

VILLAGE B2 LEGAL DESCRIPTION (PROPOSED MASTER PLAN BOUNDARY)

A PARCEL OF LAND BEING A PORTION OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 20507777 RECORDS OF EL PASO COUNTY, COLORADO, A PORTION OF BANNING LEWIS PARKWAY AND A PORTION OF VISTA DEL ORO BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513, TRACTS A, J AND K AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205090006, LOT G1 AND TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 40 RECORDED UNDER RECEPTION NO. 221714432 AND A PORTION OF TRACT C AS PLATTED IN BANNING LEWIS RANCH FILING NO. 42 RECORDED UNDER RECEPTION NO. 221714734 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10 AND SOUTH HALF OF SECTION 11, ALL IN 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 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 O-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 SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE N88°48'21"E, A DISTANCE OF 3246.40 FEET TO THE POINT OF BEGINNING;

THENCE N00°00'39"W, A DISTANCE OF 162.84 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 18°00'00", A RADIUS OF 1408.00 FEET AND A DISTANCE OF 442.34 FEET TO A POINT OF TANGENT;
THENCE N17°59'21"E, A DISTANCE OF 725.23 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 16°34'10", A RADIUS OF 1371.00 FEET AND A DISTANCE OF 396.48 FEET TO A POINT ON CURVE;
THENCE N90°00'00"E, A DISTANCE OF 102.33 FEET TO THE NORTHWESTERLY CORNER OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 40 RECORDED UNDER RECEPTION NO. 221714732 SAID POINT BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513 SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF REDCLOUD PEAK DRIVE AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 40;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID REDCLOUD PEAK DRIVE AND THE NORTHERLY BOUNDARY OF SAID TRACT E AND LOT G1 AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 40 THE FOLLOWING THREE (3) COURSES:

- N90°00'00"E, A DISTANCE OF 1.86 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°18'58", A RADIUS OF 368.50 FEET AND A DISTANCE OF 349.34 FEET TO A POINT OF TANGENT;
- N35°41'02"E, A DISTANCE OF 428.17 FEET;

THENCE CONTINUING N35°41'02"E, A DISTANCE OF 263.80 FEET;
THENCE N54°18'58"W, A DISTANCE OF 3.50 FEET;
THENCE N35°41'02"E, A DISTANCE OF 221.41 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°45'08", A RADIUS OF 470.00 FEET AND A DISTANCE OF 170.23 FEET;
THENCE N33°33'50"W, A DISTANCE OF 60.00 FEET;
THENCE N48°52'50"W, A DISTANCE OF 73.27 FEET TO AN ANGLE POINT IN THE EASTERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 42 RECORDED UNDER RECEPTION NO. 221714734;
THENCE N22°25'57"W, ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 42, A DISTANCE OF 874.58 FEET TO THE NORTHEASTERLY CORNER OF SAID BANNING LEWIS RANCH FILING NO. 42 SAID POINT BEING ON THE NORTHERLY BOUNDARY OF PARCEL 7, AS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 214104176;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL 7 THE FOLLOWING (2) TWO COURSES:

- N89°51'27"E, A DISTANCE OF 1272.84 FEET TO A POINT ON THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 10;
- S89°08'12"E, A DISTANCE OF 3884.02 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN BOOK 2609 AT PAGE 177;

THENCE S00°08'13"W ON SAID WESTERLY BOUNDARY, A DISTANCE OF 145.14 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 214044794;

THENCE ON THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 214044794 THE FOLLOWING (2) TWO COURSES:

- S00°08'13"W, A DISTANCE OF 300.00 FEET;
- S89°08'14"E, A DISTANCE OF 1119.97 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED BOOK 2194 AT PAGE 154;

THENCE ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN BOOK 2194 AT PAGE 154 THE FOLLOWING (2) TWO COURSES:

- S00°08'13"W, A DISTANCE OF 461.78 FEET TO A POINT ON THE NORTH LINE OF SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
- S00°08'29"W, A DISTANCE OF 2335.48 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N04°56'37"W, HAVING A DELTA OF 02°22'22", A RADIUS OF 4926.00 FEET AND A DISTANCE OF 203.99 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N02°34'16"W, HAVING A DELTA OF 02°36'32", A RADIUS OF 4926.00 FEET AND A DISTANCE OF 224.31 FEET TO A POINT OF TANGENT;
THENCE N89°57'43"W, A DISTANCE OF 5504.05 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;
THENCE CONTINUING N89°57'43"W, A DISTANCE OF 1193.35 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 511.193 ACRES.

