(PARCELS 1-A, 1-B, 2, 4, 6, 7, AND 10 OF PROPOSED MASTER PLAN) VILLAGE A LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14. SECTION 15 NOT HE NORTH HALF OF SECTIONS, ZLL IN TOWNSHIP 13 SOLDINE, RANGE 66 WEST OF THE SIXTH PRINCPAL INFIGNAL, IR PASS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP SIGNIFIA MANUEL BASSO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-12" ALUMINUM GAP STRAPED VORTH, CR. SARONAT THE WEST QUARTER BY A 2-12" ALUMINUM GAP STRAPED VORTH, BARRELL 8, COL 15, T564", AND IS ASSUMED TO BEAR NOT 20"14". A DISTANCE OF 2946,40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL, METRODIAN, EL PASO COUNTY, COLORADO, SAID PORTI TERIOR THE NORTHESTERY CORNER OF TOY PRANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0.2 AT PAGE AT RECORDED THE PASO COUNTY, COLORADO, SAID POINT BEING ALSO MA MAGIE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOLLEYARD, AS PLATTED IN BANNING LEWIS RANCH FILMS NO. 7, RECORDED INDER RECEPTION NO. 2005987TT;

PARCEL 1

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

THENCE SRBGTAGTE, DISTANCE OF 1192,22 FEET TO A POINT ON THE EASTERY, BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1. SAID POINT BEING ALSO ON THE WISSIERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 3. RECORDED UNDER RECEPTION NO. 205064515.

THENCE CONTINUING 589-5743"E. A DISTANCE OF 1277.98 FEET.

THENCE SOUVEST'NA, A DISTANCE OF 30.000 FEET OF 30.000 FEET TO THENCE ON THE AFOOD FOR THE TO A DONE OF 30.000 FEET TO THENCE ON THE AFOOD FOR CONTINUED OF 30.000 FEET TO A FOUNT OF TANGENT OF 30.000 FEET TO A POINT OF TANGENT OF 30.000 FEET TO

THENCE ON THE EASTERLY BOUNDARY OF SAID DRAINAGE TRACT E THE FOLLOW ING TWENTY-SIX (28) COUNSES:

6 S27°42'19"N 7 ON THE ARC 530.88 FEET TO A

1. SIGN'YZONE A DISTANCE OF BOLZ FEET TO A POINT OF CLIRVE:
2. ON THE ARC OF A CLIRVE FOT THE LEFT HAWING A DELIX OF 64'5300', A RADIUS OF 180.00 FEET
3. ON THE ARC OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 90'544', A RADIUS OF 120.00 FEET
4. ON THE ARC OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 90'559'S. A RADIUS OF 120.00 FEET
5. SON THE ARC OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 25'95S'Z. A RADIUS OF 120.00 FEET
6. ON THE ARC OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 25'95S'Z. A RADIUS OF 120.00 FEET
7. ON AN A BOS OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 15'95S'S, A RADIUS OF 57'30 FEET
7. ON AN A BOS OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 15'35S'S. A RADIUS OF 57'30 FEET
7. ON AN A BOS OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 15'35S'S. A RADIUS OF 57'30 FEET
7. ON THE ARC OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 15'35S'S. A RADIUS OF 57'30 FEET
7. ON THE ARC OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 15'35S'S. A RADIUS OF 27'30 FEET
7. ON THE ARC OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 15'35S'S. A RADIUS OF 57'30 FEET
7. ON THE ARC OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 15'35S'S. A RADIUS OF 57'30 FEET
7. ON THE ARC OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 15'35S'S. A RADIUS OF 57'30 FEET
7. ON THE ARC OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 15'35S'S. A RADIUS OF 57'30 FEET
7. ON THE ARC OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 25'30S'S. A RADIUS OF 57'30 FEET
7. ON THE ARC OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 25'30S'S. A RADIUS OF 57'30 FEET
7. ON THE ARC OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 25'30S'S. A RADIUS OF 57'30 FEET
7. ON THE ARC OF A CLIRVE TO THE GRIFT HAWING A DELIX OF 25'30S'S. A RADIUS OF 57'30 FEET
7. ON THE ARC OF A CLIRVE TO THE LETT HAWING A DELIX OF 25'30S'S. A RADIUS OF 53'30 FEET
7. ON THE ARC OF A CLIRVE TO THE LETT HAWING A DELIX OF 25'32S'S. A RADIUS OF 53'30 FEET
7. ON THE ARC OF A CLIRVE TO THE RIGHT THAWING A DELIX OF 25'32S'S. A RADIUS OF 53'30 FEET
7. ON THE ARC OF A CLIRVE TO THE LETT HAWING A DELIX OF 25'32S'S. A RADIUS OF 53'30 FEET

