

VACATION PLAT BANNING LEWIS RANCH FILING NO. 3 R.O.W. VACATION

A VACATION OF PORTIONS OF DUBLIN BOULEVARD, STETSON HILLS BOULEVARD, VISTA DEL PRADO BOULEVARD AND VISTA DEL ORO BOULEVARD, AND FALCON MEADOW BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 AND IS LOCATED IN SECTION 14 AND THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND BEING A PORTION OF THE SECTION 14, AND A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, 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 2647.40 FEET

PARCEL 1

COMMENCING AT SAID NORTHWEST CORNER;

THENCE SOUTH 44°23'58" EAST A DISTANCE OF 6398.83 FEET TO THE NORTHEAST CORNER OF PARCEL 3 OF BANNING LEWIS RANCH FILING NO. 1 & FILING NO. 3 R.O.W. VACATION, AUTHORIZED BY THE CITY OF COLORADO SPRINGS ORDINANCE NO. 21-44, AND ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED SEPTEMBER 16, 2021 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS UNDER RECEPTION NO. 221714817 TO THE POINT OF BEGINNING, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED MAY 5, 2005 UNDER RECEPTION NO. 205064513 OF SAID RECORDS, ALSO BEING A POINT ON A NON-TANGENT CURVE, HAVING A RADIUS OF 2,077.00 FEET, WHOSE CENTER BEARS SOUTH 80°37'21" EAST;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°43'54", AN ARC DISTANCE OF 207.77 FEET;
2. THENCE NORTH 89°47'00" EAST A DISTANCE OF 1204.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FALCON MEADOWS BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN (11) COURSES:

1. THENCE NORTH 44°47'00" EAST A DISTANCE OF 42.43 FEET;
2. THENCE NORTH 00°13'00" WEST A DISTANCE OF 229.01 FEET;
3. THENCE NORTH 05°52'19" EAST A DISTANCE OF 150.85 FEET;
4. THENCE NORTH 00°13'00" WEST A DISTANCE OF 425.25 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 3048.00 FEET, WHOSE CENTER BEARS NORTH 89°47'00" EAST;
5. THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°37'33", AN ARC DISTANCE OF 512.07 FEET;
6. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 34°53'05" WEST, A DISTANCE OF 31.26 FEET;
7. THENCE NORTH 10°23'12" EAST A DISTANCE OF 60.00 FEET;
8. THENCE NORTH 55°39'30" EAST A DISTANCE OF 31.26 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 3048.00 FEET, WHOSE CENTER BEARS SOUTH 78°38'09" EAST;
9. THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°06'09", AN ARC DISTANCE OF 750.22 FEET;
10. THENCE NORTH 25°28'00" EAST A DISTANCE OF 464.88 FEET;
11. THENCE NORTH 19°32'00" WEST A DISTANCE OF 31.11 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF VISTA DEL PRADO BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3 ;

THENCE SOUTH 64°32'00" EAST ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 140.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID FALCON MEADOWS BOULEVARD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIFTEEN (15) COURSES:

1. THENCE SOUTH 70°28'00" WEST A DISTANCE OF 31.11 FEET;
2. THENCE SOUTH 25°28'00" WEST A DISTANCE OF 464.88 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 2952.00 FEET, WHOSE CENTER BEARS SOUTH 64°32'00" EAST;
3. THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°04'14", AN ARC DISTANCE OF 724.95 FEET;
4. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 34°20'17" EAST, A DISTANCE OF 30.96 FEET;
5. THENCE SOUTH 10°23'12" WEST A DISTANCE OF 60.00 FEET;
6. THENCE SOUTH 55°06'41" WEST A DISTANCE OF 30.96 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 2952.00 FEET, WHOSE CENTER BEARS SOUTH 80°37'21" EAST;
7. THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°35'39", AN ARC DISTANCE OF 494.31 FEET;
8. THENCE SOUTH 00°13'00" EAST A DISTANCE OF 137.62 FEET;
9. THENCE SOUTH 45°13'00" EAST A DISTANCE OF 31.11 FEET;
10. THENCE SOUTH 00°13'00" EAST A DISTANCE OF 60.00 FEET;
11. THENCE SOUTH 44°47'00" WEST A DISTANCE OF 31.11 FEET;
12. THENCE SOUTH 00°13'00" EAST A DISTANCE OF 183.34 FEET;
13. THENCE SOUTH 04°24'39" EAST A DISTANCE OF 150.40 FEET;

PARCEL 1 (Cont.)

