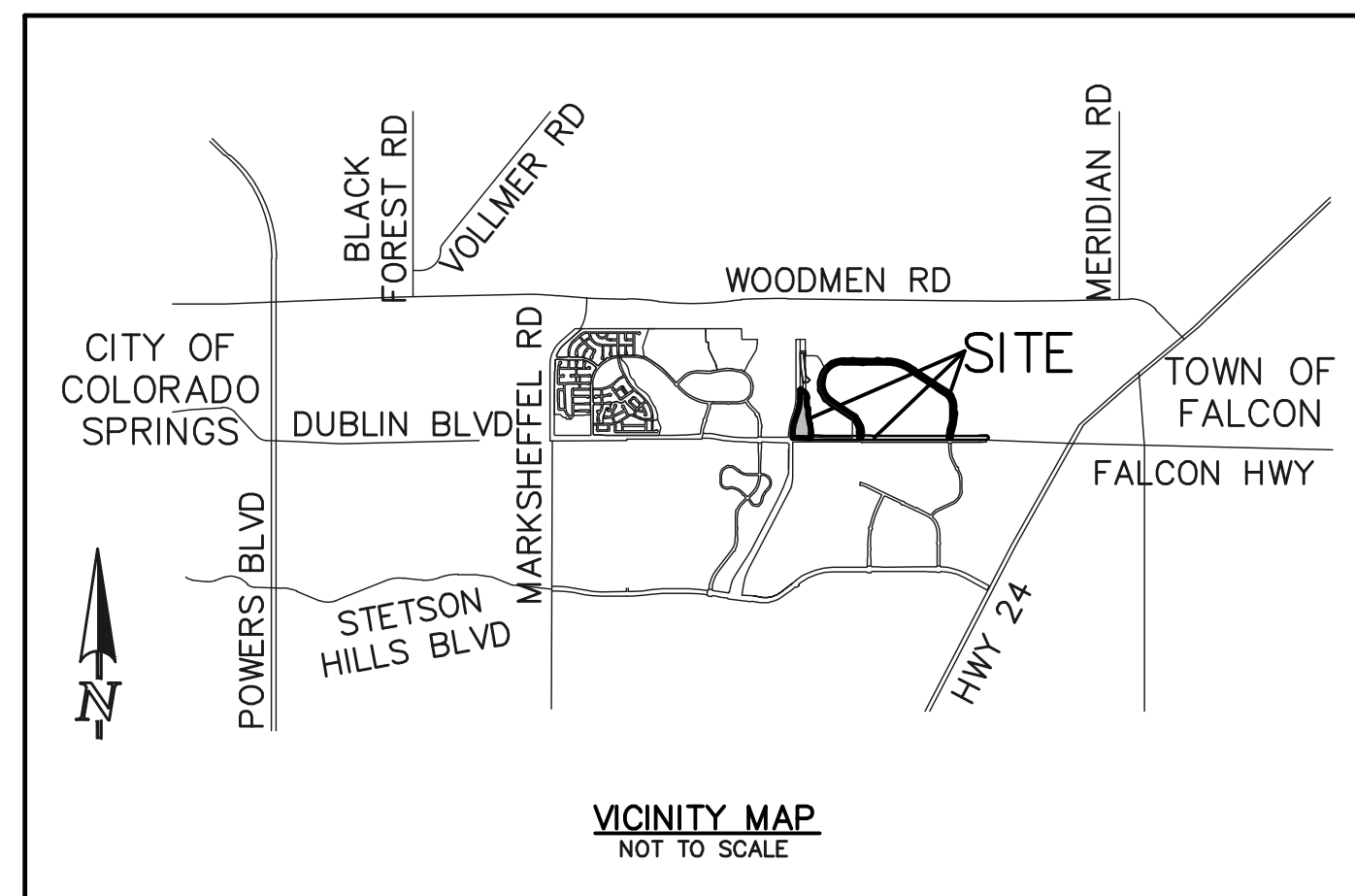


VACATION PLAT

BANNING LEWIS RANCH R.O.W. VACATION FILING NOS. 1 AND 3 - 2022

A VACATION OF A PORTION DUBLIN BOULEVARD, A PORTION OF BANNING LEWIS PARKWAY AND A PORTION OF VISTA DEL ORO BOULEVARD
BEING A PORTION OF BANNING LEWIS RANCH FILING NO. 1 RECEPTION NUMBER 205087777
AND A PORTION OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECEPTION NO. 205064513
LOCATED IN THE EAST HALF OF SECTION 10 AND SECTION 11,
ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



LEGAL DESCRIPTION:

THREE (3) PARCELS OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 10 AND 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 L.S. 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 AND A PORTION OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 20507777 RECORDS OF EL PASO COUNTY, COLORADO AND A PORTION OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513 BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, 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, 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 N88°48'21"E, A DISTANCE OF 3246.40 FEET TO THE POINT OF BEGINNING;

THENCE N00°00'39"W, A DISTANCE OF 58.52 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 205087777, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513;

THENCE CONTINUING N00°00'39"W, A DISTANCE OF 104.32 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 18°00'00", A RADIUS OF 1408.00 FEET AND A DISTANCE OF 442.34 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;

THENCE ON THE WESTERLY BOUNDARY OF SAID TRACT E BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY THE FOLLOWING EIGHT (8) COURSES:

1. S00°09'21"W, A DISTANCE OF 90.63 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S58°37'01"W, HAVING A DELTA OF 31°34'06", A RADIUS OF 300.00 FEET AND A DISTANCE OF 165.29 FEET TO A POINT OF TANGENT;
3. S00°11'08"W, A DISTANCE OF 256.50 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 37°06'51", A RADIUS OF 200.00 FEET AND A DISTANCE OF 129.55 FEET TO A POINT ON CURVE;
5. S00°01'00"W, A DISTANCE OF 241.72 FEET;
6. S11°52'04"E, A DISTANCE OF 330.74 FEET TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°51'48", A RADIUS OF 1555.00 FEET AND A DISTANCE OF 321.97 FEET TO A POINT OF TANGENT;
8. S00°00'17"E, A DISTANCE OF 112.41 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE CONTINUING S00°00'17"E, A DISTANCE OF 55.00 FEET;
THENCE N89°57'43"W, A DISTANCE OF 645.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15.508 ACRES.

LEGAL DESCRIPTION: (CONTINUED)

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, 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 AND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE SOUTH HALF OF SECTION 11, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO.

COMMENCING AT THE SOUTHEASTERLY CORNER OF PARCEL 1 HEREIN DESCRIBED SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°00'17"W, A DISTANCE OF 55.00 FEET TO AN ANGLE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 THE FOLLOWING FOUR (4) COURSES:

1. S44°59'00"E, A DISTANCE OF 35.37 FEET;
2. S89°57'43"E, A DISTANCE OF 211.08 FEET;
3. S85°57'28"E, A DISTANCE OF 300.73 FEET;
4. S89°57'43"D, A DISTANCE OF 11.44 FEET TO THE NORTHWESTERLY CORNER OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 THE FOLLOWING TWO (2) COURSES:

1. S89°57'43"E, A DISTANCE OF 1134.98 FEET;
2. N45°02'17"E, A DISTANCE OF 42.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE VISTA DEL ORO BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1;

THENCE N84°28'41"E, A DISTANCE OF 113.53 FEET TO AN ANGLE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

1. S44°57'43"E, A DISTANCE OF 42.43 FEET;
2. S89°57'43"E, A DISTANCE OF 240.09 FEET;
3. S86°27'54"E, A DISTANCE OF 180.34 FEET;
4. S89°57'43"E, A DISTANCE OF 2618.46 FEET;
5. N45°02'17"E, A DISTANCE OF 42.43 FEET;

THENCE N83°38'21"E, A DISTANCE OF 98.70 FEET TO AN ANGLE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3;

THENCE ON THE NORTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 THE FOLLOWING SIX (6) COURSES:

1. S45°47'15"E, A DISTANCE OF 43.05 FEET;
2. S89°57'43"E, A DISTANCE OF 237.13 FEET;
3. S86°27'54"E, A DISTANCE OF 180.27 FEET;
4. S89°57'43"E, A DISTANCE OF 581.49 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 02°36'32", A RADIUS OF 4917.00 FEET AND A DISTANCE OF 223.89 FEET TO A POINT ON CURVE;
6. S02°34'16"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 N02°34'16"W, HAVING A DELTA OF 02°36'32", A RADIUS OF 4926.00 FEET AND A DISTANCE OF 224.30 FEET TO A POINT OF TANGENT; THENCE N89°57'43"W, A DISTANCE OF 6051.55 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1.885 ACRES.

PARCEL 3 LEGAL DESCRIPTION CONTINUED ON SHEET 2 OF 7

GENERAL NOTES:

1. THE DATE OF PREPARATION IS JANUARY 26, 2022.
2. FLOODPLAIN STATEMENT: PORTIONS OF THIS SITE, BANNING LEWIS RANCH R.O.W. VACATION FILING NOS. 1 AND 3 - 2022, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0545G, EFFECTIVE DECEMBER 7, 2018. (ZONE A)
3. DUE TO ONGOING CONSTRUCTION THE EXTERIOR BOUNDARY CORNERS OF THIS VACATION PLAT ARE NOT SET.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING VACATION PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

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

NOTICE:

ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BE IT KNOWN BY THESE PRESENTS:

PURSUANT TO ORDINANCE NO. _____, MADE AND ADOPTED BY THE CITY COUNCIL ON THE _____ DAY OF _____, 20____, THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, DOES HEREBY VACATE THE LAND SET FORTH ON THIS VACATION PLAT AND SHALL BE KNOWN AS "BANNING LEWIS RANCH R.O.W. VACATION FILING NOS. 1 AND 3 - 2022" 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 RANCH R.O.W. VACATION FILING NOS. 1 AND 3 - 2022".

MAYOR, BLESSING A. MOBOLADE

ATTEST:
CITY CLERK, SARAH B. JOHNSON

STATE OF COLORADO
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____ BY BLESSING A. MOBOLADE, AS MAYOR, AND BY SARAH B. JOHNSON, AS CITY CLERK, OF THE CITY OF COLORADO SPRINGS.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

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____, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

CITY FILE NO. SUBD-23-0052
VACATION PLAT
BANNING LEWIS RANCH R.O.W. VACATION
FILING NOS. 1 AND 3 - 2022
JOB NO. 2570.03
JANUARY 26, 2022
SHEET 1 OF 7



LEGAL DESCRIPTION: (CONTINUED)

PARCEL 3

A PARCEL OF LAND BEING 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 AND BEING A PORTION OF THE EAST HALF OF SECTION 10 AND SECTION 11, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID VISTA DEL ORO BOULEVARD SAID POINT BEING ALSO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD THE FOLLOWING TWENTY-THREE (23) COURSES:

1. N00°02'17"E, A DISTANCE OF 149.00 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 08°41'33", A RADIUS OF 260.00 FEET AND A DISTANCE OF 39.45 FEET TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°59'30", A RADIUS OF 240.00 FEET AND A DISTANCE OF 75.36 FEET TO A POINT OF COMPOUND CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 08°35'50", A RADIUS OF 640.00 FEET AND A DISTANCE OF 96.03 FEET TO A POINT OF COMPOUND CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°47'41", A RADIUS OF 702.00 FEET AND A DISTANCE OF 95.50 FEET TO A POINT ON CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S64°20'44"W, HAVING A DELTA OF 22°07'42", A RADIUS OF 702.06 FEET AND A DISTANCE OF 271.14 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S42°12'59"W, HAVING A DELTA OF 08°21'59", A RADIUS OF 702.00 FEET AND A DISTANCE OF 102.51 FEET TO A POINT OF TANGENT;
8. N56°09'00"W, A DISTANCE OF 587.63 FEET;
9. S78°51'00"W, A DISTANCE OF 31.11 FEET;
10. N56°09'00"W, A DISTANCE OF 60.00 FEET;
11. N11°09'00"W, A DISTANCE OF 31.11 FEET;
12. N56°09'00"W, A DISTANCE OF 178.63 FEET TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 12°07'47", A RADIUS OF 838.00 FEET AND A DISTANCE OF 177.41 FEET TO A POINT ON CURVE;
14. N86°26'21"W, A DISTANCE OF 31.66 FEET;
15. N40°27'45"W, A DISTANCE OF 60.00 FEET;
16. N05°30'50"E, A DISTANCE OF 31.66 FEET TO A POINT ON CURVE;
17. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N53°05'42"E, HAVING A DELTA OF 17°29'34", A RADIUS OF 838.00 FEET AND A DISTANCE OF 255.85 FEET TO A POINT ON CURVE;
18. N61°51'58"W, A DISTANCE OF 31.64 FEET;
19. N15°51'23"W, A DISTANCE OF 60.00 FEET;
20. N30°07'13"E, A DISTANCE OF 31.66 FEET TO A POINT ON CURVE;
21. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N77°42'05"E, HAVING A DELTA OF 18°13'45", A RADIUS OF 838.00 FEET AND A DISTANCE OF 266.62 FEET TO A POINT ON CURVE;
22. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S79°15'58"E, HAVING A DELTA OF 08°17'36", A RADIUS OF 828.53 FEET AND A DISTANCE OF 119.92 FEET TO A POINT ON CURVE;
23. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S74°48'06"E, HAVING A DELTA OF 02°19'55", A RADIUS OF 861.06 FEET AND A DISTANCE OF 35.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF REDCLOUD PEAK DRIVE AS PLATTED IN BANNING LEWIS RANCH FILING NO. 40 RECORDED UNDER RECEPTION NO. 221714732;

