CLASSIC CONSULTING
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LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, THE SOUTHWEST QUARTER OF SECTION 11, THE NORTHWEST QUARTER OF SECTION 14, AND THE NORTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING A 3-1/4" ALUMINUM CAP STAMPED BY PLS 30829 AT THE AT THE EAST QUARTER CORNER OF SAID SECTION 15, FROM WHICH A 2-1/2" ALUMINUM CAP ON A 2" ALUMINUM PIPE STAMPED BY LS 17664 AT SOUTHEAST CORNER OF SAID SECTION 15 BEARS SOUTH 00°43'23" EAST A DISTANCE OF 2675.90 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE NORTH 27°04'46" WEST A DISTANCE OF 570.72 FEET TO A POINT ON THE EASTERLY LINE OF TRACT B AS PLATTED ON BANNING LEWIS RANCH FILING NO. 59 RECORDED SEPTEMBER 29, 2026 UNDER RECEPTION NUMBER 226715715 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID TRACT B, THE FOLLOWING FIVE COURSES:

1. THENCE NORTH 11°31'57" EAST A DISTANCE OF 176.64 FEET;
2. THENCE SOUTH 88°41'31" EAST A DISTANCE OF 52.63 FEET;
3. THENCE NORTH 22°26'45" EAST A DISTANCE OF 49.08 FEET;
4. THENCE NORTH 10°04'48" WEST A DISTANCE OF 520.99 FEET;
5. THENCE SOUTH 88°05'05" WEST A DISTANCE OF 401.94 FEET TO THE SOUTHEAST CORNER OF TRACT F OF SAID BANNING LEWIS RANCH FILING NO. 59;

THENCE ON THE EASTERLY LINE OF SAID TRACT F THE FOLLOWING THREE COURSES:

1. THENCE NORTH 03°02'00" WEST A DISTANCE OF 61.18 FEET TO A POINT OF CURVE;
2. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°58'00", HAVING A RADIUS OF 320.00 FEET FOR AN ARC DISTANCE OF 66.83 FEET;
3. THENCE NORTH 15°00'00" WEST A DISTANCE OF 87.96 FEET TO THE MOST NORTHERLY CORNER THEREOF, BEING A POINT ON A CURVE, WHOSE CENTER BEARS NORTH 89°51'32" EAST;

THENCE ON THE EASTERLY LINE OF SAID TRACT B THE FOLLOWING THREE COURSES:

1. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°31'22", HAVING A RADIUS OF 1419.76 FEET FOR AN ARC DISTANCE OF 384.65 FEET;
2. THENCE NORTH 15°22'54" EAST A DISTANCE OF 22.17 FEET TO A POINT OF CURVE;

3. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°24'16", HAVING A RADIUS OF 4028.06 FEET FOR AN ARC DISTANCE OF 801.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DUBLIN BOULEVARD AS REPLATTED BY THE PLAT OF BANNING LEWIS FILING NO. 1 & FILING NO. 3 R.O.W. VACATION RECORDED SEPTEMBER 16, 2021 UNDER RECEPTION NUMBER 221714817;

THENCE NORTH 00°02'17" EAST A DISTANCE OF 142.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF DUBLIN BOULEVARD AS BEING REPLATTED BY THE PLAT OF BANNING LEWIS RANCH R.O.W. VACATION FILING NOS. 1 AND 3 – 2022;

THENCE SOUTH 89°57'43" EAST ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 711.03 FEET TO A POINT ON A CURVE, WHOSE CENTER BEARS NORTH 25°01'20" WEST;

THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49°16'48", HAVING A RADIUS OF 109.50 FEET FOR AN ARC DISTANCE OF 94.18 FEET;

THENCE NORTH 00°01'55" EAST A DISTANCE OF 36.86 FEET;

THENCE NORTH 30°12'24" EAST A DISTANCE OF 22.18 FEET;

THENCE NORTH 00°12'24" EAST A DISTANCE OF 41.86 FEET;

THENCE NORTH 89°45'18" EAST A DISTANCE OF 70.45 FEET;

THENCE SOUTH 01°55'39" EAST A DISTANCE OF 42.28 FEET;

THENCE SOUTH 31°55'39" EAST A DISTANCE OF 22.54 FEET;

THENCE SOUTH 00°01'55" WEST A DISTANCE OF 37.66 FEET TO A POINT ON A CURVE, WHOSE CENTER BEARS NORTH 75°44'52" EAST;

THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36°49'41", HAVING A RADIUS OF 129.50 FEET FOR AN ARC DISTANCE OF 83.24 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF DUBLIN BOULEVARD;

THENCE SOUTH 89°57'43" EAST ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 227.48 FEET;

THENCE SOUTH 00°02'17" WEST A DISTANCE OF 142.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DUBLIN BOULEVARD AS BEING REPLATTED BY THE FUTURE BANNING LEWIS RANCH FILING NO. 3 R.O.W. VACATION;

THENCE NORTH 89°57'43" WEST ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.72 FEET TO A POINT ON A CURVE, WHOSE CENTER BEARS SOUTH 29°36'27" EAST;

THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°41'26", HAVING A RADIUS OF 111.50 FEET FOR AN ARC DISTANCE OF 88.92 FEET;

THENCE SOUTH 00°36'26" WEST A DISTANCE OF 43.66 FEET;

THENCE SOUTH 30°08'32" WEST A DISTANCE OF 16.45 FEET;

THENCE SOUTH 00°30'28" WEST A DISTANCE OF 156.76 FEET;

THENCE SOUTH 00°02'17" WEST A DISTANCE OF 1122.71 FEET TO A POINT OF CURVE;

THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°07'14", HAVING A RADIUS OF 966.50 FEET FOR AN ARC DISTANCE OF 271.93 FEET;

THENCE SOUTH 16°04'57" EAST A DISTANCE OF 118.81 FEET;

THENCE SOUTH 73°55'03" WEST A DISTANCE OF 67.00 FEET;

THENCE SOUTH 16°04'57" EAST A DISTANCE OF 321.40 FEET;

THENCE SOUTH 89°47'00" WEST A DISTANCE OF 712.55 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES AN AREA OF 1,945,497 SQUARE FEET (44.662 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



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PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS