

BANNING LEWIS RANCH FILING NO. 37
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE
NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, 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 2646.40 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF BERRIEDALE VIEW AS PLATTED IN BANNING LEWIS RANCH FILING NO. 29 RECORDED UNDER RECEPTION NO. 220714625, EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BERRIEDALE VIEW THE FOLLOWING THREE (3) COURSES:

- 1. N90°00'00"E, A DISTANCE OF 265.00 FEET;
- 2. S00°00'00"E, A DISTANCE OF 5.00 FEET;
- 3. N90°00'00"E, A DISTANCE OF 225.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF VISTA DEL TIERRA DRIVE AS PLATTED IN BANNING LEWIS RANCH FILING NO. 36A, RECORDED UNDER RECEPTION NO. 220714608;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID VISTA DEL TIERRA DRIVE THE FOLLOWING FIVE (5) COURSES;

- 1. S00°00'00"E, A DISTANCE OF 364.13 FEET TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 37°32'00", A RADIUS OF 686.50 FEET AND A DISTANCE OF 449.71 FEET TO A POINT OF TANGENT;
- 3. S37°32'00"W, A DISTANCE OF 910.99 FEET TO A POINT OF CURVE;
- 4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29°59'00", A RADIUS OF 978.50 FEET AND A DISTANCE OF 512.06 FEET TO A POINT OF TANGENT;
- 5. S07°33'00"W, A DISTANCE OF 224.14 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE N85°45'07"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD, A DISTANCE OF 104.29 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT E, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 2 UNDER RECEPTION NO. 205087778;

THENCE ON THE EASTERLY BOUNDARY OF SAID TRACT E THE FOLLOWING FIVE (5) COURSES:

- 1. N52°34'24"E, A DISTANCE OF 62.23 FEET;
- 2. N07°40'05"E, A DISTANCE OF 212.35 FEET;
- 3. N19°00'54"E, A DISTANCE OF 158.13 FEET;
- 4. N70°59'06"W, A DISTANCE OF 65.68 FEET;
- 5. N00°20'14"E, A DISTANCE OF 394.69 FEET;

THENCE N00°20'14"E, A DISTANCE OF 394.69 FEET;

THENCE N37°32'00"E, A DISTANCE OF 269.72 FEET;

THENCE N60°48'25"E, A DISTANCE OF 60.00 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N60°48'25"E, HAVING A DELTA OF 29°11'35", A RADIUS OF 170.00 FEET AND A DISTANCE OF 86.62 FEET TO A POINT ON CURVE;

THENCE N72°27'45"E, A DISTANCE OF 94.03 FEET;

THENCE N21°10'25"E, A DISTANCE OF 118.96 FEET;

THENCE N00°00'00"E, A DISTANCE OF 69.55 FEET;

THENCE N90°00'00"E, A DISTANCE OF 30.89 FEET;

THENCE S82°04'04"E, A DISTANCE OF 107.51 FEET;

THENCE N00°00'00"E, A DISTANCE OF 497.90 FEET;

THENCE N90°00'00"W, A DISTANCE OF 135.00 FEET;

THENCE N00°00'00"E, A DISTANCE OF 285.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 135.00 FEET;

THENCE N00°00'00"E, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 16.844 ACRES.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, PRIVATE STREETS, PUBLIC STREETS, TRACTS, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT, AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AND PUBLIC STREETS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC STREETS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "BANNING LEWIS RANCH FILING NO. 37", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

OWNER:

THE AFOREMENTIONED, CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20__, A.D.

