



JOB NO. 2570.03-19R2  
JANUARY 26, 2022  
REV. JULY 8, 2022  
REV. MARCH 21, 2023  
REV. MAY 10, 2023  
PAGE 1 OF 3

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

**ZONE CHANGE LEGAL DESCRIPTION – RESIDENTIAL EXHIBIT A**

A PARCEL OF LAND BEING A PORTION OF BANNING LEWIS PARKWAY AND A PORTION OF VISTA DEL ORO BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513, RECORDS OF EL PASO COUNTY, COLORADO, TRACTS A, J AND K AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205090006, LOT 61 AND A PORTION OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 40 RECORDED UNDER RECEPTION NO. 221714432 AND A PORTION OF TRACT C AND TRACT D AS PLATTED IN BANNING LEWIS RANCH FILING NO. 42 RECORDED UNDER RECEPTION NO. 221714734 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10 AND SOUTH HALF OF SECTION 11, ALL IN 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

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 O-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 SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE N83°22'44"E, A DISTANCE OF 3275.19 FEET TO A POINT ON CURVE SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S84°00'42"E HAVING A DELTA OF 12°00'03", A RADIUS OF 1408.00 FEET AND A DISTANCE OF 294.91 FEET TO A POINT OF TANGENT;

THENCE N17°59'21"E, A DISTANCE OF 725.23 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 16°34'10", A RADIUS OF 1371.00 FEET AND A DISTANCE OF 396.48 FEET TO A POINT ON CURVE;

THENCE N90°00'00"E, A DISTANCE OF 102.33 FEET TO THE NORTHWESTERLY CORNER OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 40 RECORDED UNDER RECEPTION NO. 221714732 SAID POINT BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513 SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF REDCLOUD PEAK DRIVE AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 40;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID REDCLOUD PEAK DRIVE AND THE NORTHERLY BOUNDARY OF SAID TRACT E AND LOT 61 AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 40 THE FOLLOWING THREE (3) COURSES;

1. N90°00'00"E, A DISTANCE OF 1.86 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°18'58", A RADIUS OF 368.50 FEET AND A DISTANCE OF 349.34 FEET TO A POINT OF TANGENT;
3. N35°41'02"E, A DISTANCE OF 428.17 FEET;

THENCE CONTINUING N35°41'02"E, A DISTANCE OF 263.80 FEET;

THENCE N54°18'58"W, A DISTANCE OF 3.50 FEET;

THENCE N35°41'02"E, A DISTANCE OF 221.41 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°45'08", A RADIUS OF 470.00 FEET AND A DISTANCE OF 170.23 FEET;

THENCE N33°33'50"W, A DISTANCE OF 60.00 FEET;

THENCE N48°52'50"W, A DISTANCE OF 73.27 FEET TO AN ANGLE POINT IN THE EASTERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 42 RECORDED UNDER RECEPTION NO. 221714734;

THENCE N32°25'57"W, ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 42, A DISTANCE OF 874.56 FEET TO THE NORTHEASTERLY CORNER OF SAID BANNING LEWIS RANCH FILING NO. 42 SAID POINT BEING ON THE NORTHERLY BOUNDARY OF PARCEL 7, AS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 214104176;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL 7 THE FOLLOWING (2) TWO COURSES:

- 1) N89°51'27"E, A DISTANCE OF 1272.84 FEET TO A POINT ON THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 10;
- 2) S89°08'12"E, A DISTANCE OF 3884.02 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN BOOK 2609 AT PAGE 177;

THENCE S00°08'13"W ON SAID WESTERLY BOUNDARY, A DISTANCE OF 145.14 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 214044794;

THENCE ON THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 214044794 THE FOLLOWING (2) TWO COURSES:

- 1) S00°08'13"W, A DISTANCE OF 300.00 FEET;
- 2) S89°08'14"E, A DISTANCE OF 1119.97 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED BOOK 2194 AT PAGE 154;

THENCE ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN BOOK 2194 AT PAGE 154 THE FOLLOWING (2) TWO COURSES:

- 1) S00°08'13"W, A DISTANCE OF 461.76 FEET TO A POINT ON THE NORTH LINE OF SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
- 2) S00°08'29"W, A DISTANCE OF 2535.48 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N04°56'37"W, HAVING A DELTA OF 02°22'22", A RADIUS OF 4926.00 FEET AND A DISTANCE OF 203.99 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N02°34'16"W, HAVING A DELTA OF 02°36'32", A RADIUS OF 4926.00 FEET AND A DISTANCE OF 224.31 FEET TO A POINT OF TANGENT;

