the Northwest-Quarter

NOTES

1. Owner: Colorado Springs Fly Casting Club.
10768 W. Vista View Dr.
Littleton, CO 80127
(719) 630-0413

2. Current zoning = AI

3. Area = 177.5 Acres, +/-

4. Existing house areas: 1,200 sq.ft. to 3,000 sq.ft.

5. Changes or replacement to exist cabins will not exceed 4,000 total square feet and will comply with the BY-LAWS of The Colorado Springs Fly Casting Club.

6. Septic and Leach fields
Sewage treatment is the responsibility of each individual cabin owner. The El Paso County Health Department must approve each new system and, in some cases the Department may require an engineer-designed system prior to permit approval.

7. Wells
Individual wells are the responsibility of each cabin owner. Permits for new individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

8. Wild Fire
Will comply with Colorado State University "Restoration Thinning Project for Carroll Lakes Community".

9. Access
Site access is provided by U.S. Department of Agriculture Forest Service FOREST ROAD SPECIAL USE PERMIT act of October 21, 1976 (PL94-579); CFR 251.50, est seq.

10. Lakes and Dams
The Aspen Lake, Boulder Lake and Rainbow Lake dams were inspected by a State of Colorado Dam Safety Engineer on August 27, 1999.

11. Boundary
The entire boundary is fenced. Locked gates exist at points where existing dirt road cross the boundary line.

12. Prepared by: Law & Mariotti Consultants, Inc.
619 N. Cascade Ave., Suite 101
Colorado Springs, CO 80903
(719) 442-1541

13. The lowest finished floor of all new cabins or additions to existing cabins will two feet above the existing dam spillway elevation of the applicable lake.

COLORADO SPRINGS FLY CASTING CLUB

Nick Simpson - Caretaker

1. Lococo
2. Skovgaard
3. Shields
4. Christensen
5. Arnn
6. Beyer
7. Harrison
8. Fett
9. James
10. O'Connor
11. Brown
12. Jones
13. Priest
14. Wise
15. Newell
16. Keller
17. Ringsred
18. Durrett, Robert
19. Graham
20. Peterson, A.
21. Laing
22. Simpson, J.
23. Ellsworth
24. Metzler
25. Peterson, C.
26. Moore
27. Carle, B.
28. Marcase
29. Carle, W.
30. Sullivan
31. Bildstein
32. Reeves
33. Scivally
34. McClenahan
35. Coupland
36. Hicks
37. Merrill
38. Reynolds
39. Durrett, Randall
40. Pflg, J
41. Kanas
42. Pflug, Ron
43. Gorham
44. Read
45. Phillips
46. Zerbe
47. Servatius
48. Smith
49. Diekemper
50. Armstrong

LAW & MARIOTTI CONSULTANTS, INC.
CIVIL ENGINEERING - LAND SURVEYING
619 N. Cascade Ave., Suite 206 Colorado Springs, CO 80903
719 442-1541 voice 719 442-1542 fax

IN ACCORDANCE WITH CRS 13-80-127.3:
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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PREPARED FOR:
Colorado Springs Fly Casting Club
10768 W. Vista View Dr.
Littleton, CO 80127

DRAWING INFO:
SPECIAL USE PERMIT

PROJECT INFO:
TRACTS OF LAND LOCATED IN SECTIONS 10 AND 15, T12S, R68W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

DESIGNED BY: NA
DRAWN BY: REM
CHECKED BY:

REVISIONS			
SYMBOL	REVISION	DATE	INITIAL

DATE: 3-9-06
SCALE: 1" = 200'
JOB NO.: 05-047
DRAWING NO.: .
SHEET: 1
SHEETS: 1