RIGHT OF WAY VACATION

BANNING LEWIS RANCH FILING NO. 18

A PORTION OF DUBLIN BOULEVARD AND 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, 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 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 TIERRA 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;

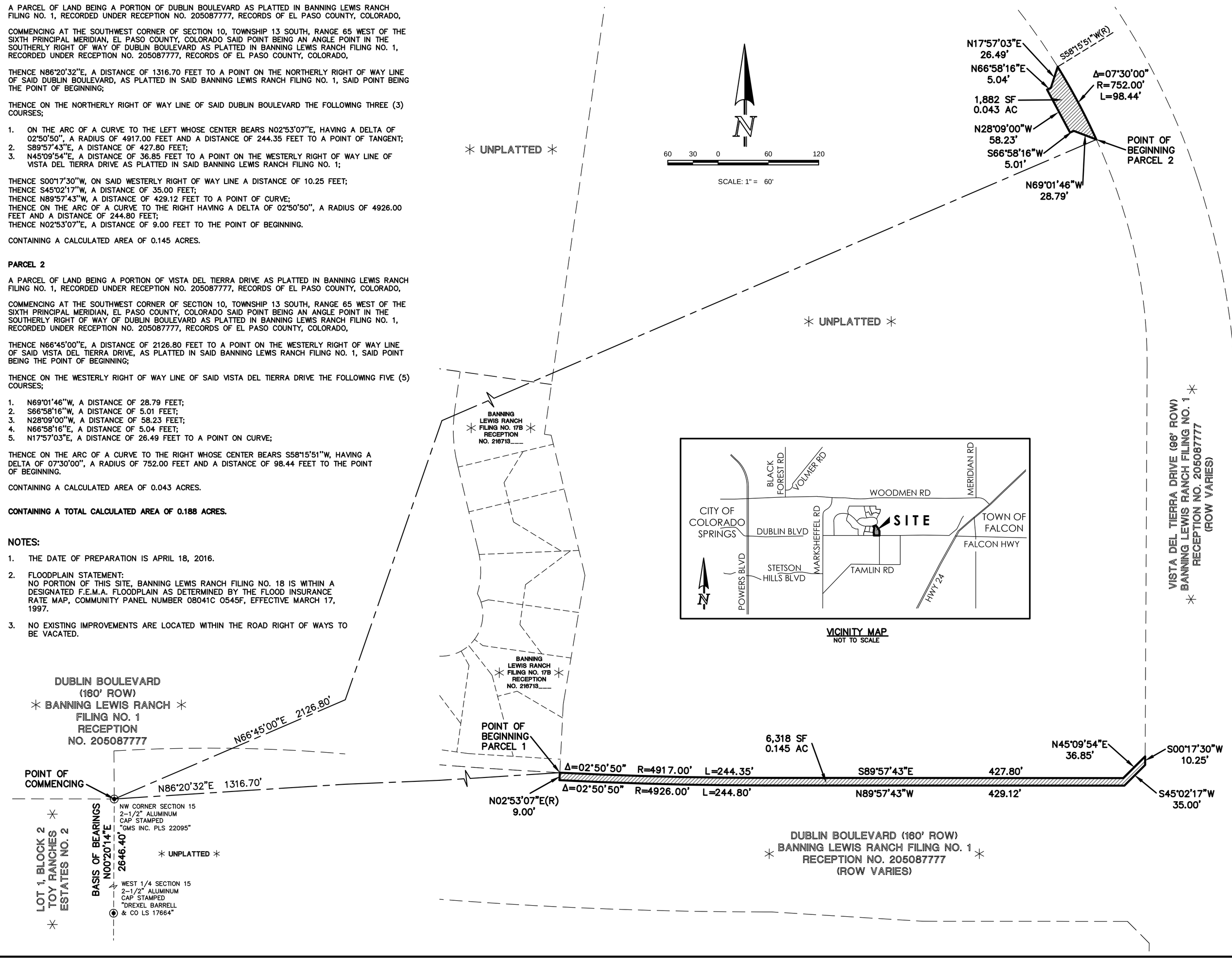
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S58°15'51"W, HAVING A DELTA OF 07°30'00", A RADIUS OF 752.00 FEET AND A DISTANCE OF 98.44 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.043 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 0.188 ACRES.

NOTES:

1. THE DATE OF PREPARATION IS APRIL 18, 2016.
2. FLOODPLAIN STATEMENT:
   NO PORTION OF THIS SITE, BANNING LEWIS RANCH FILING NO. 18 IS WITHIN A DESIGNATED F.E.M.A. 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.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT 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 SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

OWNER:

THE AFOREMENTIONED, MREC OAKWOOD COLORADO INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 201__ 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 _____, 201___ 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., AND IS DULY RECORDED AT RECEPTION NO._____OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

RIGHT OF WAY VACATION SKETCH
DUBLIN BOULEVARD AND
VISTA DEL TIERRA 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

CPC V 16-00067

CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

EXHIBIT B