THENCE S89°57/43°E, A DISTANCE OF 582.40 FEET TO A POINT ON THE EASTERLY BOUNDARY OF BANNING LEWIS RANCH FILLING NO. 1 RECORDED UNDER RECEPTION NO. 23095177. SAD POINT BEING ALSO ON THE WESTERLY BOUNDARY OF BANNING LEWIS RANCH FILLING NO. 3 RECORDED UNDER RECEPTION NO. 230954913.

THENCE CONTINUING S89°57-43°E, A DISTANCE OF 1277-88 FEET;
HIGHOE SONO'STIVAN, A DISTANCE OF 38.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEYARD AS PLATITED IN SADD BANNING LEWIS SANCH FILLING NO. 3 THENCE CONTINUING S06*3000°E. A DESTANCE OF 13.00 FEET TO A POINT ON CURVE.

THENCE ON THE ARROP FOUNEED THE ELET THYNOSC CHENTE BERGAS 505*505°E. HANNIGA DELTA. IN THE CONTINUING ON THE ARROP FOUNEED THE ELET THYNOSC CHENTE BERGAS 505*505°E. HANNIGA DELTA. IN THE CONTINUING OF 25.300 FEET AND A DESTANCE OF 17.234 FEET TO A POINT OF CURVE.

THENCE ON THE ARROP FOUNEED THE PROMIT OF WORLD OF 4.43°E. A RADIUS OF 938.00 I. FERTICA ON THE ARROP OF THE ARROP TO THE WORLD OF 10.44°E. THE ARROP TO THE WORLD ON THE ARROP TO THE WORLD ON THE ARROP TO SAID BANNIGA CHENCE ON THE ARROP TO SAID BANNIGA CONTINUING ON SAID ON THE BERGAS ON THE ARROP THE SAID ARROP OF SAID BANNIGA CONTINUING ON THE ARROP TO FRANCE OF 93.75°E TO TA PARK TO F CURVE.

THENCE CONTINUING NECTORS OF THE FEET THENCE OF 93.74 FEET.

THENCE ON THE ARROP TO THE FORTH THANKS DELTA OF 200°22°. A RADIUS OF 1929.00 FEET AND ADDIT OF CURVE.

THENCE ON THE ARROP CARLOL OF CURVET OT THE POINT OF CURVE.

THENCE ON THE ARROP CARLOL OF THE POINT OF CURVE.

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CONTAINING A CALCULATED AREA OF 297.078 ACRES.

AMENDMENT STATEMENT

PROPOSED AMENDMENT REQUESTS TO CHANGE THE CURRENT LAND USE FROM RESIDENTIAL MEDIUM (RICH) TO RESIDENTIAL MEDIUM (RICH) TO RESIDENTIAL MEDIUM (RICH) TO ARSIDENTIAL MEDIUM (RICH). TO ANNE NICH TON YOCATIONS FOR PORTIONS OF THIS AREA ARE REFLECTED IN THE PLANS AS WELL.

FLOODPLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP NO. 08041005456
EFECTIVE DATE DECEMBER 7 2018, THE ABOVE PROJECT DOES CONTAIN FEMA
DESTRACTED FLOOD PLAIN AREAS.

JULY 2020 - CPC MP 87-00381-A28MJ20 REQUESTS TO CHANGE LAND-USE DESIGNATION FOR EXISTING BLR RESIDENTIAL PARCEL FROM RMH AND RM TO RES-M AND COM AMENDMENT HISTORY ۲.

RIGHT OF WAY VACATION LEGAL DESCRIPTION (BANNING LEWIS PKWY, TAMLIN ROAD R.O.W. VACATION)

THENCE ON THE NORTHERLY BOUNDARY OF SAID STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 THE FOLLOWING NINE (9) COURSES.