THENCE N35°41'02"E, A DISTANCE OF 263.80 FEET;
 THENCE N54°18'58"W, A DISTANCE OF 5.00 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 05°18'40", A RADIUS OF 471.50 FEET AND A DISTANCE OF 43.71 FEET TO A POINT ON CURVE SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF REDCLOUD PEAK DRIVE SAID POINT BEING ALSO ON THE SOUTHWESTERLY CORNER OF TRACT D AS PLATTED IN BANNING LEWIS RANCH FILING NO. 42 RECORDED UNDER RECEPTION NO. 221714734;

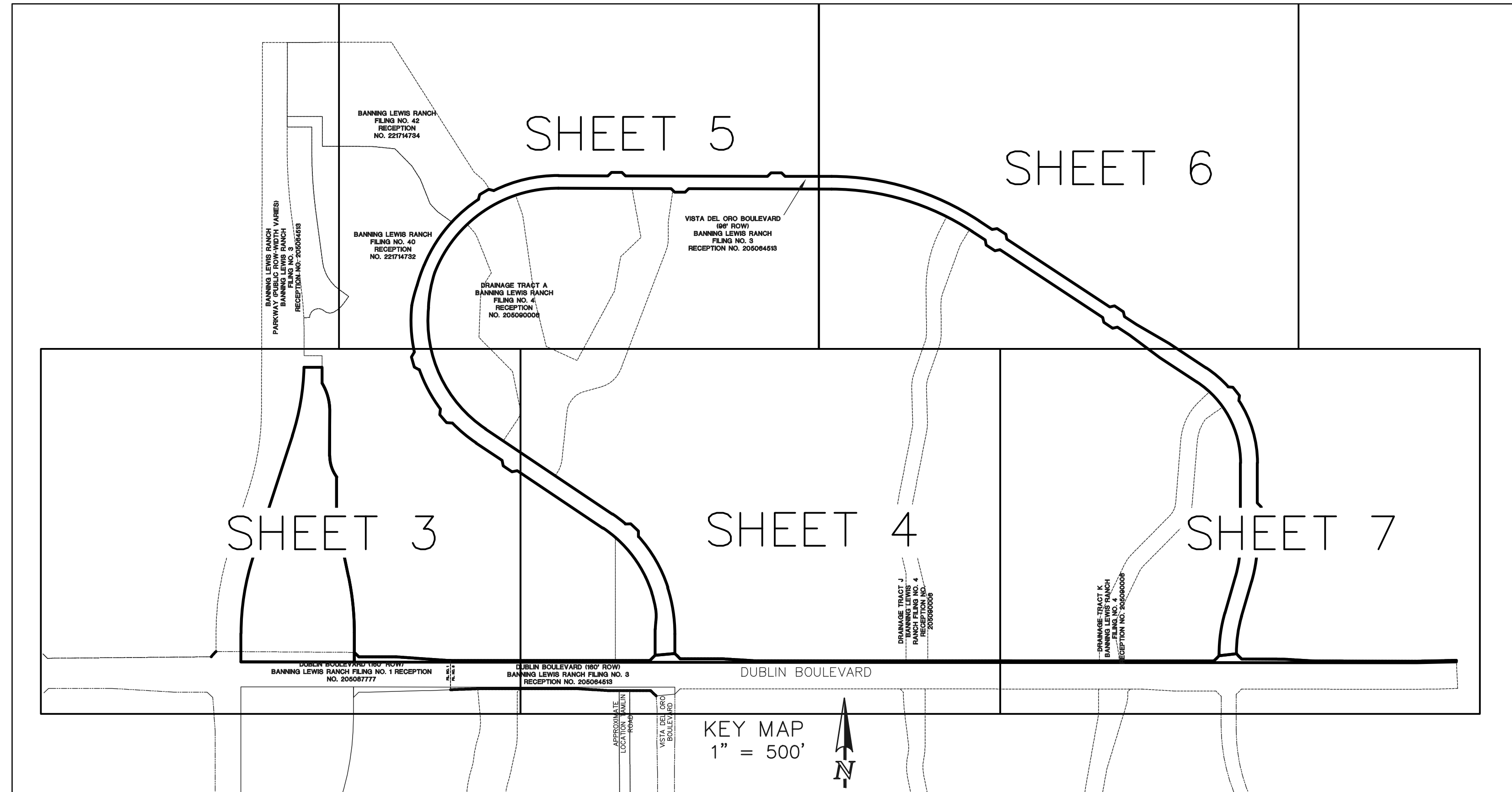
THENCE ON THE NORTHERLY RIGHT OF SAID VISTA DEL ORO BOULEVARD AND THE SOUTHERLY BOUNDARY OF SAID TRACT D THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S36°06'39"E, HAVING A DELTA OF 02°50'34", A RADIUS OF 826.00 FEET AND A DISTANCE OF 40.98 FEET TO A POINT ON CURVE;
2. N13°57'53"E, A DISTANCE OF 15.57 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S42°28'49"E, HAVING A DELTA OF 07°32'47", A RADIUS OF 471.50 FEET AND A DISTANCE OF 62.10 FEET TO A POINT ON CURVE SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD;

THENCE ON THE NORTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD THE FOLLOWING THIRTY-SEVEN (37) COURSES:

