

VACATION PLAT

BANNING LEWIS RANCH FILING NO. 1 & FILING NO. 3 R.O.W. VACATION

A VACATION OF A PORTION OF BANNING LEWIS PARKWAY, A PORTION OF STETSON HILLS BOULEVARD AND A VACATION OF VISTA DEL PRADO BOULEVARD BEING A PORTION OF BANNING LEWIS RANCH FILING NO. 1 RECEPTION NUMBER 205087777 AND A PORTION OF BANNING LEWIS RANCH FILING NO. 3 RECEPTION NO. 205064513 AND A PORTION OF TAMLIN ROAD LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, SECTION 15 AND THE NORTH HALF OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION:

FIVE (5) PARCELS OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, SECTION 15 AND THE NORTH HALF OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

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.

THENCE S89°57'43"E, A DISTANCE OF 640.83 FEET;

THENCE S00°01'7"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1 AND THE EASTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY THE FOLLOWING ELEVEN (11) COURSES:

- 1. S00°00'17"E, A DISTANCE OF 110.61 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 30°34'41", A RADIUS OF 1550.00 FEET AND A DISTANCE OF 827.22 FEET TO A POINT OF TANGENT;
3. S27°45'38"W, A DISTANCE OF 598.69 FEET;
4. S30°46'44"W, A DISTANCE OF 473.53 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N65°55'22"1"W, HAVING A DELTA OF 63°34'40", A RADIUS OF 6168.00 FEET AND A DISTANCE OF 3885.03 FEET TO A POINT OF TANGENT;
6. S3°34'40", A RADIUS OF 6168.00 FEET AND A DISTANCE OF 3885.03 FEET TO A POINT OF TANGENT;
7. S27°42'19"W, A DISTANCE OF 1915.84 FEET TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S78°57'59"E, HAVING A DELTA OF 09°57'41", A RADIUS OF 1135.00 FEET AND A DISTANCE OF 197.33 FEET TO A POINT OF TANGENT;
9. S01°04'20"W, A DISTANCE OF 518.81 FEET TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 10°00'00", A RADIUS OF 1065.00 FEET AND A DISTANCE OF 185.88 FEET TO A POINT OF TANGENT;
11. S11°04'20"W, A DISTANCE OF 163.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE CONTINUING S11°04'20"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY, A DISTANCE OF 78.51 FEET;
THENCE N82°25'09"W, A DISTANCE OF 347.75 FEET TO A POINT OF CURVE;
THENCE N07°54'51"E, A DISTANCE OF 347.75 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°07'28", A RADIUS OF 1929.00 FEET AND A DISTANCE OF 677.34 FEET TO A POINT OF TANGENT;
THENCE N27°12'19"E, A DISTANCE OF 392.12 FEET TO A POINT OF CURVE;
THENCE N47°12'19"E, A DISTANCE OF 392.12 FEET TO A POINT OF CURVE;
THENCE N27°12'19"E, A DISTANCE OF 392.12 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S78°57'59"E, HAVING A DELTA OF 09°57'41", A RADIUS OF 1135.00 FEET AND A DISTANCE OF 197.33 FEET TO A POINT OF TANGENT;
THENCE N00°00'39"W, A DISTANCE OF 1258.01 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 31.380 ACRES.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205077777 RECORDS OF EL PASO COUNTY, COLORADO.

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

THENCE S89°57'43"E, A DISTANCE OF 552.40 FEET TO A POINT ON THE EASTERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777, SAID POINT BEING ALSO ON THE WESTERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513;
THENCE CONTINUING S89°57'43"E, A DISTANCE OF 1277.98 FEET;
THENCE S00°02'17"W, A DISTANCE OF 39.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3

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

- 1. S84°08'23"W, A DISTANCE OF 107.04 FEET;
2. N46°39'49"W, A DISTANCE OF 43.74 FEET;
3. N89°57'43"W, A DISTANCE OF 233.78 FEET;
4. N86°27'54"W, A DISTANCE OF 180.34 FEET;
5. N89°57'43"W, A DISTANCE OF 562.77 FEET;
6. S87°44'51"W, A DISTANCE OF 163.25 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 3 SAID POINT BEING ALSO ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1;

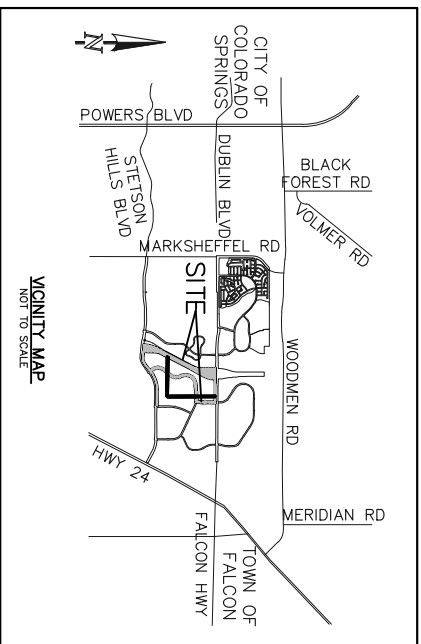
THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 THE FOLLOWING FIVE (5) COURSES:

- 1. S87°44'51"W, A DISTANCE OF 111.98 FEET;
2. N89°57'43"W, A DISTANCE OF 49.89 FEET;
3. S88°07'44"W, A DISTANCE OF 300.17 FEET;
4. N89°57'43"W, A DISTANCE OF 60.60 FEET;
5. S45°00'32"W, A DISTANCE OF 42.40 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1;

THENCE N00°00'17"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 0.777 ACRES.