BASIS OF BEARINGS. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PERIOCIPAL, MERDIAN, EL PASO CONNIT, COLOGRADO, BEING MONUMIENTED THE NORTHWEST CORNER BY A 2-1/2 ALUMINUM CAP STRAIPED "GAIS INC, PLS 22095" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STRAIPED. "GAIS INC, PLS 22095" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STRAIPED." A COLS 17 PR64", AND IS ASSUMED TO BEAR NOW 201"4"E, A DISTANCE OF 2646-01 FEET. FIVE (5) PARCELS OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, SECTION 15 AND THE NORTH-THE OF SECTION X2, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SYTH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, BEING BESCRIEDA AS FOLLOWIS:

1. S82-2509-E, A DISTANCE OF 728 FEET;
2. S79'1-2724. A DISTANCE OF 728 FEET;
3. ON THE ARC OF A CURVE TO THE LETT, WHOSE CENTER BEARS NOF-4440"E, HANNG A DELTA OF 41'5750", A RADUS OF 922.75 FEET HAND ADS STANCE OF 675.87 FEET TO A POONT OF TANGENT;
4. NAS-44700E, A DISTANCE OF 452.87 FEET TO A POINT OF CHANGE.
5. NAS-44700E, A DISTANCE OF 758.1 FEET TO A POINT OF CURVE;
5. NAS-44700E, A DISTANCE OF 758.1 FEET TO A POINT OF OUR WE;
6. NAS-7470C, A DISTANCE OF 758.1 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT HANING A DELTA OF 04'3027", A RADUS OF 208.800 FEET AND A DISTANCE OF 180.89 FEET TO A POINT ON CURVE;
8. NAS-153-TE, A DISTANCE OF 180.89 FEET TO A POINT ON CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT HANING A DISTANCE OF 180.89 FEET TO THE SOLITH REARS SST-4424"E, HANING A DELTA OF 21'47'30", A RADUS OF 227.70 FEET AND A DISTANCE OF 180.89 FEET TO THE SOLITH-SASTERLY CORNER OF TRACT E AS PLATTED IN BANNING LEWS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 250590009; A PARCEL OF LAND BEING A PORTION OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. RECORDED UNDER RECEPTION NO. 20507777 RECORDS OF EL PASO COUNTY, COLORADO.

THENCE 306'300VE, A DISTANCE OF 18.00 FEET TO A POINT ON CURVE:
THENCE ON THE ARC OF G. CAUNE TO THE LETT, WHOSE CENTER BEARS 805'65'80'E. HAVING A DELTA OF 31'16'21'. A RADDUS
OF 308.00 FEET AND A DISTANCE OF 12.24 FEET TO A POINT OF TANGENT;
THENCE SEX-3TOWN, A DISTANCE OF 95.37 FEET TO A POINT OF CURVE.
THENCE ON THE ARC OF A SIGNATE OF 14'47'ST, A RADDUS OF 988.00 FEET AND A DISTANCE OF
33.39 FEET TO A POINT OF THE RIGHT HAWING A DELTA OF 44'47'ST, A RADDUS OF 988.00 FEET AND A DISTANCE OF
THENCE NR27SOWY, A DISTANCE OF 12.24 FEET TO A POINT ON THE WESTFERY BOUNDARY OF SAND PANNING LEMS ALSO ON THE EASTERY BOUNDARY OF SAND BANNING LEWS RANCH THENCE CONTINUING NR27SOWY, A DISTANCE OF 22.16 FEET TO A POINT ON THE EASTERLY BOHING LEWS RANCH THENCE ON THE ROSTSOWY AS DISTANCE OF 22.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAND BANNING LEWS PRANCH THENCE ON THE REASTERLY RIGHT OF WAY LINE OF SAND BANNING LEWS PRANCH TO THE POINT OF BEGINNING.

13 SOUTH, RANGE 65 WEST OF THE SIXTH NORTHEASTERLY CORNER OF TOY RANCHES ASO COUNTY, COLORADO, SAID POINT BEING BOULEVARD, AS PLATTED IN BANNING LEWIS

THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, R. NAN, ELECARDD NAS ASSOCIATION COORDAGO, SOUTH REASTE COORDED IN PLAT BOOK 0.2 AT PAGE 42, RECORDS OF EL PRADO COUNTY, POINT IN THE SOUTHERY NIGHT OF WAY LINE OF DUBLIN BOULEVARD, D. N. RECORDED WHER RECEPTION NO. 2006/87777.

