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LEGAL DESCRIPTION: BANNING LEWIS RANCH VILLAGE B

A PARCEL OF LAND BEING PORTIONS OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513 RECORDS OF EL PASO COUNTY, COLORADO, VISTA DEL ORO BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3, TRACT B AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205009006 AND A PORTION OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 16B RECORDED UNDER RECEPTION NO. 218714161 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR N89°51'27"E, A DISTANCE OF 446.21 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 16B RECORDED UNDER RECEPTION NO. 218714161 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513;


THENCE N89°51'27"E, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING;

THENCE N89°51'27"E, A DISTANCE OF 592.60 FEET.
THENCE S32°25'57"E, A DISTANCE OF 874.56 FEET;
THENCE S48°52'50"E, A DISTANCE OF 73.27 FEET;
THENCE S33°33'50"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S33°33'50"E, HAVING A DELTA OF 20°45'08", A RADIUS OF 470.00 FEET AND A DISTANCE OF 170.23 FEET TO A POINT OF TANGENT;
THENCE S35°41'02"W, A DISTANCE OF 221.41 FEET;
THENCE S54°18'58"E, A DISTANCE OF 3.50 FEET;
THENCE S35°41'02"W, A DISTANCE OF 691.97 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 54°18'58", A RADIUS OF 368.50 FEET AND A DISTANCE OF 349.34 FEET TO A POINT OF TANGENT;
THENCE N90°00'00"W, A DISTANCE OF 104.20 FEET;
THENCE N00°26'27"E, A DISTANCE OF 67.00 FEET;
THENCE N00°09'21"E, A DISTANCE OF 116.44 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°50'00", A RADIUS OF 2071.00 FEET AND A DISTANCE OF 283.14 FEET TO A POINT OF TANGENT;
THENCE N07°40'39"W, A DISTANCE OF 391.39 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 07°50'00", A RADIUS OF 2929.00 FEET AND A DISTANCE OF 400.45 FEET TO A POINT OF TANGENT;
THENCE N00°09'21"E, A DISTANCE OF 596.92 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,412,909 S.F. (32.436 ACRES)

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF ARE CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S.
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

Nov 27, 2019
DATE



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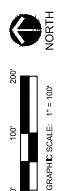
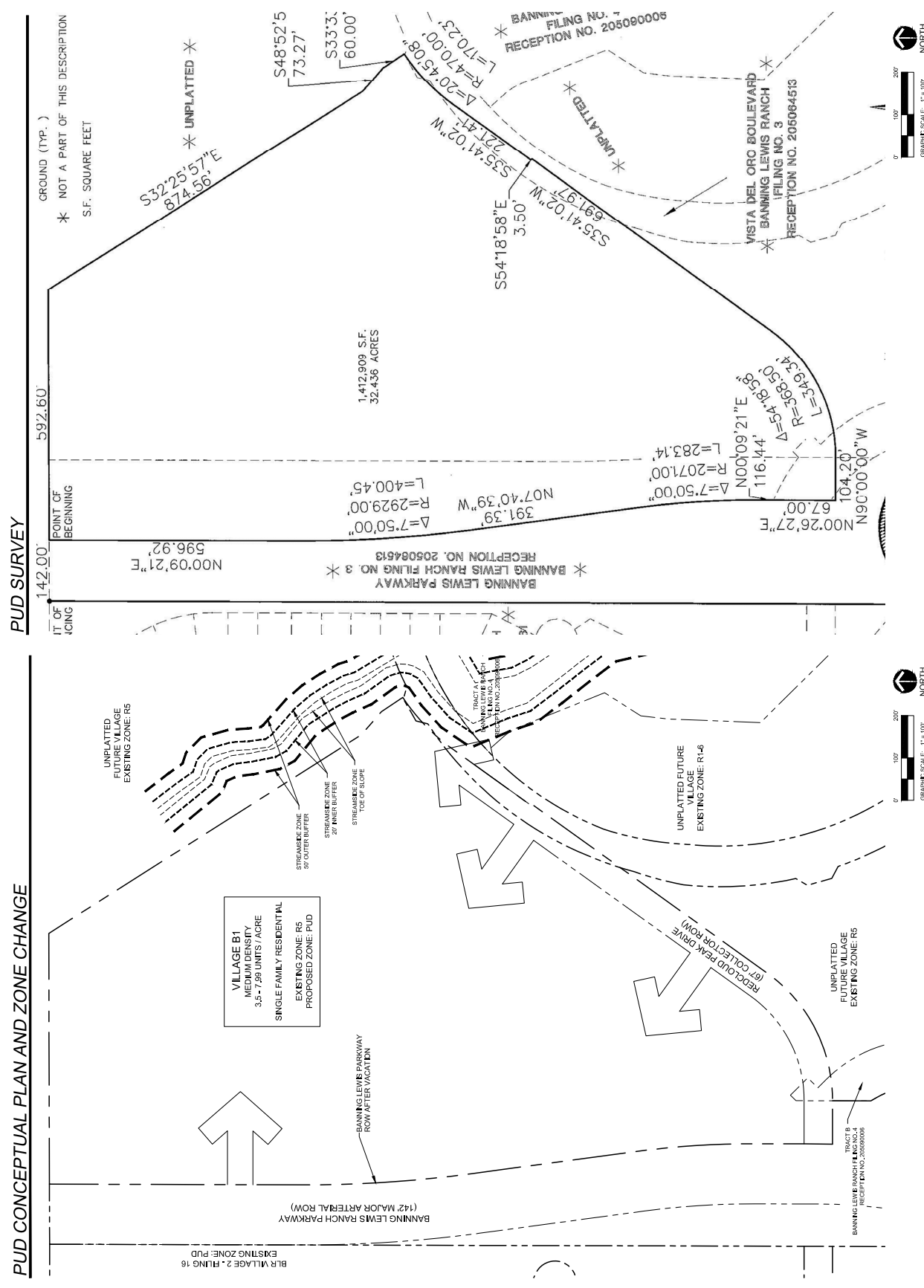
DEVELOPER/CLIENT
 CLAYTON PROPERTIES GROUP II
 A COLORADO CORPORATION DBA
 12000 NEWPORT RD.
 COLORADO SPRINGS, CO 80916
 PHONE: (719) 524-2222

BANNING LEWIS RANCH - VILLAGE B1
 PUD CONCEPT PLAN
 COLORADO SPRINGS, CO
 CONCEPT PLAN

PROJECT INFORMATION
 PROJECT # 191084
 DRAWN BY: DO
 CHECKED BY: RH

ISSUE RECORD	
Issue No.	010200
Issue Date	06/02/20
Issue Description	06/02/20

CPC PUD 2000020
 CPC PUD 2000029
 SHEET NUMBER
 3 OF 4



PUD CONCEPTUAL PLAN AND ZONE CHANGE

PUD SURVEY

VILLAGE B1
 MEDIUM DENSITY
 3.5-7.98 UNITS / ACRE
 SINGLE FAMILY RESIDENTIAL
 EXISTING ZONE: RS
 PROPOSED ZONE: PUD

ZONE CHANGE

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