14. THENCE SOUTH 00°13'00" EAST A DISTANCE OF 218.26 FEET;
15. THENCE SOUTH 45°14'02" EAST A DISTANCE OF 42.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STETSON HILLS BOULEVARD;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:

1. THENCE NORTH 89°44'56" EAST A DISTANCE OF 232.77 FEET;
2. THENCE SOUTH 86°45'14" EAST A DISTANCE OF 180.34 FEET;
3. THENCE NORTH 89°44'56" EAST A DISTANCE OF 1,324.11 FEET;
4. THENCE NORTH 89°52'43" EAST A DISTANCE OF 579.09 FEET;
5. THENCE NORTH 86°13'01" EAST A DISTANCE OF 159.50 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 2088.00 FEET, WHOSE CENTER BEARS SOUTH 01°28'42" WEST;
6. THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°13'07", AN ARC DISTANCE OF 226.62 FEET;
7. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 76°20'50" EAST, A DISTANCE OF 217.69 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 2077.00 FEET, WHOSE CENTER BEARS SOUTH 13°39'10" WEST;
8. THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°50'47", AN ARC DISTANCE OF 538.19 FEET;
9. THENCE SOUTH 61°30'03" EAST A DISTANCE OF 903.51 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 24 AS DESCRIBED IN PARCEL NUMBER 313, RECORDED FEBRUARY 3, 2006, UNDER RECEPTION NUMBER 206018301 OF SAID RECORDS;

THENCE SOUTH 28°28'31" WEST ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 9.00 FEET;

THENCE NORTH 61°30'03" WEST A DISTANCE OF 887.96 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 2,060.00 FEET, WHOSE CENTER BEARS SOUTH 28°29'57" WEST;

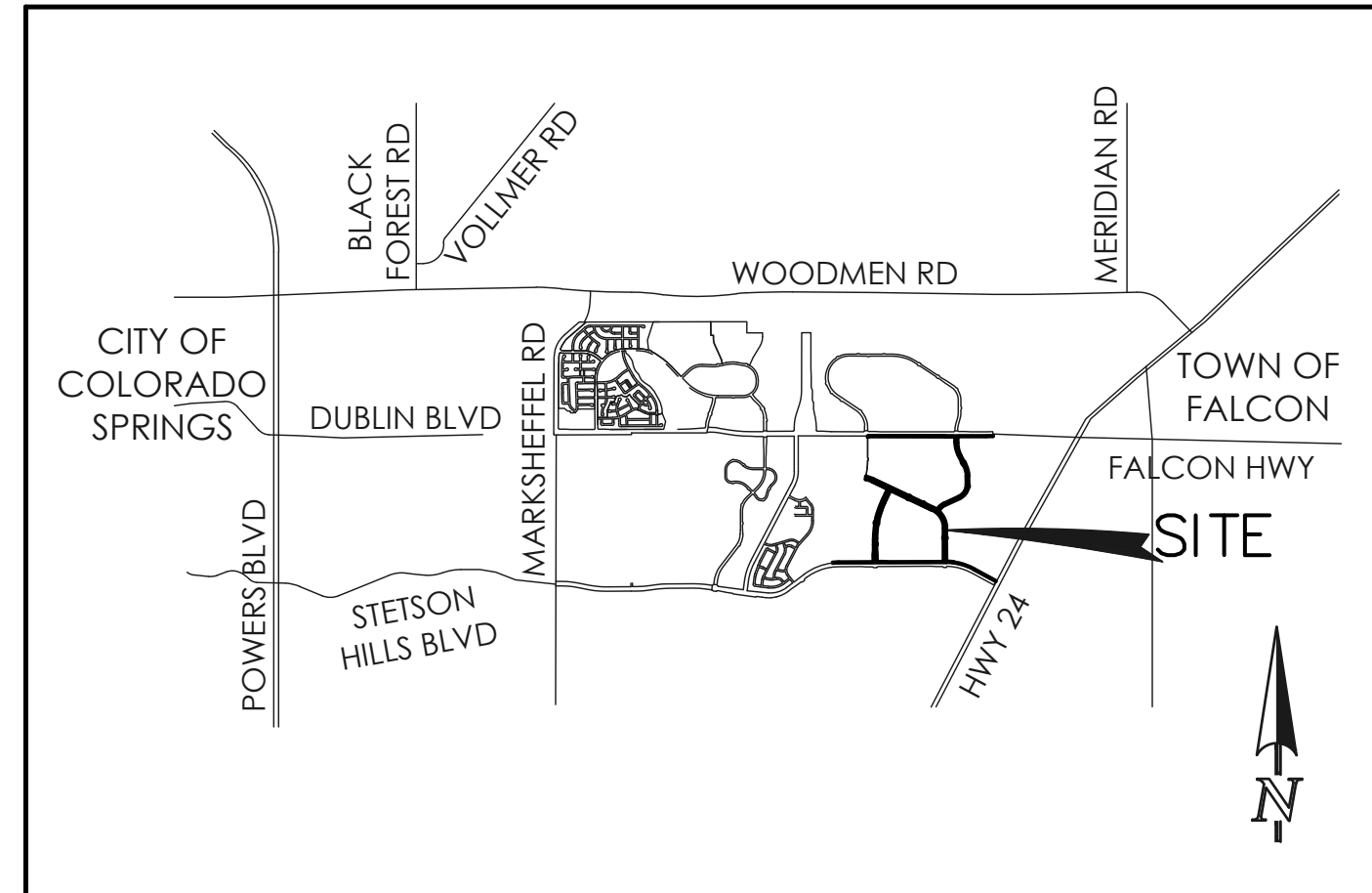
THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°42'57", AN ARC DISTANCE OF 1,032.45 FEET;

THENCE SOUTH 89°47'00" WEST A DISTANCE OF 3818.93 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 2,059.00 FEET, WHOSE CENTER BEARS SOUTH 00°13'00" EAST;

THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°43'36", AN ARC DISTANCE OF 205.80 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3;

THENCE NORTH 06°30'00" WEST ON THE EASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES AN AREA OF 375,241 SQUARE FEET (8.61434 ACRES)



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. THE DATE OF PREPARATION IS JUNE 29, 2024.
2. FLOODPLAIN STATEMENT: PORTIONS OF THIS SITE, BANNING LEWIS RANCH FILING NO. 1 & FILING NO. 3 R.O.W. VACATION, 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)

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 VACATION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED



JOHN L. BAILEY, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 19586
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC

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 _____ 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 FILING NO. 3 R.O.W. VACATION" 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 FILING NO. 3 R.O.W. VACATION".