COMMENCING AT THE PRINCIPAL MERIDIAN ESTATES NO. 2 RECC ALSO AN ANGLE POI RANCH FILING NO. 1

CONTAINING A CALCULATED AREA OF 1.754 ACRES. PARCEL 4

EASTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY THE FOLLOWING ELEVEN (11)

THENCE ON THE COURSES:

A DISTANCE OF 110.81 FEET TO A POINT OF CURVE; 5. OF A CURVE TO THE RIGHT HAVING A DELTA OF 30°3441", A RADIUS OF ' 5. A POINT OF TANGENT:

THENCE S89°5743°E, A DISTANCE OF 640.83 FEET;
BOULEVARD & SUCHTER, A DISTANCE OF 640.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1 AND THE EASTERLY RIGHT. BANNING LEWIS PRARKWHY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

I6"E, A DISTANCE OF 3246.57 FEET TO THE POINT OF BEGINNING

THENCE S88°41"

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. 200044313, RECORDS OF EL PASO COUNTY, COLORADO, V, A DISTANCE OF 588-6FEET, V. A DISTANCE OF 588-6FEET, V. A DISTANCE OF CASE OF CONTROL OF CASE OF CONTROL OF CASE OF CONTROL OF CASE OF CASE

COMMENCING AT THE NORTHWESTERLY CORNER VISTA DEL ORO BOULEVARD AND SOUTHEASTERLY CORNER OF DUBLIN BOULEVARD AS PLATTED I ASIO BANNING LENS RANCH THAIRG NO. S AND PORT BERNG ALSO AN ANGLE POINT ON THE SOUTHEACY LINE OF PARCEL 2 HEREIN DESCRIBED, SAD POINT BENG THE POINT OF BESINNING; THENCE NB4'08'23"E, A DISTANCE OF 107.04 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID VISTA BEL ORD BOULEVARD;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD THE FOLLOWING EIGHT (8) COURSES:

VE TO THE LEFT, WHOSE CENTER BEARS S78°57'59"E HAVING A DELTA OF 09°57'41", A RADIUS NNCE OF 197.33 FEET TO A POINT OF TANGENT;

1. \$00'02'17"W, A DISTANCE OF 285.09 FEET;
3. \$00'02'17"M, A DISTANCE OF 180.02 FEET;
4. \$44'57'43"E, A DISTANCE OF 31.11 FEET;
5. \$00'02'17"M, A DISTANCE OF 680.00 FEET;
6. \$00'02'17"M, A DISTANCE OF 680.00 FEET;
7. ON AN ARCO FO CAURE TO THE REHT TO A POINT ON CURS, 200'02'17"M, A DISTANCE OF 31.11 FEET TO A POINT ON CURS, 200'02'17"M, A DISTANCE OF 31.11 FEET TO A POINT ON CURS, 200'00 FEET AND A DISTANCE OF 265.36 FEET;
8. \$07'29'4"M, A DISTANCE OF 265.36 FEET;

3092.15 FEET TO A POINT OF CURVE; THE LEFT HAVING A DELTA OF 27"42'58", A RADIUS OF 1116.00 FEET AND A DISTANCE

. ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27'42'58", A F. TO A POINT OF TANGENT; 39"W, A DISTANCE OF 1259.01 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 31,380 ACRES

THUNG S11'04'20"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY, 18.51 FEET.
TOTHE A DISTANCE OF 34.75 FEET TO A POINT OF CURVE.
THE A DISTANCE OF 34.75 FEET TO A POINT OF CURVE.
THE FEET TO A POINT OF THE RIGHT HANNG A DELTA OF 20'0728", A RADIUS OF 1929.00 FEET AND A PIET, A PAINT OF 19382-18 FEET TO A POINT OF CURVE.

Y, A DISTANCE OF 163.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE CONTINUING 800°2943W, 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;

TNAMDNAMA NAJA ABTSAM

COLORADO SPRINGS, CO

A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN

BANNING LEWIS RANCH - VILLAGE A

THENCE ON THE SOUTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID VISTA DEL NINETEEN (19) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS SIOZZSSW, HANNG A DELTA OF 13'24'59', A RADIUS OF 922,00 FETT, AND ADSTRACE OF 222,22 FETT.
2. SSIS'5800'W, A DSTRACE OF 224,27 FETT.
4. SSIS'5800'W, A DSTRACE OF 31.11 FETT.
4. SSIS'5800'W, A DSTRACE OF 31.11 FETT.
5. MAG'0200'W, A DSTRACE OF 31.11 FETT.
5. MAG'0200'W, A DSTRACE OF 31.11 FETT.

d being a portion of dublin boulevard as platted in banning lewis ranch filing no. 1, Recepton No. 2008/PTT, And a porting of dublin boulevards as flatten in banning lewis Recorded Wider Reception no. 2006/8431, Records of El Paso County, Colorado.

