

Directions to 4405 Diamondback Road: From Woodman Rd. & I-25, drive north on I-25 to Baptist Rd. off ramp (9 miles). Go West on Baptist Rd. 0.5 miles to Baptist & Hay Creek Rd. Turn left and follow Hay Creek Rd. west 3.5 miles to the end (there will be a collection of mail boxes). Turn left on Diamondback and follow the road approximately 0.6 of a mile until you go through a tall wooden archway. About 75 feet west of the archway, you are roughly at the east side of the property (look for orange and blue flagging on the bushes along the road). Follow the road through the curve and look for orange and blue flagging on the bushes along the road. This marks the approximate west boundary line. It is private road beyond that point, so please respect the privacy of the neighbors by remaining on the subject lot.

Well water information: Based on information from Colorado Dept. of Water Resources, an exempt household use well is most likely available for this lot. The Dawson aquifer is approximately 350' - 400' deep at this location, and the Denver aquifer is roughly 350' - 1000'. Contact the Division of Water Resources at (303) 866-3581 to find out whether additional uses (irrigation of lawn & garden or animal watering) may be permitted, and in which aquifer. The property was platted in 1964 and has had several well permits issued in the past (all are expired).

Property information: VERY private area with plenty of trees, vegetation and wildlife. North slope lot adjoining South Beaver Creek. Shared private dead end road starts at the archway at the end of Diamondback and meanders through the lot to the lots to the west. Hillside lot on the south side of the road, flattening out to meadow on the north side of the road. Tall white pvc pipes with flagging on them mark the corners. The south pins cannot be seen without hiking to the top of the ridge south of the road, as they are over the hill. Private road dead end road from the end of Diamondback Dr cul-de-sac. Year-round stream adjacent to the north. Hillside lot south of the road, flattening out on the north side of the road. This foothills lot will make you feel as though you are living in the mountains, when you are only about five minutes from the Interstate. Must see!

Legal Description: Lot 5, Block 1 Green Mountain Ranch Estates Filing 2, together with vacated road right of way recorded in Book 6439 at Page 1210 of the records of El Paso County, CO

Flood Zone and Preble's Mouse Information: A look at FIRM map panel #03-08-0106A-080059 seems to indicate that the property is Zone X (not within the 100 year flood plain). However, South Beaver Creek is considered zone A (in the 100 year flood plain, but no flood elevations have been determined). It is possible that the extreme northwest corner of the lot could be within Zone A; the buyer is advised to have a professional engineer review the lot to determine site specific flood data as part of establishing the building site, and/or contact Jeanine Lewis at the Flood Plain office at 327-2880 to verify this information.

The US Department of Fish and Wildlife has indicated via email that "this parcel appears to lie above 6,500 ft. elevation, which is the limit of Preble's occurrence. If this is indeed the case, there would be no effect to Preble's at this site." The elevation of the site is approximately 7110 feet, per GPS measurement.

Randall Morrow

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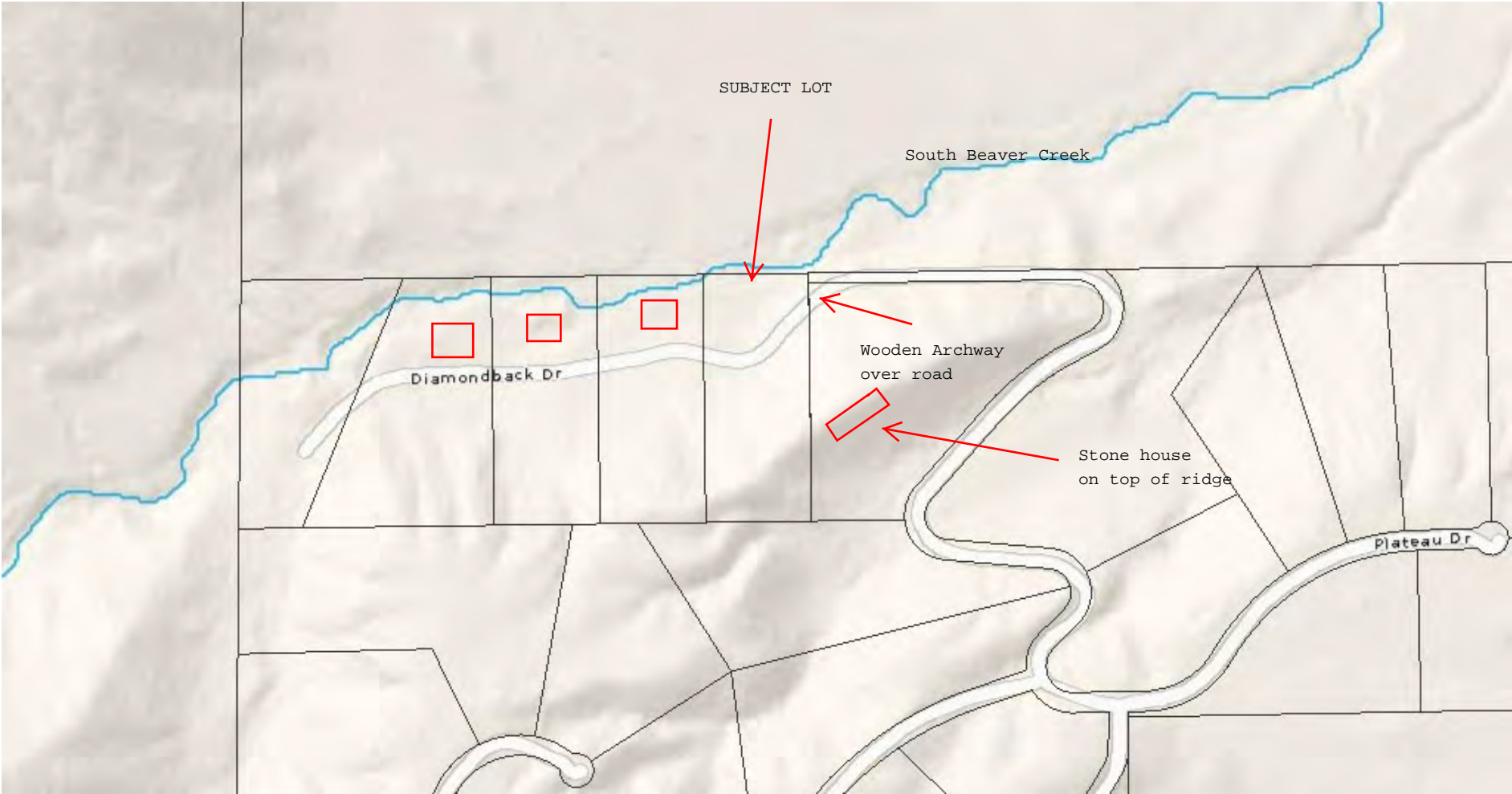
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The information herein is believed to be reliable, but is not guaranteed. The buyer is advised to discuss building plans with the Pikes Peak Regional Building Department (719-327-2880) prior to purchase to ensure the property can be used as buyer intends. Subject to errors, omissions, changes, prior sale or withdrawal without notice.

