

VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 R.O.W.

A VACATION OF A PORTION DUBLIN BOULEVARD,
A PORTION OF STETSON HILLS BOULEVARD, A PORTION OF VISTA DEL TIERRA DRIVE
AND ALL OF CIRCULO DEL SOL LOOP
ALL AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777
LOCATED IN SECTION 10, SECTION 15 AND SECTION 22,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED 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.

LEGAL DESCRIPTION:

THREE (3) PARCELS OF LAND BEING PORTIONS OF BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, LYING WITHIN SECTIONS 10, 15 AND 22, 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 ONE-QUARTER OF SECTION 15, BEING MONUMENTED AT THE WEST NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "OMS INC. PLS 22095" AND AT THE WEST ONE-QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N002°01'41"E, A DISTANCE OF 2646.40 FEET.

PARCEL 1

ALL OF THAT PORTION OF VISTA DEL TIERRA DRIVE AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, LYING WITHIN SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1 AND ALL OF CIRCULO DEL SOL LOOP AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, CONTAINING A CALCULATED AREA OF 18.613 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. 205087777, RECORDS OF 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 NORTHEAST CORNER OF TOY RANGES ESTATES NO. 2, RECORDED IN PLAT BOOK 0-2 AT PAGE 47, SAID POINT ALSO BEING AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD.

THENCE N002°03'03"W, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND THE WESTERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD, A DISTANCE OF 57.38 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD;
THENCE S89°57'43"W, A DISTANCE OF 1923.00 FEET AND A DISTANCE OF 301.68 FEET TO A POINT ON CURVE, SAID CURVE HAVING A DELTA OF 08°59'18", A RADIUS OF 1923.00 FEET AND A DISTANCE OF 301.68 FEET TO A POINT ON CURVE, SAID POINT BEING ALSO THE NORTHEAST CORNER OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 205087778, SAID POINT BEING ALSO THE POINT OF BEGINNING.

THENCE N05°37'08"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 S05°37'08"W, HAVING A DELTA OF 0°29'34", A RADIUS OF 1923.00 FEET AND A DISTANCE OF 117.77 FEET TO A POINT OF TANGENT;

THENCE S80°00'39"E, A DISTANCE OF 157.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 08°04'25", A RADIUS OF 5068.00 FEET AND A DISTANCE OF 802.58 FEET TO A POINT OF TANGENT;

THENCE S89°57'43"E, A DISTANCE OF 1527.14 FEET;
THENCE N00°00'39"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD;
THENCE N47°07'27"W, ON SAID WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY, A DISTANCE OF 44.04 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY OF DUBLIN BOULEVARD;

THENCE ON SAID SOUTHERLY RIGHT OF WAY OF DUBLIN BOULEVARD, THE FOLLOWING (4) FOUR COURSES:

1. N89°57'43"W, A DISTANCE OF 190.11 FEET;
2. N89°57'42"W, A DISTANCE OF 350.63 FEET;
3. N89°57'43"W, A DISTANCE OF 244.32 FEET;
4. S85°09'54"W, A DISTANCE OF 36.85 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VISTA DEL TIERRA DRIVE AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE S84°01'15"W, A DISTANCE OF 107.61 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VISTA DEL TIERRA DRIVE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, THE FOLLOWING (7) SEVEN COURSES:

1. N44°50'08"W, A DISTANCE OF 36.69 FEET;
2. N89°57'43"W, A DISTANCE OF 244.32 FEET;
3. N89°57'43"W, A DISTANCE OF 180.31 FEET;
4. N89°57'43"W, A DISTANCE OF 8.75 FEET TO A POINT OF CURVE;
5. S85°09'54"W, A DISTANCE OF 8.75 FEET TO A POINT OF TANGENT, HAVING A DELTA OF 0°04'25"; A RADIUS OF 5077.00 FEET AND A DISTANCE OF 804.00 FEET TO POINT OF TANGENT;
6. N80°53'19"W, A DISTANCE OF 344.85 FEET TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 0°29'33"; A RADIUS OF 1923.00 FEET AND A DISTANCE OF 117.22 FEET TO SAID NORTHEAST CORNER OF TRACT L, SAID POINT BEING ALSO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 0.983 ACRES.