1. N60°12'02"E, A DISTANCE OF 7.90 FEET;
2. S73°33'48"E, A DISTANCE OF 28.88 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S26°19'50"E, HAVING A DELTA OF 26°29'50", A RADIUS OF 826.00 FEET AND A DISTANCE OF 382.00 FEET TO A POINT OF TANGENT;
4. S89°50'00"E, A DISTANCE OF 281.86 FEET;
5. N45°10'00"E, A DISTANCE OF 28.28 FEET;
6. S89°50'00"E, A DISTANCE OF 60.00 FEET;
7. S44°50'00"E, A DISTANCE OF 28.28 FEET;
8. S89°50'00"E, A DISTANCE OF 808.47 FEET;
9. N45°10'00"E, A DISTANCE OF 28.28 FEET;
10. S89°50'00"E, A DISTANCE OF 60.00 FEET;
11. S44°50'00"E, A DISTANCE OF 28.28 FEET;
12. S89°50'00"E, A DISTANCE OF 265.00 FEET TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 33°11'54", A RADIUS OF 1536.00 FEET AND A DISTANCE OF 889.99 FEET TO A POINT OF TANGENT;
14. S56°38'06"E, A DISTANCE OF 88.97 FEET;
15. N78°21'54"E, A DISTANCE OF 28.28 FEET;
16. S56°38'06"E, A DISTANCE OF 60.00 FEET;
17. S11°38'06"E, A DISTANCE OF 28.28 FEET;
18. S56°38'06"E, A DISTANCE OF 701.25 FEET;
19. N78°21'54"E, A DISTANCE OF 28.28 FEET;
20. S56°38'06"E, A DISTANCE OF 60.00 FEET;
21. S11°38'06"E, A DISTANCE OF 28.28 FEET;
22. S56°38'06"E, A DISTANCE OF 82.69 FEET;
23. S59°50'34"E, A DISTANCE OF 214.44 FEET;
24. S56°38'06"E, A DISTANCE OF 252.44 FEET TO A POINT OF CURVE;
25. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 14°36'21", A RADIUS OF 648.00 FEET AND A DISTANCE OF 165.19 FEET TO A POINT ON CURVE;
26. S82°36'14"E, A DISTANCE OF 28.28 FEET;
27. S37°36'14"E, A DISTANCE OF 60.00 FEET;
28. S07°23'46"W, A DISTANCE OF 28.28 FEET TO A POINT ON CURVE;
29. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S56°49'18"W, HAVING A DELTA OF 33°10'42", A RADIUS OF 648.00 FEET AND A DISTANCE OF 375.24 FEET TO A POINT OF TANGENT;
30. S00°00'00"W, A DISTANCE OF 227.90 FEET;
31. S45°00'00"E, A DISTANCE OF 31.11 FEET;
32. S00°00'00"W, A DISTANCE OF 60.00 FEET;
33. S45°00'00"W, A DISTANCE OF 31.11 FEET;
34. S00°00'00"W, A DISTANCE OF 108.51 FEET TO A POINT OF CURVE;
35. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 16°03'41", A RADIUS OF 848.00 FEET AND A DISTANCE OF 237.72 FEET TO A POINT OF TANGENT;
36. S16°03'41"W, A DISTANCE OF 206.13 FEET TO A POINT OF CURVE;
37. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 16°29'11", A RADIUS OF 752.00 FEET AND A DISTANCE OF 216.38 FEET TO A POINT ON CURVE;



LEGAL DESCRIPTION: (CONTINUED)

THENCE S83°38'21"W, A DISTANCE OF 98.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD;

THENCE ON THE WESTERLY, SOUTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD THE FOLLOWING THIRTY-FOUR (34) COURSES:

1. N00°02'17"E, A DISTANCE OF 9.90 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 16°01'24", A RADIUS OF 848.00 FEET AND A DISTANCE OF 237.15 FEET TO A POINT OF TANGENT;
3. N16°03'41"E, A DISTANCE OF 213.60 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 16°03'41", A RADIUS OF 752.00 FEET AND A DISTANCE OF 210.80 FEET TO A POINT OF TANGENT;
5. N00°00'00"E, A DISTANCE OF 440.41 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 56°38'06", A RADIUS OF 552.00 FEET AND A DISTANCE OF 545.63 FEET TO A POINT OF TANGENT;
7. N56°38'06"W, A DISTANCE OF 252.44 FEET;
8. N53°25'38"W, A DISTANCE OF 214.44 FEET;
9. N56°38'06"W, A DISTANCE OF 82.69 FEET;
10. S78°21'54"W, A DISTANCE OF 28.28 FEET;
11. N56°38'06"W, A DISTANCE OF 60.00 FEET;
12. N11°38'06"W, A DISTANCE OF 28.28 FEET;
13. N56°38'06"W, A DISTANCE OF 701.25 FEET;
14. S78°21'54"W, A DISTANCE OF 28.28 FEET;
15. N56°38'06"W, A DISTANCE OF 60.00 FEET;
16. N11°38'06"W, A DISTANCE OF 28.28 FEET;
17. N56°38'06"W, A DISTANCE OF 88.97 FEET TO A POINT OF CURVE;
18. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 33°11'54", A RADIUS OF 1464.00 FEET AND A DISTANCE OF 848.27 FEET TO A POINT OF TANGENT;
19. N89°50'00"W, A DISTANCE OF 813.47 FEET;
20. S45°10'00"W, A DISTANCE OF 28.28 FEET;
21. N89°50'00"W, A DISTANCE OF 60.00 FEET;
22. N44°50'00"W, A DISTANCE OF 28.28 FEET;
23. N89°50'00"W, A DISTANCE OF 641.86 FEET TO A POINT OF CURVE;
24. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 68°41'43", A RADIUS OF 754.00 FEET AND A DISTANCE OF 904.02 FEET TO A POINT ON CURVE;
25. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S71°52'11"E, HAVING A DELTA OF 15°35'26", A RADIUS OF 747.23 FEET AND A DISTANCE OF 203.32 FEET TO A POINT ON CURVE;
26. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S84°04'33"E, HAVING A DELTA OF 62°04'27", A RADIUS OF 742.00 FEET AND A DISTANCE OF 803.88 FEET TO A POINT OF TANGENT;
27. S56°09'00"E, A DISTANCE OF 870.26 FEET TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06°38'34", A RADIUS OF 798.00 FEET AND A DISTANCE OF 92.52 FEET TO A POINT ON CURVE;
29. N88°09'54"E, A DISTANCE OF 31.66 FEET;
30. S45°46'23"E, A DISTANCE OF 60.00 FEET;
31. S00°17'19"W, A DISTANCE OF 31.66 FEET TO A POINT ON CURVE;
32. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S47°57'40"W, HAVING A DELTA OF 24°10'50", A RADIUS OF 798.00 FEET AND A DISTANCE OF 336.78 FEET TO A POINT OF COMPOUND CURVE;
33. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°53'48", A RADIUS OF 860.00 FEET AND A DISTANCE OF 268.62 FEET TO A POINT OF TANGENT;
34. S00°02'17"W, A DISTANCE OF 110.82 FEET;

THENCE S84°28'41"W, A DISTANCE OF 113.53 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 18.463 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 35.856 ACRES.

