

# 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 PORTION OF VISTA DEL PRADO BOULEVARD BEING A PORTION OF BANNING LEWIS RANCH FILING NO. 1 RECEPTION NUMBER 205068777 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 CITY OF COLORADO SPRINGS, 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:

**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.

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 NORTHEASTERN CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0-2 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 BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S88°41'16"E, A DISTANCE OF 3246.57 FEET TO THE POINT OF BEGINNING;

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

THENCE S00°00'17"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°45'58"W, A DISTANCE OF 988.69 FEET;
4. S30°46'44"W, A DISTANCE OF 475.53 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N65°52'21"W, HAVING A DELTA OF 03°34'40", A RADIUS OF 6166.00 FEET AND A DISTANCE OF 385.03 FEET TO A POINT OF TANGENT;
6. S27°45'58"W, A DISTANCE OF 1942.84 FEET TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 05°12'50", A RADIUS OF 5834.00 FEET AND A DISTANCE OF 530.88 FEET TO A POINT ON 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 AND A DISTANCE OF 187.33 FEET TO A POINT OF TANGENT;
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 345.69 FEET;

THENCE N07°34'51"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 677.84 FEET TO A POINT OF TANGENT;

THENCE CONTINUING N07°34'51"E, A DISTANCE OF 6092.15 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°42'58", A RADIUS OF 1116.00 FEET AND A DISTANCE OF 539.85 FEET TO A POINT OF TANGENT;

THENCE N00°00'39"W, A DISTANCE OF 1259.01 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. 205087777 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,

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. 3 RECORDED UNDER RECEPTION NO. 205087777, SAID POINT BEING ALSO 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 763.25 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;

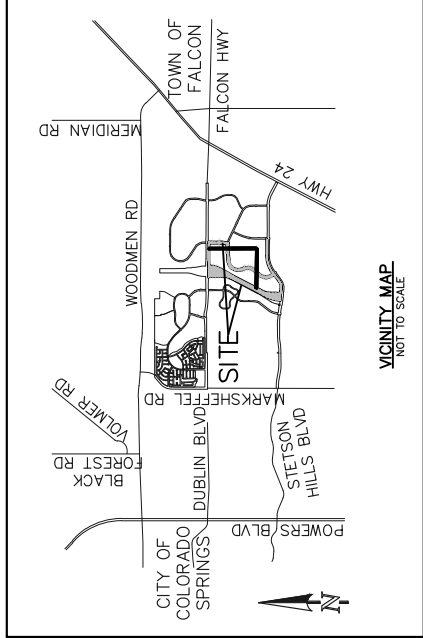
THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 THE FOLLOWING FIVE (5) COURSES;

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 60.00 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 0.777 ACRES.

LEGAL DESCRIPTION CONTINUED ON SHEET 2 OF 7



**BE IT KNOWN BY THESE PRESENTS:**

PURSUANT TO ORDINANCE NO. 20\_\_\_\_\_, MADE AND ADOPTED BY THE CITY COUNCIL ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, THE CITY OF COLORADO SPRINGS, COLORADO, HEREBY CERTIFIES THAT THE CITY HAS REVIEWED THE VACATION PLAT AND HAS DETERMINED THAT THE LAND SET FORTH ON THIS VACATION PLAT AND SHOWN ON THE MAPS "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 \_\_\_\_\_ DATE \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 UTILITIES EXECUTIVE DIRECTOR \_\_\_\_\_ 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\_\_\_\_\_, OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_ DEPUTY  
 \_\_\_\_\_  
 FEE: \_\_\_\_\_  
 SURCHARGE: \_\_\_\_\_

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

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



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

LEGAL DESCRIPTION: (CONTINUED)

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 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 N11°04'20"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 04°30'27", 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 789.96 FEET TO A POINT ON CURVE;

THENCE ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205090008;