AMENDMENT STATEMENT

PROPOSED AMENDMENT REQUESTS TO CHANGE THE CURRENT LAND USE FROM RESIDENTIAL MEDIUM HIGH(RMH), RESIDENTIAL MEDIUM (RM) AND PARKS & OPEN SPACE (PRO) TO RESIDENTIAL MEDIUM HIGH(RES-MH), RESIDENTIAL MEDIUM (RES-M), COMMERCIAL (COM) AND PARKS & OPEN SPACE (PRO). PLANNED RIGHT-OF-WAY VACATIONS FOR PORTIONS OF THIS AREA ARE REFLECTED IN THE PLANS AS WELL.

FLOODPLAIN

THE WESTERN PORTION OF THIS SITE CONTAINS FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBER 08041C 0545G EFFECTIVE DATE, DECEMBER 7, 2018 (SEE APPENDIX). THIS IS A ZONE A, UNSTUDIED FLOODPLAIN.

RIGHT OF WAY VACATION LEGAL DESCRIPTION (BANNING LEWIS PKWY, DUBLIN BLVD, VISTA DEL ORO R.O.W. VACATION)

THREE (3) PARCELS OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 10 AND SECTION 11, ALL IN 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 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

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 20507777 RECORDS OF EL PASO COUNTY, COLORADO AND A PORTION OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513 BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, 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 O-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 SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE N88°48'21"E, A DISTANCE OF 3246.40 FEET TO THE POINT OF BEGINNING;

THENCE N00°00'39"W, A DISTANCE OF 162.84 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 18°00'00", A RADIUS OF 1408.00 FEET AND A DISTANCE OF 442.34 FEET TO A POINT OF TANGENT;
THENCE N17°59'21"E, A DISTANCE OF 725.23 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 16°34'10", A RADIUS OF 1371.00 FEET AND A DISTANCE OF 396.48 FEET TO A POINT ON CURVE;
THENCE N90°00'00"E, A DISTANCE OF 102.33 FEET TO THE NORTHWESTERLY CORNER OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 40 RECORDED UNDER RECEPTION NO. 221714732 SAID POINT BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513;

THENCE ON THE WESTERLY BOUNDARY OF SAID TRACT E BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY THE FOLLOWING EIGHT (8) COURSES:

- S00°09'21"W, A DISTANCE OF 90.63 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S58°37'01"W, HAVING A DELTA OF 31°34'06", A RADIUS OF 300.00 FEET AND A DISTANCE OF 165.29 FEET TO A POINT OF TANGENT;
- S00°11'08"W, A DISTANCE OF 256.50 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 37°06'51", A RADIUS OF 200.00 FEET AND A DISTANCE OF 129.55 FEET TO A POINT ON CURVE;
- S00°01'00"W, A DISTANCE OF 241.72 FEET;
- S11°52'04"E, A DISTANCE OF 330.74 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°51'48", A RADIUS OF 1555.00 FEET AND A DISTANCE OF 321.97 FEET TO A POINT OF TANGENT;
- S00°00'17"E, A DISTANCE OF 112.41 FEET;

THENCE CONTINUING S00°00'17"E, A DISTANCE OF 65.00 FEET;
THENCE N89°57'43"W, A DISTANCE OF 645.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15.508 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. 20508777, AND A PORTION OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513, RECORDS OF EL PASO COUNTY, COLORADO AND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE SOUTH HALF OF SECTION 11, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO.