PRELIMINARY
 THIS DOCUMENT HAS NOT BEEN
 PLAT CHECKED

CITY FILE NO. SUBD-23-0052
 VACATION PLAT
 BANNING LEWIS RANCH R.O.W. VACATION
 FILING NOS. 1 AND 3 - 2022
 JOB NO. 2570.03
 JANUARY 26, 2022
 SHEET 2 OF 7



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

POC
PARCEL 1

LOT 1 BLOCK 2
TOY RANCHES
ESTATES NO. 2
PLAT BOOK O-2, PAGE 47

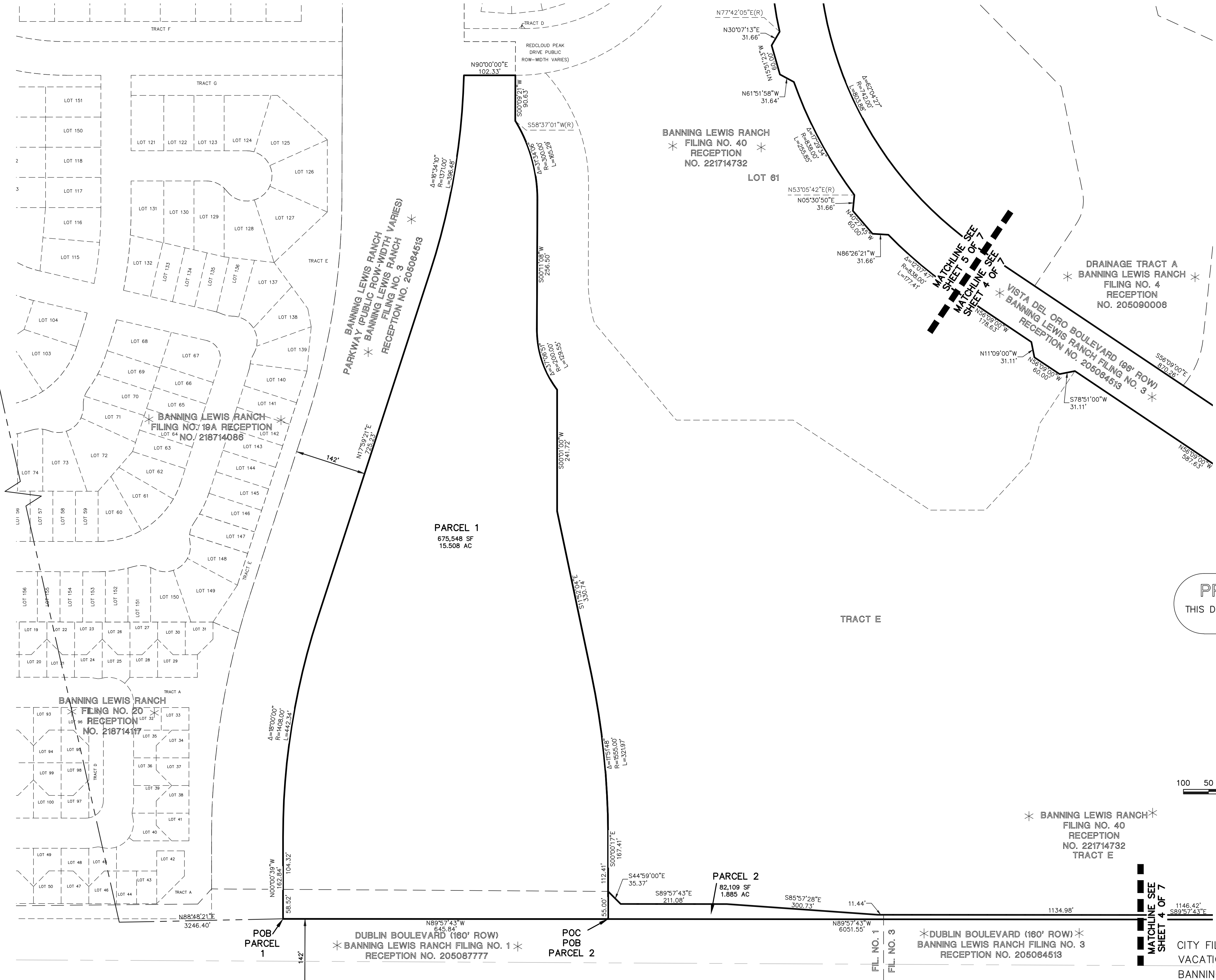
SECTION 16
SECTION 15
BASIS OF BEARINGS
N00°20'14"E 2846.40'
WEST LINE OF THE NW
QUARTER OF SECTION 15

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

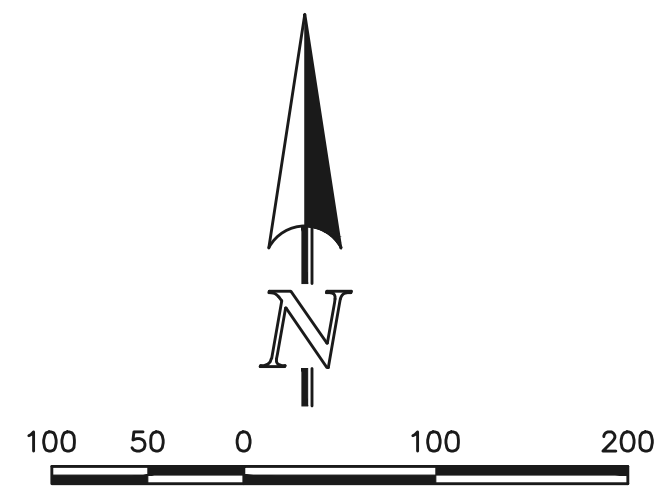
W 1/4 CORNER SEC. 15
2-1/2" ALUMINUM CAP
STAMPED "DREXEL
BARREL & CO LS 17664"
FLUSH WITH THE GROUND

