

## ORDINANCE NO. 17-95

AN ORDINANCE VACATING PORTIONS OF A PUBLIC RIGHT-OF-WAY KNOWN AS DUBLIN BOULEVARD, VISTA DEL TIERRA DRIVE, CIRCULO DEL SOL LOOP, AND STETSON HILLS BOULEVARD CONSISTING OF 19.91 ACRES LOCATED WEST AND SOUTHWEST OF THE DUBLIN BOULEVARD AND BANNING LEWIS RANCH PARKWAY INTERSECTION

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. City Council hereby finds, determines and declares that it is in the best interest of the City and its citizens to vacate and hereby vacates portions of a public right-of-way known as Dublin Boulevard, Vista Del Tierra Drive, Circulo Del Sol Loop, and Stetson Hills Boulevard consisting of 19.91 acres, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, and accordingly that the same is hereby vacated as follows:

That portion of Dublin Boulevard to be vacated, described as Parcel 2 in Exhibit A and depicted in Exhibit B, is retained as a public utility easement subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. A portion of the vacated Vista Del Tierra Drive, as described and depicted in Exhibit C, is retained as a 40 foot wide public utility easement subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado.

Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 26<sup>th</sup> day of September, 2017.

**Finally passed:** October 10<sup>th</sup>, 2017

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end, positioned above a solid horizontal line.

Council President

**Mayor's Action:**

- Approved on Oct 12, 2017.
- Disapproved on \_\_\_\_\_, based on the following objections:

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John W. Suthers  
Mayor

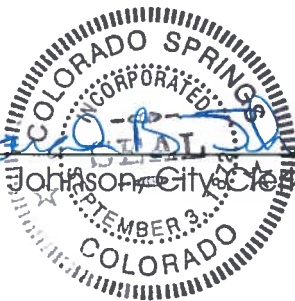
**Council Action After Disapproval:**

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of \_\_\_\_\_, on \_\_\_\_\_.
- Council action on \_\_\_\_\_ failed to override the Mayor's veto.

\_\_\_\_\_  
Council President

ATTEST:

Sarah B. Johnson  
Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE VACATING PORTIONS OF A PUBLIC RIGHT-OF-WAY KNOWN AS DUBLIN BOULEVARD, VISTA DEL TIERRA DRIVE, CIRCULO DEL SOL LOOP, AND STETSON HILLS BOULEVARD CONSISTING OF 19.91 ACRES LOCATED WEST AND SOUTHWEST OF THE DUBLIN BOULEVARD AND BANNING LEWIS RANCH PARKWAY INTERSECTION” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on September 26<sup>th</sup>, 2017; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 10<sup>th</sup> day of October, 2017, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Transcript, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 12<sup>th</sup> day of October, 2017.

  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: September 29<sup>th</sup>, 2017

2<sup>nd</sup> Publication Date: October 18<sup>th</sup>, 2017

Effective Date: October 23<sup>rd</sup>, 2017

Initial: SBS  
City Clerk



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719)785-0790  
(719) 785-0799(Fax)

JOB NO. 2366.00-15R  
FEBRUARY 9, 2017  
REV. MARCH 22, 2017  
REV. MARCH 23, 2017  
REV. MARCH 24, 2017  
PAGE 1 OF 3

#### LEGAL DESCRIPTION:

THREE (3) PARCELS OF LAND BEING PORTIONS OF BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, LYING WITHIN SECTIONS 10, 15 AND 22, 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

ALL OF THAT 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, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1 AND ALL OF CIRCULO DEL SOL LOOP AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1.

CONTAINING A CALCULATED AREA OF 18.613 ACRES

#### PARCEL 2

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 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, SAID POINT ALSO BEING AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD.