COMMENCING AT THE SOUTHEASTERLY CORNER OF PARCEL 1 HEREIN DESCRIBED SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°00'17"W, A DISTANCE OF 55.00 FEET TO AN ANGLE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 THE FOLLOWING FOUR (4) COURSES:

- S44°59'00"E, A DISTANCE OF 35.37 FEET;
- S89°57'43"E, A DISTANCE OF 211.08 FEET;
- S85°57'28"E, A DISTANCE OF 300.73 FEET;
- S89°57'43"E, A DISTANCE OF 11.44 FEET TO THE NORTHWESTERLY CORNER OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 THE FOLLOWING TWO (2) COURSES:

- S89°57'43"E, A DISTANCE OF 1134.98 FEET;
- N45°02'17"E, A DISTANCE OF 42.43 FEET;

THENCE N84°28'41"E, A DISTANCE OF 113.53 FEET TO AN ANGLE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

- S44°57'43"E, A DISTANCE OF 42.43 FEET;
- S89°57'43"E, A DISTANCE OF 240.09 FEET;
- S86°27'54"E, A DISTANCE OF 180.34 FEET;
- S89°57'43"E, A DISTANCE OF 2618.46 FEET;
- N45°02'17"E, A DISTANCE OF 42.43 FEET;

THENCE N83°38'21"E, A DISTANCE OF 98.70 FEET TO AN ANGLE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3;

THENCE ON THE NORTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 THE FOLLOWING SIX (6) COURSES:

- S45°47'15"E, A DISTANCE OF 43.05 FEET;
- S89°57'43"E, A DISTANCE OF 237.13 FEET;
- S86°27'54"E, A DISTANCE OF 180.27 FEET;
- S89°57'43"E, A DISTANCE OF 581.49 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 02°36'32", A RADIUS OF 4917.00 FEET AND A DISTANCE OF 223.89 FEET TO A POINT ON CURVE;
- S02°34'16"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 N02°34'16"W, HAVING A DELTA OF 02°36'32", A RADIUS OF 4926.00 FEET AND A DISTANCE OF 224.30 FEET TO A POINT OF TANGENT;
THENCE N89°57'43"W, A DISTANCE OF 6051.55 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1.885 ACRES.

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF VISTA DEL ORO BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513, RECORDS OF EL PASO COUNTY, COLORADO AND BEING A PORTION OF THE EAST HALF OF SECTION 10 AND SECTION 11, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO.

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID VISTA DEL ORO BOULEVARD SAID POINT BEING ALSO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS

RIGHT OF WAY VACATION LEGAL DESCRIPTION (CONTINUED)

RANCH FILING NO. 3 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD THE FOLLOWING TWENTY-THREE (23) COURSES:

- N00°02'17"E, A DISTANCE OF 149.00 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 08°41'33", A RADIUS OF 260.00 FEET AND A DISTANCE OF 39.45 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°59'30", A RADIUS OF 240.00 FEET AND A DISTANCE OF 75.36 FEET TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 08°35'50", A RADIUS OF 640.00 FEET AND A DISTANCE OF 96.03 FEET TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°47'41", A RADIUS OF 702.00 FEET AND A DISTANCE OF 95.50 FEET TO A POINT ON CURVE;
- ON THE ARC OF CURVE TO THE LEFT WHOSE CENTER BEARS S64°20'44"W, HAVING A DELTA OF 22°07'42", A RADIUS OF 702.06 FEET AND A DISTANCE OF 271.14 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S42°12'59"W, HAVING A DELTA OF 08°21'59", A RADIUS OF 702.00 FEET AND A DISTANCE OF 102.51 FEET TO A POINT OF TANGENT;
- N56°09'00"W, A DISTANCE OF 587.63 FEET;
- S78°51'00"W, A DISTANCE OF 31.11 FEET;
- N56°09'00"W, A DISTANCE OF 60.00 FEET;
- N11°09'00"W, A DISTANCE OF 31.11 FEET;
- N56°09'00"W, A DISTANCE OF 178.63 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 12°07'47", A RADIUS OF 838.00 FEET AND A DISTANCE OF 177.41 FEET TO A POINT ON CURVE;
- N86°26'21"W, A DISTANCE OF 31.66 FEET;
- N40°27'45"W, A DISTANCE OF 60.00 FEET;
- N05°30'50"E, A DISTANCE OF 31.66 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N53°05'42"E, HAVING A DELTA OF 17°29'34", A RADIUS OF 838.00 FEET AND A DISTANCE OF 255.85 FEET TO A POINT ON CURVE;
- N61°51'58"W, A DISTANCE OF 31.64 FEET;
- N15°51'23"W, A DISTANCE OF 60.00 FEET;
- N30°07'13"E, A DISTANCE OF 31.66 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N77°42'05"E, HAVING A DELTA OF 18°13'45", A RADIUS OF 838.00 FEET AND A DISTANCE OF 266.82 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S79°15'58"E, HAVING A DELTA OF 08°17'36", A RADIUS OF 828.53 FEET AND A DISTANCE OF 119.92 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S74°48'06"E, HAVING A DELTA OF 02°19'55", A RADIUS OF 861.06 FEET AND A DISTANCE OF 35.05 FEET;