MAYOR _____
ATTEST:
CITY CLERK _____
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: _____

VACATION PLAT
BANNING LEWIS RANCH FILING
NO. 3 R.O.W. VACATION
JOB NO. 2570.80
DECEMBER 11, 2024
SHEET 1 OF 4



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

VACATION PLAT BANNING LEWIS RANCH FILING NO. 3 R.O.W. VACATION

LOCATED IN SECTION 14 AND THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION CONTINUED:

PARCEL 2

COMMENCING AT SAID NORTHWEST CORNER;

THENCE SOUTH 89°14'19" EAST A DISTANCE OF 5717.43 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF BANNING LEWIS RANCH FILING NO. 1 & FILING NO. 3 R.O.W. VACATION ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED SEPTEMBER 16, 2021 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS UNDER RECEPTION NO. 221714817 TO THE POINT OF BEGINNING;

THENCE SOUTH 89°57'43" EAST A DISTANCE OF 4226.07 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 5068.00 FEET, WHOSE CENTER BEARS NORTH 00°02'17" EAST;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°36'32", AN ARC DISTANCE OF 230.76 FEET TO THE EASTERLY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3;

THENCE SOUTH 02°34'16" EAST ON SAID EASTERLY LINE, A DISTANCE OF 9.00 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 5,077.00 FEET, WHOSE CENTER BEARS NORTH 02°34'15" WEST TO THE SOUTHEAST CORNER OF SAID DUBLIN BOULEVARD;

THENCE ON THE SOUTHERLY RIGHT-OF-WAY OF SAID DUBLIN BOULEVARD THE FOLLOWING TWO (2) COURSES:

1. THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°36'32", AN ARC DISTANCE OF 231.17 FEET;

2. THENCE NORTH 89°57'43" WEST A DISTANCE OF 999.51 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF VISTA DEL ORO BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING NINETEEN (19) COURSES:

1. THENCE SOUTH 45°02'17" WEST A DISTANCE OF 42.43 FEET;

2. THENCE SOUTH 00°02'17" WEST A DISTANCE OF 202.27 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 964.00 FEET, WHOSE CENTER BEARS SOUTH 89°57'43" EAST;

3. THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°53'56", AN ARC DISTANCE OF 469.40 FEET;

4. THENCE SOUTH 27°51'39" EAST A DISTANCE OF 221.96 FEET;

5. THENCE SOUTH 72°51'39" EAST A DISTANCE OF 28.28 FEET;

6. THENCE SOUTH 27°51'39" EAST A DISTANCE OF 60.00 FEET;

7. THENCE SOUTH 17°08'21" WEST A DISTANCE OF 28.28 FEET;

8. THENCE SOUTH 27°51'39" EAST A DISTANCE OF 58.47 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 836.00 FEET, WHOSE CENTER BEARS SOUTH 62°08'21" WEST;

9. THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°28'34", AN ARC DISTANCE OF 400.90 FEET;

10. THENCE SOUTH 00°23'05" EAST A DISTANCE OF 311.13 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 536.00 FEET, WHOSE CENTER BEARS SOUTH 89°36'55" WEST;

11. THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°11'12", AN ARC DISTANCE OF 11.10 FEET;

12. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 38°56'00" EAST, A DISTANCE OF 28.24 FEET;

13. THENCE SOUTH 06°08'54" WEST A DISTANCE OF 60.00 FEET;

14. THENCE SOUTH 51°13'48" WEST A DISTANCE OF 28.24 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 536.00 FEET, WHOSE CENTER BEARS NORTH 78°30'19" WEST;

15. THENCE SOUTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°42'21", AN ARC DISTANCE OF 502.42 FEET;

16. THENCE SOUTH 65°12'02" WEST A DISTANCE OF 577.67 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 464.00 FEET, WHOSE CENTER BEARS SOUTH 24°47'58" EAST;

17. THENCE SOUTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°29'57", AN ARC DISTANCE OF 214.60 FEET;

18. THENCE SOUTH 38°42'05" WEST A DISTANCE OF 76.68 FEET;

19. THENCE SOUTH 04°44'29" EAST A DISTANCE OF 31.99 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 798.00 FEET, WHOSE CENTER BEARS SOUTH 42°38'39" WEST TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VISTA DEL PRADO BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3;

THENCE ON THE NORTHEASTERLY AND EASTERLY RIGHT-OF-WAY LINES OF SAID VISTA DEL PRADO BOULEVARD THE FOLLOWING EIGHT (8) COURSES:

1. THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°14'04", AN ARC DISTANCE OF 657.87 FEET;

2. THENCE SOUTH 00°07'17" EAST A DISTANCE OF 305.37 FEET;

3. THENCE SOUTH 45°07'17" EAST A DISTANCE OF 28.28 FEET;

4. THENCE SOUTH 00°07'17" EAST A DISTANCE OF 60.00 FEET;

5. THENCE SOUTH 44°52'43" WEST A DISTANCE OF 28.28 FEET;

6. THENCE SOUTH 00°07'17" EAST A DISTANCE OF 681.63 FEET;

7. THENCE SOUTH 01°49'56" EAST A DISTANCE OF 74.86 FEET;

8. THENCE SOUTH 45°23'04" EAST A DISTANCE OF 43.55 FEET TO THE NORTHERLY LINE OF PARCEL 1 DESCRIBED HEREIN;

THENCE SOUTH 86°13'01" WEST ON SAID NORTHERLY LINE, A DISTANCE OF 159.50 FEET TO THE SOUTHWEST CORNER OF SAID VISTA DEL PRADO BOULEVARD;

LEGAL DESCRIPTION CONTINUED:

PARCEL 2 CONTINUED

THENCE ON THE WESTERLY AND SOUTHWESTERLY RIGHT-OF-WAY LINES OF SAID VISTA DEL PRADO BOULEVARD THE FOLLOWING FIFTEEN (15) COURSES:

1. THENCE NORTH 44°52'43" EAST A DISTANCE OF 42.43 FEET;

2. THENCE NORTH 00°07'17" WEST A DISTANCE OF 767.29 FEET;

3. THENCE NORTH 45°07'17" WEST A DISTANCE OF 28.28 FEET;

4. THENCE NORTH 00°07'17" WEST A DISTANCE OF 60.00 FEET;

5. THENCE NORTH 44°52'43" EAST A DISTANCE OF 28.28 FEET;

6. THENCE NORTH 00°07'17" WEST A DISTANCE OF 305.37 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 702.00 FEET, WHOSE CENTER BEARS SOUTH 89°52'43" WEST;

7. THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°24'43", AN ARC DISTANCE OF 789.19 FEET;

8. THENCE NORTH 64°32'00" WEST A DISTANCE OF 901.60 FEET;

9. THENCE SOUTH 70°28'00" WEST A DISTANCE OF 28.28 FEET;

10. THENCE NORTH 64°32'00" WEST A DISTANCE OF 60.00 FEET;

11. THENCE NORTH 19°32'00" WEST A DISTANCE OF 28.28 FEET;

12. THENCE NORTH 64°32'00" WEST A DISTANCE OF 628.15 FEET;

13. THENCE CONTINUE NORTHWESTERLY, ON SAID LINE, A DISTANCE OF 140.00 FEET;

14. THENCE CONTINUE NORTHWESTERLY, ON SAID LINE, A DISTANCE OF 593.59 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 952.00 FEET, WHOSE CENTER BEARS SOUTH 25°28'00" WEST;

15. THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°05'01", AN ARC DISTANCE OF 250.62 FEET TO THE EASTERLY LINE OF PARCEL 4 OF SAID BANNING LEWIS RANCH FILING NO. 1 & FILING NO. 3 R.O.W. VACATION;

THENCE ON A LINE NON-TANGENT TO SAID CURVE, NORTH 07°29'34" EAST ON SAID EASTERLY LINE, A DISTANCE OF 118.13 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID VISTA DEL PRADO BOULEVARD;

THENCE ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES:

1. THENCE SOUTH 35°54'31" EAST A DISTANCE OF 32.02 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 1,048.00 FEET, WHOSE CENTER BEARS SOUTH 11°19'21" WEST;

LEGAL DESCRIPTION CONTINUED:

PARCEL 2 CONTINUED

2. THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°08'38", AN ARC DISTANCE OF 258.71 FEET;

3. THENCE SOUTH 64°32'00" EAST A DISTANCE OF 1,361.74 FEET;

4. THENCE NORTH 70°28'00" EAST A DISTANCE OF 28.28 FEET;

5. THENCE SOUTH 64°32'00" EAST A DISTANCE OF 60.00 FEET;

6. THENCE SOUTH 19°32'00" EAST A DISTANCE OF 28.28 FEET;

7. THENCE SOUTH 64°32'00" EAST A DISTANCE OF 466.80 FEET;

8. THENCE NORTH 70°28'00" EAST A DISTANCE OF 28.28 FEET;

9. THENCE SOUTH 64°32'00" EAST A DISTANCE OF 60.00 FEET;

10. THENCE SOUTH 19°32'00" EAST A DISTANCE OF 28.28 FEET;

11. THENCE SOUTH 64°32'00" EAST A DISTANCE OF 334.80 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 798.00 FEET, WHOSE CENTER BEARS SOUTH 25°28'00" WEST;

12. THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°50'28", AN ARC DISTANCE OF 123.14 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID VISTA DEL ORO BOULEVARD;

THENCE ON THE NORTHWESTERLY AND WESTERLY RIGHT-OF-WAY LINES OF SAID VISTA DEL ORO BOULEVARD THE FOLLOWING FIFTEEN (15) COURSES:

1. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 81°55'19" EAST, A DISTANCE OF 32.13 FEET;

2. THENCE NORTH 38°42'05" EAST A DISTANCE OF 76.95 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 536.00 FEET, WHOSE CENTER BEARS SOUTH 51°17'55" EAST;

3. THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°29'57", AN ARC DISTANCE OF 247.90 FEET;

4. THENCE NORTH 65°12'02" EAST A DISTANCE OF 577.67 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 464.00 FEET, WHOSE CENTER BEARS NORTH 24°47'58" WEST;

5. THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°35'08", AN ARC DISTANCE OF 531.13 FEET;

6. THENCE NORTH 00°23'05" WEST A DISTANCE OF 311.13 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 764.00 FEET, WHOSE CENTER BEARS SOUTH 89°36'55" WEST;

LEGAL DESCRIPTION CONTINUED:

PARCEL 2 CONTINUED

7. THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°28'34", AN ARC DISTANCE OF 366.37 FEET;

8. THENCE NORTH 27°51'39" WEST A DISTANCE OF 58.47 FEET;

9. THENCE NORTH 72°51'39" WEST A DISTANCE OF 28.28 FEET;

10. THENCE NORTH 27°51'39" WEST A DISTANCE OF 60.00 FEET;

11. THENCE NORTH 17°08'21" EAST A DISTANCE OF 28.28 FEET;

12. THENCE NORTH 27°51'39" WEST A DISTANCE OF 251.88 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 1,036.00 FEET, WHOSE CENTER BEARS NORTH 62°08'21" EAST;

13. THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°53'56", AN ARC DISTANCE OF 504.46 FEET;

14. THENCE NORTH 00°02'17" EAST A DISTANCE OF 164.83 FEET;

15. THENCE NORTH 44°57'43" WEST A DISTANCE OF 42.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE NORTH 89°57'43" WEST A DISTANCE OF 239.09 FEET;

2. THENCE NORTH 86°27'54" WEST A DISTANCE OF 180.34 FEET;

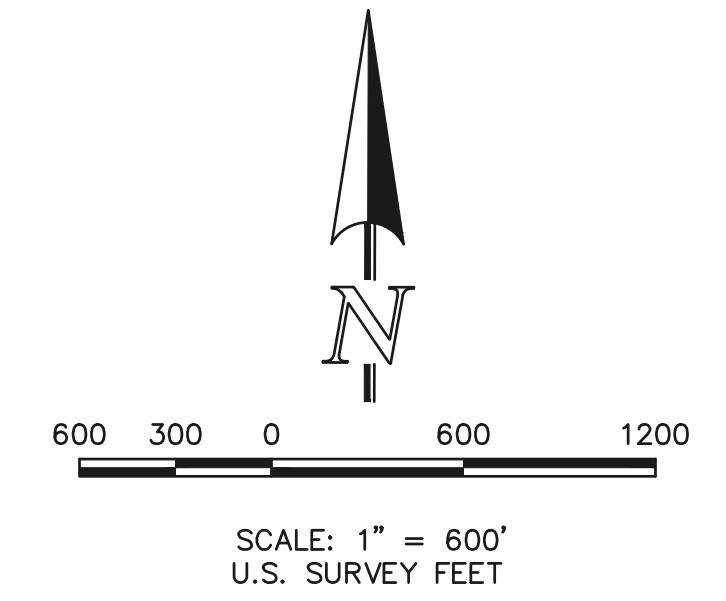
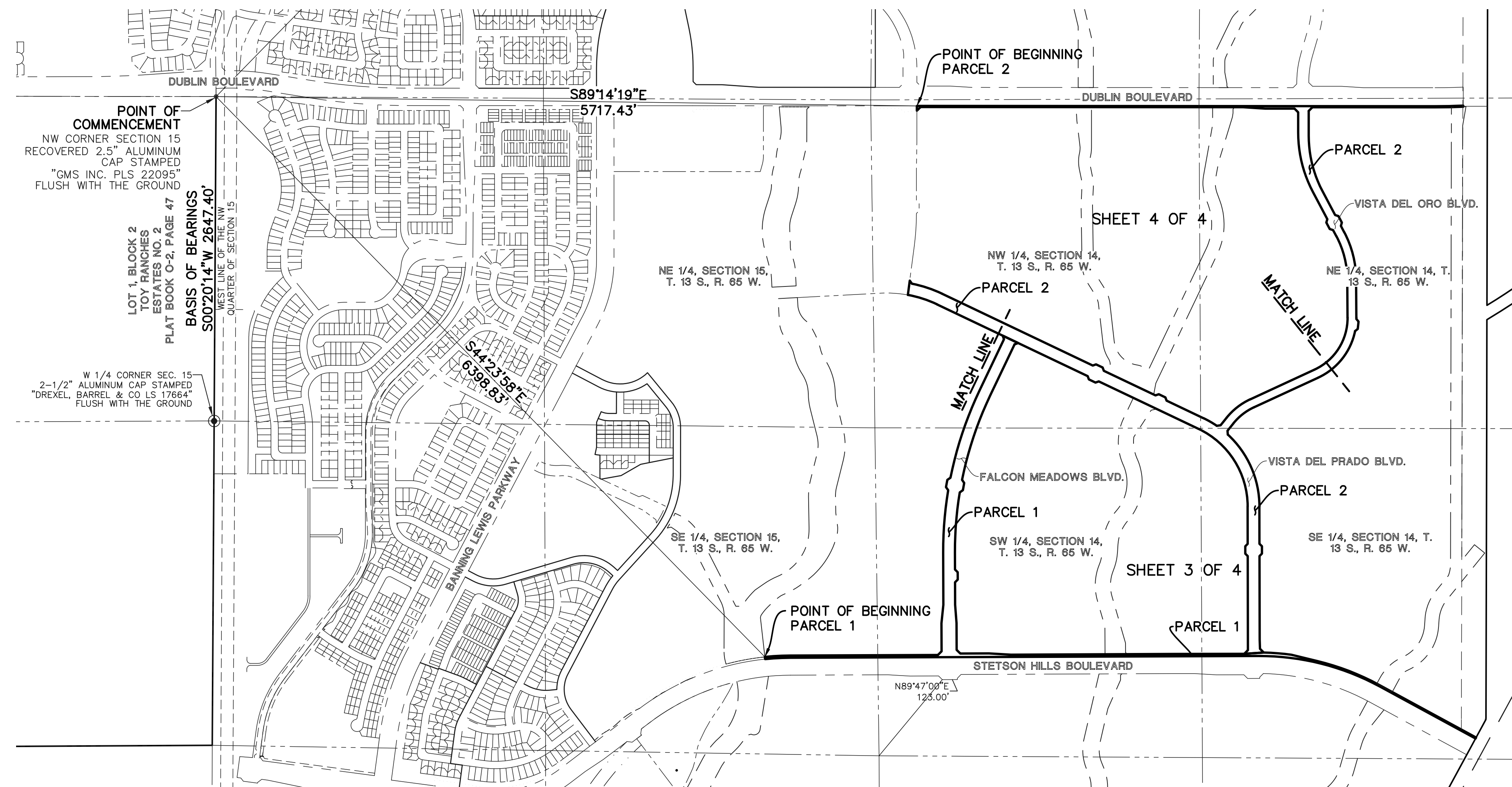
3. THENCE NORTH 89°57'43" WEST A DISTANCE OF 2,631.46 FEET;