A PARCEL OF LAND I RECORDED UNDER RI RANCH FILING NO. 3 R

COMMENCING AT BEGINNING;

THE NORTHEASTERLY CORNER OF PARCEL 1 HEREIN DESCRIBED SAID POINT BEING THE POINT OF

S02'57'49"E, A DISTANCE OF 31.28 FEET.
S92"71"CA, A DISTANGE OF 81.00 FEET.
S92"71"CA, A DISTANGE OF 81.00 FEET.
S92"71"CA, A DISTANGE OF 91.00 FEET.
S92"71655"W, A DISTANGE OF 91.07 A FEET TO A POINT OF CURVE.
S92"11"CA FOUNT TANGENT.
S98"10"SE, A DISTANGE OF 148.37 FEET.
S98"10"SE, A DISTANGE OF 148.37 FEET.
S98"11"SE, A DISTANGE OF 148.37 FEET. 9.82.00 FEET MAN DAISTANCE OF 22.28,0 FEET;
2. 896*800"W, A DSTANCE OF 22.42,9 FEET;
4. 896*800"W, A DSTANCE OF 31.1 FEET;
5. 896*800"W, A DSTANCE OF 31.1 FEET;
6. 896*800"W, A DSTANCE OF 31.1 FEET;
6. 896*800"W, A DSTANCE OF 31.1 FEET;
7. ON THE ARC OF A QUIVE TO THE LEFT HAWNO A DELTA OF 106*26;
1304.04 FEET TO A POINT OF TANGENT.
9. 816*7300"E, A DSTANCE OF 18.260 FEET;
9. 816*7300"E, A DSTANCE OF 18.260 FEET;
10. 816*7300"E, A DSTANCE OF 18.260 FEET;
11. 25.59*70"W, A DSTANCE OF 18.260 FEET;
12. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS STZ*
12. ON THE ARC OF A CURVE TO THE RIGHT WOOSE CENTER BEARS STZ*
13. 80.579*49"E, A DSTANCE OF 18.26 FEET TO A POINT OF CURVE.
14. 542*71*2"W, A DSTANCE OF 18.26 FEET TO A POINT OF CURVE.
15. 587*1648"W, A DSTANCE OF 18.26 FEET.
16. 542*168"W, A DSTANCE OF 11.1 FEET.
17. ON THE ARC OF A CURVE TO THE LEFT HAWNO A DELTA OF 80*27713", TEET.
18. 533*10*20"E, A DSTANCE OF 44.87 FEET.
19. 582*140*CE, A DSTANCE OF 44.87 FEET.

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;

S84'0823"W, A DISTANCE OF 107.04 FEET;
N89'5743"W, A DISTANCE OF 183.78 FEET;
N89'5743"W, A DISTANCE OF 180.34 FEET;
N89'5743"W, A DISTANCE OF 180.34 FEET;
N89'5743"W, A DISTANCE OF 180.34 FEET;
N89'5743"W, A DISTANCE OF 180.35 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS STANGSTANGS OF 183.25 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS CH FILING NO. 3 SAID POINT BEING ALSO ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS CHELING NO. 3.

THENCE S48°49'40"W, A DISTANCE OF 159'46 FEET TO THE SOUTHWESTERLY CORNER OF SAID VISTA DEL PRADO BOULEVARD;

THENCE ON THE WESTERLY AND NORTHERLY RIGHT OF \
TWENTY-FIVE (25) COURSES:

SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH

SOUTHERLY RIGHT OF WAY LINE OF ! FOLLOWING FIVE (5) COURSES;

THENCE ON THE S FILING NO. 1 THE F

6. S87°44'51"W, RANCH FILING NO.

1. NOTHTOPE A DISTANCE OF 42.43 FEET;
2. NSTH300W, A DISTANCE OF 171.46 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 33-1721*, A RADIUS OF 798.00 FEET AND A DISTANCE 463.54 FEET TO A POINT ON CURVE;
4. NOFHTSWA, A DISTANCE OF 31.66 FEET;
5. NOTHTSWA DISTANCE OF 31.66 FEET;
6. NOSTH35WA DISTANCE OF 31.66 FEET. N46*15'19"W, A DISTANCE OF 31.86 FEET;
N00*1136"W, A DISTANCE OF 60.00 FEET;
N45*52'06"E, A DISTANCE OF 31.66 FEET TO A POINT ON CURVE;

A PARCEL OF LAND BEING A PORTION OF STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. I, RECORDED UNDER RECEPTION NO. 2680EMETT AND A PORTINON OF STETSON HILLS BOLICHARD A PALTTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 202064513 RECORDS OF EL PASO COUNTY, COLORADO.

