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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;

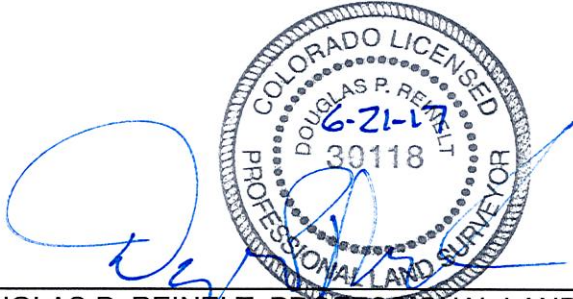
THENCE S00°20'39"W, A DISTANCE OF 555.51 FEET;
THENCE S03°16'06"W, A DISTANCE OF 250.32 FEET;
THENCE S00°17'30"W, A DISTANCE OF 433.89 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 45°17'16", A RADIUS OF 864.00 FEET AND A DISTANCE OF 682.92 FEET TO A POINT OF 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.

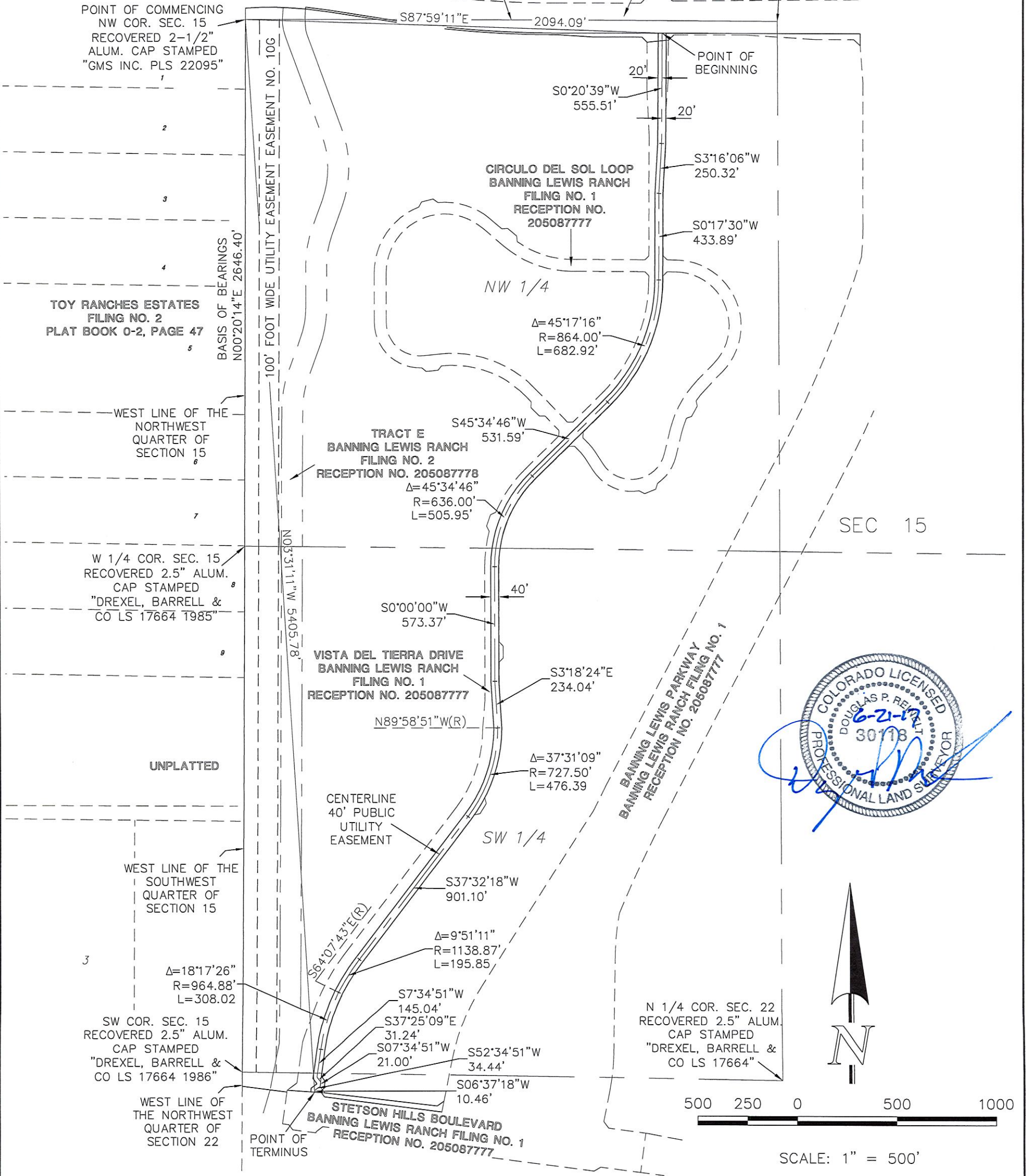
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 40' UTILITY EASEMENT
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 SHEET 3 OF 3
 JUNE 21, 2017

1/16 COR. SEC. 10&15 RECOVERED 1.5" ALUM. CAP STAMPED "DREXEL, BARRELL & CO LS 17664"
 DUBLIN BOULEVARD BANNING LEWIS RANCH RECOVERED 1.5" ALUM. FILING NO. 1 RECEPTION NO. 205087777
 N 1/4 COR. SEC. 15 RECOVERED 1.5" ALUM. CAP STAMPED "DREXEL, BARRELL & CO LS 17664"



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