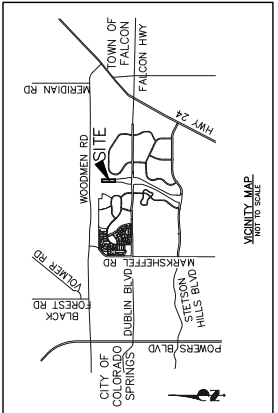


VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 3 R.O.W.

A VACATION OF A PORTION OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS SECTION NO. 3 RECORDED UNDER RECEPTION NO. 205064513 RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



GENERAL NOTES:
 1. THE DATE OF PREPARATION IS DECEMBER 2, 2018.
 2. FLOORPLAN STATEMENT:
 NO PORTION OF THIS SITE, BANNING LEWIS RANCH FILING NO. 3 RIGHT OF WAY VACATION PLAT, HAS BEEN SUBJECT TO ANY FLOOD HAZARD AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0840100408Z, EFFECTIVE DECEMBER 7, 2018, (ZONE X).

SURVEYOR'S STATEMENT:
 THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING VACATION PLAT WAS SURVEYED AND ACCURATELY PLATTED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

DOUGLAS P. BENNETT, PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 2018
 AUSTIN, TEXAS
 BENNETT SURVEYING CONSULTING
 ENGINEERS AND SURVEYORS, LLC

DATE: _____

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 OR WITHIN FIVE YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
 BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BE IT KNOWN BY THESE PRESENTS: THAT THE CITY OF COLORADO, BY HEREBY AUTHORIZES THE MAYOR OF THE CITY OF COLORADO TO SIGN AND THE SAID AUTHORIZED TO SET FORTH IN THIS VACATION PLAT BY HEREBY THE SAME, WHICH IS DAY OF _____, 20__ A.D., OF THE CITY OF COLORADO SPRINGS, THE _____, 20__ A.D.

BY: MAYOR _____

ATTEST: CITY CLERK _____

STATE OF COLORADO } ss
 COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY _____, 20__ A.D. BY _____ AS ATTESTED BY _____

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CITY APPROVAL:
 ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING VACATION PLAT OF "VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 3 R.O.W."
 CITY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

UTILITIES EXECUTIVE DIRECTOR _____ DATE _____

CLERK AND RECORDER:
 STATE OF COLORADO } ss
 COUNTY OF EL PASO }

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AND IS DULY RECORDED AT RECEPTION NO. _____ OF _____, 20__ A.D., OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROEDMAN, RECORDER

BY: DEPUTY _____
 SURCHARGE: _____
 FEE: _____

VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 3 R.O.W. DECEMBER 2, 2018 DECEMBER 2, 2019 SHEET 1 OF 2