THENCE N35°41'02"E, A DISTANCE OF 263.80 FEET;
THENCE N54°18'58"W, A DISTANCE OF 5.00 FEET;
THENCE N35°41'02"E, A DISTANCE OF 221.41 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 05°18'40", A RADIUS OF 471.50 FEET AND A DISTANCE OF 43.71 FEET TO A POINT ON CURVE SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD;

THENCE ON THE NORTHERLY RIGHT OF SAY LINE OF SAID VISTA DEL ORO BOULEVARD THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S36°06'39"E, HAVING A DELTA OF 02°50'34", A RADIUS OF 826.00 FEET AND A DISTANCE OF 40.98 FEET TO A POINT ON CURVE;
- N13°57'53"E, A DISTANCE OF 15.57 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S42°28'49"E, HAVING A DELTA OF 07°32'47", A RADIUS OF 471.50 FEET AND A DISTANCE OF 62.10 FEET TO A POINT ON CURVE SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD;

THENCE ON THE NORTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD THE FOLLOWING THIRTY-SEVEN (37) COURSES:

- N60°12'02"E, A DISTANCE OF 7.90 FEET;
- S73°33'48"E, A DISTANCE OF 28.88 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S26°19'50"E, HAVING A DELTA OF 26°29'50", A RADIUS OF 826.00 FEET AND A DISTANCE OF 382.00 FEET TO A POINT OF TANGENT;
- S89°50'00"E, A DISTANCE OF 281.86 FEET;
- N45°10'00"E, A DISTANCE OF 28.28 FEET;
- S89°50'00"E, A DISTANCE OF 60.00 FEET;
- S44°50'00"E, A DISTANCE OF 28.28 FEET;
- S89°50'00"E, A DISTANCE OF 808.47 FEET;
- N45°10'00"E, A DISTANCE OF 28.28 FEET;
- S89°50'00"E, A DISTANCE OF 60.00 FEET;
- S44°50'00"E, A DISTANCE OF 28.28 FEET;
- S89°50'00"E, A DISTANCE OF 285.00 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 33°11'54", A RADIUS OF 1536.00 FEET AND A DISTANCE OF 889.99 FEET TO A POINT OF TANGENT;
- S56°38'06"E, A DISTANCE OF 88.97 FEET;
- N78°21'54"E, A DISTANCE OF 28.28 FEET;
- S56°38'06"E, A DISTANCE OF 60.00 FEET;
- S11°38'06"E, A DISTANCE OF 28.28 FEET;
- S59°50'34"E, A DISTANCE OF 214.44 FEET;
- S56°38'06"E, A DISTANCE OF 252.44 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 14°36'21", A RADIUS OF 648.00 FEET AND A DISTANCE OF 165.19 FEET TO A POINT ON CURVE;
- S82°36'14"E, A DISTANCE OF 28.28 FEET;
- S37°36'14"E, A DISTANCE OF 60.00 FEET;
- S07°23'46"W, A DISTANCE OF 28.28 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S56°49'18"W, HAVING A DELTA OF 33°10'42", A RADIUS OF 648.00 FEET AND A DISTANCE OF 375.24 FEET TO A POINT OF TANGENT;
- S00°00'00"W, A DISTANCE OF 227.90 FEET;
- S45°00'00"E, A DISTANCE OF 31.11 FEET;
- S00°00'00"W, A DISTANCE OF 60.00 FEET;
- S45°00'00"W, A DISTANCE OF 31.11 FEET;
- S00°00'00"W, A DISTANCE OF 108.51 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 16°03'41", A RADIUS OF 848.00 FEET AND A DISTANCE OF 237.72 FEET TO A POINT OF TANGENT;
- S16°03'41"W, A DISTANCE OF 206.13 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 16°29'11", A RADIUS OF 752.00 FEET AND A DISTANCE OF 216.38 FEET TO A POINT ON CURVE;