LEGEND

- * NOT PART OF THIS PLAT
- AC ACRES
- SF SQUARE FEET
- (R) RADIAL BEARING
- RECOVERED, AS NOTED



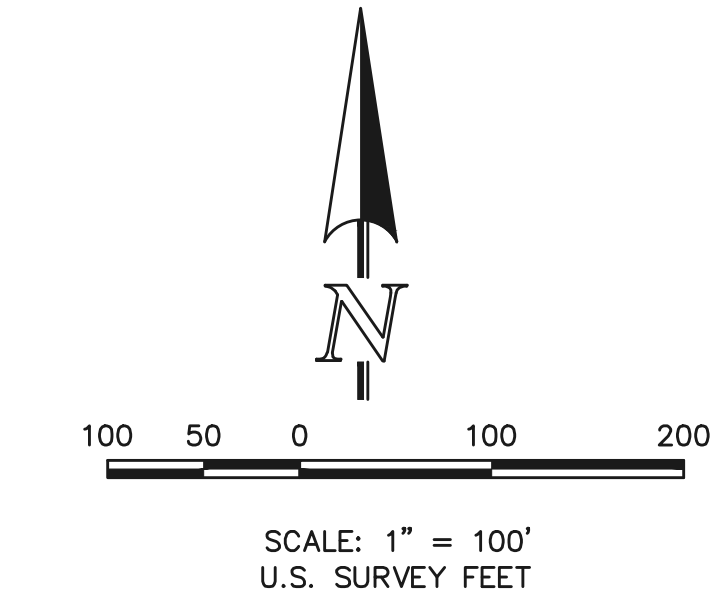
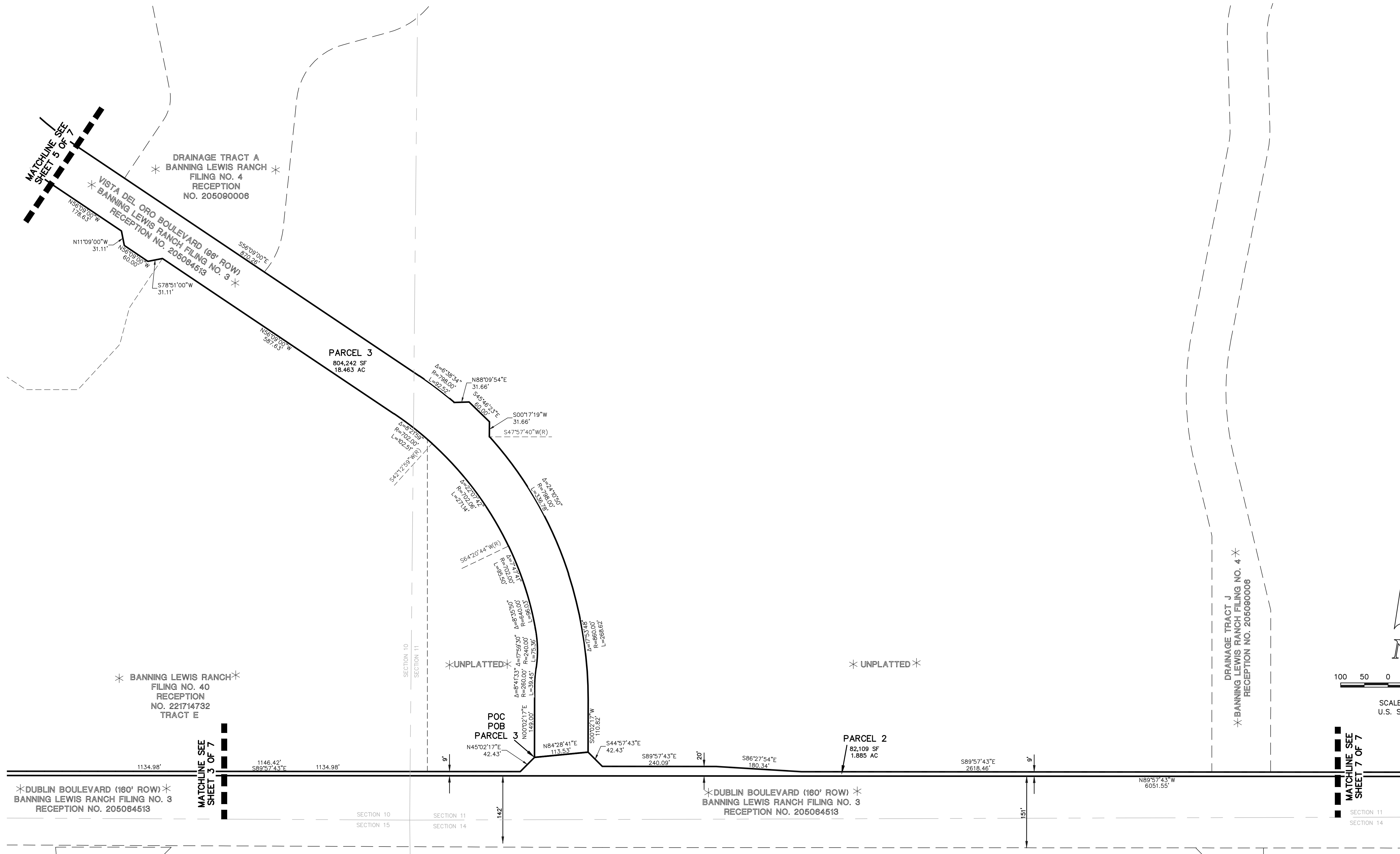
PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED



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

CITY FILE NO. SUBD-23-0052
VACATION PLAT
BANNING LEWIS RANCH R.O.W. VACATION
FILING NOS. 1 AND 3 - 2022
JOB NO. 2570.03
JANUARY 26, 2022
SHEET 3 OF 7