LEGAL DESCRIPTION CONTINUED ON SHEET 2 OF 7



GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS JUNE 8, 2020.
2. FLOODPLAIN STATEMENT: PORTIONS OF THIS SITE, BANNING LEWIS RANCH FILING NO. 1 & FILING NO. 3 R.O.W. VACATION, IS WITHIN A DESIGNATED FLOODPLAIN AS SHOWN ON THE FLOODPLAIN AS SHOWN BY THE COMMUNITY PANEL NUMBER 08041C 05456, EFFECTIVE DECEMBER 7, 2018. (ZONE A)
3. THE VACATED PORTIONS OF RIGHT-OF-WAY ARE SUBJECT TO THE RESERVATION OF EASEMENTS AS SET FORTH IN SECTION 2 OF THE CITY OF COLORADO SPRINGS ORDINANCE NO. \_\_\_\_\_
4. TAMLIN ROAD AS DEPICTED HEREON IS NOT A DEDICATED OR DEEDED RIGHT OF WAY. IT EXISTS BY USE ONLY.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING VACATION PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SURVEYING TRACT OF LAND AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

DONIGLAS 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.

BE IT KNOWN BY THESE PRESENTS:

PURSUANT TO ORDINANCE NO. 20\_\_\_\_ MADE AND ADOPTED BY THE CITY COUNCIL ON \_\_\_\_\_ DAY OF \_\_\_\_\_ THE CITY OF COLORADO SPRINGS, COLORADO, I, \_\_\_\_\_, CLERK OF SAID MUNICIPAL COURT, DO HEREBY MAKE THE ABOVE SET FORTH ON THIS INSTRUMENT, BEING THE ACCOMPANYING VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 & FILING NO. 3 R.O.W. VACATION LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

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:

MAYOR \_\_\_\_\_
ATTEST: \_\_\_\_\_
CITY CLERK \_\_\_\_\_
STATE OF COLORADO
COUNTY OF EL PASO
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_ AS MAYOR, AND BY \_\_\_\_\_ AS CITY CLERK, OF THE CITY OF COLORADO SPRINGS.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY SIGNATURE \_\_\_\_\_
MY COMMISSION EXPIRES: \_\_\_\_\_
CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_
UTILITIES EXECUTIVE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CLERK AND RECORDER:

STATE OF COLORADO } ss
COUNTY OF EL PASO }
I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, M. THIS AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ A.D., OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROGEMAN, RECORDER
BY: \_\_\_\_\_
DEPUTY \_\_\_\_\_
FEE: \_\_\_\_\_
SURCHARGE: \_\_\_\_\_

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED



VACATION PLAT
BANNING LEWIS RANCH R.O.W. VACATION
FILING NO. 1 & FILING NO. 3
JOB NO. 2570.20
JUNE 26, 2020 / REV. OCT. 9, 2020
SHEET 1 OF 7

LEGAL DESCRIPTION: (CONTINUED)

PARCEL 3

A PORTION OF LAND BEING A PORTION OF STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 2050687777 AND A PORTION OF STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513 RECORDS OF EL PASO COUNTY, COLORADO.

COMMENCING AT THE SOUTHEASTERLY CORNER OF PARCEL 1 HEREIN DESCRIBED, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N117°44'20"E, A DISTANCE OF 78.51 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 THE FOLLOWING TWO (2) COURSES:

1. S35°40'25"E, A DISTANCE OF 41.69 FEET;
2. S82°25'09"E, A DISTANCE OF 188.40 TO A POINT ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1 BEING ALSO ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 3;

THENCE ON THE NORTHERLY BOUNDARY OF SAID STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 THE FOLLOWING NINE (9) COURSES:

1. S82°25'09"E, A DISTANCE OF 7.28 FEET;
2. S79°16'27"E, A DISTANCE OF 179.17 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N04°44'40"E, HAVING A DELTA OF 41°57'50", A RADIUS OF 922.75 FEET AND A DISTANCE OF 675.83 FEET TO A POINT OF TANGENT;
4. N52°47'00"E, A DISTANCE OF 542.57 FEET;
5. N48°49'40"E, A DISTANCE OF 159.46 FEET;
6. N52°47'00"E, A DISTANCE OF 75.91 FEET TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 0°43'02.7", A RADIUS OF 2088.00 FEET AND A DISTANCE OF 164.27 FEET TO A POINT ON CURVE;
8. N63°15'31"E, A DISTANCE OF 180.89 FEET TO A POINT ON CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S27°44'24"E, HAVING A DELTA OF 21°47'30", A RADIUS OF 2077.00 FEET AND A DISTANCE OF 788.96 FEET TO THE SOUTHWESTERLY CORNER OF TRACT C AS BARRIED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205090808;

THENCE S06°30'00"E, A DISTANCE OF 18.00 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S05°56'36"E, HAVING A DELTA OF 31°16'24", A RADIUS OF 2059.00 FEET AND A DISTANCE OF 1123.84 FEET TO A POINT OF TANGENT;

THENCE S52°47'00"W, A DISTANCE OF 805.77 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°47'51", A RADIUS OF 938.00 FEET AND A DISTANCE OF 733.39 FEET TO A POINT OF TANGENT;

THENCE N82°25'09"W, A DISTANCE OF 122.49 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 3 SAID POINT BEING ALSO ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE CONTINUING N82°25'09"W, A DISTANCE OF 221.78 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 1.754 ACRES.

PARCEL 4

A PORTION OF LAND BEING A PORTION OF VISTA DEL ORO BOULEVARD AND VISTA DEL PRADO BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3, RECORDED UNDER RECEPTION NO. 205064513, RECORDS OF EL PASO COUNTY, COLORADO.

