

VACATION PLAT BANNING LEWIS PARKWAY R.O.W. VACATION

A VACATION OF A PORTION OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 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

LEGAL DESCRIPTION:
A PARCEL OF LAND BEING A PORTION OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 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 CORNER 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, BEING MONUMENTED BY THE FOLLOWING COURSE: BEING THE NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, 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 6.4 FEET;
THENCE S00°00'39"E, A DISTANCE OF 1189.14 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF 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 PARKWAY;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS 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 CURVE TO THE RIGHT HAVING A DELTA OF 21°36'00", A RADIUS OF 1065.00 FEET AND A DISTANCE OF 102.21 FEET TO A POINT OF TANGENT;
3. N32°42'19"E, A DISTANCE OF 1042.46 FEET TO A POINT OF 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 101°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.

BE IT KNOWN BY THESE PRESENTS:

THE UNDERSIGNED CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, ACTING BY AND THROUGH JOHN W. SUTHERS, MAYOR, DOES HEREBY VACATE THE LAND SET FORTH ON THIS VACATION PLAT AND SHALL BE KNOWN AS "BANNING LEWIS PARKWAY R.O.W. VACATION" LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

IN WITNESS THEREOF:

CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, A.D.

BY: JOHN W. SUTHERS
MAYOR

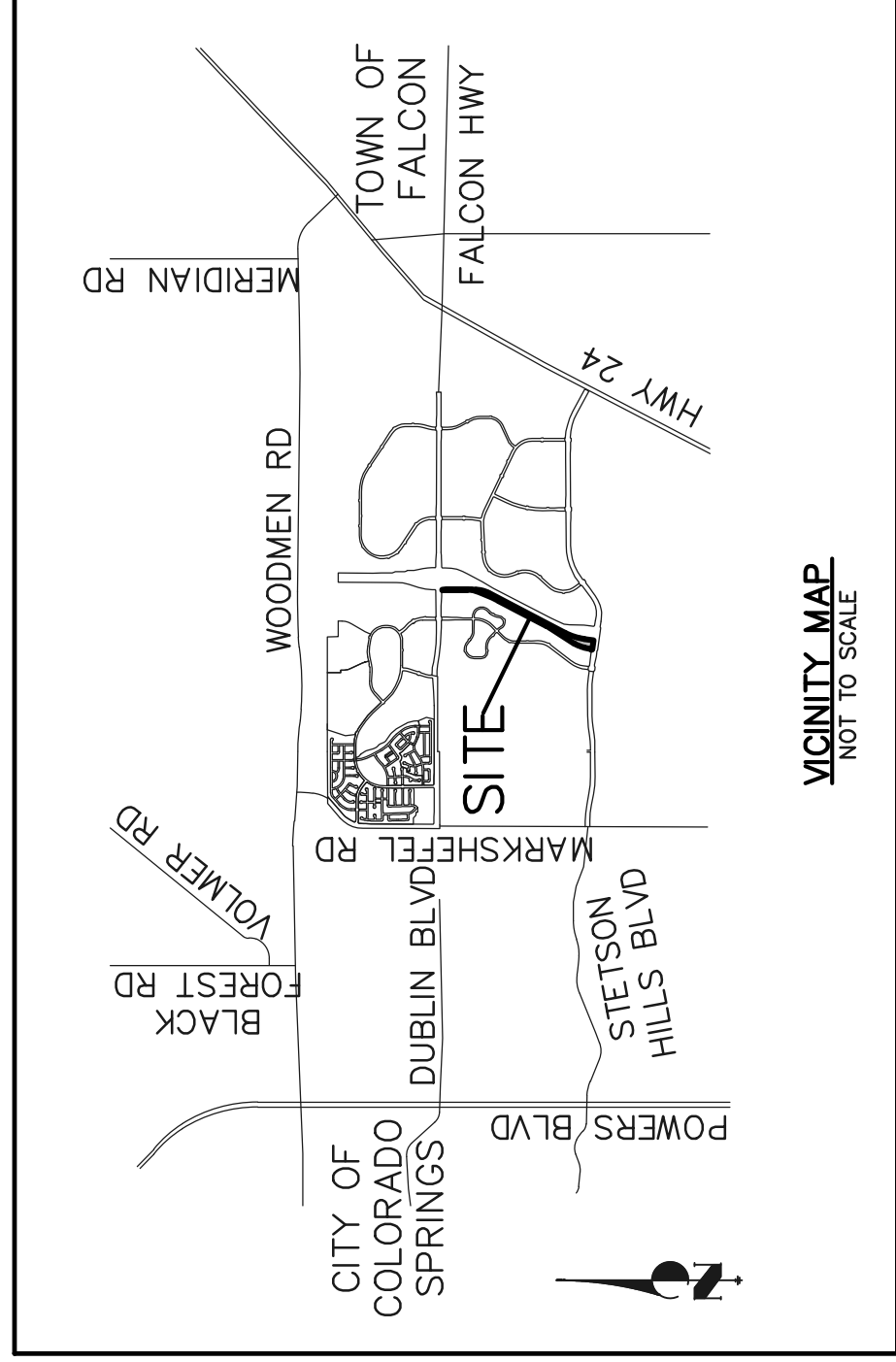
STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D. BY JOHN W. SUTHERS AS MAYOR OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING VACATION PLAT WAS SURVEYED AND PLANNED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING ACT AND THE STATUTES OF AND THAT THE REQUIREMENTS OF THE 1987 COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR _____ DATE _____
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS 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. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING VACATION PLAT OF "BANNING LEWIS PARKWAY R.O.W. VACATION".