LEGEND

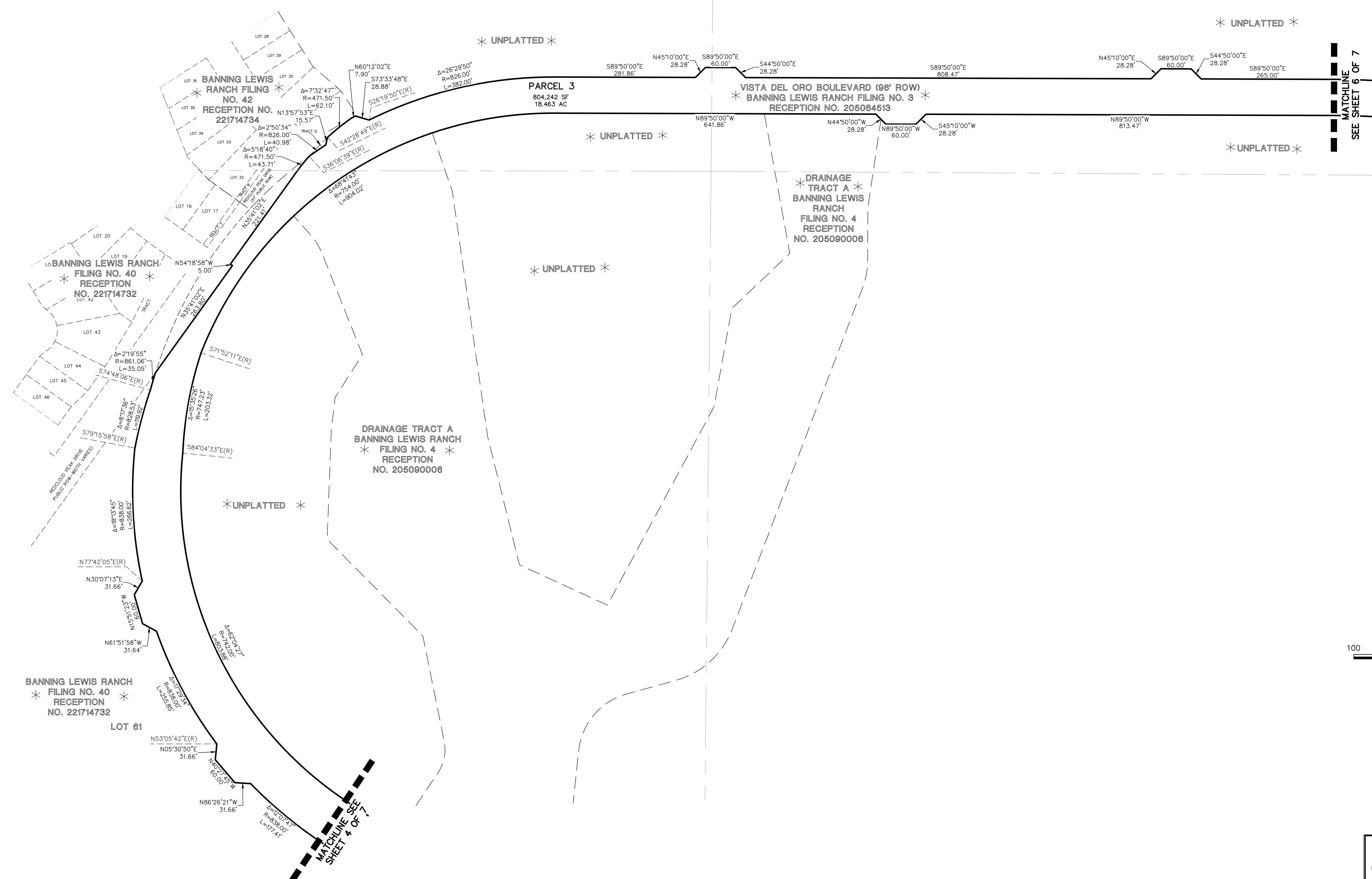
- * NOT PART OF THIS PLAT
- AC ACRES
- SF SQUARE FEET
- (R) RADIAL BEARING

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CITY FILE NO. SUBD-23-0052
 VACATION PLAT
 BANNING LEWIS RANCH R.O.W. VACATION
 FILING NOS. 1 AND 3 - 2022
 JOB NO. 2570.03
 JANUARY 26, 2022
 SHEET 4 OF 7

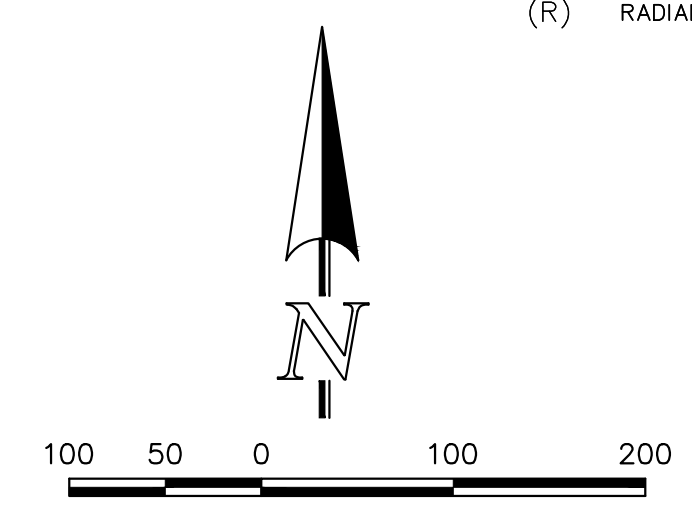


619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0799 (Fax)



PRELIMINARY
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PLAT CHECKED

- LEGEND**
- * NOT PART OF THIS PLAT
 - AC ACRES
 - SF SQUARE FEET
 - (R) RADIAL BEARING



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

CITY FILE NO. SUBD-23-0052
VACATION PLAT
BANNING LEWIS RANCH R.O.W. VACATION
FILING NOS. 1 AND 3 - 2022
JOB NO. 2570.03
JANUARY 26, 2022
SHEET 5 OF 7