THENCE N00°29'03"W, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND THE WESTERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD, A DISTANCE OF 57.38 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD;  
THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S03°22'10"E, HAVING A DELTA OF 08°59'18", A RADIUS OF 1923.00 FEET AND A DISTANCE OF 301.68 FEET TO A POINT ON CURVE, SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 205087778, SAID POINT BEING ALSO THE POINT OF BEGINNING;

THENCE N05°37'08"E, A DISTANCE OF 9.00 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S05°37'08"W, HAVING A DELTA OF 03°29'34", A RADIUS OF 1932.00 FEET AND A DISTANCE OF 117.77 FEET TO A POINT OF TANGENT;  
THENCE S80°53'19"E, A DISTANCE OF 344.85 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°04'25", A RADIUS OF 5068.00 FEET AND A DISTANCE OF 802.58 FEET TO A POINT OF TANGENT;  
THENCE S89°57'43"E, A DISTANCE OF 1527.14 FEET;

THENCE S00°00'39"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD;  
THENCE N47°01'27"W, ON SAID WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY, A DISTANCE OF 44.04 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY OF DUBLIN BOULEVARD;

THENCE ON SAID SOUTHERLY RIGHT OF WAY OF DUBLIN BOULEVARD, THE FOLLOWING (4) FOUR COURSES:

1. N89°57'43"W, A DISTANCE OF 190.11 FEET;
2. N86°31'42"W, A DISTANCE OF 350.63 FEET;
3. N89°57'43"W, A DISTANCE OF 362.74 FEET;
4. S45°09'54"W, A DISTANCE OF 36.85 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VISTA DEL TIERRA DRIVE AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE S84°10'15"W, A DISTANCE OF 107.61 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VISTA DEL TIERRA DRIVE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, THE FOLLOWING (7) SEVEN COURSES:

1. N44°50'06"W, A DISTANCE OF 36.69 FEET;
2. N89°57'43"W, A DISTANCE OF 244.32 FEET;
3. N86°27'52"W, A DISTANCE OF 180.31 FEET;
4. N89°57'43"W, A DISTANCE OF 8.75 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 09°04'25", A RADIUS OF 5077.00 FEET AND A DISTANCE OF 804.00 FEET TO POINT OF TANGENT;
6. N80°53'19"W, A DISTANCE OF 344.85 FEET TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°29'33", A RADIUS OF 1923.00 FEET AND A DISTANCE OF 117.22 FEET TO SAID NORTHEASTERLY CORNER OF TRACT E, SAID POINT BEING ALSO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 0.963 ACRES.

### PARCEL 3

A PARCEL OF LAND BEING A PORTION OF STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO,

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AND THE NORTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD BOTH AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S11°04'19"W, A DISTANCE OF 57.34 FEET  
THENCE N82°25'09"W, A DISTANCE OF 595.62 FEET;  
THENCE N37°25'09"W, A DISTANCE OF 26.87 FEET;  
THENCE S85°45'07"E, A DISTANCE OF 19.33 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD, SAID POINT BEING ON THE EASTERLY BOUNDARY OF VISTA DEL TIERRA DRIVE AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD, THE FOLLOWING (2) TWO COURSES:

1. S83°08'28"E, A DISTANCE OF 567.42 FEET;
2. N53°57'55"E, A DISTANCE OF 43.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1 TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.341 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 19.917 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 WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEFS, CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. 30418

MARCH 24, 2017  
DATE

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. 30418  
FOR AND ON BEHALF OF CLASSIC CONSULTING,  
ENGINEERS AND SURVEYORS, LLC.

# VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 R.O.W. A VACATION OF A PORTION OF DUBLIN BOULEVARD, A PORTION OF STETSON HILLS BOULEVARD, A PORTION OF VISTA DEL TERRA DRIVE AND ALL OF CIRCULO DEL SOL LOOP LOCATED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777 LOCATED IN SECTION 10, SECTION 15 AND SECTION 22, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

**LEGAL DESCRIPTION:**

PARCEL (1) PARCELS OF LAND BEING PORTIONS OF BANNING LEWIS RANCH PLAT NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, CONTAINING A CALCULATED AREA OF 18813 ACRES.

PARCEL (2) PARCELS OF LAND BEING PORTIONS OF BANNING LEWIS RANCH PLAT NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, CONTAINING A CALCULATED AREA OF 18813 ACRES.

PARCEL (3) PARCELS OF LAND BEING PORTIONS OF BANNING LEWIS RANCH PLAT NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, CONTAINING A CALCULATED AREA OF 18813 ACRES.

