

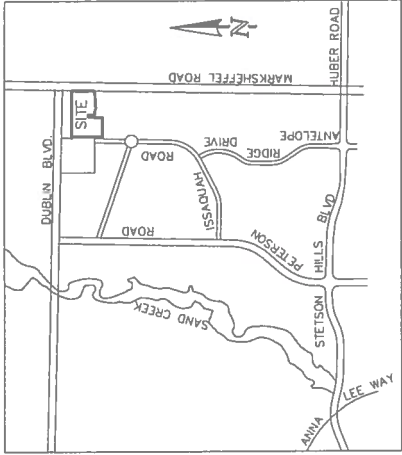
RIGHT OF WAY VACATION SKETCH

THE RESERVE AT INDIGO RANCH FILING NO. 1

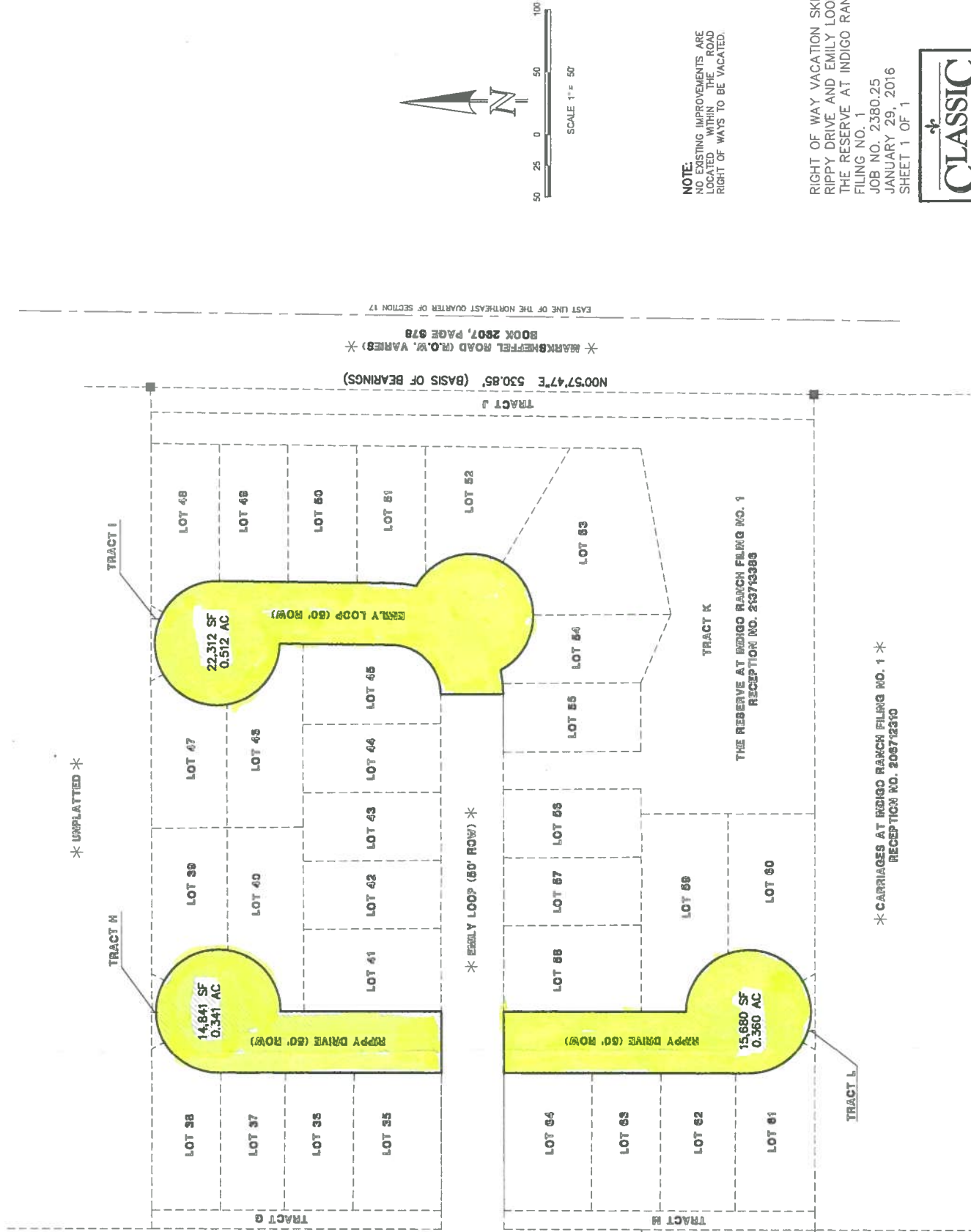
RIPPY DRIVE AND PORTION OF EMILY LOOP AS PLATTED IN THE RESERVE AT INDIGO RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 213713386, RECORDS OF EL PASO COUNTY, COLORADO, AND A PORTION OF NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