MATCHLINE
SEE SHEET 5 OF 7

* UNPLATTED *

* UNPLATTED *

* UNPLATTED *

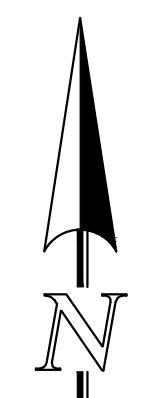
* UNPLATTED *

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

LEGEND

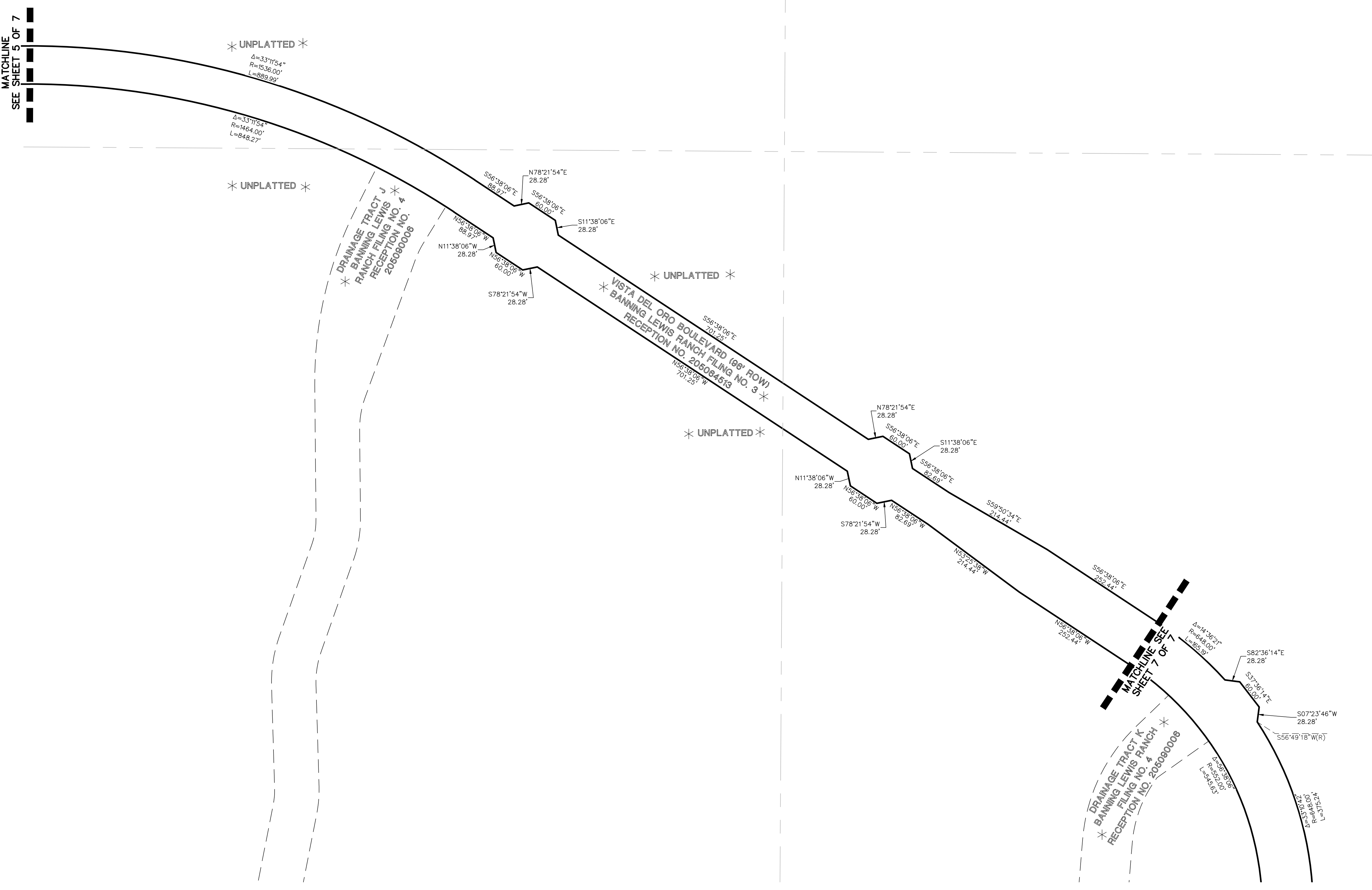
- * NOT PART OF THIS PLAT
- AC ACRES
- SF SQUARE FEET
- (R) RADIAL BEARING



100 50 0 100 200

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

CITY FILE NO. SUBD-23-0052
VACATION PLAT
BANNING LEWIS RANCH R.O.W. VACATION
FILING NOS. 1 AND 3 - 2022
JOB NO. 2570.03
JANUARY 26, 2022
SHEET 6 OF 7



$\Delta=33^{\circ}11'54''$
 $R=1536.00'$
 $L=889.99'$

$\Delta=33^{\circ}11'54''$
 $R=1464.00'$
 $L=848.27'$

$S56^{\circ}38'06''E$
 $68.87'$

$N78^{\circ}21'54''E$
 $28.28'$

$S56^{\circ}38'06''E$
 $60.00'$

$S11^{\circ}38'06''E$
 $28.28'$

$N08^{\circ}38'06''W$
 $28.28'$

$N11^{\circ}38'06''W$
 $28.28'$

$N56^{\circ}38'06''W$
 $60.00'$

$S78^{\circ}21'54''W$
 $28.28'$

$S56^{\circ}38'06''E$
 $70.22'$

$N56^{\circ}38'06''W$
 $70.22'$

$N78^{\circ}21'54''E$
 $28.28'$

$S56^{\circ}38'06''E$
 $60.00'$

$S11^{\circ}38'06''E$
 $28.28'$

$S56^{\circ}38'06''E$
 $82.69'$

$N11^{\circ}38'06''W$
 $28.28'$

$N56^{\circ}38'06''W$
 $60.00'$

$N08^{\circ}38'06''W$
 $28.28'$

$S78^{\circ}21'54''W$
 $28.28'$

$S59^{\circ}50'34''E$
 $214.44'$

$S56^{\circ}38'06''E$
 $282.44'$

$N56^{\circ}38'06''W$
 $282.44'$

$\Delta=33^{\circ}11'54''$
 $R=1536.00'$
 $L=889.99'$

$S82^{\circ}36'14''E$
 $28.28'$

$S47^{\circ}38'14''E$
 $82.69'$

$S07^{\circ}23'46''W$
 $28.28'$

$S56^{\circ}49'18''W(R)$

$\Delta=33^{\circ}11'54''$
 $R=1536.00'$
 $L=889.99'$

$S56^{\circ}38'06''E$
 $282.44'$

$N56^{\circ}38'06''W$
 $282.44'$

MATCHLINE SEE SHEET 6 OF 7

DRAINAGE TRACT K
BANNING LEWIS RANCH
FILING NO. 4
RECEPTION NO. 205090008

DRAINAGE TRACT K
BANNING LEWIS RANCH
FILING NO. 4
RECEPTION NO. 205090008

VISTA DEL ORO BOULEVARD (88' ROW)
BANNING LEWIS RANCH FILING NO. 3
RECEPTION NO. 205084513

PARCEL 2
82,109 SF
1.885 AC

PARCEL 3
804,242 SF
18.463 AC

* UNPLATTED *

* UNPLATTED *

* UNPLATTED *

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

- LEGEND
- * NOT PART OF THIS PLAT
 - AC ACRES
 - SF SQUARE FEET
 - (R) RADIAL BEARING

MATCHLINE SEE SHEET 4 OF 7

S89°57'43"E
2618.46'

9'

SECTION 11
SECTION 14

151'

N00°02'17"E
9.90'

N45°02'17"E
42.43'

N83°38'21"E
98.70'

N89°57'43"W
6051.55'

S89°57'43"E
237.13'

S86°27'54"E
180.27'

SECTION 11
SECTION 14

151'

20'

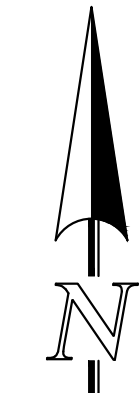
S89°57'43"E
581.49'

Δ=2°36'32"
R=4917.00'
L=223.89'

Δ=2°36'32"
R=4926.00'
L=224.30'

S02°34'16"E(R)
9.00'

* UNPLATTED *



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

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JOB NO. 2570.03
JANUARY 26, 2022
SHEET 7 OF 7