THENCE ND0'00177W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY, A DISTANCE OF 60,000 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 0,777 ACRES

PARCEL 3

S87-44'S1'W, A DISTANCE OF 111.88 FEET.
N895'X-43W, A DISTANCE OF 4898 FEET.
S895'DX-44'W, A DISTANCE OF 4800.17 FEET.
N895'X-43'W, A DISTANCE OF 6800.6FEET.
S855'DX-23'W, A DISTANCE OF 6800.6FEET.
S855'DX-23'W, A DISTANCE OF 68.240 FEET TO A POINT ON KWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO.

3. S88°07'44"W, 4. N89°57'43"W, 5. S45°00'32"W, PARKWAY AS PLAT

06"4147", A RADIUS OF 1048.00 FEET AND A DISTANCE OF STERLY CORNER OF SAID VISTA DEL ORO BOULEVARD; 7. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS \$86*27734"E, HAVING A DELTA OF 38*447277.
8. NA2*165254. A DISTANCE OF 483.73 FEET TO A POINT OF CURVEST.
8. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA 61*44557, HAVING A RADIUS OF 722.00 FEET AND A I 756.55 FEET TO A POINT OF CURVE.
10. NI9*2800"W, A DISTANCE OF 238.56 FEET TO POINT OF CURVE.
11. ON THE ARC OF A CURVE TO THE RIGHT HAWING A DELTA OF 61*3042", A RADIUS OF 726.00 FEET AND A I 866.72 FEET TO A POINT OUR CURVE.
13. NO **0*7695** A DISTANCE OF 31.66 FEET.
14. S88*0925** A DISTANCE OF 31.66 FEET.
15. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CERTER BEARS 540*28*19*E, HAVING A DELTA OF 37*27*13*7.
17. NO **10*56** A DISTANCE OF 31.66 FEET.
18. NO **0*56** A DISTANCE OF 31.66 FEET.
19. NO **0*56** A DISTANCE OF 31.66 FEET.
10. NO **0*56** A DISTANCE OF 31.66 FEET.
11. NO **10*56** A DISTANCE OF 31.66 FEET.
12. NO **0*56** A DISTANCE OF 31.66 FEET.
13. NO **0*56** A DISTANCE OF 31.67 FEET.
14. NO **0*56** A DISTANCE OF 31.67 FEET.
15. NO **0*56** A DISTANCE OF 31.67 FEET.
16. SA **0*50** C A DISTANCE OF 31.67 FEET.
17. NO **10*50** C A DISTANCE OF 31.67 FEET.
18. NO **0*50** C A DISTANCE OF 31.67 FEET.
18. SA **0*50** C A DISTANCE OF 31.67 FEET.
21. NO **10*50** C A DISTANCE OF 31.67 FEET.
22. SA **0*50** C A DISTANCE OF 31.67 FEET.
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24. NO **0*50** C A DISTANCE OF 31.67 FEET.
25. ON **10** C A DISTANCE OF 31.67 FEET.
26. ON **10** C A DISTANCE OF 31.67 FEET.
27. NO **0*50** C A DISTANCE OF 31.67 FEET.
28. NO **0*50** C A DISTANCE OF 31.67 FEET.
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25. ON **0*50** C A DISTANCE OF 31.67 FEET.
26. ON **0*50** C A DISTANCE OF 31.67 FEET.
27. ON **0*50** C A DISTANCE OF 31.67 FEET.
28. ON **0*50** C A DISTANCE OF 31.67 FEET.
29. ON **0*0** C OS 31.67 FEET.
29. O

NORTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS 1.1 THE FOLLOWING TWO (2) COURSES:

THENCE ON THE N

A DISTANCE OF 4169 FEET; DISTANCE OF 1680-OF OF A POINT ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH G ALSO ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO.3.

THENCE M11°0420°E, A DISTANCE OF 78.51 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD;

T THE SOUTHEASTERLY CORNER OF PARCEL 1 HEREIN DESCRIBED. SAID FOINT BEING ON THE EASTERLY TO FE BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS FANCH FILING NO. 1, SAID POINT TO FE BEGINNING.