BY: _____

NAME: _____

AS: _____ OF CLAYTON PROPERTIES GROUP II, INC.,

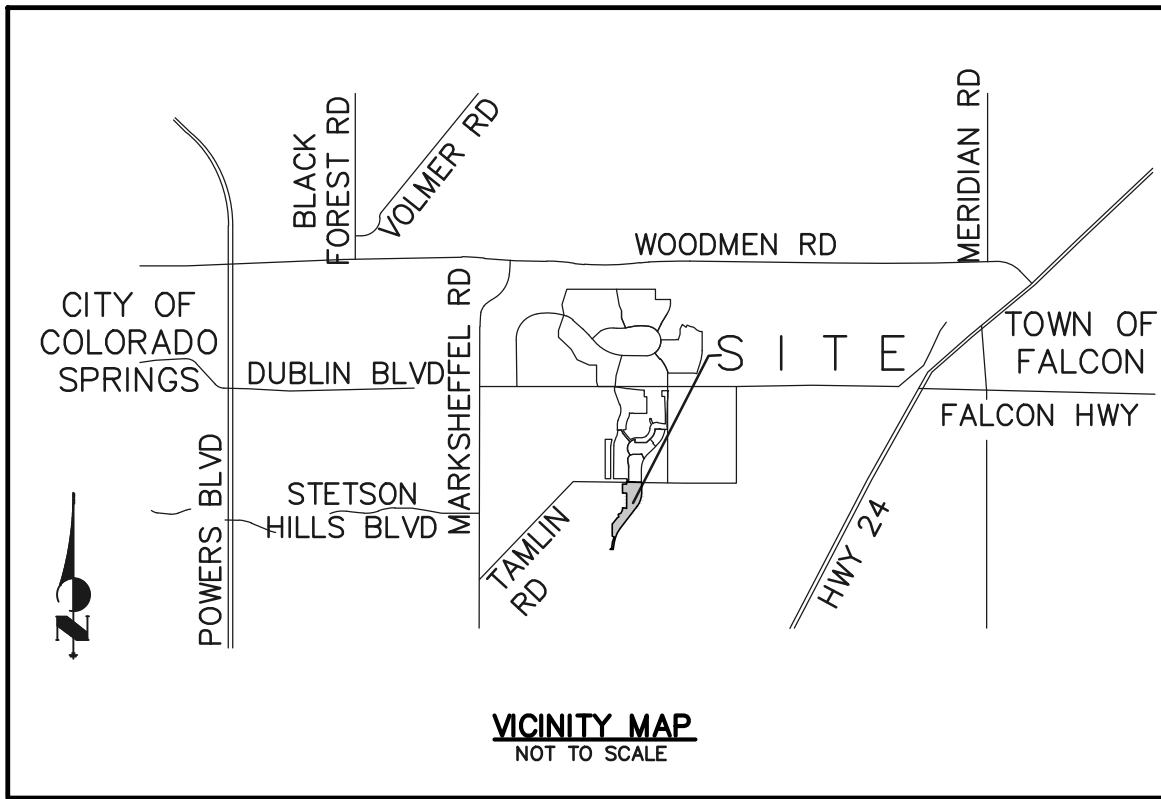
A COLORADO CORPORATION.

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, A.D. BY _____ AS _____ OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS AUGUST 20, 2021.
- 2. FLOODPLAIN STATEMENT: NO PORTION OF THIS SITE, BANNING LEWIS RANCH FILING NO. 37 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 X)
- 3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 4. THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 5. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES, SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- 6. THE PROPERTY BEING PLATTED HEREIN IN ITS ENTIRETY IS SUBJECT TO AN AVIGATION EASEMENT FOR PUBLIC AVIGATION PURPOSES. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- 7. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT FILE NUMBER 21000310836 ISSUED BY STEWART TITLE GUARANTY COMPANY DATED AUGUST 14, 2021 AT 5:30 P.M.
- 8. BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 5 IS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 205199131 AND AS AMENDED.
- 9. BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT (FORMALLY BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 6) IS RECORDED IN EL PASO COUNTY RECORDS UNDER RECEPTION NUMBER 205199132 AND AS AMENDED.
- 10. THE AREA INCLUDED IN THIS PLAT SHALL BE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS FOR THE BANNING LEWIS RANCH RECORDED UNDER RECEPTION NO. 207030103 AND THE SUPPLEMENTAL DECLARATIONS OF COVENANTS, CONDITIONS, AND AGE RESTRICTIONS FOR BRAEMORE AT BANNING LEWIS RANCH RECORDED UNDER RECEPTION NO. 219040951 AND AS AMENDED.
- 11. PRIVATE STREETS, HASTER GROVE, TORRISDALE VIEW, STRATH POINT AND MIRELAND VIEW ARE PRIVATELY OWNED AND MAINTAINED BY THE BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 5, TO BE CONVEYED BY SEPARATE INSTRUMENT.
- 12. TRACT A IS FOR PUBLIC DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING PURPOSES AND PUBLIC UTILITIES. TRACT A WILL BE OWNED AND MAINTAINED BY BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 5, TO BE CONVEYED BY SEPARATE INSTRUMENT.
- 13. TRACTS B, C, D AND E ARE FOR PEDESTRIAN ACCESS, LANDSCAPING PURPOSES AND PUBLIC UTILITIES AND WILL BE OWNED AND MAINTAINED BY BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 5, TO BE CONVEYED BY SEPARATE INSTRUMENT.
- 14. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY TERRACON, DATED JUNE 4, 2003. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE: CPC PUP 05-142 OF THE CITY OF COLORADO SPRINGS PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 39 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