THENCE S83°38'21"W, A DISTANCE OF 98.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD;

THENCE ON THE WESTERLY, SOUTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD THE FOLLOWING THIRTY-FOUR (34) COURSES:

- N00°02'17"E, A DISTANCE OF 9.90 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 16°01'24", A RADIUS OF 848.00 FEET AND A DISTANCE OF 237.15 FEET TO A POINT OF TANGENT;
- N16°03'41"E, A DISTANCE OF 213.60 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 16°03'41", A RADIUS OF 752.00 FEET AND A DISTANCE OF 210.80 FEET TO A POINT OF TANGENT;
- N00°00'00"E, A DISTANCE OF 440.41 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 56°38'06", A RADIUS OF 552.00 FEET AND A DISTANCE OF 545.63 FEET TO A POINT OF TANGENT;
- N56°38'06"W, A DISTANCE OF 252.44 FEET;
- N53°25'38"W, A DISTANCE OF 214.44 FEET;
- N56°38'06"W, A DISTANCE OF 82.69 FEET;
- S78°21'54"W, A DISTANCE OF 28.28 FEET;
- N56°38'06"W, A DISTANCE OF 60.00 FEET;
- N11°38'06"W, A DISTANCE OF 28.28 FEET;
- N56°38'06"W, A DISTANCE OF 701.25 FEET;
- S78°21'54"W, A DISTANCE OF 28.28 FEET;

RIGHT OF WAY VACATION LEGAL DESCRIPTION (CONTINUED)

- N56°38'06"W, A DISTANCE OF 60.00 FEET;
- N11°38'06"W, A DISTANCE OF 28.28 FEET;
- N56°38'06"W, A DISTANCE OF 88.97 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 33°11'54", A RADIUS OF 1464.00 FEET AND A DISTANCE OF 848.27 FEET TO A POINT OF TANGENT;
- N89°50'00"W, A DISTANCE OF 813.47 FEET;
- S45°10'00"W, A DISTANCE OF 28.28 FEET;
- N89°50'00"W, A DISTANCE OF 60.00 FEET;
- N44°50'00"W, A DISTANCE OF 28.28 FEET;
- N89°50'00"W, A DISTANCE OF 641.86 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 68°41'43", A RADIUS OF 754.00 FEET AND A DISTANCE OF 904.02 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S71°52'11"E, HAVING A DELTA OF 15°35'26", A RADIUS OF 747.23 FEET AND A DISTANCE OF 203.32 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S84°04'33"E, HAVING A DELTA OF 62°04'27", A RADIUS OF 742.00 FEET AND A DISTANCE OF 803.88 FEET TO A POINT OF TANGENT;
- S56°09'00"E, A DISTANCE OF 870.26 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06°38'34", A RADIUS OF 798.00 FEET AND A DISTANCE OF 92.52 FEET TO A POINT ON CURVE;
- N88°09'54"E, A DISTANCE OF 31.66 FEET;
- S45°46'23"E, A DISTANCE OF 60.00 FEET;
- S00°17'19"W, A DISTANCE OF 31.66 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S47°57'40"W, HAVING A DELTA OF 24°10'50", A RADIUS OF 798.00 FEET AND A DISTANCE OF 338.78 FEET TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°53'48", A RADIUS OF 860.00 FEET AND A DISTANCE OF 268.62 FEET TO A POINT OF TANGENT;
- S00°02'17"W, A DISTANCE OF 110.82 FEET;

THENCE S84°28'41"W, A DISTANCE OF 113.53 FEET TO THE POINT OF BEGINNING



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BANNING LEWIS RANCH - VILLAGE B2
A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN
COLORADO SPRINGS, CO
MASTER PLAN MAJOR AMENDMENT