4. THENCE SOUTH 45°02'17" WEST A DISTANCE OF 42.43 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2 OF BANNING LEWIS RANCH FILING NO. 1 & FILING NO. 3 R.O.W. VACATION;

THENCE NORTH 00°02'17" EAST ON THE EASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 39.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 750,569 SQUARE FEET (17.23069 ACRES)

PARCEL 1 AND PARCEL 2 DESCRIPTIONS PRODUCE A COMBINED CALCULATED AREA OF 1,125,769 SQUARE FEET (25.84504 ACRES)



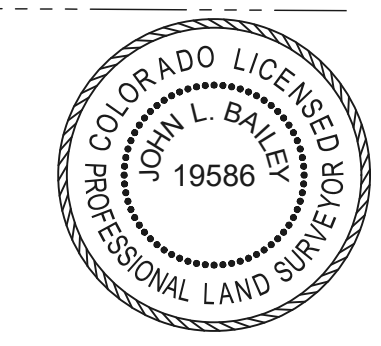
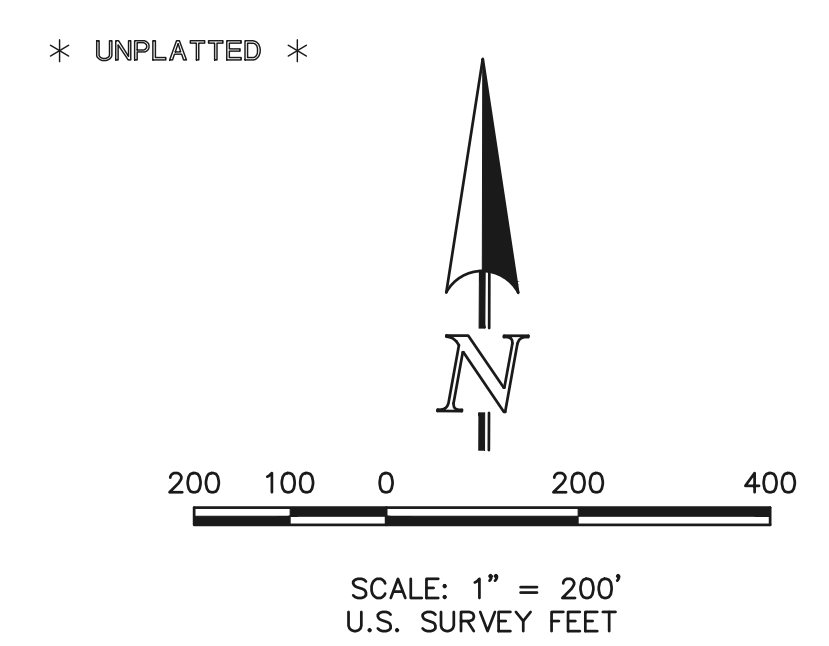
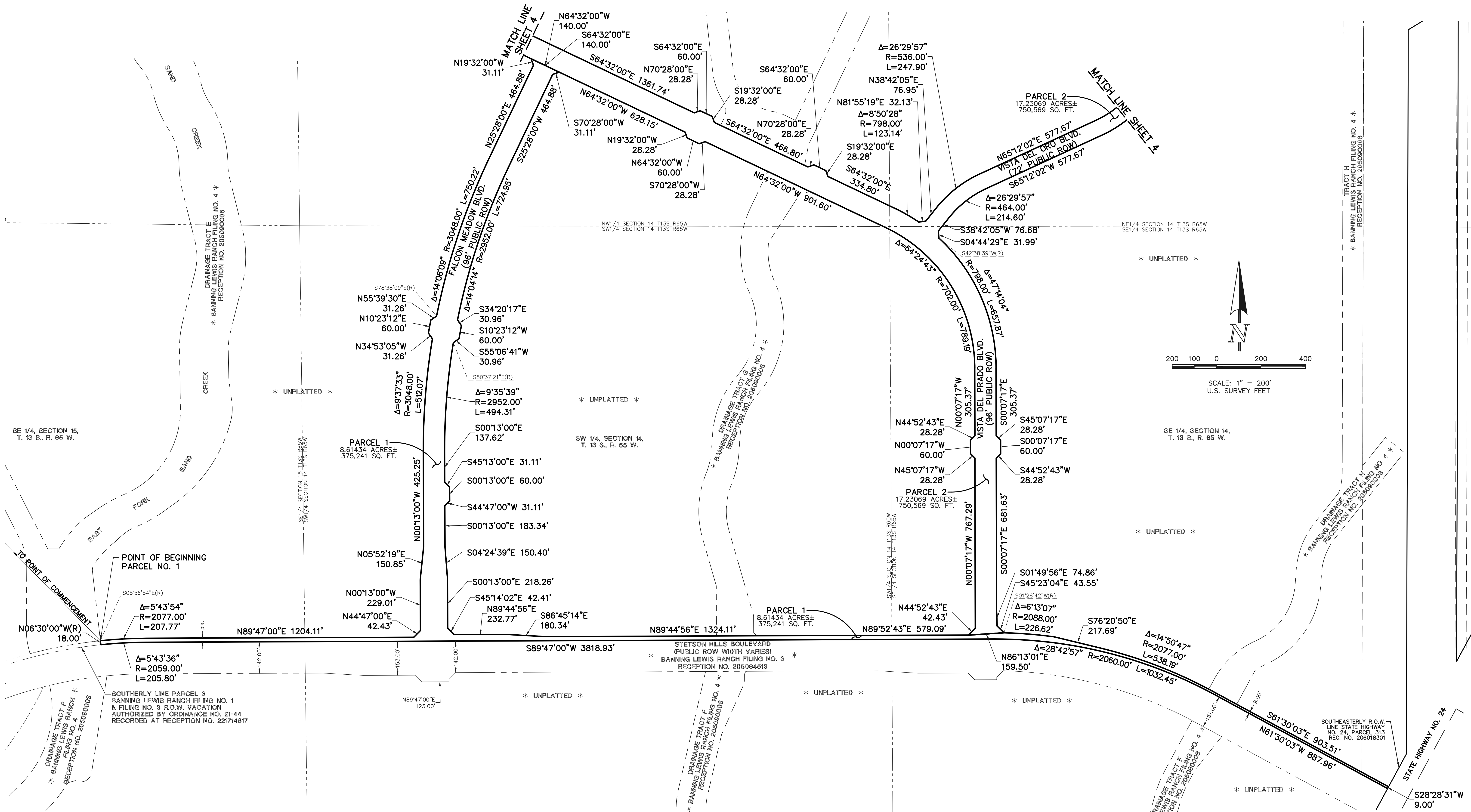
VACATION PLAT
BANNING LEWIS RANCH FILING
NO. 3 R.O.W. VACATION
JOB NO. 2570.80
DECEMBER 11, 2024
SHEET 2 OF 4



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

VACATION PLAT BANNING LEWIS RANCH FILING NO. 3 R.O.W. VACATION

LOCATED IN SECTION 14 AND THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