LEGAL DESCRIPTION:
A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: THE EASTERLY BOUNDARY LINE OF TRACT J AS PLATTED IN THE RESERVE AT INDIGO RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 213713386, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR N00°57'47"E, A DISTANCE OF 530.85 FEET.
ALL THAT PORTION OF RIPPY DRIVE, PLATTED AS RIPPY DRIVE, ACCORDING TO THE PLAT OF THE RESERVE AT INDIGO RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 213713386 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED BY THE RIPPY DRIVE RIGHT OF WAY LINE OF EMILY LOOP AS SHOWN ON SAID PLAT OF THE RESERVE AT INDIGO RANCH FILING NO. 1, CONTAINING A CALCULATED AREA OF 0.701 ACRES

TOGETHER WITH:
THAT PORTION OF EMILY LOOP AS PLATTED IN THE RESERVE AT INDIGO RANCH FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED UNDER RECEPTION NO. 213713386, RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 45 AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY OF SAID EMILY LOOP;
THENCE S89°58'31"E, ON THE NORTHERLY RIGHT OF WAY OF SAID EMILY LOOP, BEING ALSO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 45 A DISTANCE OF 23.31 FEET TO A POINT OF CURVE SAID POINT BEING THE POINT OF BEGINNING OF WAY OF SAID EMILY LOOP, BEING ALSO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 45, ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 89°03'42", A RADIUS OF 40.00 FEET AND A DISTANCE OF 62.18 FEET TO A POINT OF TANGENT;
THENCE N00°57'47"E, ON THE WESTERLY RIGHT OF WAY LINE SAID EMILY LOOP, BEING ALSO THE EASTERLY BOUNDARY LINE OF SAID LOTS 45 AND 46 AS PLATTED SAID THE RESERVE AT INDIGO RANCH FILING NO.1, A DISTANCE OF 88.52 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE WESTERLY, NORTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID EMILY LOOP, BEING ALSO THE EASTERLY BOUNDARY LINE OF LOTS 46 AND 47, HAVING A DELTA OF 27°00'00", A RADIUS OF 50.00 FEET AND A DISTANCE OF 235.62 FEET TO A POINT OF TANGENT;
THENCE S00°57'47"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID EMILY LOOP BEING ALSO THE WESTERLY BOUNDARY LINE OF LOTS 48 THROUGH 51, A DISTANCE OF 139.52 FEET TO A POINT OF CURVE;
ON THE ARC OF A CURVE TO THE RIGHT, ON THE EASTERLY RIGHT OF WAY LINE OF SAID EMILY LOOP, BEING ALSO THE WESTERLY BOUNDARY LINE OF SAID LOT 51, HAVING A DELTA OF 89°03'42", A RADIUS OF 40.00 FEET AND A DISTANCE OF 62.18 FEET TO A POINT OF TANGENT;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, ON THE EASTERLY AND SOUTHERLY RIGHT OF WAY LINE OF SAID EMILY LOOP BEING ALSO THE WESTERLY BOUNDARY LINE OF LOTS 51 AND 52, THE NORTHERLY BOUNDARY LINE OF LOTS 53 AND 54, ALL AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, WHOSE CENTER BEARS S29°21'59"W, HAVING A DELTA OF 21°15'19", A RADIUS OF 50.00 FEET AND A DISTANCE OF 185.23 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID EMILY LOOP, BEING ALSO THE NORTHERLY BOUNDARY LINE OF LOTS 54 AND 55, WHOSE CENTER BEARS N12°16'33", A RADIUS OF 1276'33", A DISTANCE OF 50.00 FEET AND A DISTANCE OF 15.28 FEET TO A POINT ON CURVE;
THENCE N00°01'29"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 0.512 ACRES



VICINITY MAP
N.T.S.



NOTE:
NO EXISTING IMPROVEMENTS ARE
LOCATED WITHIN THE ROAD
RIGHT OF WAYS TO BE VACATED.

RIGHT OF WAY VACATION SKETCH
RIPPY DRIVE AND EMILY LOOP
THE RESERVE AT INDIGO RANCH
FILING NO. 1
JOB NO. 2380.25
JANUARY 29, 2016
SHEET 1 OF 1



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CPC V 16-00012