COMMENCING AT 1 RIGHT OF WAY LIN BEING THE POINT

RIGHT OF WAY VACATION LEGAL DESCRIPTION IGHT OF WAY VACATION LEGAL DESCRIPTION

ARCHITECT / PLANNER

Design

88 Inverness Bldg. J.,

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF

1. NB0'5339'E, A DISTANCE OF 32.02 FEET;
 1. ND7'29324. A DISTANCE OF 285.56 FEET TO A POINT OF CI.
 3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA, 25.44 FEET TO A POINT ON CURVE.
 4. MA4'5749'W, A DISTANCE OF \$1.1 FEET;
 5. NG0'0277'E, A DISTANCE OF \$1.1 FEET;
 5. NG0'0277'E, A DISTANCE OF \$1.1 FEET;
 6. NG0'0277'E, A DISTANCE OF \$1.1 FEET;
 7. NG0'0277'E, A DISTANCE OF \$1.1 FEET;
 7. NG0'0277'E, A DISTANCE OF \$1.1 FEET;
 7. NG0'0277'E, A DISTANCE OF \$1.1 FEET;
 8. NG1'00277'E, A DISTANCE OF \$1.1 FEET;
 9. NG0'0277'E, A DISTANCE OF \$1.1 FEET;
 10. NG3'2155'W, A DISTANCE OF \$1.1 FEET;
 10. NG3'

CONTAINING A CALCULATED AREA OF 15.705 ACRES

ANY PORTION OF A PUBLIC RIGHT OF WAY KNOWN AS TAMILIN ROAD LYING IN SECTIONS 14 AND 15, TOWNSHIP 13 SOUTH, RANGE 68 SOUTH OF THE SIXTH PRINCIPAL MEDIBLAN, ANY RE FOUND TO LE EASTERT OF BANNING LEWIS PARKWAY AS PACHTED IN BANNING LEWIS RANGH FILMS NO. 1 RECORDED VINDER RECEPTION NO. 20090TTT RECORDS OF EL PASO COUNT. COLORADO NO SOUTHERLY OBLISH BOULEVARD AS PLATTED IN BANNING LEWIS RANGH FILMS NO. 3 ECCORDED UNDER RECEPTION NO. 20064613. EKCEPTING THEREREOM ANY PORTION LYING WITHIN USITA DE PRADO BOLLEVARD AS PLATTED IN BANNING LEWIS RANGH FILMS NO. 3 RECORDED UNDER RECEPTION NO. 20064613 AND ANY PORTION LYING WITHIN TRACT E AS PLATTED IN BANNING LEMIS RANGH FILMS NO. 4 RECORDED UNDER RECEPTION NO. 20090000.

CLAYTON PROPERTIES GROUP II.
A COLCARADO CORPORATION DBA
OARWOOD HOMES
1290 N. NEWPORT RD.
COLCARADO SPRINGS, CO 86916
PHONE; (7.19) 386-5058

DEVELOPER/CLIENT

VICINITY MAP

TOWN OF FALCON FUTURE DUBLIN BLVD NOTE: FUTURE STREETS ARE SHOWN WITH A DASHED LINE. THIS INCLUDES BANNING LEWIS PARKWAY DUBLIN BLVD EAST OF BANNING LEWIS PARKWAY, AND STETSON HILLS BLVD. EAST OF MARKSHEFFEL. MERIDIAN RD FUTURE BANNING LEWIS PARKWAY SITE WOODMEN RD DUBLIN BLVD BLACK BLACK POWERS BLVD COLORADO CITY OF

GENERAL NOTES

ALL PROPOSED ACCESS POINTS ARE CONCEPTUAL IN NATURE. PLANS WILL DETERMINE FINAL LOCATIONS.

2

ALL LANDSCAPE TRACTS AND PARKS WITHIN BANNING LEWIS RANCH, VILLAGE A, SHALL BE OWNED AND MAINTAINED BY THE BANNING LEWIS RANCH METRO DISTRICT 8. THE SUBJECT PROPERTY IS TO BE INCLUDED IN THE BANNING LEWIS RANCH METRO DISTRICT 8.

FULL SPECTRUM DETENTION WILL BE PROVIDED FOR ALL DEVELOPED RUNOFF.