COMMENCING AT THE NORTHWESTERLY CORNER VISTA DEL ORO BOULEVARD AND SOUTHEASTERLY CORNER OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3 SAID POINT BEING ALSO AN ANGLE POINT ON THE SOUTHERLY LINE OF PARCEL 2 HEREIN DESCRIBED, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N84°08'23"E, A DISTANCE OF 107.04 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD THE FOLLOWING EIGHT (8) COURSES:

1. S00°02'17"W, A DISTANCE OF 285.09 FEET;
2. S00°59'34"W, A DISTANCE OF 180.02 FEET;
3. S00°02'17"W, A DISTANCE OF 289.42 FEET;
4. S44°57'43"E, A DISTANCE OF 31.11 FEET;
5. S00°02'17"W, A DISTANCE OF 60.00 FEET;
6. S45°02'24"W, A DISTANCE OF 31.11 FEET TO A POINT ON CURVE;
7. ON AN ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N89°56'19"W, HAVING A DELTA OF 07°25'53", A RADIUS OF 2048.00 FEET AND A DISTANCE OF 265.63 FEET TO A POINT OF TANGENT;
8. S07°29'34"W, A DISTANCE OF 285.36 FEET;

THENCE CONTINUING S00°29'43"W, A DISTANCE OF 118.13 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID VISTA DEL PRADO BOULEVARD;

THENCE ON THE SOUTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID VISTA DEL PRADO BOULEVARD THE FOLLOWING NINETEEN (19) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S10°22'59"W, HAVING A DELTA OF 13°24'59", A RADIUS OF 952.00 FEET AND A DISTANCE OF 222.92 FEET;
2. S41°58'00"W, A DISTANCE OF 924.42 FEET;
3. S41°58'00"W, A DISTANCE OF 31.11 FEET;
4. S86°58'00"W, A DISTANCE OF 60.00 FEET;
5. N48°02'00"W, A DISTANCE OF 31.11 FEET;
6. S86°58'00"W, A DISTANCE OF 88.46 FEET TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 106°26'00", A RADIUS OF 51928.00"E, A DISTANCE OF 162.60 FEET;
8. S19°28'00"E, A DISTANCE OF 31.14 FEET;
9. S64°30'33"E, A DISTANCE OF 60.00 FEET;
10. S19°18'13"E, A DISTANCE OF 31.34 FEET TO A POINT ON CURVE;
11. S25°57'10"W, A DISTANCE OF 31.34 FEET TO A POINT ON CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S72°28'28"W, HAVING A DELTA OF 88°32'30", A RADIUS OF 798.00 FEET AND A DISTANCE OF 615.35 FEET TO A POINT OF TANGENT;
13. S02°57'00"E, A DISTANCE OF 31.26 FEET;
14. S42°17'42"W, A DISTANCE OF 60.00 FEET;
15. S87°16'48"W, A DISTANCE OF 31.11 FEET;
16. S42°16'53"W, A DISTANCE OF 407.34 FEET;
17. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 80°27'13", A RADIUS OF 702.00 FEET AND A DISTANCE OF 985.73 FEET TO A POINT OF TANGENT;
18. S82°41'40"E, A DISTANCE OF 148.87 FEET;
19. S82°41'40"E, A DISTANCE OF 42.78 FEET TO THE SOUTHEASTERLY CORNER OF SAID VISTA DEL PRADO BOULEVARD;

THENCE S48°49'40"W, A DISTANCE OF 159.46 FEET TO THE SOUTHWESTERLY CORNER OF SAID VISTA DEL PRADO BOULEVARD;

LEGAL DESCRIPTION: (CONTINUED)

PARCEL 4

THENCE ON THE WESTERLY AND NORTHERLY RIGHT OF WAY LINE OF SAID VISTA DEL PRADO BOULEVARD THE FOLLOWING TWENTY-FIVE (25) COURSES:

1. N07°17'00"E, A DISTANCE OF 42.43 FEET;
2. N37°13'00"W, A DISTANCE OF 171.56 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 33°17'21", A RADIUS OF 148.91921" AND A DISTANCE OF 105.66 FEET TO A POINT ON CURVE;
4. N01°11'36"W, A DISTANCE OF 31.66 FEET;
5. N45°32'06"E, A DISTANCE OF 60.00 FEET;
6. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S86°27'34"E, HAVING A DELTA OF 39°44'27", A RADIUS OF 798.00 FEET AND A DISTANCE OF 539.57 FEET TO A POINT OF TANGENT;
8. N42°16'53"E, A DISTANCE OF 493.73 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA 61°44'53", HAVING A RADIUS OF 702.00 FEET AND A DISTANCE OF 756.55 FEET TO A POINT OF TANGENT;
10. N19°28'00"W, A DISTANCE OF 239.56 FEET TO POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 61°30'42", A RADIUS OF 798.00 FEET AND A DISTANCE OF 856.72 FEET TO A POINT ON CURVE;
12. N00°16'58"W, A DISTANCE OF 31.66 FEET;
13. N45°46'45"E, A DISTANCE OF 60.00 FEET;
14. S88°09'33"E, A DISTANCE OF 31.66 FEET TO A POINT ON CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S40°29'13"E, HAVING A DELTA OF 37°27'13", A RADIUS OF 798.00 FEET AND A DISTANCE OF 521.64 FEET TO A POINT OF TANGENT;
16. N86°58'00"E, A DISTANCE OF 88.46 FEET;
17. N41°58'00"E, A DISTANCE OF 31.11 FEET;
18. N86°58'00"E, A DISTANCE OF 60.00 FEET;
19. S88°09'33"E, A DISTANCE OF 31.11 FEET;
20. N86°58'00"E, A DISTANCE OF 337.74 FEET;
21. N48°58'00"E, A DISTANCE OF 31.11 FEET;
22. S48°02'00"E, A DISTANCE OF 210.0 FEET;
23. N86°58'00"E, A DISTANCE OF 31.11 FEET;
24. N86°58'00"E, A DISTANCE OF 482.68 FEET TO A POINT OF CURVE;
25. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06°41'47", A RADIUS OF 1048.00 FEET AND A DISTANCE OF 122.48 FEET TO A POINT ON CURVE SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID VISTA DEL ORO BOULEVARD;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD THE FOLLOWING TEN (10) COURSES:

