



619 N. Cascade Avenue, Suite 200  
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JOB NO. 2366.70-44  
APRIL 2, 2018  
PAGE 1 OF 2

**LEGAL DESCRIPTION: BANNING LEWIS RANCH FILING NO. 34A PARK REZONE**

A PARCEL OF LAND BEING A PORTION THE WEST HALF OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY 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.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2, RECORDED IN PLAT BOOK 0-2 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777.

THENCE S38°09'04"E, A DISTANCE OF 2883.93 FEET TO THE POINT OF BEGINNING;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N44°14'36"E, HAVING A DELTA OF 16°32'17", A RADIUS OF 560.00 FEET AND A DISTANCE OF 161.64 FEET TO A POINT OF TANGENT;

THENCE S62°17'41"E, A DISTANCE OF 137.69 FEET;

THENCE S27°42'19"W, A DISTANCE OF 92.01 FEET;

THENCE S80°28'00"W, A DISTANCE OF 80.37 FEET;

THENCE S27°42'19"W, A DISTANCE OF 638.84 FEET;

THENCE S04°29'00"W, A DISTANCE OF 47.62 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S04°29'00"W, HAVING A DELTA OF 04°29'00", A RADIUS OF 280.00 FEET AND A DISTANCE OF 21.91 FEET TO A POINT OF TANGENT;

THENCE N90°00'00"W, A DISTANCE OF 123.92 FEET;

THENCE N00°00'00"E, A DISTANCE OF 381.71 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 45°34'46", A RADIUS OF 414.00 FEET AND A DISTANCE OF 329.34 FEET TO A POINT OF TANGENT;

THENCE N45°34'46"E, A DISTANCE OF 268.93 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5.547 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 AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



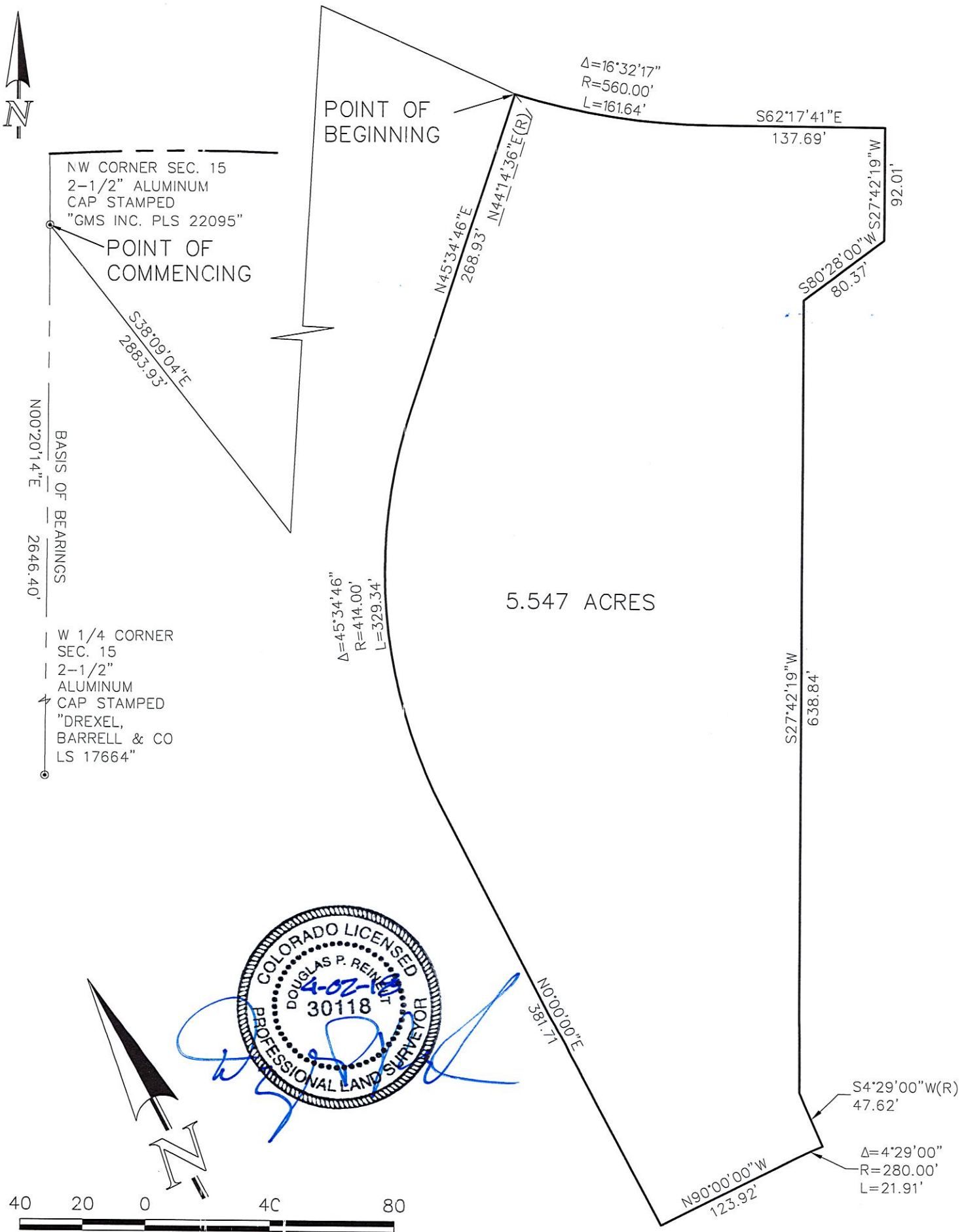
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING,  
ENGINEERS AND SURVEYORS, LLC.

APRIL 02, 2018  
DATE



BANNING LEWIS RANCH  
 FILING NO. 34A  
 PARK REZONE  
 JOB NO. 2366.70-44  
 SHEET 2 OF 2  
 APRIL 2, 2018

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SCALE: 1" = 40  
 U.S. SURVEY FEET

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

**EXHIBIT A**