PROJECT INFORMATION

PROJECT #: 211047
DRAWN BY: TH
CHECKED BY: RH

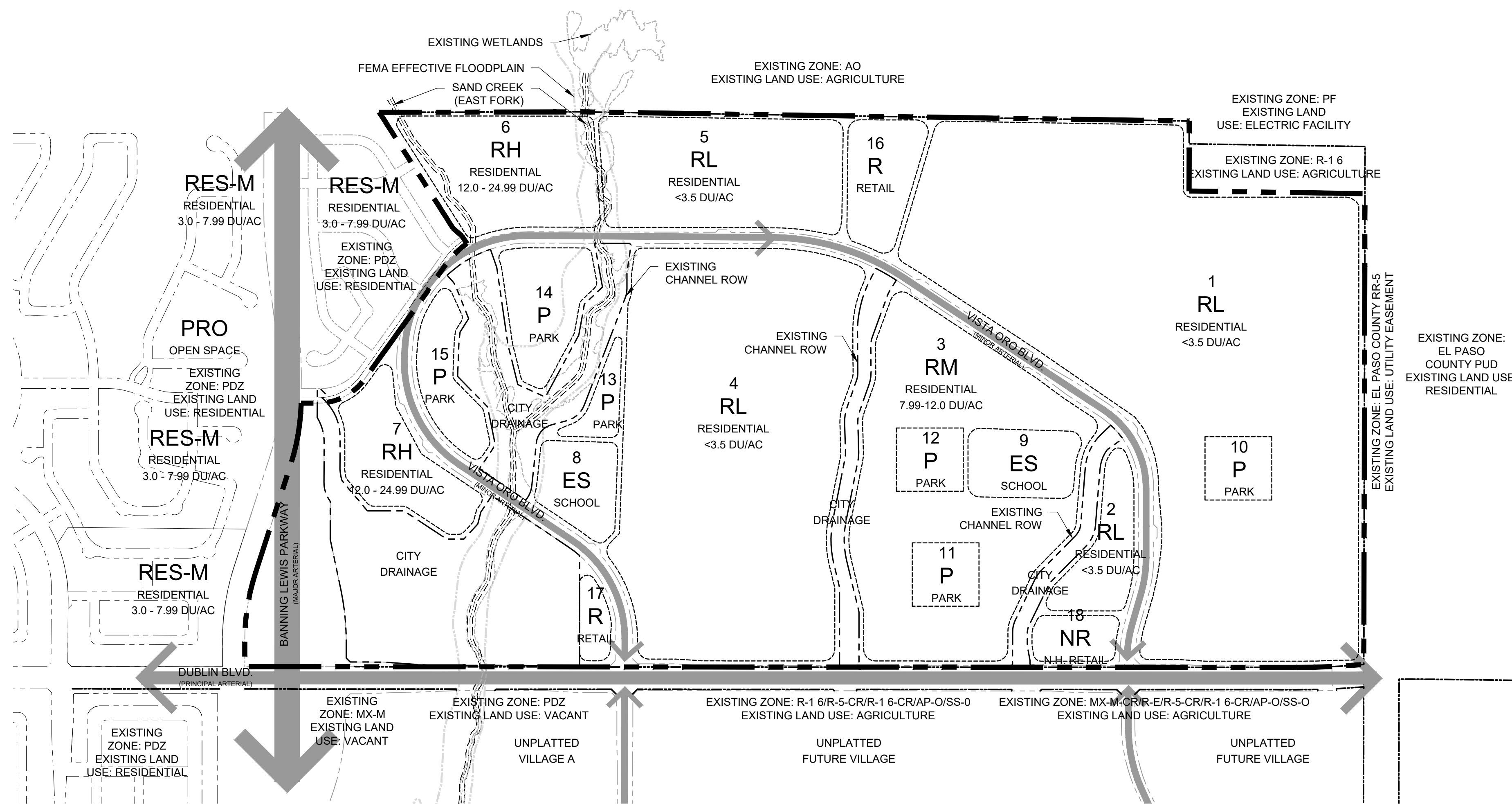
ISSUE RECORD

1st Submittal	04/05/22
2nd Submittal	08/01/22
3rd Submittal	03/22/23
4th Submittal	06/07/23
6th Submittal	10/13/23