THENCE N89°57'43"W, A DISTANCE OF 5403.43 FEET;

THENCE N00°00'39"W, A DISTANCE OF 9.00 FEET TO THE SOUTHERLY BOUNDARY OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 40 RECORDED UNDER RECEPTION NO. 221714732;

THENCE CONTINUING N00°00'39"W, A DISTANCE OF 301.00 FEET;

THENCE N89°57'43"W, A DISTANCE OF 654.65 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT E SAID POINT BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 205064513;

THENCE CONTINUING N89°57'43"W, A DISTANCE OF 631.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 501.993 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

I, ROBERT L. MEADOWS, JR., 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.



5-10-23

ROBERT L. MEADOWS, JR., PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 34977  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

DATE

DUBLIN BOULEVARD  
BANNING LEWIS  
RANCH FILING NO. 1  
RECEPTION NO.  
205087777  
(ROW VARIES)  
POC

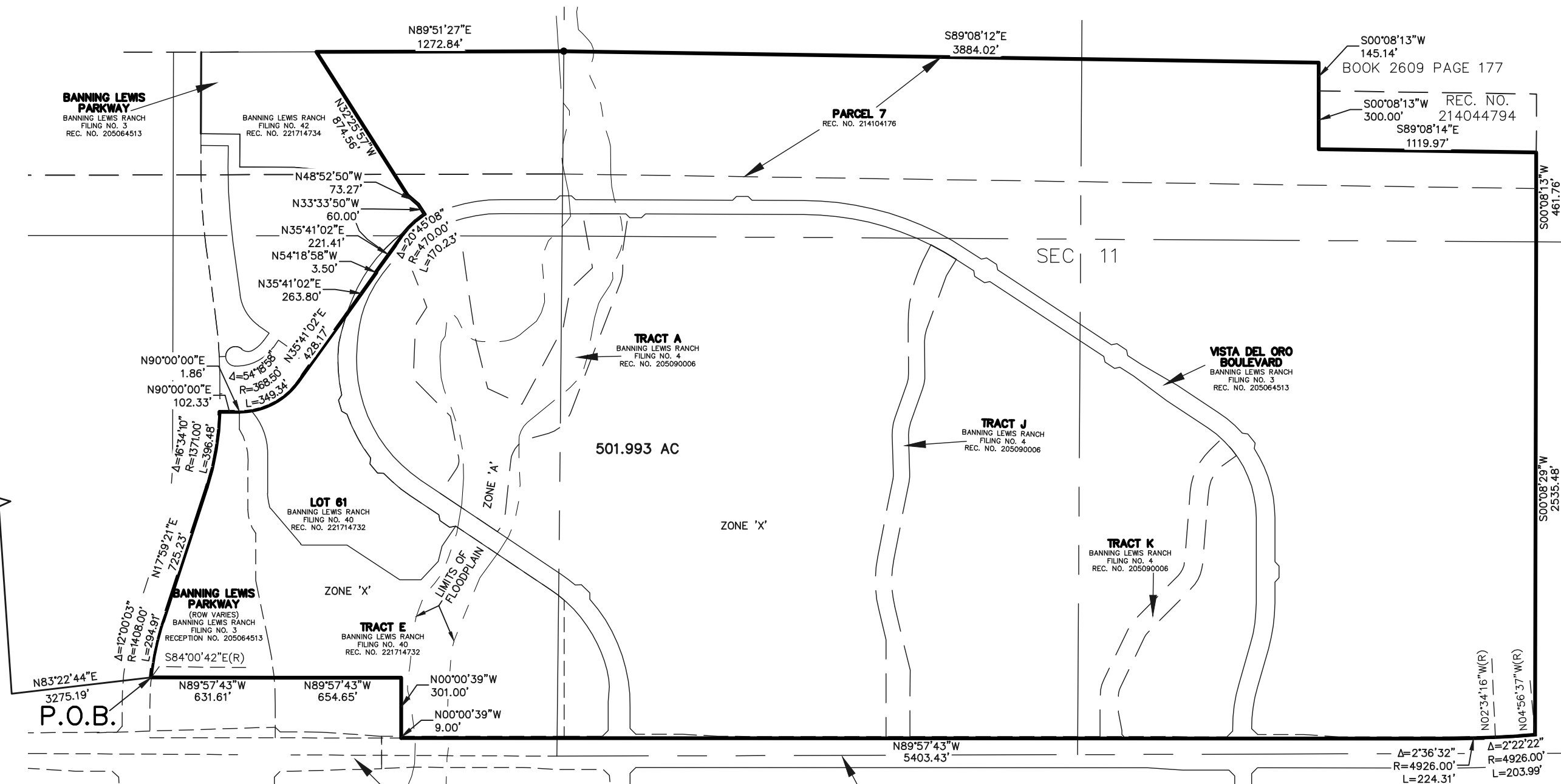
TOY RANCHES  
ESTATES NO. 2  
PLAT BOOK O-2, PAGE 47

