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JOB NO. 2366.38-02
APRIL 30, 12016
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LEGAL DESCRIPTION: RIGHT OF WAY VACATION

TWO (2) PARCELS OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 15, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE WEST ONE-QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2646.40 FEET.

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO,

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO,

THENCE N86°20'32"E, A DISTANCE OF 1316.70 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD, AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD THE FOLLOWING THREE (3) COURSES;

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N02°53'07"E, HAVING A DELTA OF 02°50'50", A RADIUS OF 4917.00 FEET AND A DISTANCE OF 244.35 FEET TO A POINT OF TANGENT;
2. S89°57'43"E, A DISTANCE OF 427.80 FEET;
3. N45°09'54"E, A DISTANCE OF 36.85 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF VISTA DEL TERRA DRIVE AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE S00°17'30"W, ON SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 10.25 FEET;

THENCE S45°02'17"W, A DISTANCE OF 35.00 FEET;

THENCE N89°57'43"W, A DISTANCE OF 429.12 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 02°50'50", A RADIUS OF 4926.00 FEET AND A DISTANCE OF 244.80 FEET;

THENCE N02°53'07"E, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.145 ACRES.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF VISTA DEL TIERRA DRIVE AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO,

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY OF DUBLIN

BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO,

THENCE N66°45'00"E, A DISTANCE OF 2126.80 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VISTA DEL TIERRA DRIVE, AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID VISTA DEL TIERRA DRIVE THE FOLLOWING FIVE (5) COURSES;

1. N69°01'46"W, A DISTANCE OF 28.79 FEET;
2. S66°58'16"W, A DISTANCE OF 5.01 FEET;
3. N28°09'00"W, A DISTANCE OF 58.23 FEET;
4. N66°58'16"E, A DISTANCE OF 5.04 FEET;
5. N17°57'03"E, A DISTANCE OF 26.49 FEET TO A POINT ON CURVE;


THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S58°15'51"W, HAVING A DELTA OF 07°30'00", A RADIUS OF 752.00 FEET AND A DISTANCE OF 98.44 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.043 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 0.188 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 WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

A circular professional seal for Douglas P. Reinelt, a Colorado Licensed Professional Land Surveyor, No. 30118. The seal is stamped in blue ink. Overlaid on the seal is a handwritten signature in blue ink. The date '4-30-16' is also handwritten in blue ink across the seal.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

April 30, 2016
DATE