EASEMENTS:

AS SHOWN WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. HASTER GROVE, TORRISDALE VIEW, STRATH POINT AND MIRELAND VIEW ARE EASEMENTS FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 5.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, 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.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 30118
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.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "BANNING LEWIS RANCH FILING NO. 37".

CITY PLANNING DIRECTOR DATE

CITY ENGINEER DATE

CITY CLERK 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.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

FIRE PROTECTION FEE: _____PER BUILDING PERMIT*

POLICE SERVICE FEE: _____PER BUILDING PERMIT*

* PURSUANT TO THE AMENDED AND RESTATED BANNING LEWIS RANCH ANNEXATION AGREEMENT APPROVED BY CITY COUNCIL RESOLUTION 36-18-ON APRIL 24, 2018, UNLESS OTHERWISE PROVIDED BY CITY CODE, THE FIRE PROTECTION FEE AND THE POLICE SERVICE FEES AS STATED HEREIN ARE SUBJECT TO A YEARLY ESCALATION FACTOR EQUAL TO THE INCREASE IN THE COLORADO SPRINGS CONSTRUCTION INDEX, ADOPTED ANNUALLY BY THE COLORADO SPRINGS CITY COUNCIL. FEES TO BE COLLECTED AT THE ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE PROVIDED BY CITY CODE.

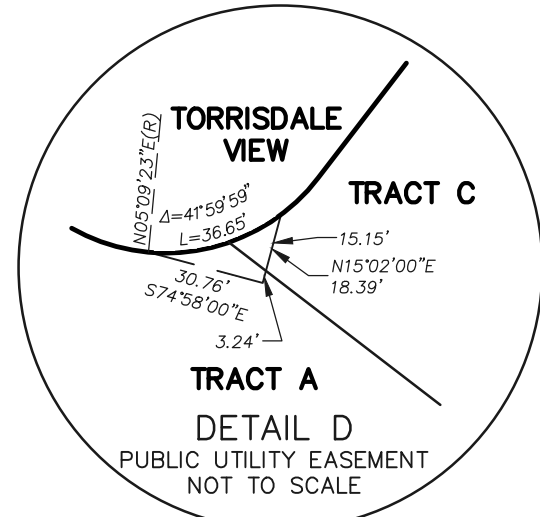
PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