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 THAT I AM A MEMBER OF THE PROFESSION OF PROFESSIONAL LAND SURVEYORS 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. THE TIME FOR COMMENCING ANY LEGAL ACTION BASED UPON THIS SURVEY SHALL BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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

BY: \_\_\_\_\_

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

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D. BY ROBERT J. SANDERSON AS EXECUTIVE VICE PRESIDENT OF OAKWOOD HOMES, LLC, PROJECT NUMBER OF WEEC 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 \_\_\_\_\_

UTILITY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

WATER \_\_\_\_\_ DATE \_\_\_\_\_

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

I, \_\_\_\_\_ HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED THIS RECORDS IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS RECORDS DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D. OF THE RECORDS OF EL PASO COUNTY, COLORADO.

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

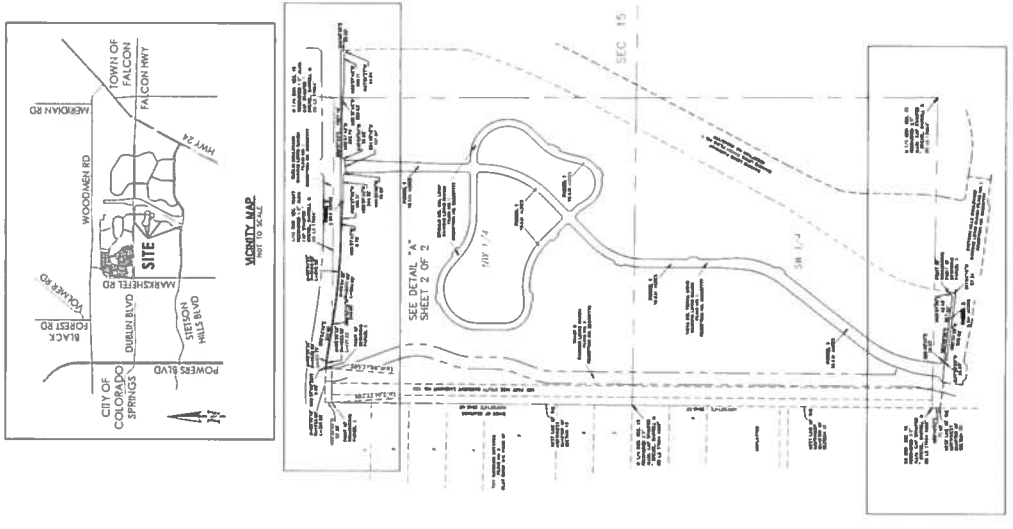
RIGHT OF WAY VACATION SKETCH  
VISTA DEL TERRA DRIVE  
CIRCULO DEL SOL LOOP  
STETSON HILLS BOULEVARD  
BANNING LEWIS RANCH  
LAD NO. 0336640  
FEBRUARY 9, 2017  
MARCH 23, 2017 (REV)  
MARCH 20, 2017 (REV)  
SHEET 1 OF 2

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

CLASSIC CONSULTING ENGINEERS & SURVEYORS  
819 S. Cascade Avenue, Suite 202  
Colorado Springs, Colorado 80904  
(719) 596-9796  
(719) 596-9797 Fax