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 N62°25'09"W, A DISTANCE OF 221.76 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 PARCEL 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 265.09 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. S86°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 702.00 FEET AND A DISTANCE OF 1304.04 FEET TO A POINT OF TANGENT;
8. S19°28'00"E, A DISTANCE OF 162.60 FEET;
9. S64°30'33"E, A DISTANCE OF 31.14 FEET;
10. S19°18'13"E, A DISTANCE OF 60.00 FEET;
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 58°32'30", A RADIUS OF 798.00 FEET AND A DISTANCE OF 615.35 FEET TO A POINT OF TANGENT;
13. S02°57'09"E, A DISTANCE OF 31.28 FEET;
14. S42°17'12"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 TO A POINT OF CURVE;
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 965.73 FEET TO A POINT OF TANGENT;
18. S38°10'20"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 148.15 FEET AND A DISTANCE OF 31.66 FEET;
4. N46°15'19"W, A DISTANCE OF 31.66 FEET;
5. N00°11'36"W, A DISTANCE OF 60.00 FEET;
6. N45°52'06"E, A DISTANCE OF 31.66 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S86°27'34"E, HAVING A DELTA OF 38°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;

N86°58'00"E, A DISTANCE OF 88.46 FEET;

N47°58'00"E, A DISTANCE OF 31.11 FEET;

N68°58'00"E, A DISTANCE OF 60.00 FEET;

S46°52'00"E, A DISTANCE OF 31.11 FEET;

N0°58'00"E, A DISTANCE OF 31.11 FEET;

N84°58'00"E, A DISTANCE OF 60.00 FEET;

S48°02'00"E, A DISTANCE OF 60.00 FEET;

N88°58'00"E, A DISTANCE OF 482.68 FEET TO A POINT OF CURVE;

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 1924.00 FEET AND A DISTANCE OF 2531.14 FEET TO A POINT ON CURVE;
4. N03°21'48"E, A DISTANCE OF 60.00 FEET;
5. N45°02'17"E, A DISTANCE OF 31.11 FEET;
6. N03°21'47"E, A DISTANCE OF 60.00 FEET;
7. N01°00'36"W, A DISTANCE OF 289.50 FEET;
8. N00°02'17"E, A DISTANCE OF 194.70 FEET;
9. N03°21'47"E, A DISTANCE OF 194.70 FEET;
10. N03°21'55"W, A DISTANCE OF 75.43 FEET TO THE POINT OF BEGINNING,

