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LEGAL DESCRIPTION: BANNING LEWIS PARKWAY RIGHT OF WAY VACATION

A PARCEL OF LAND BEING A PORTION OF BANNING LEWIS RANCH PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE WEST 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 S87°30'31"E, A DISTANCE OF 3088.24 FEET TO A POINT ON THE SOUTHERLY LINE OF VACATED DUBLIN BOULEVARD, AS VACATED BY ORDINANCE 17-95 AND RECORDED UNDER RECEPTION NO. 217156102, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°59'21"E ON SAID SOUTHERLY LINE OF VACATED DUBLIN BOULEVARD, A DISTANCE OF 18.41 FEET;

THENCE S00°00'39"E, A DISTANCE OF 1199.14 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 27°42'58", A RADIUS OF 974.00 FEET AND A DISTANCE OF 471.16 FEET TO A POINT OF TANGENT;

THENCE S27°42'19"W, A DISTANCE OF 3092.15 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 20°07'28", A RADIUS OF 2071.00 FEET AND A DISTANCE OF 727.42 FEET TO A POINT OF TANGENT;

THENCE S07°34'51"W, A DISTANCE OF 329.75 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD AS PLATTED SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE N82°25'09"W ON SAID NORTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD, A DISTANCE OF 322.72 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS RANCH PARKWAY;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS RANCH PARKWAY THE FOLLOWING NINE (9) COURSES;

1. N11°04'19"E, A DISTANCE OF 281.95 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 21°38'00", A RADIUS OF 1065.00 FEET AND A DISTANCE OF 402.12 FEET TO A POINT OF TANGENT ;
3. N32°42'19"E, A DISTANCE OF 1042.46 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S63°33'53"E, HAVING A DELTA OF 01°16'12", A RADIUS OF 6166.00 FEET AND A DISTANCE OF 136.68 FEET TO A POINT OF TANGENT;
5. N27°42'19"E, A DISTANCE OF 1915.84 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 10°13'49", A RADIUS OF 5834.00 FEET AND A DISTANCE OF 1041.67 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N83°57'57"W, HAVING A DELTA OF 06°02'43", A RADIUS OF 1445.00 FEET AND A DISTANCE OF 152.46 FEET TO A POINT OF TANGENT;
8. N00°00'39"W, A DISTANCE OF 720.11 FEET;
9. N04°05'11"W, A DISTANCE OF 188.75 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 14.645 ACRES.