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AND THE NORTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD BOTH AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S11°04'19"W, A DISTANCE OF 57.34 FEET;
THENCE N82°25'09"W, A DISTANCE OF 595.62 FEET;
THENCE N37°25'09"W, A DISTANCE OF 26.87 FEET;
THENCE S85°09'54"W, A DISTANCE OF 36.85 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD, SAID POINT BEING ON THE EASTERLY BOUNDARY OF VISTA DEL TIERRA DRIVE AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD, THE FOLLOWING (2) TWO COURSES:

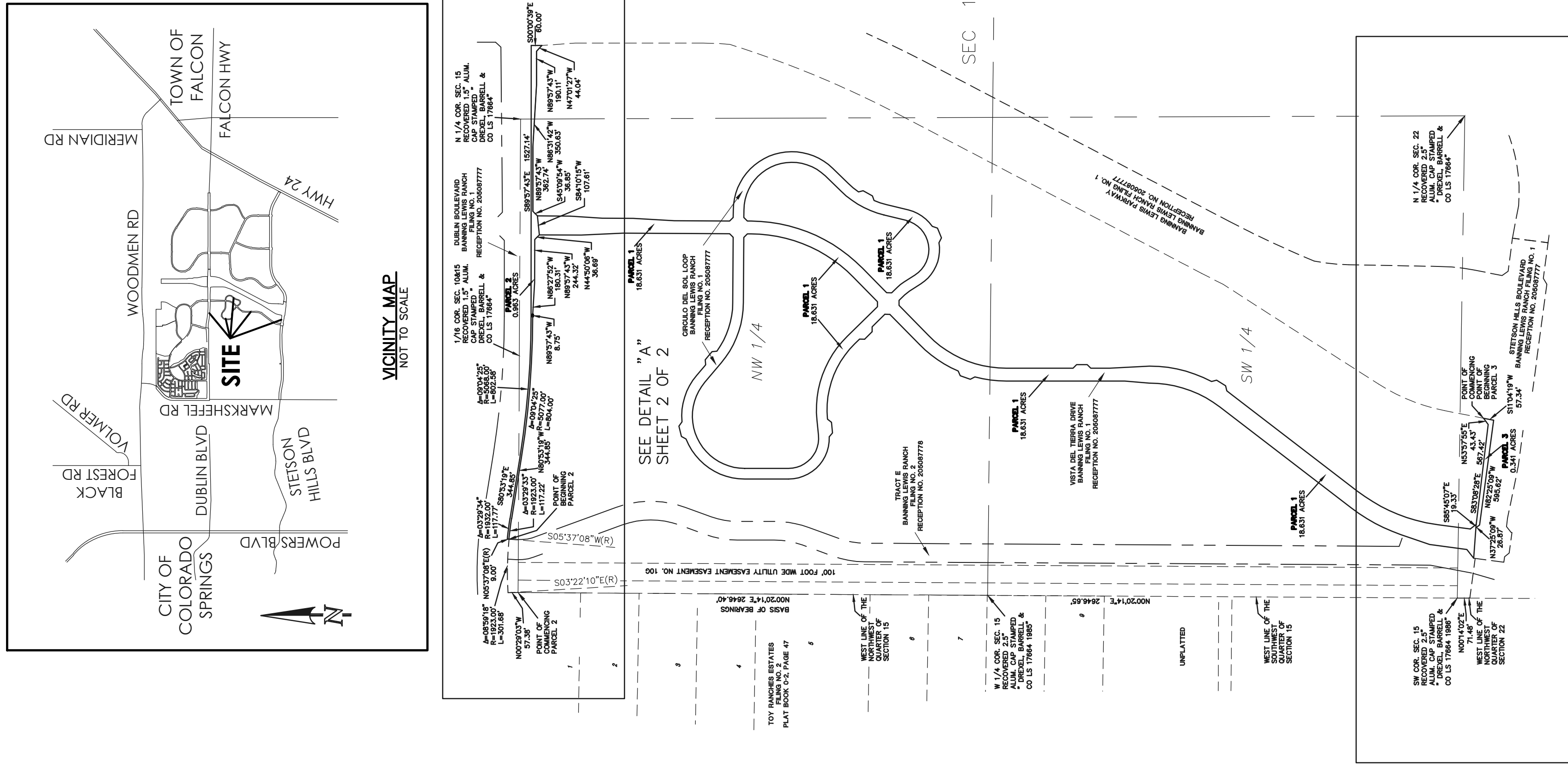
1. S83°08'28"E, A DISTANCE OF 587.42 FEET;
2. N83°57'55"E, A DISTANCE OF 43.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1 TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.341 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 19.917 ACRES.