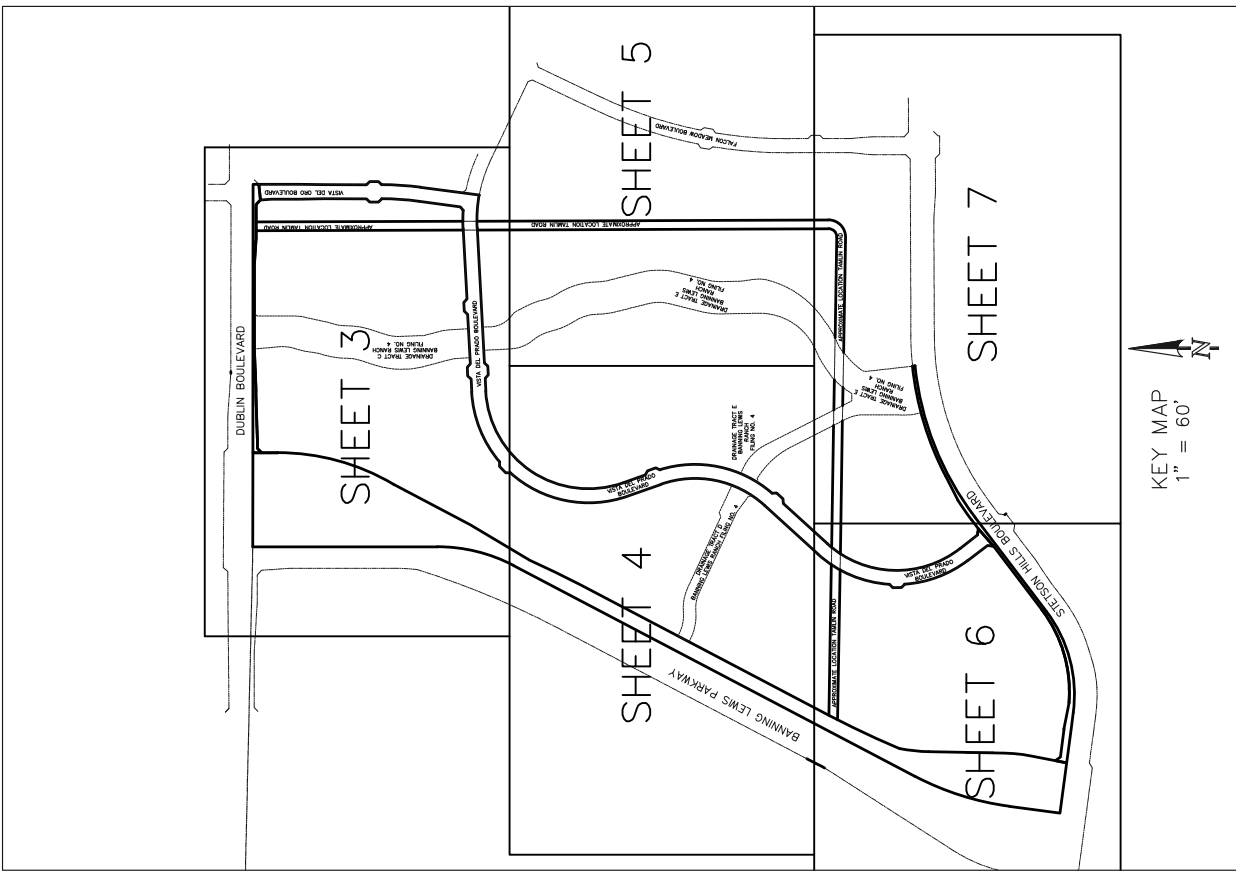
CONTAINING A CALCULATED AREA OF 15.705 ACRES.

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. 205090008.