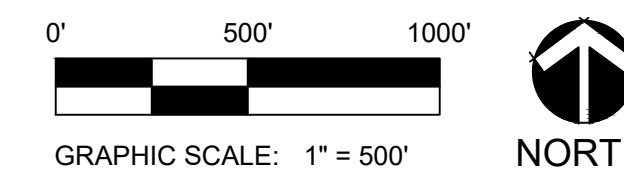
SEAL

MAPN-23-0001
SHEET NUMBER

LAND USE TABLE (EXISTING) MASTER PLAN					
PARCEL	GROSS ACRES	PROPOSED USE	DENSITY	NET UNITS*	MAX BLDG. HT.
1	149.54	RESIDENTIAL-LOW	<3.5	<523	35'
2	8.6	RESIDENTIAL-LOW	<3.5	<30	35'
3	48.6	RESIDENTIAL-MEDIUM HIGH	7.99 - 12.0	389 - 583	35'
4	87.6	RESIDENTIAL-LOW	<3.5	<306	35'
5	27.0	RESIDENTIAL-LOW	<3.5	<95	35'
6	20.7	RESIDENTIAL-HIGH	12.0-24.99	249 - 517	35'
7	13.2	RESIDENTIAL-HIGH	12.0-24.99	159 - 517	35'
8	7.2	SCHOOL			
9	6.8	SCHOOL			
10	3.9	PARKS AND OPEN SPACE-PARK			
11	3.9	PARKS AND OPEN SPACE-PARK			
12	3.9	PARKS AND OPEN SPACE-PARK			
13	3.9	PARKS AND OPEN SPACE-PARK			
14	10.5	PARKS AND OPEN SPACE-PARK			
15	8.0	PARKS AND OPEN SPACE-PARK			
16	9.0	RETAIL			45'
17	2.9	RETAIL			45'
SUB-TOTAL	415.24				
RIGHT-OF-WAY	36.26				
CITY DRAINAGE	59.7				
TOTAL	511.20	NOTE: ALL ACREAGES ARE APPROXIMATE.			



