SW1/4, SECTION 11,
T.13S., R.65W.

UNPLATTED
PARCEL D
REC. NO. 213096474

PARCEL 2,
BANNING LEWIS RANCH
R.O.W. VACATION FILING
NOS. 1 AND 3 - 2022
REC. NO. _____

SOUTH LINE PARCEL 2 BANNING LEWIS RANCH FILING NOS. 1 AND 3 R.O.W. – 2022 VACATION

UNPLATTED
RECEPTION NO. 217034614

NW1/4, SECTION 14,
T.13S., R.65W.

NORTH LINE PARCEL 2 BANNING LEWIS RANCH FILING NO. 3 R.O.W. VACATION

PARCEL 2,
BANNING LEWIS RANCH FILING
NO. 3 R.O.W. VACATION
REC. NO. _____

PARCEL 2,
BANNING LEWIS RANCH
FILING NO. 3
REC. NO. 205064513

UNPLATTED
RECEPTION NO. 217034614

PARCEL 2,
BANNING LEWIS RANCH
FILING NO. 1 & FILING
NO. 3 R.O.W. VACATION
RECEPTION NO. 221714817

PARCEL 4
BANNING LEWIS RANCH FILING NO. 1
& FILING NO. 3 R.O.W. VACATION
RECEPTION NO. 221714817

PARCEL 3,
BANNING LEWIS RANCH
R.O.W. VACATION FILING
NOS. 1 AND 3 - 2022
REC. NO. _____

11 14
10 15

SECTION LINE
(TYPICAL)

AREA = 1,945,497 S.F.
(44.662 ACRES±)
UNPLATTED

POINT OF BEGINNING

TRACT E
BANNING LEWIS RANCH FILING NO. 40
RECEPTION NO. 221714732

DUBLIN BOULEVARD (142' PUBLIC ROW)

SOUTH LINE PARCEL 2 BANNING LEWIS RANCH FILING NOS. 1 AND 3 R.O.W. – 2022 VACATION

NORTH LINE PARCEL 2 BANNING LEWIS RANCH FILING NO. 1 & FILING NO. 3 R.O.W. VACATION

SE1/4, SECTION 10,
T.13S., R.65W.

NE1/4, SECTION 15,
T.13S., R.65W.

TRACT B

EAST FORK SAND CREEK

TRACT F

PARCEL 2,
BANNING LEWIS RANCH
R.O.W. VACATION FILING
NOS. 1 AND 3 - 2022
REC. NO. _____

BANNING LEWIS RANCH
FILING NO. 59
REC. NO. 226715715

TRACT B

TRACT E

VISTA PRADO BOULEVARD (67' PUBLIC ROW)

TRACT D

PARCEL 2
BANNING LEWIS FILING
NO. 1 & FILING NO. 3
R.O.W. VACATION
RECEPTION NO. 221714817

BANNING LEWIS RANCH
FILING NO. 1
REC. NO. 205087777

UNPLATTED

UNPLATTED
RECEPTION NO. 217034614

BANNING LEWIS RANCH
FILING NO. 61
REC. NO. 225715635

TRACT B
BANNING LEWIS RANCH
FILING NO. 59
REC. NO. 226715715

TRACT B
BANNING LEWIS RANCH
FILING NO. 58
REC. NO. 226715692

TRACT A
BANNING LEWIS RANCH
FILING NO. 59
REC. NO. 226715715

SURVCON INC.
T13S R65W
1/4 S15 S14
2003
PLS 30829

SW1/4, SECTION 14,
T.13S., R.65W.

POINT OF
COMMENCEMENT
3-1/4" ALUMINUM CAP
STAMPED AS SHOWN

BASIS OF
BEARINGS
S00°43'23"E
2675.90'

14 15
14 23
15 22

N27°04'46"W
570.72'

SE1/4, SECTION 15,
T.13S., R.65W.

2-1/2" ALUMINUM CAP ON
2" ALUMINUM PIPE IN CONCRETE
STAMPED AS SHOWN

DREXEL BARRELL & CO.
T13S R65W
S15 S14
S22 S23
1986
LS 17664

COLORADO LICENSED
JOHN L. BAILEY
19586
9/30/2026
PROFESSIONAL LAND SURVEYOR

250 125 0 250 500
US SURVEY FEET
SCALE: 1" = 250'

BANNING LEWIS RANCH
FILING NOS. 67–69

JOB NO. 2570.60–01
SEPTEMBER 25, 2026
PAGE 4 OF 6

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

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UNPLATTED
RECEPTION NO. 217034614

PARCEL 2,
BANNING LEWIS RANCH R.O.W.
VACATION FILING NOS. 1 AND 3 -
2022
REC. NO. _____

PARCEL 2,
BANNING LEWIS RANCH FILING NO. 3
R.O.W. VACATION
REC. NO. _____

PARCEL 2,
BANNING LEWIS RANCH FILING NO. 3
R.O.W. VACATION
REC. NO. _____

UNPLATTED
RECEPTION NO. 217034614

SW1/4, SECTION 11,
T.13S., R.65W.

NW1/4, SECTION 14,
T.13S., R.65W.

