

RIGHT OF WAY VACATION
BANNING LEWIS RANCH FILING NO. 20
 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, 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:
 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.

BASIS OF BEARINGS:
 THE NORTHERLY BOUNDARY OF BANNING LEWIS RANCH CHARTER SCHOOL FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 216713802 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" ASSUMED TO BEAR N90°00'00"E A DISTANCE OF 960.30 FEET.

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 NORTHEASTERLY CORNER OF BANNING LEWIS RANCH CHARTER SCHOOL FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713802 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF VISTA DEL PICO BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S35°26'39"E, A DISTANCE OF 2362.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN SAID FILING NO. 1 SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°00'39"E, ON THE WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, A DISTANCE OF 59.50 FEET;

THENCE N89°57'43"W, A DISTANCE OF 959.81 FEET;

THENCE N44°57'43"W, A DISTANCE OF 35.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID VISTA DEL TIERRA DRIVE;

THENCE N00°17'30"E, ON SAID EASTERLY RIGHT OF WAY LINE OF VISTA DEL TIERRA DRIVE, A DISTANCE OF 20.11 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD;

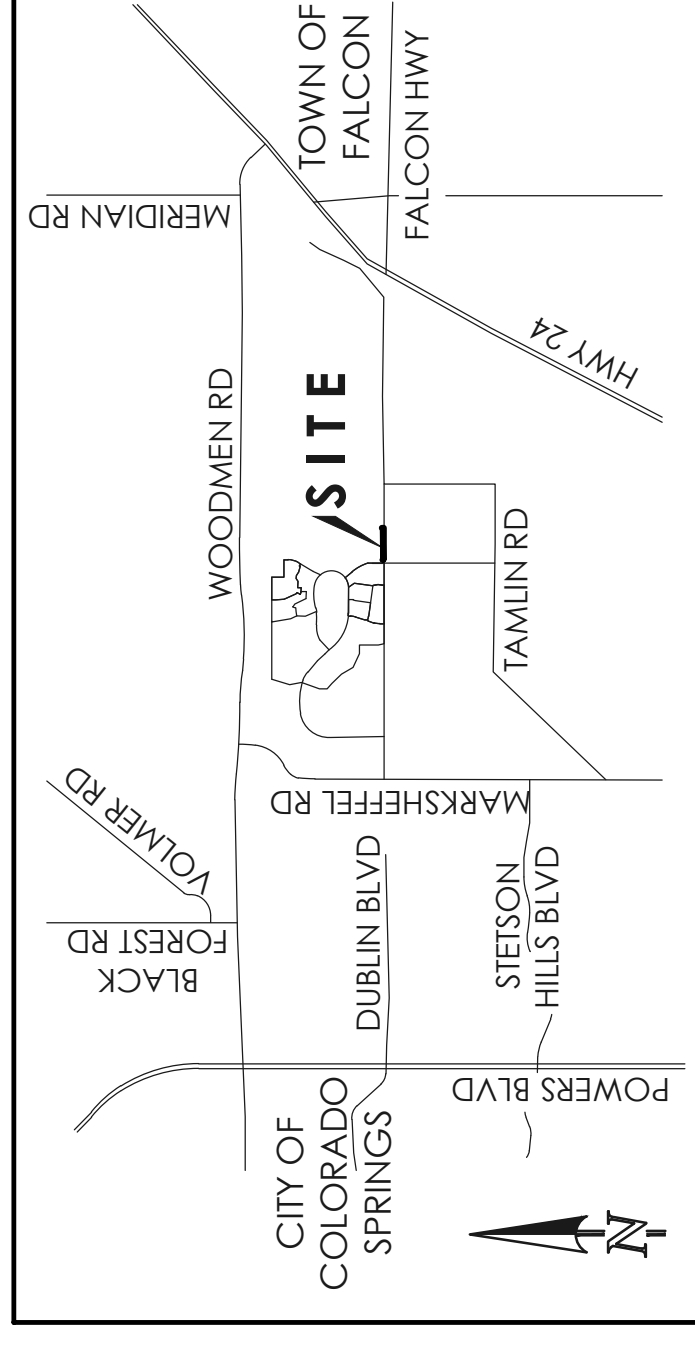
THENCE ON SAID NORTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD THE FOLLOWING THREE (3) COURSES;

1. S45°07'05"E, A DISTANCE OF 35.10 FEET;
2. N89°28'21"E, A DISTANCE OF 932.10 FEET;
3. N42°20'10"E, A DISTANCE OF 40.83 FEET TO THE POINT OF BEGINNING.

