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JOB NO. 2366.00-15R  
FEBRUARY 9, 2017  
REV. MARCH 22, 2017  
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### 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 NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS 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 N00°20'14"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 SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD 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 NORTHEASTERLY CORNER OF TOY RANCHES 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 N00°29'03"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 ON SAID SOUTHERLY RIGHT OF WAY LINE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S03°22'10"E, 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 NORTHEASTERLY 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 03°29'34", A RADIUS OF 1932.00 FEET AND A DISTANCE OF 117.77 FEET TO A POINT OF TANGENT;  
THENCE S80°53'19"E, A DISTANCE OF 344.85 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°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 S00°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°01'27"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. N86°31'42"W, A DISTANCE OF 350.63 FEET;
3. N89°57'43"W, A DISTANCE OF 362.74 FEET;
4. S45°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°10'15"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°50'06"W, A DISTANCE OF 36.69 FEET;
2. N89°57'43"W, A DISTANCE OF 244.32 FEET;
3. N86°27'52"W, A DISTANCE OF 180.31 FEET;
4. N89°57'43"W, A DISTANCE OF 8.75 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 09°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 03°29'33", A RADIUS OF 1923.00 FEET AND A DISTANCE OF 117.22 FEET TO SAID NORTHEASTERLY CORNER OF TRACT E, SAID POINT BEING ALSO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 0.963 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°45'07"E, A DISTANCE OF 19.33 FEET TO A POINT ON THE NORTHERLY 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:

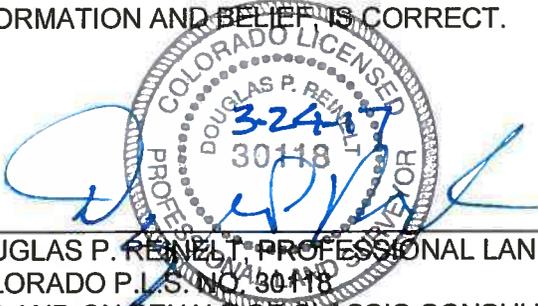
1. S83°08'28"E, A DISTANCE OF 567.42 FEET;
2. N53°57'55"E, A DISTANCE OF 43.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1 TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.341 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 19.917 ACRES,

**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.



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

MARCH 24, 2017  
DATE