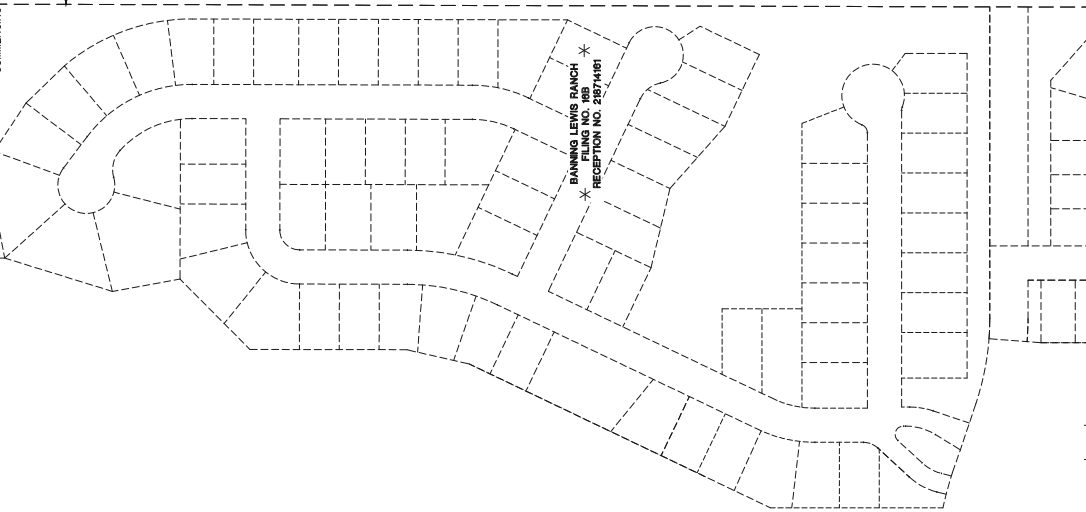


636 Colorado Ave, Suite 101
 Colorado Springs, Colorado 80919
 (719) 596-0790
 (719) 596-0792 (Fax)

BASIS OF BEARINGS
 N89°51'27"E 446.21'
 N89°51'27"E 1960.00'

POINT OF BEGINNING
 152.00'

POINT OF COMMENCING



* BANNING LEWIS RANCH PARKWAY (932' ROW) *
 RECEPTION NO. 200694618
 L=400.45'
 R=2929.00'
 Δ=7°50'00"

500'92"1" W 235.31'

502'08'06"E 300.24'

500'92"1" W 235.31'

500'92"1" W 1247.96'

500'92"1" W 1247.96'

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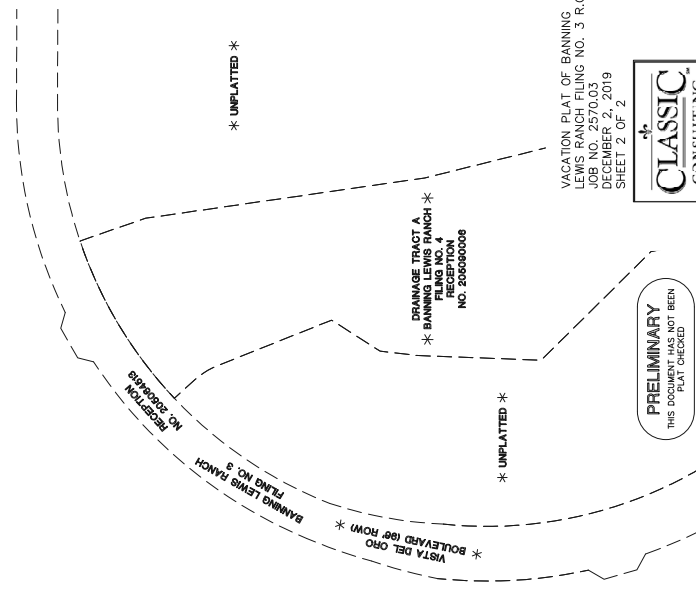
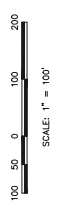
500'92"1" W 1247.96'

500'92"1" W 1247.96'

500'92"1" W 1247.96'

500'92"1" W 1247.96'

LEGEND
 AC ADRES
 SF SQUARE FEET
 * NOT PART OF THIS PLAT
 ● RECOVERED NO. 2 REBAR AND 1-1/2" CORED LOG AND 3018' FLUSH WITH THE GROUND (TYP.)
 ■ NO. 2 REBAR AND 1-1/2" CORED LOG AND 3018' TO BE SET FLUSH WITH THE GROUND (TYP.)



VACATION PLAT OF BANNING LEWIS RANCH
 RECEPTION NO. 3 F.R.O.W.
 JOB NO. 2570.03
 DECEMBER 2, 2019
 SHEET 2 OF 2



PRELIMINARY
 THIS DOCUMENT HAS NOT BEEN
 PLAT CHECKED

6385 Corporate Drive, Suite 105
 Colorado Springs, Colorado 80919
 (719)785-0790
 (719)785-0799 (Fax)