NOTES:

1. THE DATE OF PREPARATION IS FEBRUARY 1, 2017.
2. FLOODPLAIN STATEMENT:
NO PORTION OF THIS SITE, BANNING LEWIS RANCH FILING NO. 1 IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C 0545F, EFFECTIVE MARCH 17, 1997.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR, DATE _____
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 ONE YEAR AFTER YOU RECEIVE THIS INSTRUMENT. ANY 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.

OWNER:

THE AFOREMENTIONED, MREC OAKWOOD INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 201____ A.D.
BY: _____
NAME: ROBERT J. SANDERMAN AS EXECUTIVE VICE PRESIDENT OF OAKWOOD HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, PROJECT MANAGER.

STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201____ A.D., BY ROBERT J. SANDERMAN AS EXECUTIVE VICE PRESIDENT OF OAKWOOD HOMES, LLC, PROJECT MANAGER OF MREC OAKWOOD COLORADO INVESTMENTS, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING RIGHT OF WAY VACATION.

CITY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

UTILITIES DIRECTOR _____ DATE _____

CITY CLERK _____ DATE _____

MAYOR _____ DATE _____

CLERK AND RECORDER:

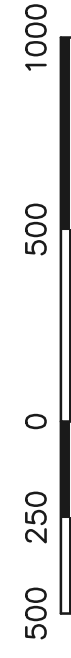
STATE OF COLORADO)
COUNTY OF EL PASO) ss

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
RIGHT OF WAY VACATION SKETCH
VISTA DEL TIERRA DRIVE
CIRCULO DEL SOL LOOP
DUBLIN BOULEVARD
STETSON HILLS BOULEVARD
BANNING LEWIS RANCH
FILING NO. 1
JOB NO. 23666.40
FEBRUARY 9, 2017
MARCH 23, 2017 (REV.)
JUNE 20, 2017 (REV.)
SHEET 1 OF 2