BASIS OF BEARINGS  
N00°20'14"E 2646.40'

WEST LINE OF THE NW  
QUARTER OF SECTION 15

NW CORNER  
SECTION 15  
RECOVERED 2.5"  
ALUMINUM CAP  
STAMPED "GMS  
INC. PLS 22095"  
FLUSH WITH THE  
GROUND

W 1/4 CORNER SEC. 15  
2-1/2" ALUMINUM CAP  
STAMPED "DREXEL,  
BARREL & CO LS 17664"  
FLUSH WITH THE GROUND



P.O.B.

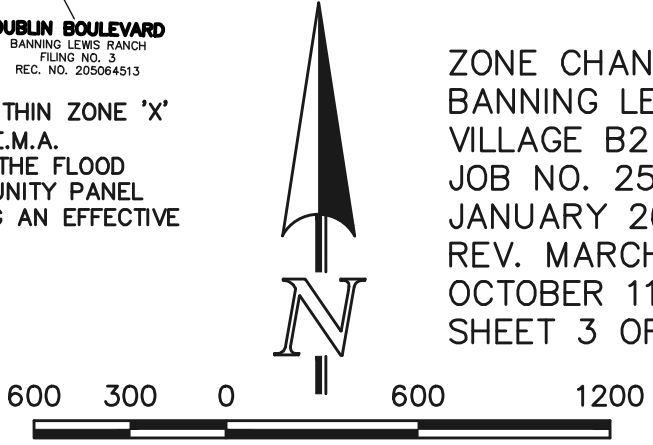
EXISTING ZONING: PDZ/R-5-CR/R-16-CR/MX-M-CR/AP-0/SS-0  
(PLANNED DEVELOPMENT ZONE, MULTI-FAMILY HIGH WITH CONDITIONS  
OF RECORD, SINGLE-FAMILY MEDIUM, MIXED-USE MEDIUM WITH  
CONDITIONS OF RECORD, WITH AIRPORT AND STREAMSIDE OVERLAYS)

PROPOSED ZONING: PDZ/AP-0/SS-0  
(PLANNED DEVELOPMENT ZONE DISTRICT WITH AIRPORT AND  
STREAMSIDE OVERLAYS: SINGLE-FAMILY AND/OR TWO-FAMILY  
RESIDENTIAL; DENSITY OF 3.5-7.99 DU/AC AND A MAXIMUM BUILDING  
HEIGHT OF 35 FEET)

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY  
WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION  
AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN  
FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT  
DEPICT A MONUMENTED LAND SURVEY.

PORTIONS OF THIS SITE LIE WITHIN ZONE 'X'  
AND ZONE 'A' DESIGNATED F.E.M.A.  
FLOODPLAIN, DETERMINED BY THE FLOOD  
INSURANCE RATE MAP, COMMUNITY PANEL  
NUMBER 08041C0545G HAVING AN EFFECTIVE  
DATE OF DECEMBER 7, 2018

ZONE CHANGE-EXHIBIT B  
BANNING LEWIS RANCH  
VILLAGE B2 RESIDENTIAL  
JOB NO. 2570.03-19R2  
JANUARY 26, 2022; REV. JULY 8, 2022  
REV. MARCH 21, 2023; REV MAY 10, 2023,  
OCTOBER 11, 2023  
SHEET 3 OF 3



SCALE: 1" = 600'  
U.S. SURVEY FOOT  
PUDZ-23-0002



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Colorado Springs, Colorado 80903  
(719)785-0790