CITY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

UTILITIES EXECUTIVE DIRECTOR _____ DATE _____

CITY CLERK _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

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

CHUCK BROERMAN, RECORDER

BY: _____

DEPUTY

FEE: _____

SURCHARGE: _____

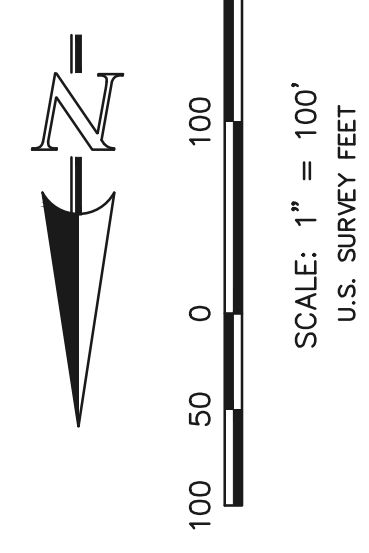
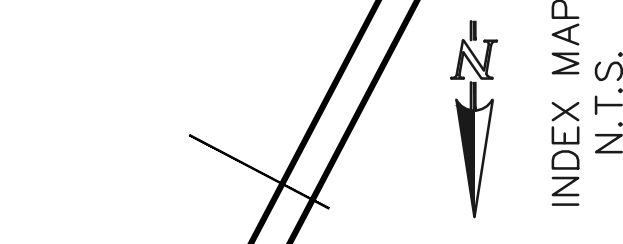
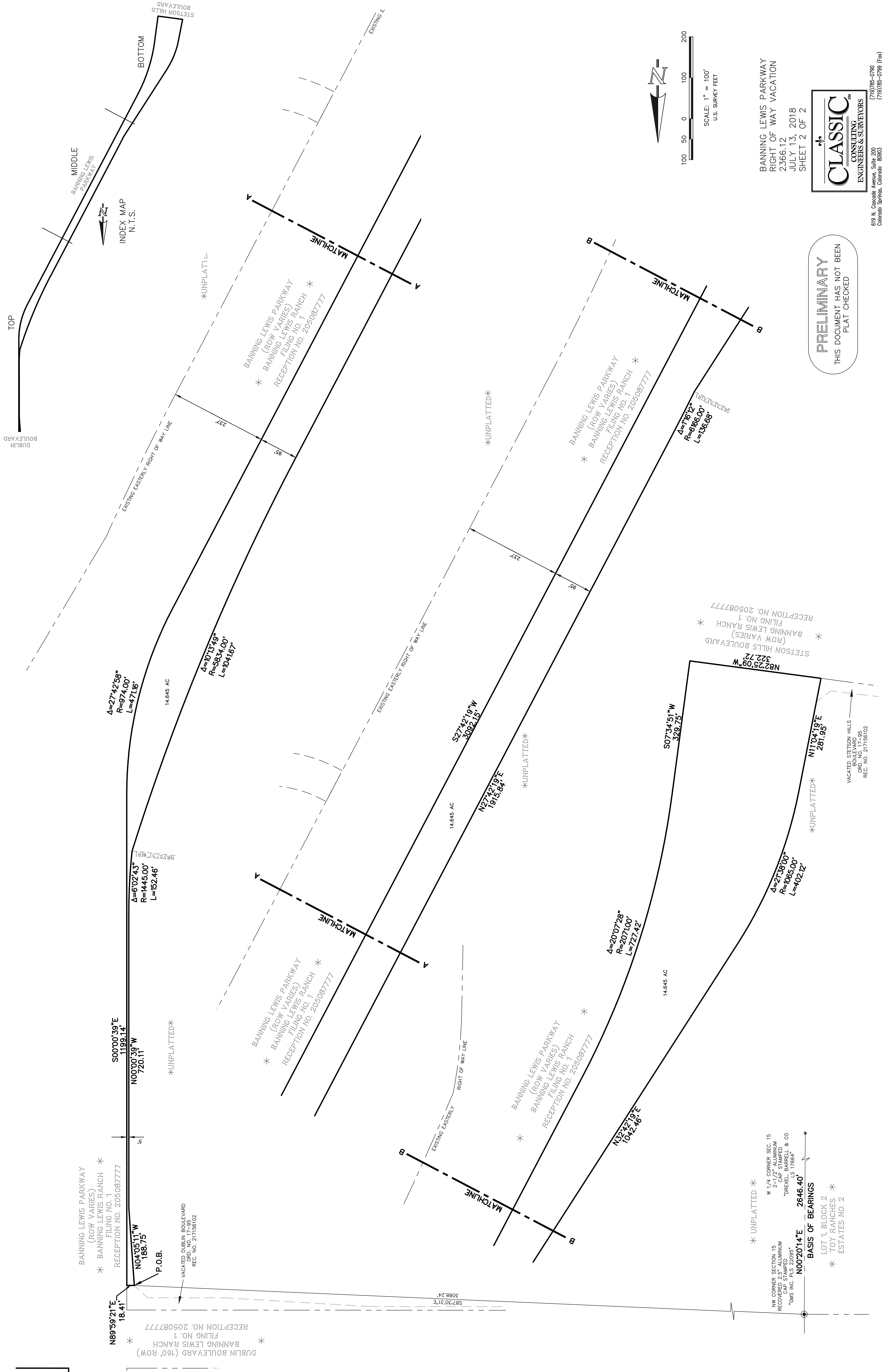
BANNING LEWIS PARKWAY
RIGHT OF WAY VACATION
2366.12
JULY 13, 2018
SHEET 1 OF 2

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)765-0790
(719)765-0789 (Fax)

BANNING LEWIS PARKWAY R.O.W. VACATION



BANNING LEWIS PARKWAY
RIGHT OF WAY VACATION
2366.12
JULY 13, 2018
SHEET 2 OF 2



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Colorado Springs, Colorado 80903
(719)765-0780
(719)765-0789 (Fax)

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

- * UNPLATTED *
- W 1/4 CORNER SEC. 15
2-1/2" ALUMINUM
RECOVERED 2.5" ALUMINUM
CAP STAMPED
"DREXEL, BARRELL & CO
CHAS. ST. PAUL, MO.
"GMS INC. PAT. 2,200,848"
S 17664"
- NW CORNER SECTION 15
RECOVERED 2.5" ALUMINUM
CAP STAMPED
"DREXEL, BARRELL & CO
CHAS. ST. PAUL, MO.
"GMS INC. PAT. 2,200,848"
S 17664"
- N00'20'14"E 2646.40'
- BASIS OF BEARINGS
- LOT 1, BLOCK 2 *
- TOY RANCHES *
- ESTATES NO. 2