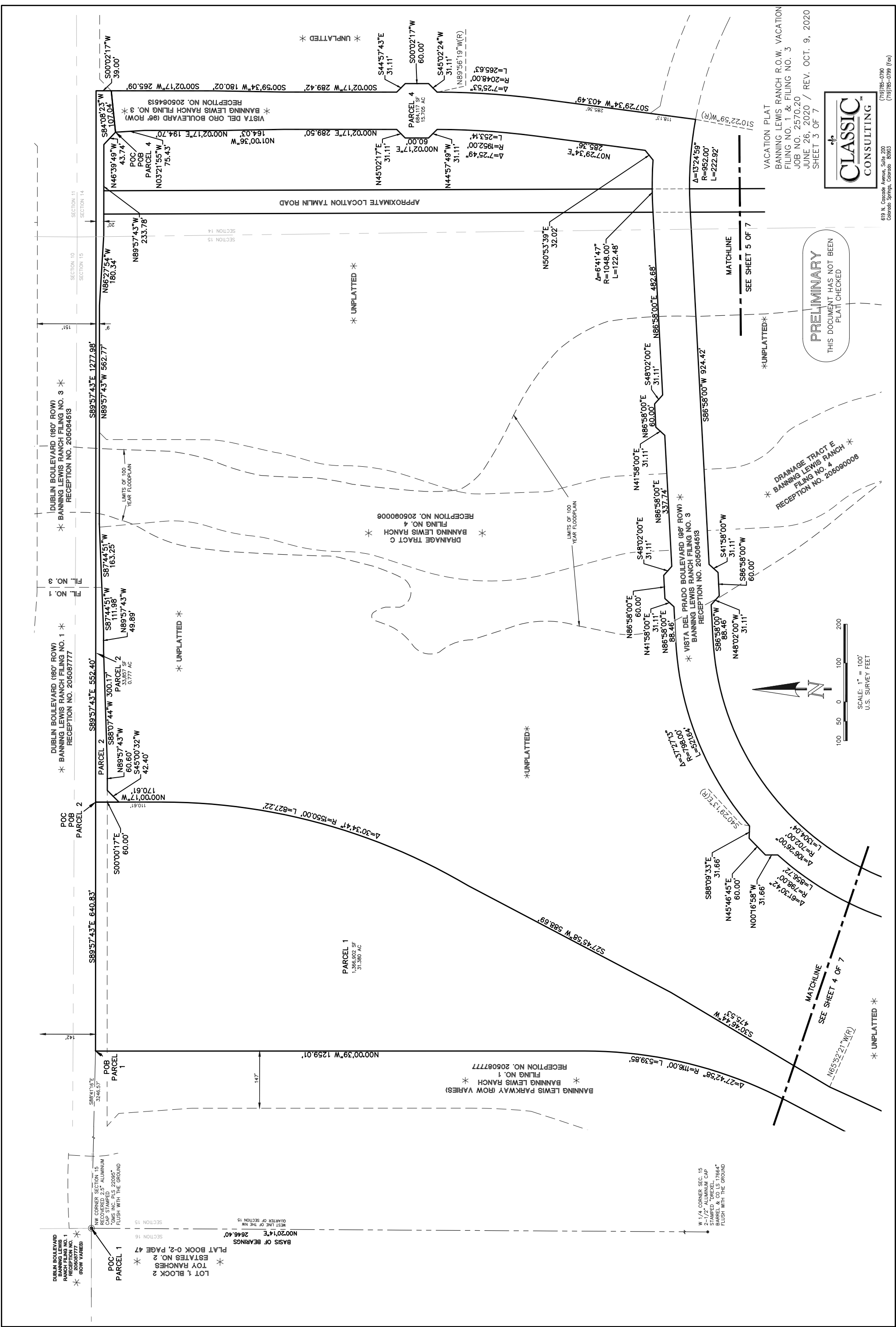


**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

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 2 OF 7