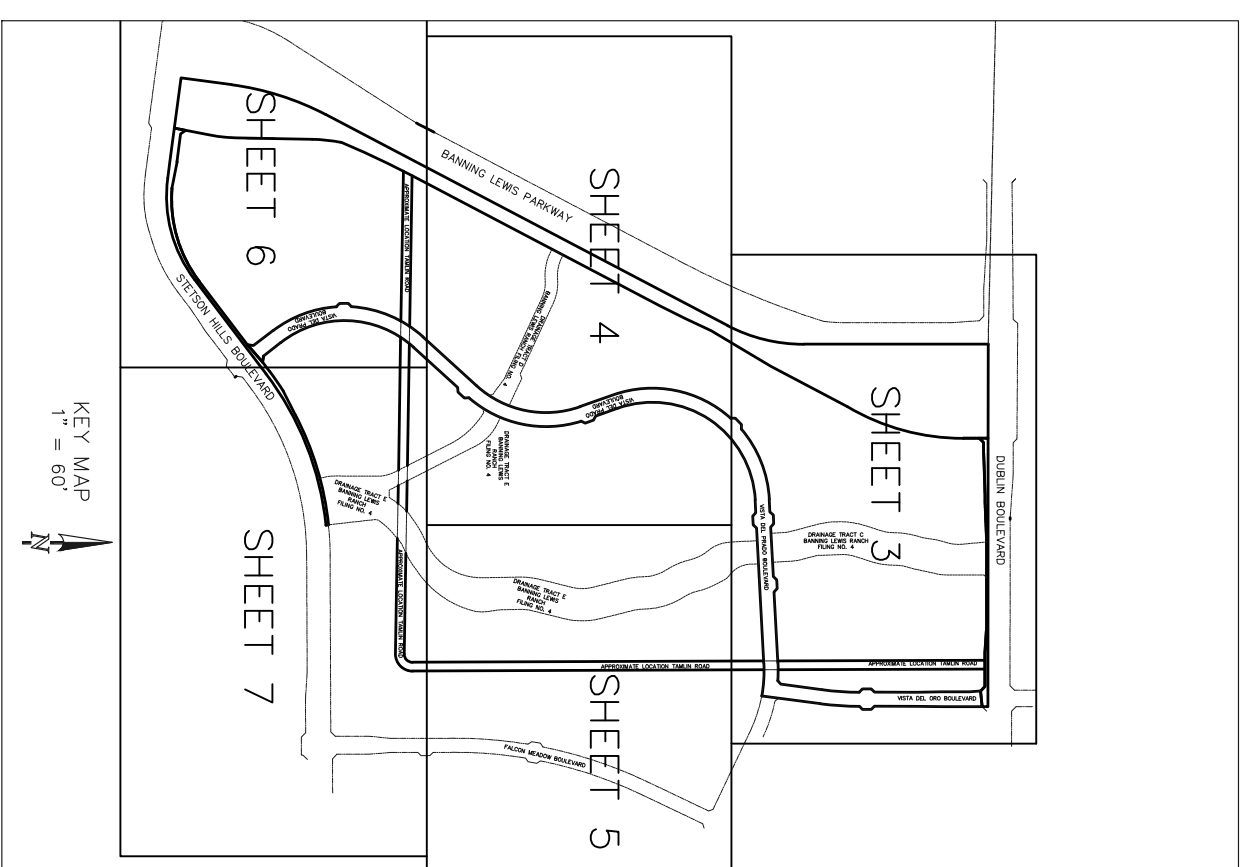
1. N50°53'39"E, A DISTANCE OF 32.02 FEET;
2. N07°29'34"E, A DISTANCE OF 285.36 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°25'49", A RADIUS OF 1952.00 FEET AND A DISTANCE OF 2531.14 FEET TO A POINT ON CURVE;
4. N44°02'42"W, A DISTANCE OF 31.11 FEET;
5. N45°02'17"E, A DISTANCE OF 60.00 FEET;
6. N05°02'17"E, A DISTANCE OF 289.50 FEET;
7. N01°00'35"W, A DISTANCE OF 164.03 FEET;
8. N00°02'17"E, A DISTANCE OF 194.70 FEET;
9. N03°21'55"W, A DISTANCE OF 75.43 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 15.705 ACRES.

PARCEL 5

TAMLIN ROAD

ANY PORTION OF A PUBLIC RIGHT OF WAY KNOWN AS TAMLIN ROAD LYING IN SECTIONS 14 AND 15 TOWNSHIP 13 SOUTH, RANGE 65 SOUTH OF THE SIXTH PRINCIPAL MERIDIAN, AS MAY BE FOUND TO LIE EASTERLY OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777 RECORDS OF EL PASO COUNTY, COLORADO AND SOUTHERLY OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN VISTA DEL PRADO BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513 AND ANY PORTION LYING WITHIN TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205090808;