El Paso County Assessor's Office



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El Paso County Assessor's Office

4405 DIAMONDBACK DR

SCHEDULE: 7132002002

OWNER: KANE DANIEL D & MARY K

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Scale: 51 % LOMC: 03-08-0106A-080059

Help

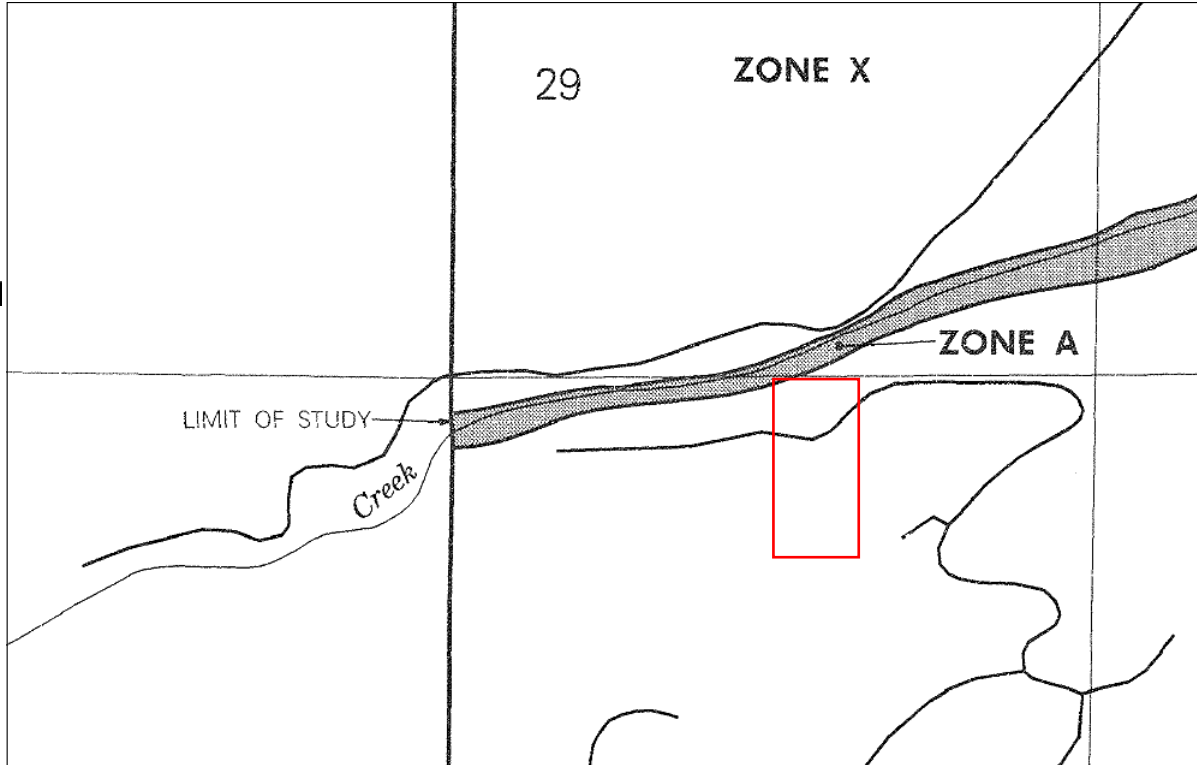
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Make a FIRMette



Approximate lot location is shown in red at estimated size, shape and location.