ALL PARK LAND MUST BE ZONED PK BY THE MASTER DEVELOPER. REZONING SHALL OCCUR DURING THE DEVELOPMENT PLAN PROCESS.

SITE DATA

PROPERTY OWNER:

WAY LINE OF SAID VISTA DEL PRADO BOULEVARD THE FOLLOWING

PROJECT INFORMATION

PROJECT #: DRAWN BY: CHECKED BY:

ISSUE RECORD

1st Submittal
2nd Submittal
3rd Submittal
4th Submittal

SEAL

CLAYTON PROPERTIES GROUP II, A COL CORPORATION DBA OAKWOOD HOMES 3ANNING LEWIS RANCH MASTER PLAN CPC MP 87-00381 1290 N. NEWPORT RD. COLORADO SPRINGS, CO. 80916 WALTON COLORADO LLC. 14614 N. KIERLAND BLVD #120 SCOTTSDALE, ARIZONA 85254 R5/CR R1-6 R1-6/CR SS AO 297.078 ACRES 5300000654 VACANT MASTER PLAN AMENDMENT AREA: EXISTING LAND USE EXISTING ZONING: TAX ID NUMBER: MASTER PLAN: **DEVELOPER**: 37°27'13", A RADIUS OF

RESIDENTAL - 208.0 AC.
- SINGLE FAMILY DETACHED
- TWO FAMILY ATTACHED
COMMERCIAL - 15.1 AC.
MAJOR R.O.W. IDRAINAGE / OPEN SPACE - 44.68 AC.
SCHOOL STIES - 12.0 AC.
MAJOR PARKS - 28.1 AC. PROPOSED LAND USE:

PUD/SS/AO

PROPOSED ZONING:

CPC MP 87-00381-A26MJ20

SHEET NUMBER 1 OF 3

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	MAX BLDG. HT.	35.	35'	35'	35'				35'						35'		35'		35'	35'	35'	45'			
LAND USE TABLE (EXISTING) MASTER PLAN	NET UNITS*	862 - 2698	192 - 289	312 - 977	332 - 499				190 - 286						327 - 1024		248 - 373		316 - 838	62 - 166	181 - 377				
	DENSILY	7.99 - 24.99	7.99 - 12.0	7.99 - 24.99	7.99 - 12.0				7.99 - 12.0						7 99 - 24 99		7.99 - 12.0		3.0 -7.99	66 2-0 8	12.0 - 24.99				PROXIMATE.
	PROPOSED USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	SCHOOL	SCHOOL	PARK	RESIDENTIAL	PARK	PARK	PARK	PARK	PARK	RESIDENTIAL	PUBLIC FACILITIES	RESIDENTIAL	ACTIVITY CENTER	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	COMMERCIAL			NOTE: ALL ACREAGES ARE APPROXIMATE.
	GROSS ACRES	108.0	24.1	39.1	41.6	29.4	6.3	3.6	23.9	47.5	3.9	3.9	3.9	3.9	41.0	8.7	31.1	11.5	105.4	20.8	15.1	17.7	586.5	129.2	715.7
LAND USE TA	PARCEL	_	2	е	4	2	9	7	80	6	10	1	12	13	14	15	16	17	18	19	20	21	SUB-TOTAL	RIGHT-OF-WAY	TOTAL

		NO N			NORTH
S S KMH RESIDENTAL T-39-24:39 DUAC	2 0 ½	EXISTING WETLANDS - EXISTING 100 YEAR FLOODPLAIN EXISTING CHANNEL ROW 5 HGH HIGH		7	0' 500' 10 GRAPHIC SCALE: 1" = 500'
RETAIL RETAIL 2 RESIDENTIAL T.99-12.0 DUIAC	PARK D 0		STETSON HILLS BLVD. STETSON HILLS BLVD. THE STATE OF TH	\ \	
20 RH RESIDENTAL 12.0-24.99 DUAC	PARK PARK RESIDENTIAL RESIDENTIAL		RM RESDENTIAL 7.99-12.0 DUAC 7.99-12.0 DUAC PE-P PUBLIC PU		
RESDENIAL AND	RESIGNAL RESIGNAL AC. 7 490 DUMOS	RMH RESDENIAL TISS-2438 DUAC TH PARK	RES 7.89-7	16 RM RESIDENTIAL 7.99 - 12.0 DUI/AC	LAN AREA
				ACTIMITY CENTER)	EXISTING MASTER PLAN AREA
				į	û