S00°02'17"W 1122.71'

Δ=16°07'14"
R=966.50'
L=271.93'

S16°04'57"E
118.81'

S16°04'57"E
321.40'

S73°55'03"W
67.00'

S89°47'00"W 712.55'

BANNING LEWIS RANCH
FILING NO. 3
REC. NO. 2050645I3

SEE DETAIL
PAGE 6

PARCEL 3,
BANNING LEWIS RANCH
R.O.W. VACATION FILING
NOS. 1 AND 3 - 2022
REC. NO. _____

PARCEL 2,
BANNING LEWIS RANCH FILING
NO. 1 & FILING NO. 3 R.O.W.
VACATION
RECEPTION NO. 221714817

PARCEL 4
BANNING LEWIS RANCH FILING NO. 1
& FILING NO. 3 R.O.W. VACATION
RECEPTION NO. 221714817

11 14
10 15

S89°57'43"E 711.03'

AREA = 1,945,497 S.F.
(44.662 ACRES±)

POINT OF BEGINNING

N10°04'48"W 520.99'

N22°26'45"E
49.08'

N11°31'57"E
176.64'

S88°41'31"E
52.63'

S88°05'05"W 401.94'

NE1/4, SECTION 15,
T.13S., R.65W.

UNPLATTED

SE1/4, SECTION 10,
T.13S., R.65W.

SECTION LINE
(TYPICAL)

DUBLIN BOULEVARD
(142' PUBLIC ROW)

TRACT E
BANNING LEWIS RANCH
FILING NO. 40
RECEPTION NO. 221714732

N00°02'17"E
142.00'

Δ=11°24'16" R=4028.06' L=801.77'

Δ=11°58'00"
R=320.00'
L=66.83'

TRACT B
BANNING LEWIS RANCH
FILING NO. 59
REC. NO. 226715715

TRACT B
BANNING LEWIS RANCH
FILING NO. 58
REC. NO. 226715692

TRACT B

EAST FORK SAND CREEK

N15°22'54"E
22.17'

Δ=15°31'22"
R=1419.76'
L=384.65'

N03°02'00"W
61.18'

TRACT F

N15°00'00"W
87.96'

PARCEL 2,
BANNING LEWIS RANCH R.O.W.
VACATION FILING
NOS. 1 AND 3 - 2022
REC. NO. _____

BANNING LEWIS RANCH
FILING NO. 59
REC. NO. 226715715

TRACT E

VISTA PRADO BOULEVARD
(67' PUBLIC ROW)

TRACT B

BANNING LEWIS RANCH
FILING NO. 1
REC. NO. 205087777

PARCEL 2
BANNING LEWIS FILING NO. 1 &
FILING NO. 3 R.O.W. VACATION
RECEPTION NO. 221714817

UNPLATTED

200 100 0 200 400
US SURVEY FEET
SCALE: 1" = 200'

COLORADO LICENSED
JOHN L. BAILEY
19586
9/30/2026
PROFESSIONAL LAND SURVEYOR

BANNING LEWIS RANCH
FILING NOS. 67–69
JOB NO. 2570.60–01
SEPTEMBER 25, 2026
PAGE 5 OF 6

CLASSIC CONSULTING

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UNPLATTED
PARCEL D
REC. NO. 213096474

SW1/4, SECTION 11,
T.13S., R.65W.

PARCEL 2,
BANNING LEWIS RANCH R.O.W.
VACATION FILING NOS. 1 AND 3 - 2022
REC. NO. _____

S00°01'55"W 37.66'
S31°55'39"E 22.54'
S01°55'39"E 42.28'
N89°45'18"E
70.45'
N00°12'24"E
41.86'
N30°12'24"E 22.18'
Δ=49°16'48"
R=109.50'
L=94.18'
N25°01'20"W(R)

PARCEL 3,
BANNING LEWIS RANCH R.O.W.
VACATION FILING NOS. 1 AND 3 - 2022
REC. NO. _____

S89°57'43"E 227.48'
S00°02'17"W
142.00'
N75°44'52"E(R)
Δ=36°49'41"
R=129.50'
L=83.24'
N00°01'55"E
36.86'

BANNING LEWIS RANCH
FILING NO. 3
REC. NO. 205064513

S89°57'43"E 711.03'

TRACT E
BANNING LEWIS RANCH
FILING NO. 40
RECEPTION NO. 221714732

SE1/4, SECTION 10,
T.13S., R.65W.

PARCEL 2
BANNING LEWIS FILING NO. 3
R.O.W. VACATION
RECEPTION NO. _____

N89°57'43"W 224.72'
S29°36'27"E(R)
Δ=45°41'26"
R=111.50'
L=88.92'
S30°08'32"W 16.45'
S00°30'28"W
156.76'
S00°02'17"W 1122.71'
S00°36'26"W
43.66'

UNPLATTED
RECEPTION NO. 217034614

NW1/4, SECTION 14,
T.13S., R.65W.

PARCEL 4
BANNING LEWIS RANCH FILING NO. 1
& FILING NO. 3 R.O.W. VACATION
RECEPTION NO. 221714817

PARCEL 2
BANNING LEWIS FILING NO. 3
R.O.W. VACATION
RECEPTION NO. _____

PARCEL 2,
BANNING LEWIS RANCH
FILING NO. 1 & FILING NO.
3 R.O.W. VACATION
RECEPTION NO. 221714817

SECTION LINE
(TYPICAL)

NE1/4, SECTION 15,
T.13S., R.65W.

N

100 50 0 100 200
US SURVEY FEET
SCALE: 1" = 100'

COLORADO LICENSED
JOHN L. BAILEY
19586
9/30/2026
PROFESSIONAL LAND SURVEYOR

BANNING LEWIS RANCH
FILING NOS. 67–69

JOB NO. 2570.60–01
SEPTEMBER 25, 2026
PAGE 6 OF 6

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