EXISTING MASTER PLAN AREA



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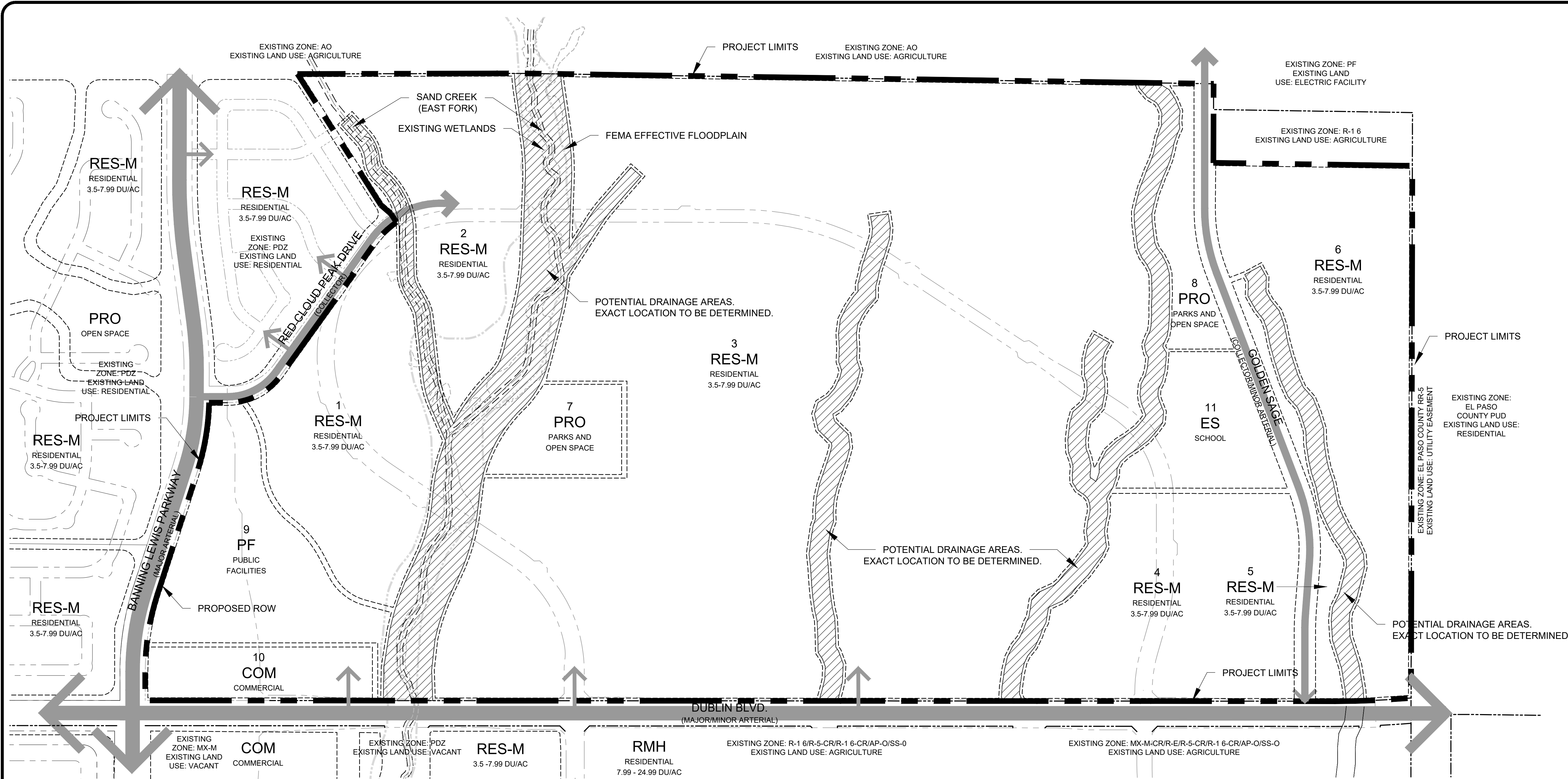
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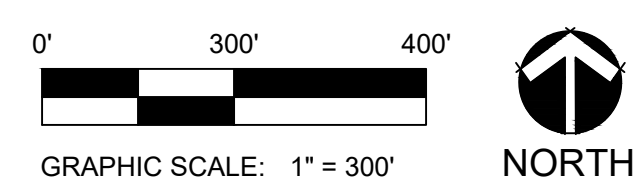
MAPN-23-0001

SHEET NUMBER



NOTE: DRAINAGE TRACTS TO BE RE-DEDICATED TO CITY OF COLORADO SPRINGS BASED ON FINAL ALIGNMENT OF CHANNELS AT TIME OF DEVELOPMENT PLAN AND FINAL PLAT.

PROPOSED MASTER PLAN AMENDMENT



LAND USE AND SITE DATA (PROPOSED)					
PARCEL	GROSS ACRES	PROPOSED USE	DENSITY	NET UNITS	MAX BLDG. HT.
1	31.56	RESIDENTIAL-MEDIUM	3.5-7.99	111 - 252	35'
2	28.79	RESIDENTIAL-MEDIUM	3.5-7.99	101 - 230	35'
3	250.98	RESIDENTIAL-MEDIUM	3.5-7.99	879 - 2,005	35'
4	35.43	RESIDENTIAL-MEDIUM	3.5-7.99	124 - 283	35'
5	5.81	RESIDENTIAL-MEDIUM	3.5-7.99	21 - 46	35'
6	41.64	RESIDENTIAL-MEDIUM	3.5-7.99	145 - 332	35'
SUB-TOTAL	394.21			1,381 - 3,148	
7	7.5	PARKS AND OPEN SPACE-PARK			
8	7.5	PARKS AND OPEN SPACE-PARK			
9	22.83	CITY DRAINAGE			
10	9.2	COMMERCIAL-RETAIL			
11	12.02	SCHOOL			
RIGHT-OF-WAY	7.44				
DRAINAGE WAYS	50.50				
TOTAL	511.20				

NOTE: ALL ACREAGES ARE APPROXIMATE.