



619 N. Cascade Avenue Suite 200  
Colorado Springs, Colorado 80903

(719)785-0790  
(719) 785-0799(Fax)

JOB NO. 2366.50-01  
FEBRUARY 2, 2017  
REV. JULY 20, 2017  
PAGE 1 OF 1

## **LEGAL DESCRIPTION: DUBLIN BOULEVARD RIGHT OF WAY VACATION**

A PARCEL OF LAND BEING A PORTION OF SECTION 10, 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 NORTHERLY BOUNDARY OF BANNING LEWIS RANCH CHARTER SCHOOL FILING NO. 1 AS RECORDED UNDER RECEPTION 216713802 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" ASSUMED TO BEAR N90°00'00"E A DISTANCE OF 960.30 FEET.

A PARCEL OF LAND BEING A PORTION OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO.

COMMENCING AT THE NORTHEASTERLY CORNER OF BANNING LEWIS RANCH CHARTER SCHOOL FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713802, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF VISTA DEL PICO BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE S35°26'39"E, A DISTANCE OF 2362.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°00'39"E, ON THE WESTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, A DISTANCE OF 59.50 FEET;

THENCE N89°57'43"W, A DISTANCE OF 959.81 FEET;

THENCE N44°57'43"W, A DISTANCE OF 35.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID VISTA DEL TIERRA DRIVE;

THENCE N00°17'30"E, ON THE RIGHT OF WAY LINE OF SAID VISTA DEL TIERRA DRIVE, A DISTANCE OF 20.11 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD THE FOLLOWING THREE (3) COURSES;

1. S45°07'05"E, A DISTANCE OF 35.10 FEET;
2. N89°28'21"E, A DISTANCE OF 932.10 FEET;
3. N42°20'10"E, A DISTANCE OF 40.83 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 0.568 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 WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF IS CORRECT.



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DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING,  
ENGINEERS AND SURVEYORS, LLC.

July 20, 2017  
DATE