CPC V 17-00049

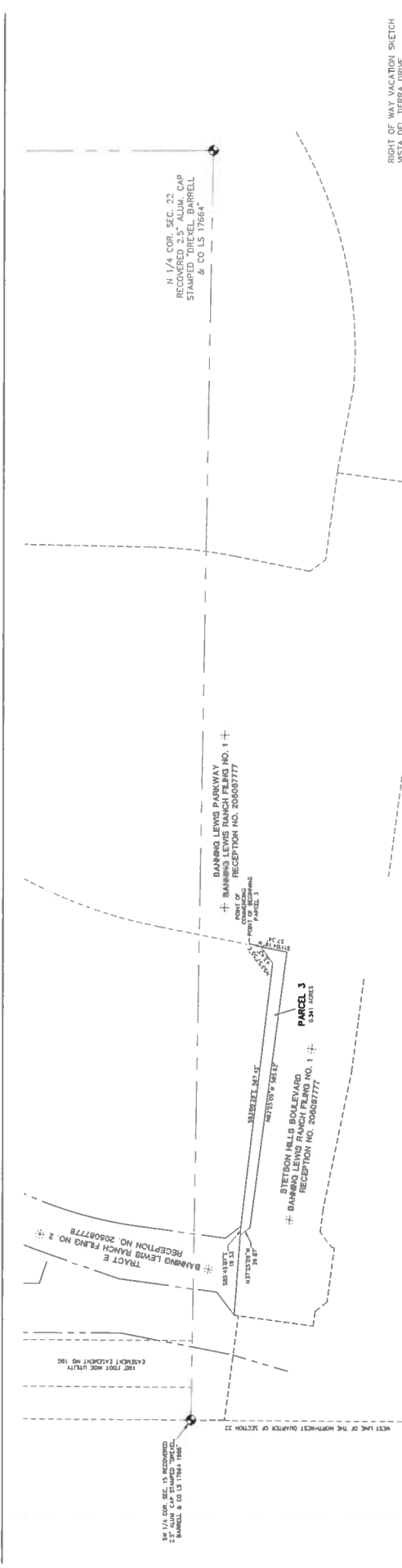
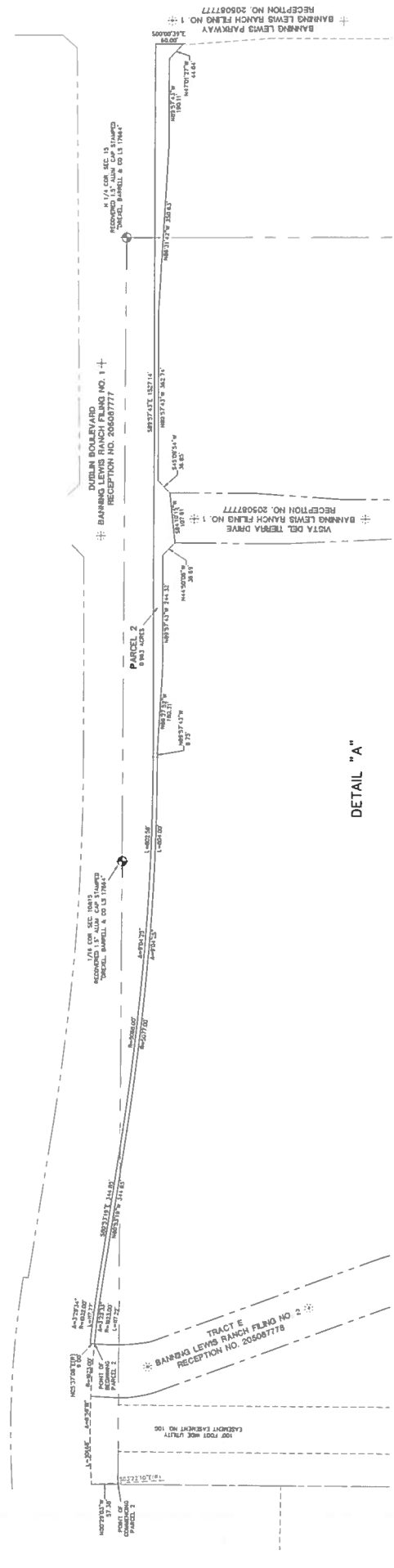
SCALE: 1" = 500'



- NOTES:**
1. THE DATE OF PREPARATION IS FEBRUARY 1, 2017.
  2. FLOODPLAIN STATEMENT: NO PORTION OF THIS SITE, BANNING LEWIS RANCH FILING NO. 1, IS WITHIN A FLOODPLAIN AS SHOWN ON THE FLOODPLAIN MAP, NUMBER 17-00049, EFFECTIVE MARCH 17, 1997.
  3. THE TOTAL CALCULATED AREA OF 18813 ACRES.
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# VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 R.O.W.