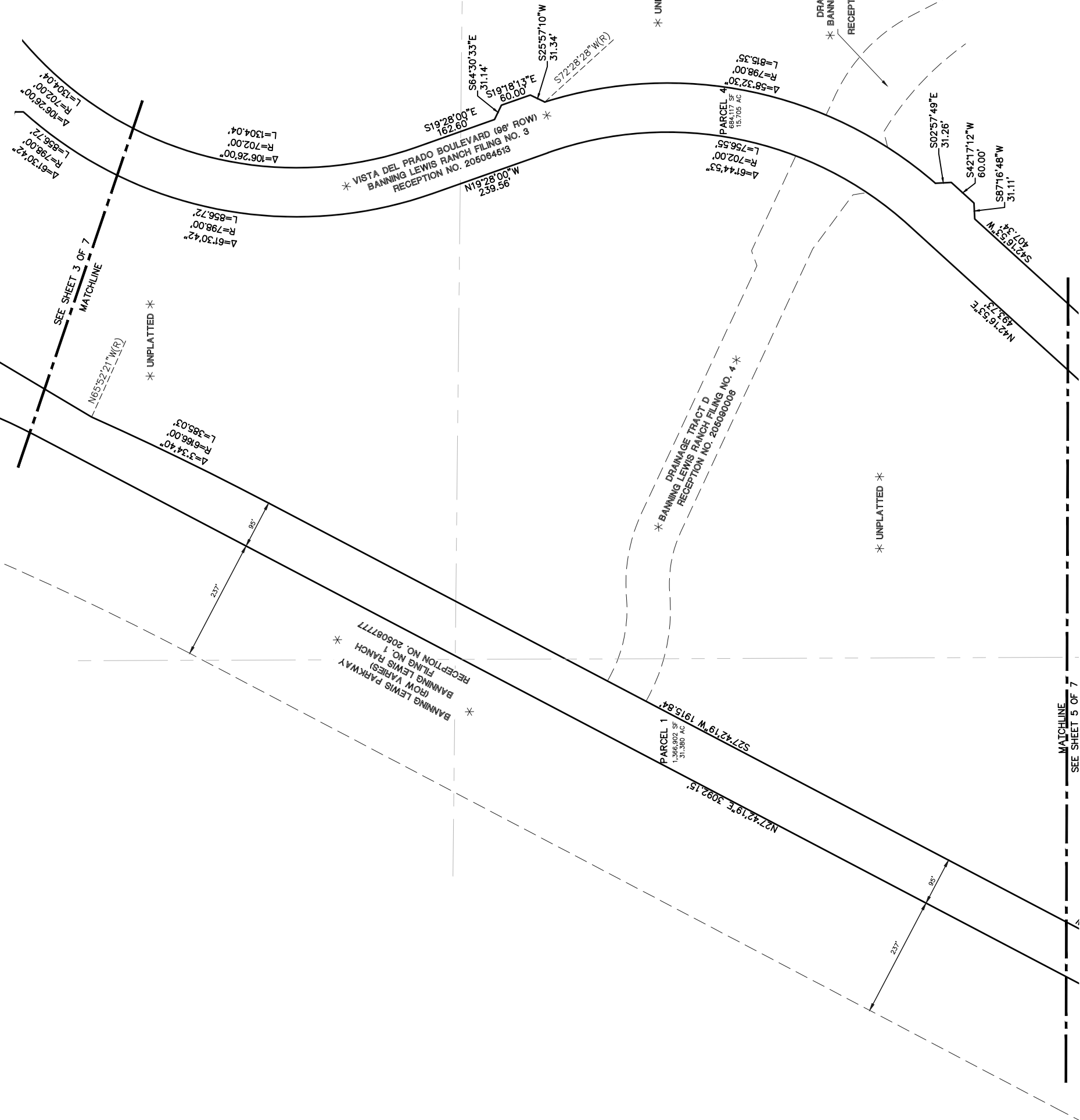


619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
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EXHIBIT A - RIGHT OF WAY VACATION



