

RIGHT OF WAY VACATION

**BANNING LEWIS RANCH FILING NO. 18**

A PORTION OF DUBLIN BOULEVARD AND A PORTION OF VISTA DEL TERRA DRIVE AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

**LEGAL DESCRIPTION:**

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 1 1/2" ALUMINUM CAP STAMPED "N 00°20'14"E, A DISTANCE OF 2646.40 FEET, AND 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 TERRA 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 VISTA DEL TERRA DRIVE AS PLATTED IN SAID 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 TERRA 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 TERRA 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 S88°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.

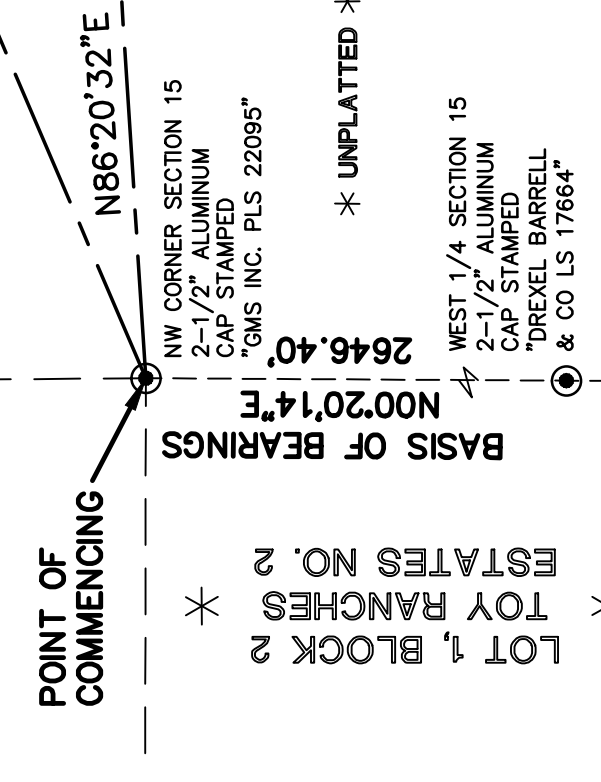
CONTAINING A CALCULATED AREA OF 0.043 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 0.188 ACRES.

**NOTES:**

1. THE DATE OF PREPARATION IS APRIL 18, 2016.
2. FLOODPLAIN STATEMENT: THIS SITE, BANNING LEWIS RANCH FILING NO. 18, IS WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C 0545F, EFFECTIVE MARCH 17, 1997.
3. NO EXISTING IMPROVEMENTS ARE LOCATED WITHIN THE ROAD RIGHT OF WAYS TO BE VACATED.

DUBLIN BOULEVARD (180' ROW) \* BANNING LEWIS RANCH \* FILING NO. 1 RECEPTION NO. 205087777



**SURVEYOR'S STATEMENT:**

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONFORMS TO THE REQUIREMENTS OF THE COLORADO PROFESSIONAL LAND SURVEYING ACT AND 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. REINELT, PROFESSIONAL LAND SURVEYOR DATE \_\_\_\_\_  
 COLORADO P.L.S. NO. 30118  
 FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

**NOTICE:**

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS INSTRUMENT WITHIN TWO YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**OWNER:** THE FOREMENTIONED, MREC OAKWOOD COLORADO INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. BY: \_\_\_\_\_

NAME: ROBERT J. SANDERMAN AS EXECUTIVE VICE PRESIDENT OF OAKWOOD HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, PROJECT MANAGER.

STATE OF COLORADO } ss  
 COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., BY ROBERT J. SANDERMAN AS EXECUTIVE VICE PRESIDENT OF OAKWOOD HOMES, LLC, PROJECT MANAGER OF MREC OAKWOOD COLORADO INVESTMENTS, LLC.

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 RIGHT OF WAY VACATION.

- CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_
- CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_
- UTILITIES DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_
- CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_
- MAYOR \_\_\_\_\_ 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 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER  
 BY: \_\_\_\_\_ DEPUTY

RIGHT OF WAY VACATION SKETCH  
 DUBLIN BOULEVARD AND  
 VISTA DEL TERRA DRIVE  
 BANNING LEWIS RANCH  
 FILING NO. 1  
 JOB NO. 2366.38  
 APRIL 18, 2016  
 SHEET 1 OF 1

PRELIMINARY  
 THIS DOCUMENT HAS NOT BEEN  
 PLAT CHECKED