RIGHT OF WAY VACATION SKETCH  
 VISTA DEL TIERRA DRIVE  
 DUBLIN BOULEVARD  
 STETSON HILLS BOULEVARD  
 BANNING LEWIS RANCH  
 JOB NO. 2366.40  
 FEBRUARY 9, 2017  
 MARCH 23, 2017 (REV.)  
 SHEET 2 OF 2

**PRELIMINARY**  
 THIS DOCUMENT HAS NOT BEEN  
 PLAT CHECKED

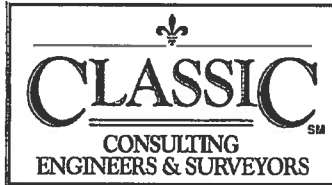


CLASSIC CONSULTING ENGINEERS & SURVEYORS  
 6911 Corporate Center, Suite 200  
 Houston, Texas 77036  
 (281) 416-8888  
 (281) 416-8889 (Fax)

CPC V 17-000049

SCALE: 1" = 100'

EXHIBIT B - Vacation Ord



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719)785-0790  
(719) 785-0799(Fax)

JOB NO. 2366.40-19  
RIGHT OF WAY VACATION  
UTILITY EASEMENT  
JUNE 21, 2017  
PAGE 1 OF 3

### LEGAL DESCRIPTION: UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, BEING PORTIONS OF THE WEST ONE-HALF OF SECTION 15 AND THE NORTHWEST ONE-QUARTER OF SECTION 22, 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.

A STRIP OF LAND 40.00 FEET IN WIDTH LYING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15, 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 ALSO BEING AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE S87°59'11"E, A DISTANCE OF 2094.09 FEET TO THE POINT OF BEGINNING;

THENCE S00°20'39"W, A DISTANCE OF 555.51 FEET;  
THENCE S03°16'06"W, A DISTANCE OF 250.32 FEET;  
THENCE S00°17'30"W, A DISTANCE OF 433.89 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 45°17'16", A RADIUS OF 864.00 FEET AND A DISTANCE OF 682.92 FEET TO A POINT OF TANGENT;  
THENCE S45°34'46"W, A DISTANCE OF 531.59 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 45°34'46", A RADIUS OF 636.00 FEET AND A DISTANCE OF 505.95 FEET TO A POINT OF TANGENT;  
THENCE S00°00'00"W, A DISTANCE OF 573.37 FEET;  
THENCE S03°18'24"E, A DISTANCE OF 234.04 FEET TO A POINT ON CURVE;  
THENCE OF THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N89°58'51"W, HAVING A DELTA OF 37°31'09", A RADIUS OF 727.50 FEET AND A DISTANCE OF 476.39 FEET TO A POINT OF TANGENT;  
THENCE S37°32'18"W, A DISTANCE OF 901.10 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 9°51'11", A RADIUS OF 1138.87 FEET AND A DISTANCE OF 195.85 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S64°07'43"E, HAVING A DELTA OF 18°17'26", A RADIUS OF 964.88 FEET AND A DISTANCE OF 308.02 FEET TO A POINT OF TANGENT;  
THENCE S07°34'51"W, A DISTANCE OF 145.04 FEET;  
THENCE S37°25'09"E, A DISTANCE OF 31.24 FEET;  
THENCE S07°34'51"W, A DISTANCE OF 21.00 FEET;  
THENCE S52°34'51"W, A DISTANCE OF 34.44 FEET;  
THENCE S06°37'18"W, A DISTANCE OF 10.46 FEET TO A POINT OF THE NORTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD, AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, SAID POINT BEING THE POINT OF TERMINUS, FROM WHICH THE POINT OF COMMENCING BEARS N03°31'11"W, A DISTANCE OF 5405.78 FEET.

EXTENDING AND OR SHORTENING THE SIDELINES TO TERMINATE ON THE  
NORTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD.

CONTAINING A CALCULATED AREA OF 5.410 ACRES.

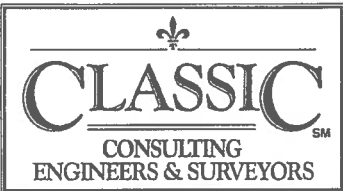
**LEGAL DESCRIPTION STATEMENT:**

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.