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN PLAT CHECKED



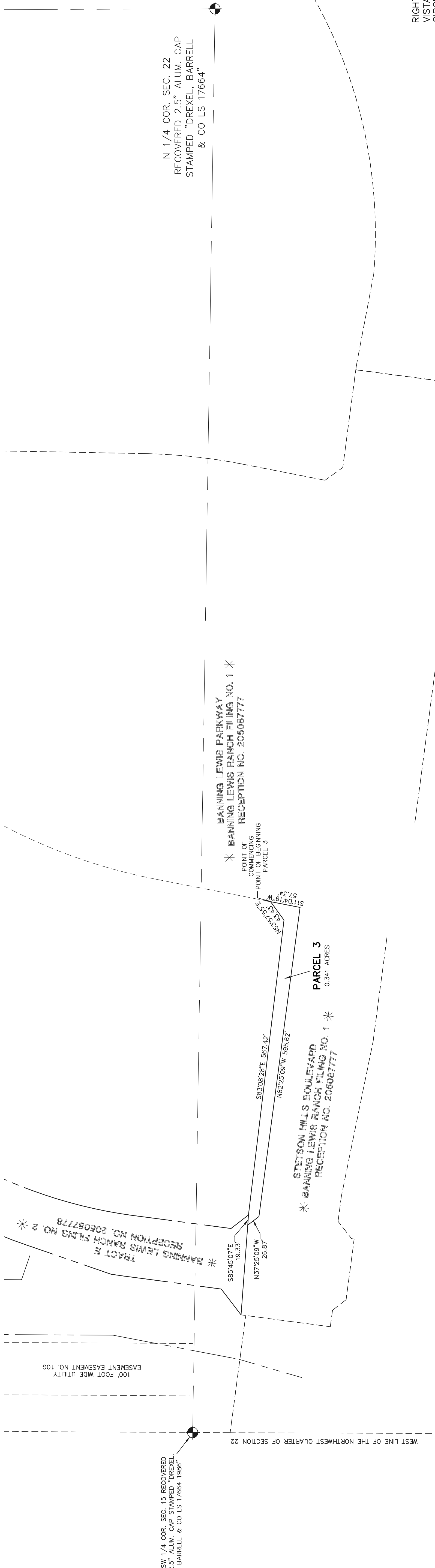
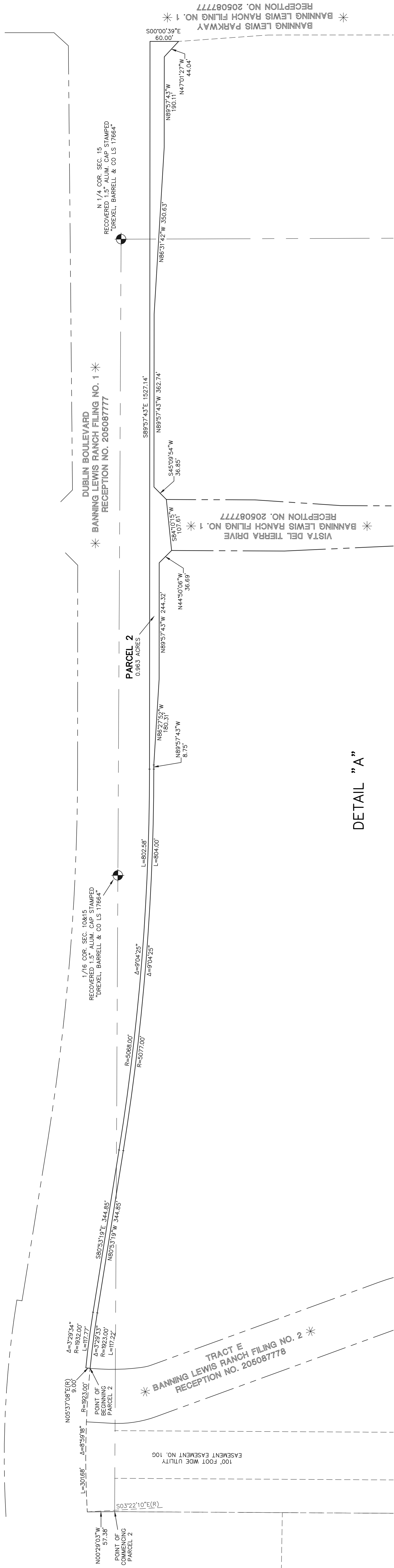
SCALE: 1" = 500'



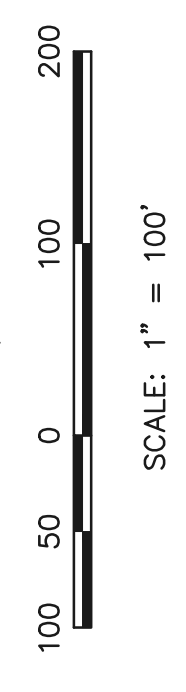
CPC V 17-00049

619 N. Cascade Avenue, Suite 200
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(719)785-0799 (Fax)

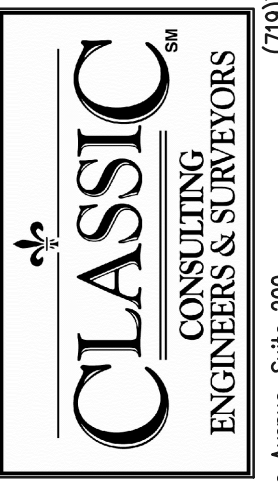
VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 R.O.W.



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED



RIGHT OF WAY VACATION SKETCH
VISTA DEL TIERRA DRIVE
CIRCULO DEL SOL LOOP
DUBLIN BOULEVARD
STETSON HILLS BOULEVARD
BANNING LEWIS RANCH
FILING NO. 1
JOB NO. 2366.40
FEBRUARY 9, 2017
MARCH 23, 2017 (REV.)
JUNE 20, 2017 (REV.)
SHEET 2 OF 2



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FIGURE 4 BLR V3