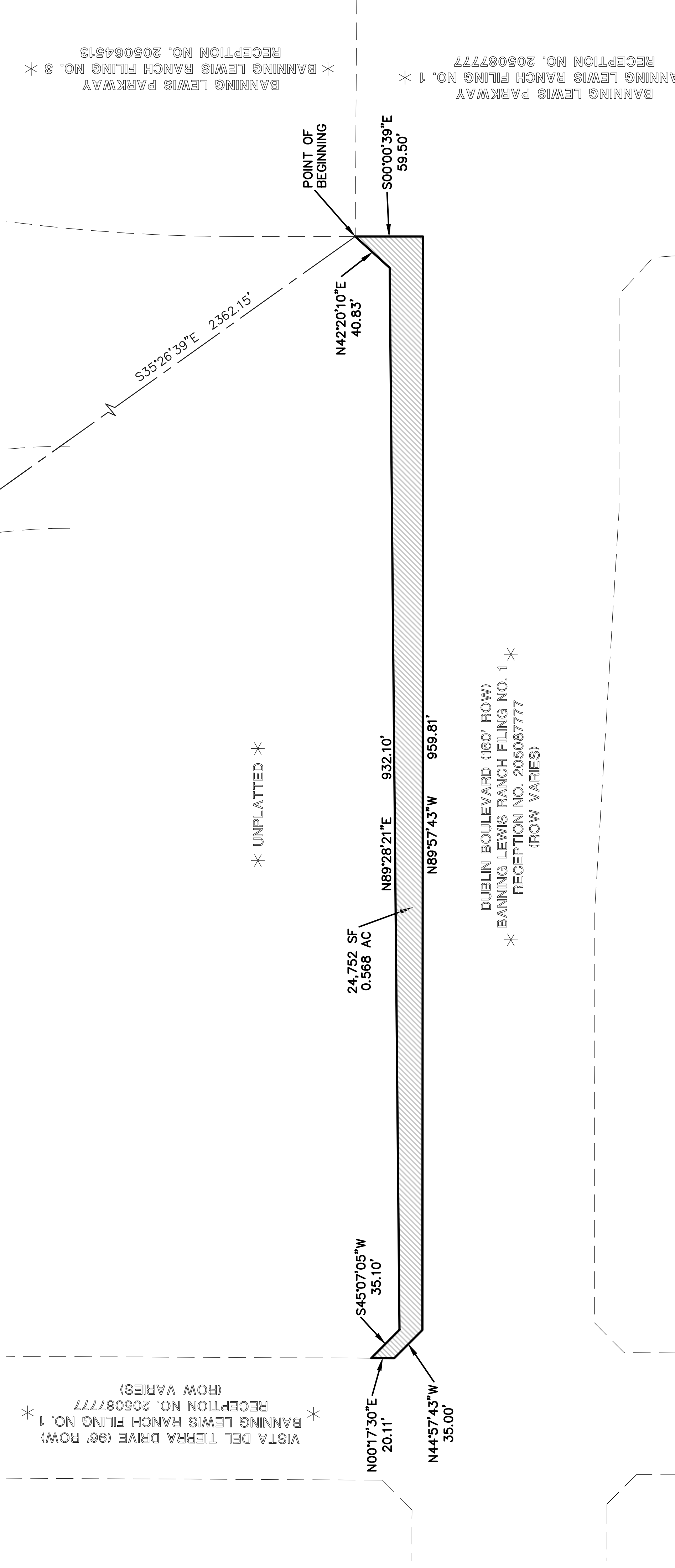
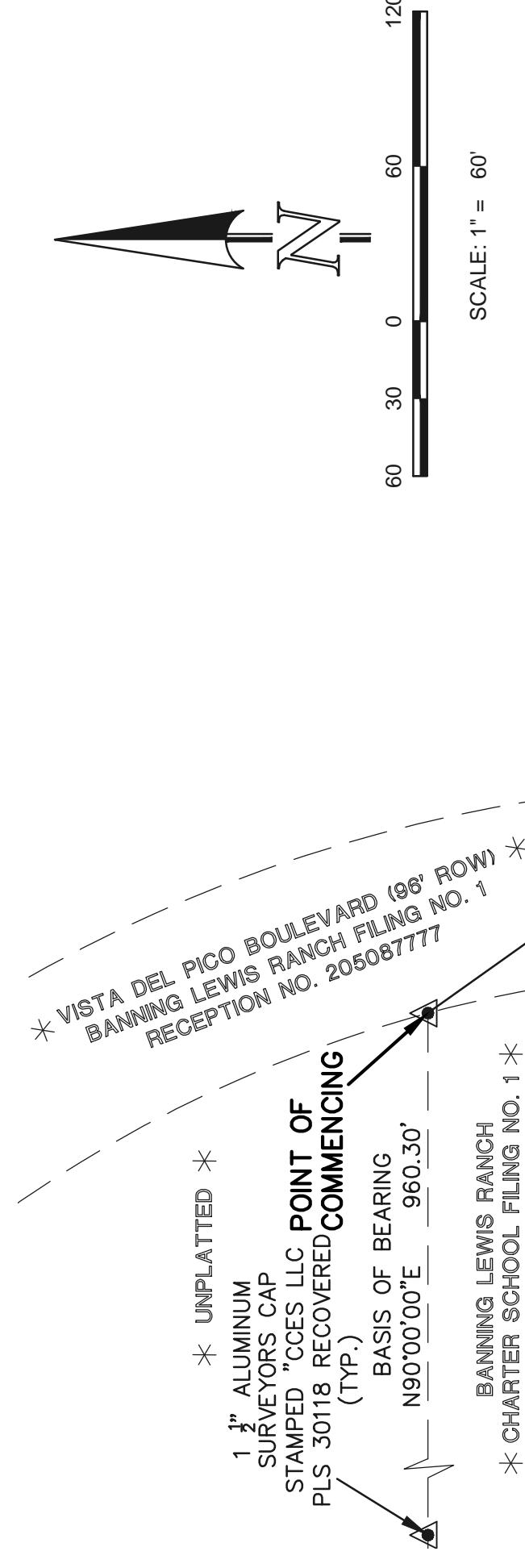
CONTAINING A CALCULATED AREA OF 0.568 ACRES.