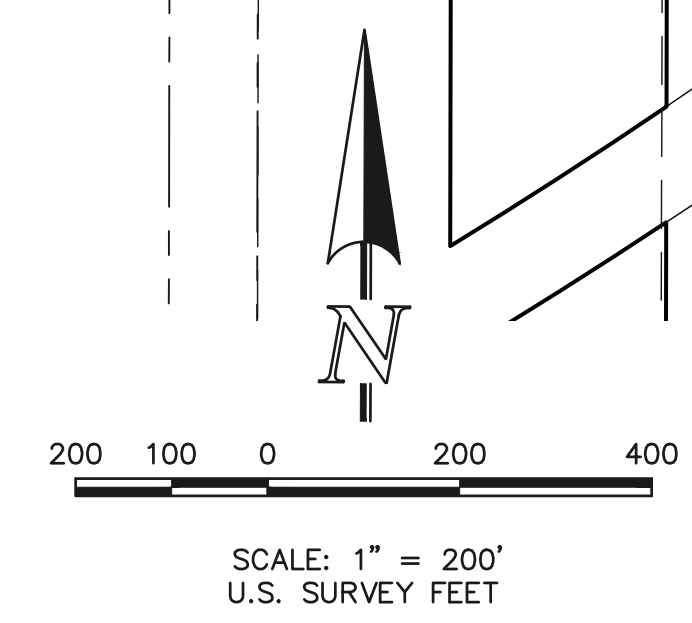
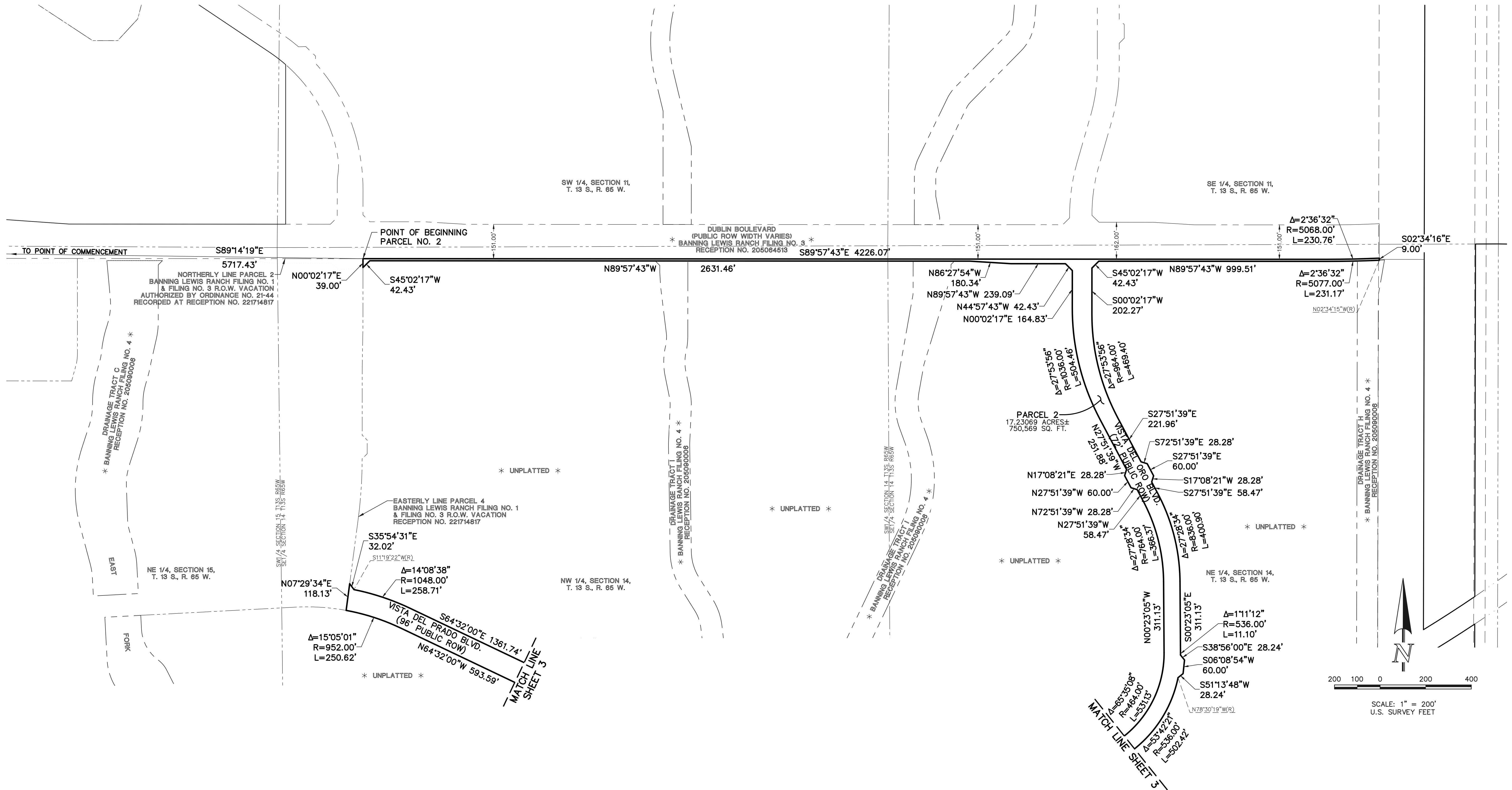
VACATION PLAT
BANNING LEWIS RANCH FILING
NO. 3 R.O.W. VACATION
JOB NO. 2570.80
DECEMBER 11, 2024
SHEET 3 OF 4



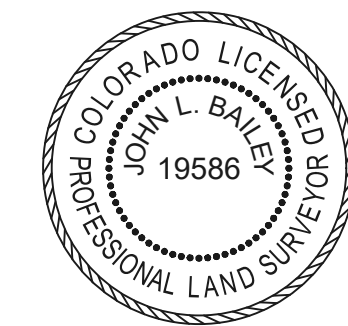
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VACATION PLAT BANNING LEWIS RANCH FILING NO. 3 R.O.W. VACATION

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VACATION PLAT
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NO. 3 R.O.W. VACATION
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SHEET 4 OF 4



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CITY FILE NUMBER: SUBD-24-0131