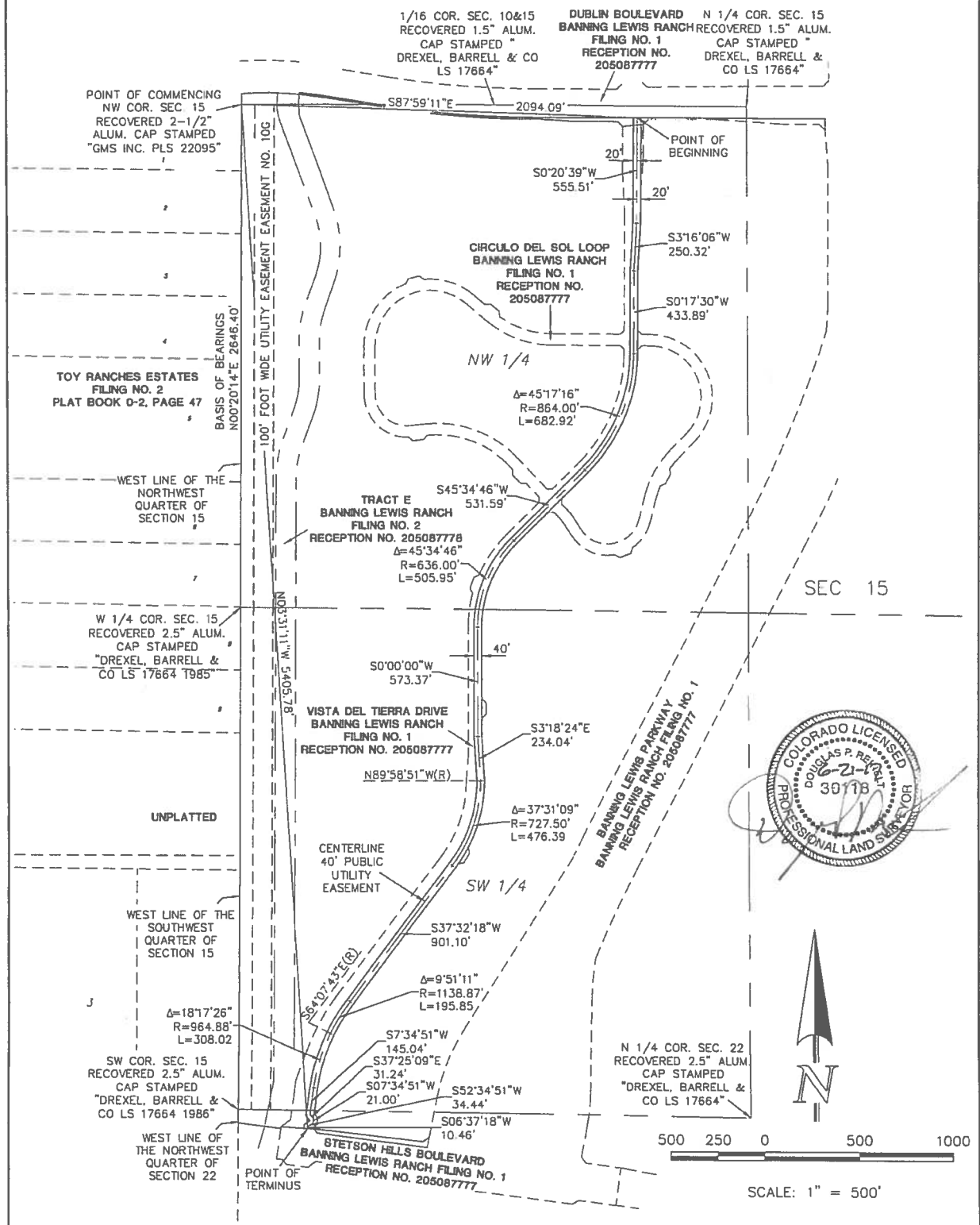
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING,  
ENGINEERS AND SURVEYORS, LLC.

JUNE 21, 2017  
DATE



619 N. Cascade Avenue, Suite 200 (719)785-0790  
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

BANNING LEWIS RANCH  
 RIGHT OF WAY VACATION  
 40' UTILITY EASEMENT  
 JOB NO. 2366.40-19  
 SHEET 3 OF 3  
 JUNE 21, 2017



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 C - Vacation Ord