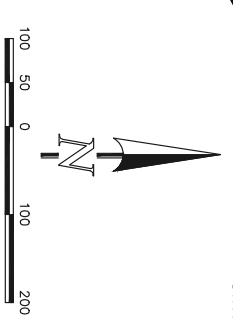
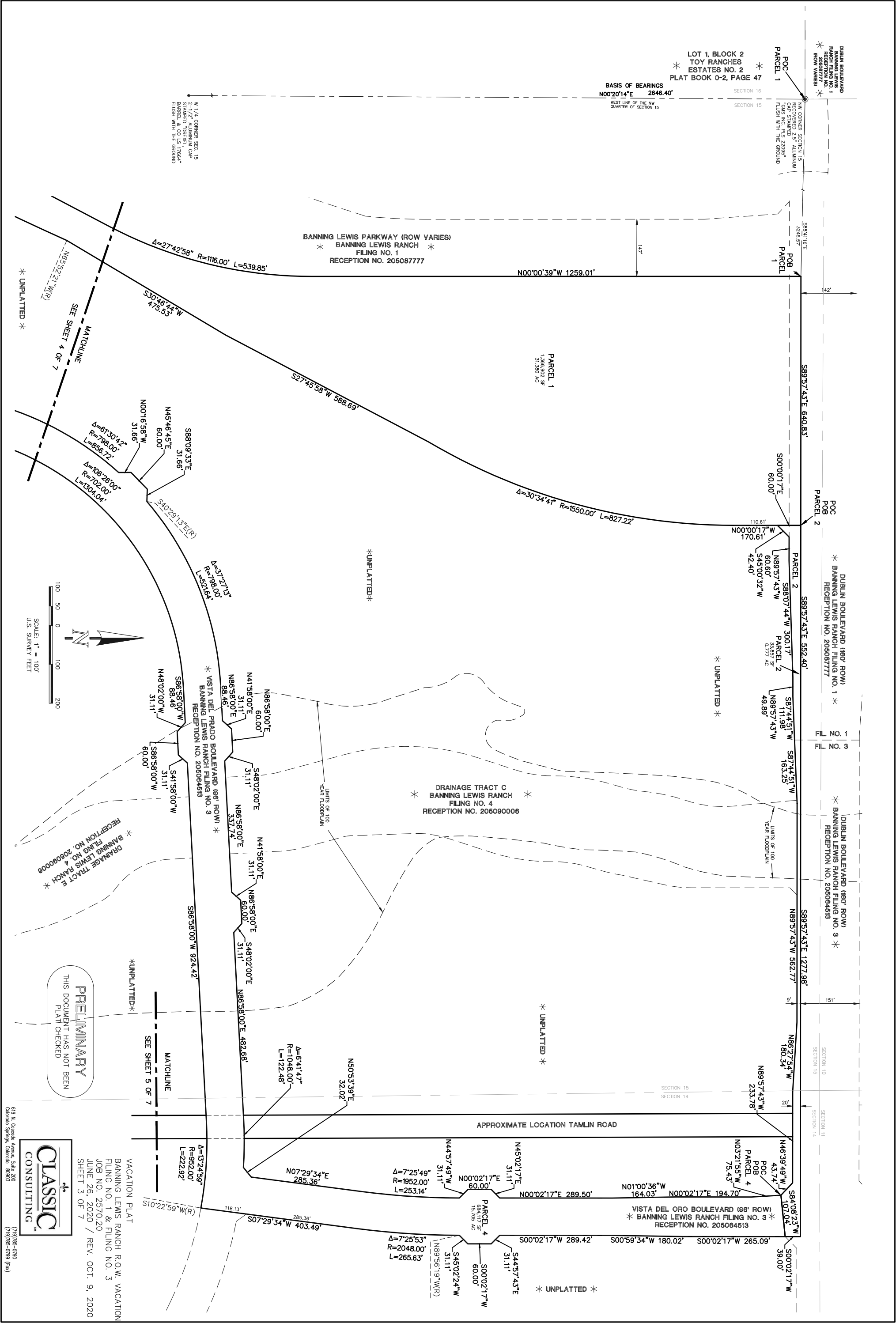


KEY MAP  
1" = 60'

