



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790

EXHIBIT "A"
JOB NO. 2570.30-05
JULY 26, 2025
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LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN SOUTHEAST QUARTER OF SECTION, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO BEING A PORTION OF THE PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED ON JANUARY 17, 2024 UNDER RECEPTION NO. 224003762 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EASTERLY RIGHT-OF-WAY LINE OF LAST CHANCE DRIVE AS DEDICATED TO THE PUBLIS IN BANNING LEWIS RANCH FILING NO. 51 RECORDED ON DECEMBER 9, 2021 UNDER RECEPTION NUMBER 221714869 OF SAID RECORDS, BEING MONUMENTED AT THE SOUTHEASTERLY END BY NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 34977", FLUSH WITH GROUND, AND AT THE NORTHWESTERLY END BY NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 34977", 1.0 FEET BELOW GROUND, IS ASSUMED TO BEAR N37°13'00"W, A DISTANCE OF 332.69 FEET.

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LAST CHANCE DRIVE;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES:

1. THENCE N37°13'00"W, A DISTANCE OF 332.69 FEET TO A POINT OF CURVE;
2. THENCE ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 64°55'19", A RADIUS OF 270.00 FEET, AND A DISTANCE OF 305.94 FEET;
3. THENCE N27°42'19"E, A DISTANCE OF 139.20 FEET;

THENCE SOUTH 62°17'41" EAST A DISTANCE OF 399.81 FEET;

THENCE SOUTH 57°20'34" EAST A DISTANCE OF 63.45 FEET;

THENCE SOUTH 70°25'54" EAST A DISTANCE OF 117.88 FEET;

THENCE NORTH 19°34'06" EAST A DISTANCE OF 106.39 FEET;

THENCE NORTH 06°19'13" EAST A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE, FROM WHICH A RADIAL LINE BEARS NORTH 06°19'13" EAST;

THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°11'21", HAVING A RADIUS OF 230.00 FEET FOR AN ARC DISTANCE OF 56.96 FEET;

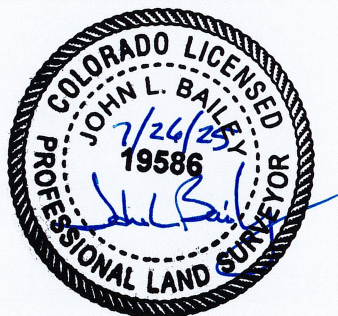
THENCE SOUTH 07°52'09" EAST A DISTANCE OF 153.74 FEET;

THENCE SOUTH 32°42'47" EAST A DISTANCE OF 20.11 FEET TO A POINT ON A CURVE, ON THE SOUTHERLY LINE OF PARCEL 3 OF VACATED STETSON HILLS BOULEVARD BY ORDINANCE NO. 21-44, RECORDED ON SEPTEMBER 16, 2021 UNDER RECEPTION NO. 221174273, AND THE VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 AND FILING NO. 3 R.O.W. VACATION, RECORDED ON SEPTEMBER 16, 2021 UNDER RECEPTION NO. 221714817, ALL OF SAID RECORDS, FROM WHICH A RADIAL LINE BEARS SOUTH 32°42'47" EAST;

THENCE SOUTHWESTERLY, ON SAID SOUTHERLY LINE THE FOLLOWING TWO COURSES:

1. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°30'13", HAVING A RADIUS OF 2059.00 FEET FOR AN ARC DISTANCE OF 161.84 FEET;
2. THENCE SOUTH 52°47'00" WEST A DISTANCE OF 440.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 264,546 SQUARE FEET OR 6.073 ACRES OF LAND, MORE OR LESS.



JOHN L. BAILEY, P.L.S. NO. 19586
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS



619 North Cascade Avenue, Suite 200
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BANNING LEWIS RANCH
FILING NO. 52
RECEPTION NO. 221714870
LOT 68
LOT 65
LOT 64

LOT 63

VULCAN
TRAIL
60' PUBLIC
ROW

$\Delta=64^{\circ}55'19''$
 $R=270.00'$
 $L=305.94'$

LOT 71

LOT 70

LOT 69

LOT 68

LOT 67

MAYFLOWER GULCH
WAY
60' PUBLIC ROW

TRACT A

LOT 1



80 40 0 80

SCALE: 1" = 80'
U.S. SURVEY FEET

LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" ALUMINUM CAP STAMPED "CCES, LLC PLS 34977"

UNPLATTED
RECEPTION NO. 224003762



EXHIBIT "B"

2570.30-05

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N27°42'19"E 139.20'

S62°17'41"E 399.81'

S57°20'34"E
63.45'

A PORTION OF THE PARCEL OF LAND
RECEPTION NO. 224003762

AREA = 6.073 ACRES ±

SOUTHERLY LINE, PARCEL 3 OF
THE VACATED STETSON HILLS
BOULEVARD ORDINANCE NO.
21-44, RECORDED UNDER
RECEPTION NUMBER 221174273,
AND THE VACATION PLAT OF
BANNING LEWIS RANCH FILING NO.
1 AND FILING NO. 3 R.O.W.
VACATION, RECORDED UNDER
RECEPTION NUMBER 221714817

BASIS OF BEARINGS
N37°13'00"W 332.69'

POINT OF
BEGINNING

S52°47'00"W 440.50'

STETSON HILLS BOULEVARD
(PUBLIC ROW WIDTH VARIES)
BANNING LEWIS RANCH FILING NO. 3
RECEPTION NO. 205084513

MATCHLINE PAGE 4



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EXHIBIT "B"

2570.30-05

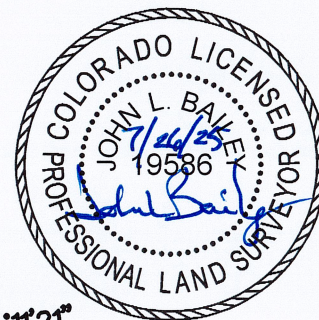
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LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" ALUMINUM CAP STAMPED "CCES, LLC PLS 34977"

UNPLATTED
RECEPTION NO. 224003762



A PORTION OF THE PARCEL OF LAND
RECEPTION NO. 224003762
AREA = 6.073 ACRES ±

SOUTHERLY LINE, PARCEL 3 OF
THE VACATED STETSON HILLS
BOULEVARD ORDINANCE NO.
21-44, RECORDED UNDER
RECEPTION NUMBER 221174273,
AND THE VACATION PLAT OF
BANNING LEWIS RANCH FILING NO.
1 AND FILING NO. 3 R.O.W.
VACATION, RECORDED UNDER
RECEPTION NUMBER 221714817

MATCHLINE PAGE 3

STETSON HILLS BOULEVARD
(PUBLIC ROW WIDTH VARIES)
BANNING LEWIS RANCH FILING NO. 3
RECEPTION NO. 205064513

UNPLATTED
RECEPTION
NO. 223102733

POINT OF
BEGINNING



80 40 0 80

SCALE: 1" = 80'
U.S. SURVEY FEET

UNPLATTED