NOTES:

1. THE DATE OF PREPARATION IS FEBRUARY 1, 2017.
2. FLOODPLAIN STATEMENT: THIS SITE, BANNING LEWIS RANCH FILING NO. 20 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 WAY TO BE VACATED.



VICINITY MAP
 NOT TO SCALE



CITY APPROVAL:
 ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING RIGHT OF WAY VACATION.

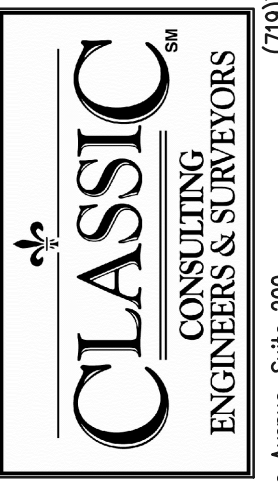
CITY PLANNING DIRECTOR _____ DATE _____
 CITY ENGINEER _____ DATE _____
 UTILITIES DIRECTOR _____ DATE _____
 CITY CLERK _____ DATE _____
 MAYOR _____ DATE _____

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
 BANNING LEWIS RANCH
 FILING NO. 1
 JOB NO. 2366.50
 FEBRUARY 1, 2017
 SHEET 1 OF 1

PRELIMINARY
 THIS DOCUMENT HAS NOT BEEN PLAT CHECKED



CPC V 17-00019