BANNING LEWIS RANCH
FILING NO. 37
JOB NO. 2570.21
AUGUST 20, 2021
SHEET 1 OF 3

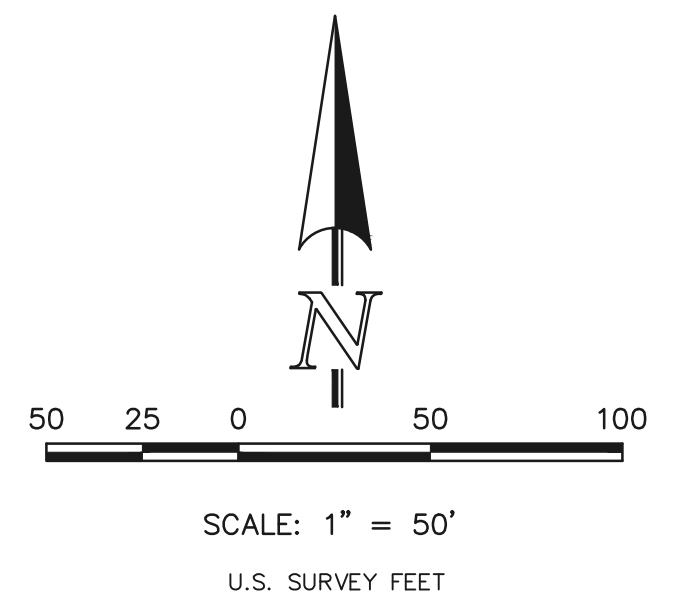
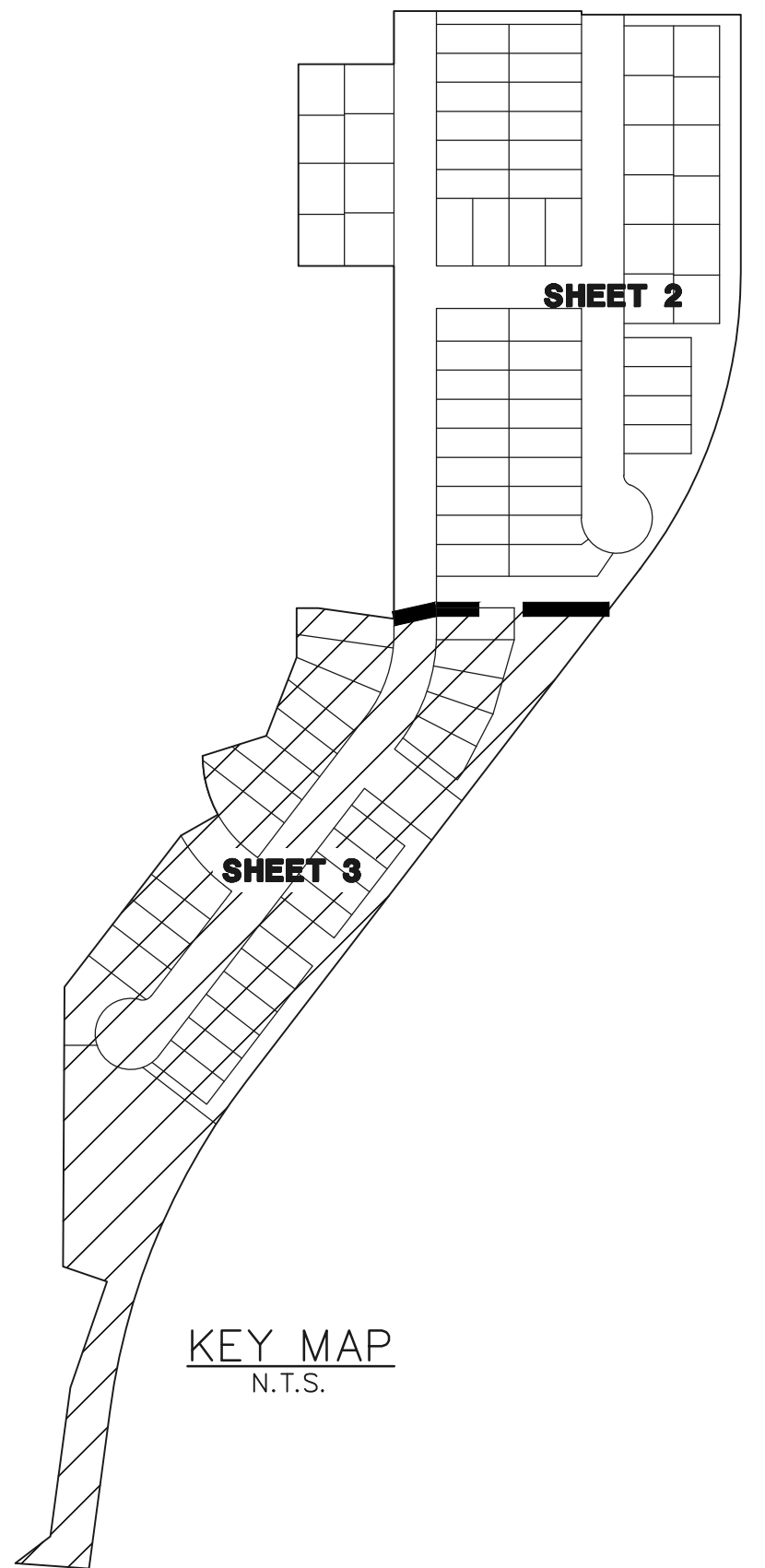


BANNING LEWIS RANCH FILING NO. 37





- AC ACRES
SF SQUARE FEET
(R) RADIAL BEARING
- NO. 5 REBAR WITH 1-1/2" ALUMINUM
SURVEYORS CAP STAMPED "CCES LLC PLS
30118", TO BE SET FLUSH WITH GROUND
- ✱ NOT PART OF THIS PLAT
- (XXXX) STREET ADDRESS



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

BANNING LEWIS RANCH
FILING NO. 37
JOB NO. 2570.21
AUGUST 20, 2021
SHEET 3 OF 3



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