SCALE: 1" = 100'  
U.S. SURVEY FEET

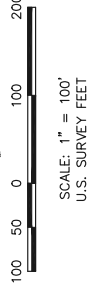
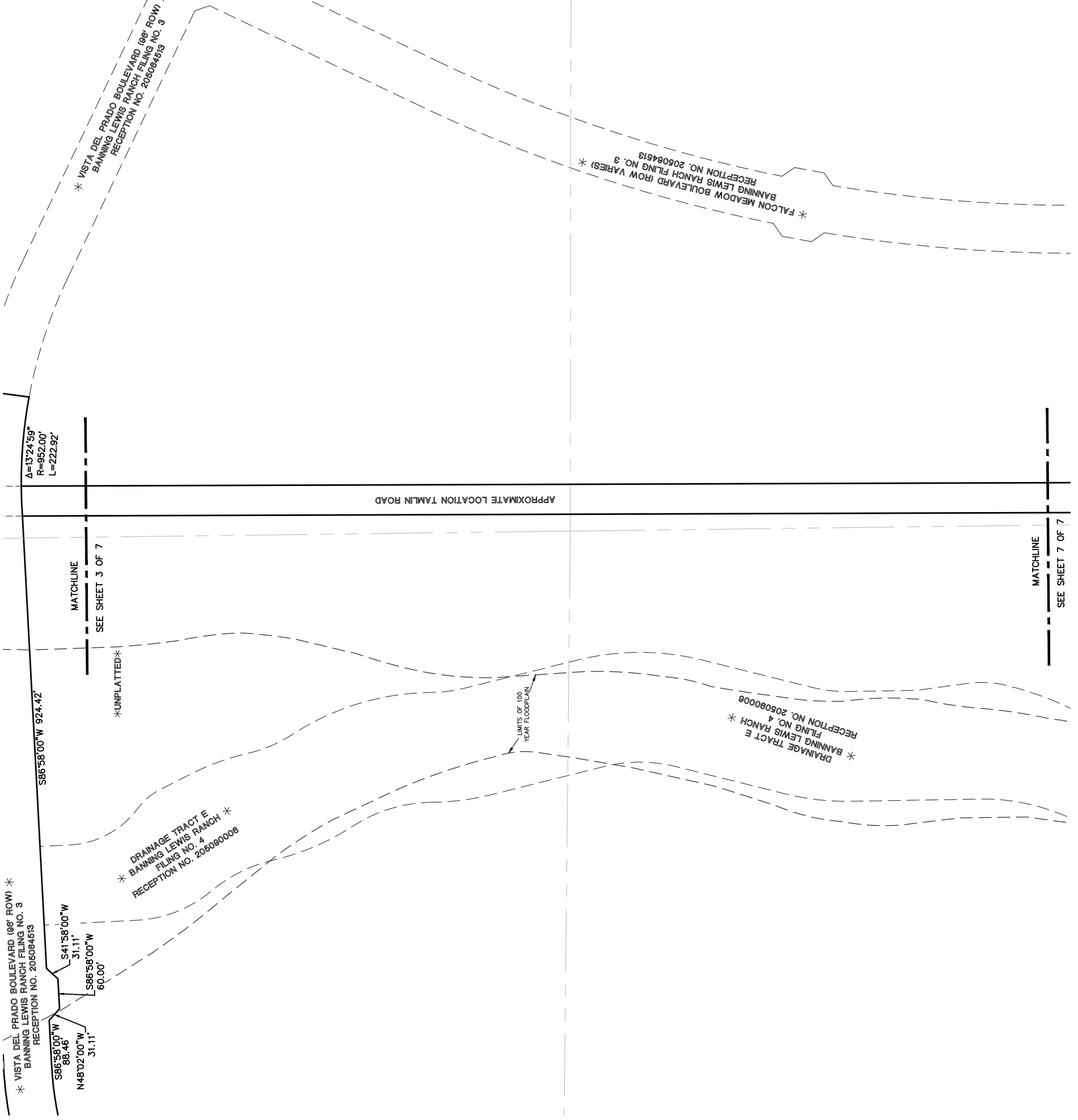
VACATION PLAT  
BANNING LEWIS RANCH R.O.W. VACATION  
FILING NO. 1 & FILING NO. 3  
JOB NO. 2570.20  
JUNE 26, 2020 / REV. OCT. 9, 2020  
SHEET 4 OF 7