PRELIMINARY  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED



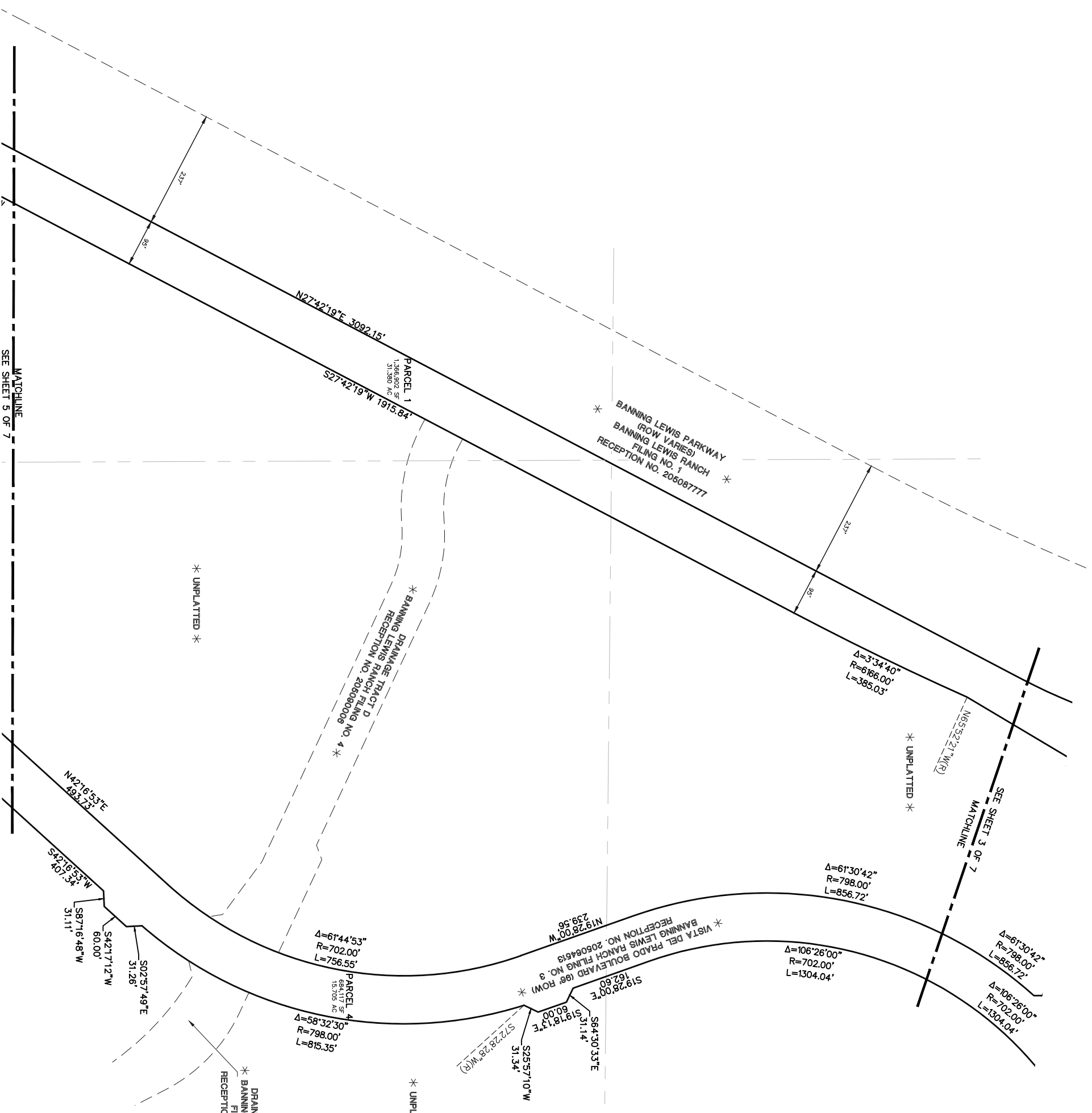
VACATION PLAT  
BANNING LEWIS RANCH R.O.W. VACATION  
FILING NO. 1 & FILING NO. 3  
JOB NO. 2570.20 / REV. OCT. 9, 2020  
JUNE 26, 2020 / SHEET 2 OF 7



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

VACATION PLAT  
BANNING LEWIS RANCH R.O.W. VACATION  
FILING NO. 1 & FILING NO. 3  
JOB NO. 2570.20  
JUNE 26, 2020 / REV. OCT. 9, 2020  
SHEET 3 OF 7

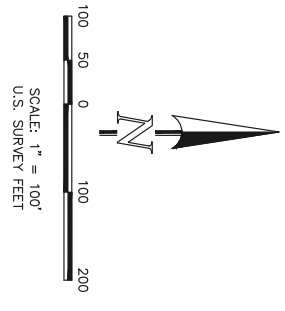
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
**CLASSIC CONSULTING**  
(719)785-0790  
(719)785-0799 (fax)



SEE SHEET 5 OF 7

SEE SHEET 3 OF 7

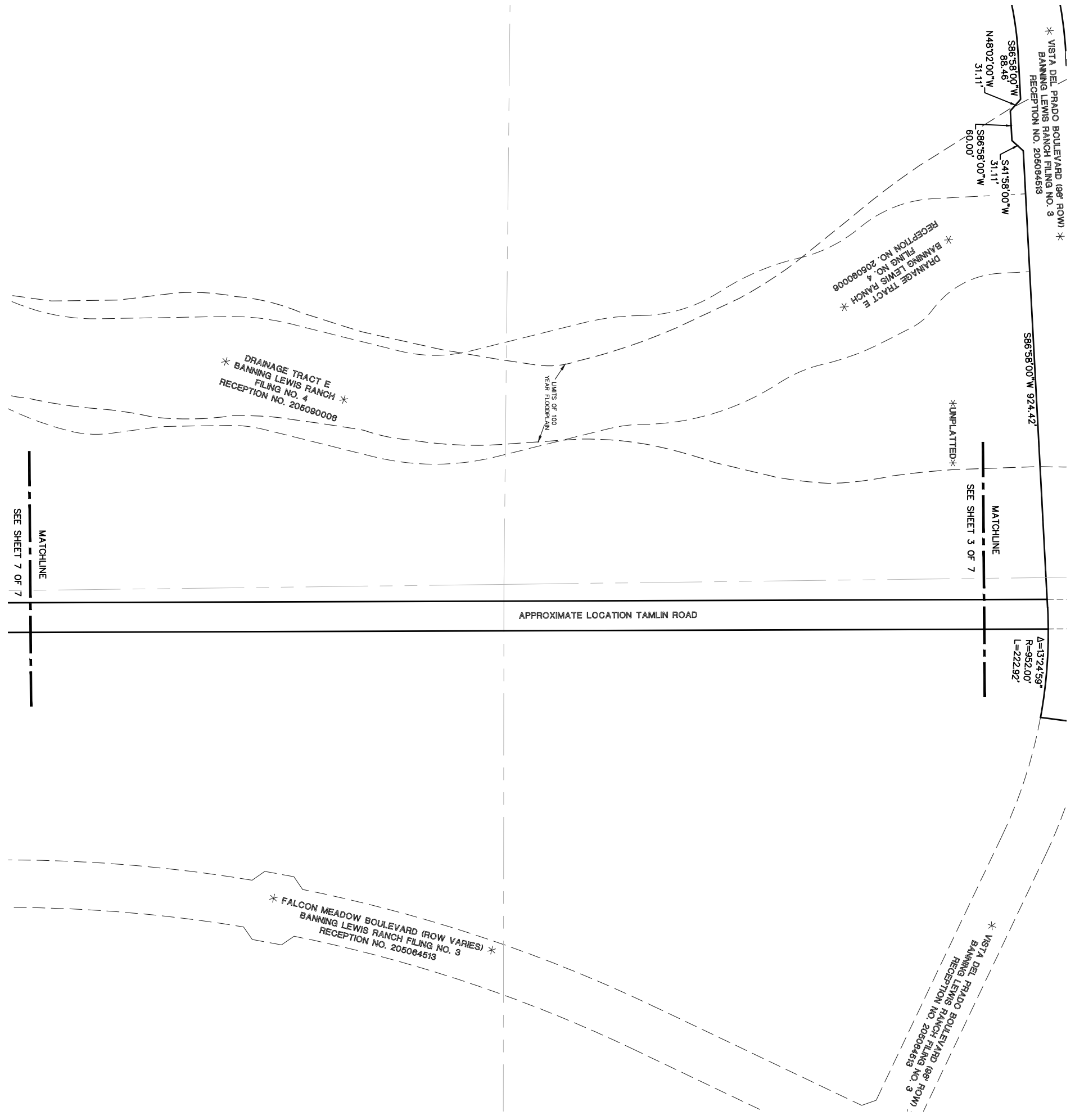
**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED