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



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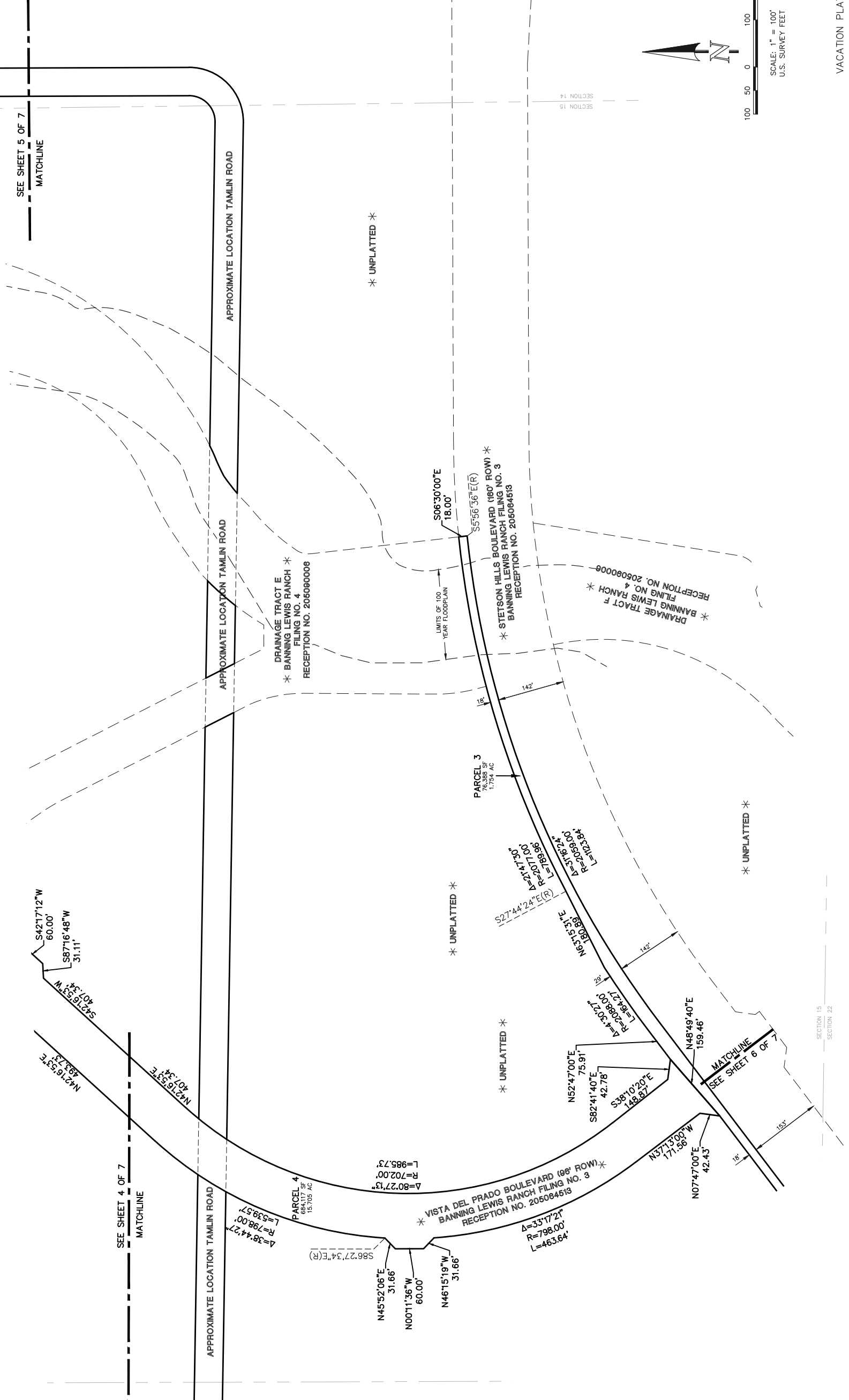
**PRELIMINARY**  
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BANNING LEWIS RANCH R.O.W. VACATION  
 FILING NO. 1 & FILING NO. 3  
 JOB NO. 2570.20  
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 SHEET 5 OF 7



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SEE SHEET 5 OF 7  
MATCHLINE

SEE SHEET 4 OF 7  
MATCHLINE

SEE SHEET 6 OF 7  
MATCHLINE

\* UNPLATTED \*

\* UNPLATTED \*

\* UNPLATTED \*

\* UNPLATTED \*

DRAINAGE TRACT E  
\* BANNING LEWIS RANCH  
FILING NO. 4  
RECEPTION NO. 205080008

\* STETSON HILLS BOULEVARD (180' ROW) \*  
BANNING LEWIS RANCH FILING NO. 3  
RECEPTION NO. 205084513

DRAINAGE TRACT F  
\* BANNING LEWIS RANCH  
FILING NO. 4  
RECEPTION NO. 205080008

LIMITS OF 100-YEAR FLOODPLAIN

PARCEL 3  
76,388 SF  
1.754 AC

PARCEL 4  
68,417 SF  
1.5705 AC

\* VISTA DEL PRADO BOULEVARD (180' ROW) \*  
BANNING LEWIS RANCH FILING NO. 8  
RECEPTION NO. 205084513



SCALE: 1" = 100'  
U.S. SURVEY FEET

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VACATION PLAT  
BANNING LEWIS RANCH R.O.W. VACATION  
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SHEET 7 OF 7



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