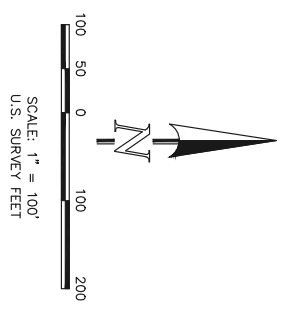
VACATION PLAT  
BANNING LEWIS RANCH R.O.W. VACATION  
FILING NO. 1 & FILING NO. 3  
JOB NO. 2570.20  
JUNE 26, 2020 / REV. OCT. 9, 2020  
SHEET 4 OF 7



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



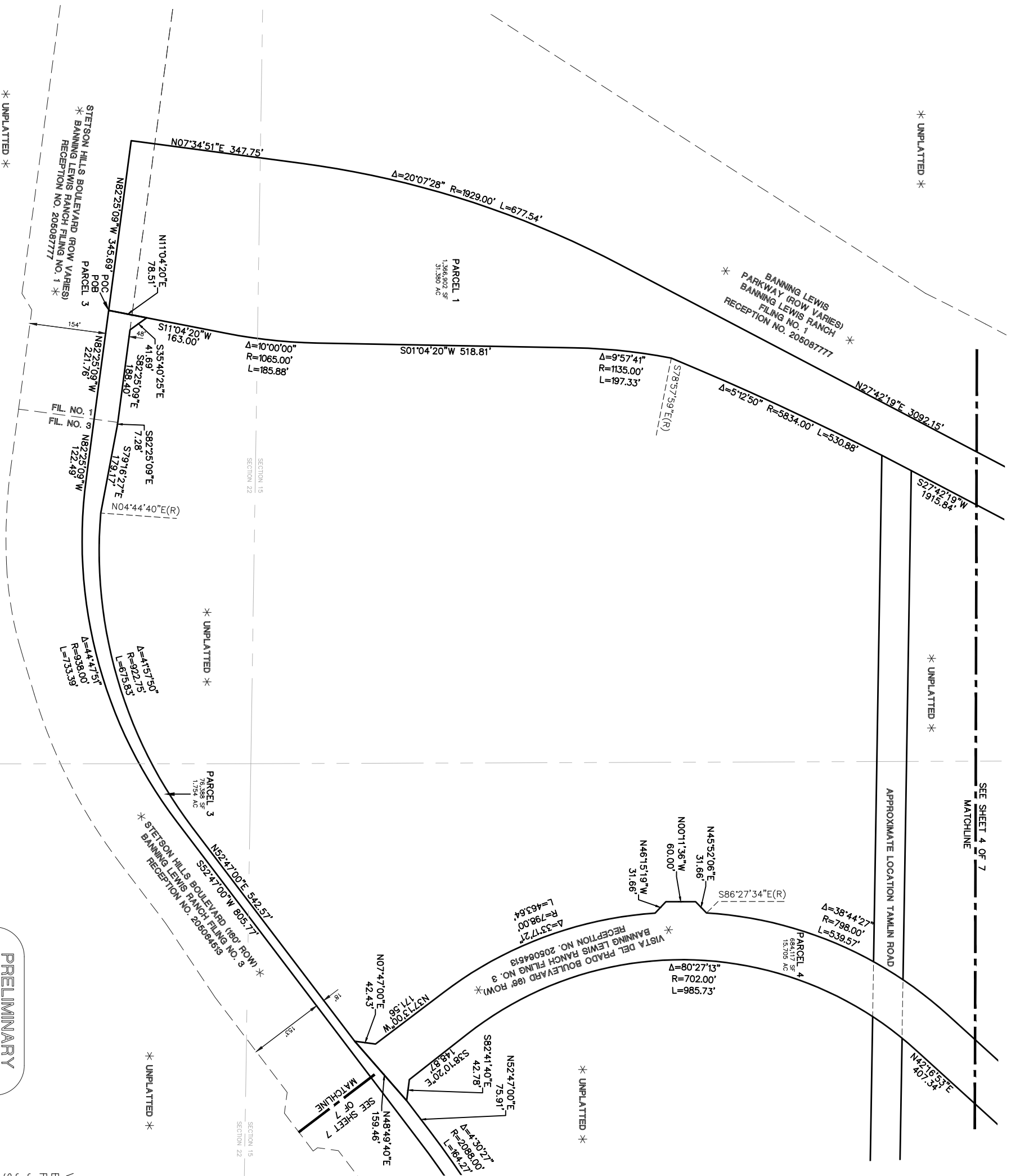
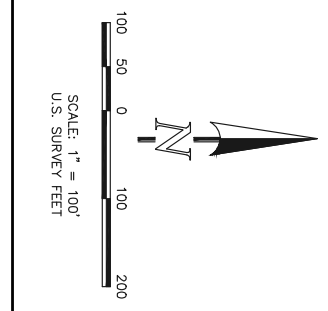
**PRELIMINARY**  
 THIS DOCUMENT HAS NOT BEEN  
 PLAT CHECKED



BANNING LEWIS RANCH R.O.W. VACATION  
 FILING NO. 1 & FILING NO. 3  
 JOB NO. 2570.20  
 JUNE 26, 2020 / REV. OCT. 9, 2020  
 SHEET 5 OF 7



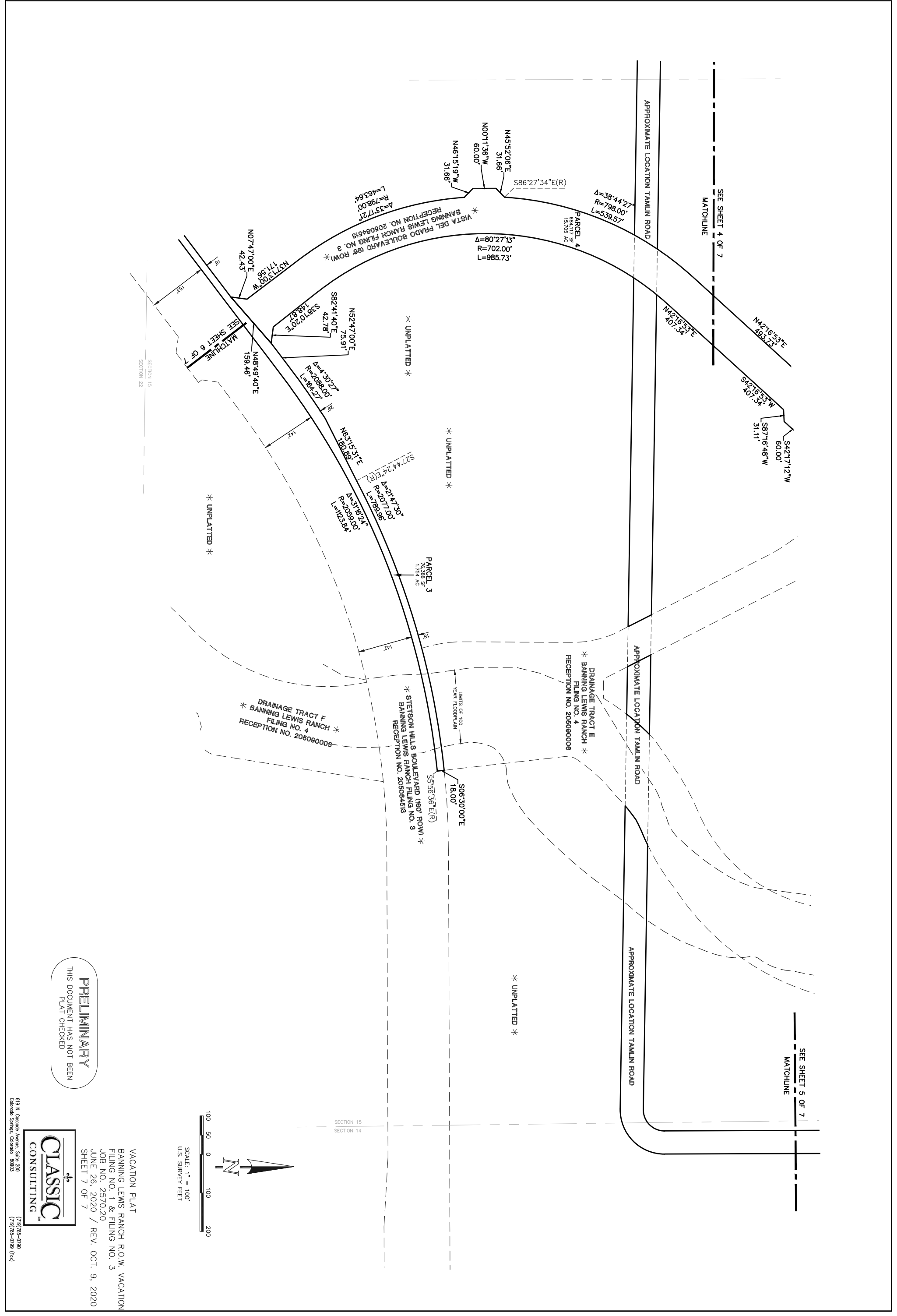
619 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903  
 (719)785-0790  
 (719)785-0799 (fax)



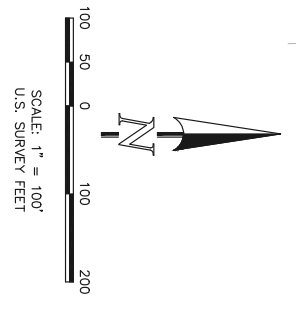
PRELIMINARY  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

VACATION PLAT  
BANNING LEWIS RANCH R.O.W. VACATION  
FLING NO. 1 & FILING NO. 3  
JOB NO. 2570.20  
JUNE 26, 2020 / REV. OCT. 9, 2020  
SHEET 6 OF 7





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



VACATION PLAT  
BANNING LEWIS RANCH R.O.W. VACATION  
FLING NO. 1 & FLING NO. 3  
JOB NO. 2570.20  
JUNE 26, 2020 / REV. OCT. 9, 2020  
SHEET 7 OF 7



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