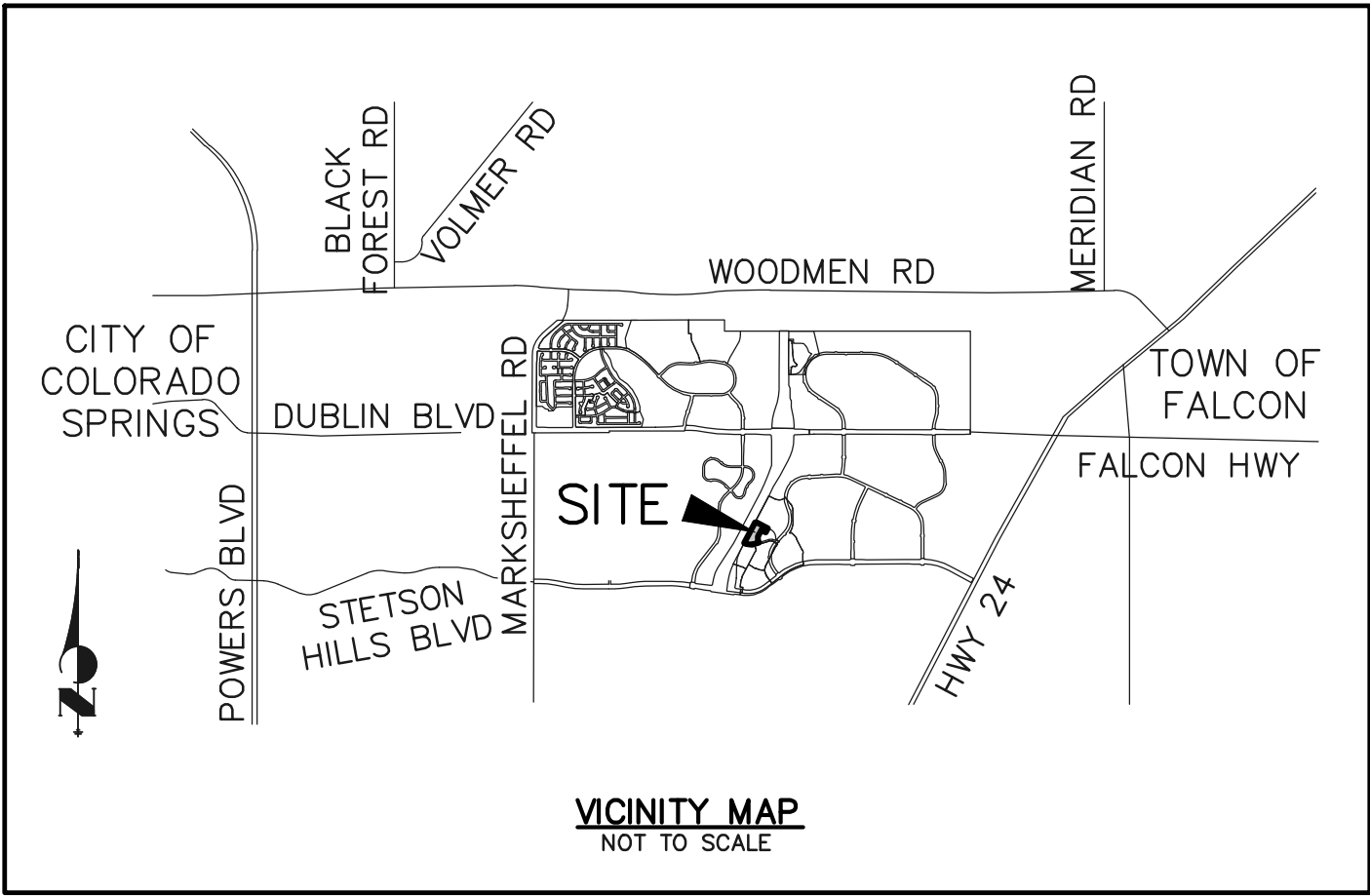


BANNING LEWIS RANCH FILING NO. 55

A PORTION OF THE SOUTH HALF OF SECTION 15,
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 H2O SUB BLR VILLAGE 4, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 15, 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 LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2646.40 FEET.

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 BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S28°01'29"E, A DISTANCE OF 4382.62 FEET TO THE NORTHWESTERLY CORNER OF BRODHEAD STREET AS PLATTED IN BANNING LEWIS RANCH FILING NO. 50 RECORDED UNDER RECEPTION NO. _____ BEING ALSO ON THE WESTERLY LINE OF VACATED BANNING LEWIS PARKWAY ORDINANCE NO. _____ RECORDED UNDER RECEPTION NO. _____ AND THE VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 & FILING NO. 3 R.O.W. VACATION RECORDED UNDER RECEPTION NO. _____ SAID POINT BEING THE POINT OF BEGINNING;

THENCE N27°42'19"E, ON THE WESTERLY LINE OF SAID VACATED BANNING LEWIS PARKWAY ORDINANCE NO. _____ RECORDED UNDER RECEPTION NO. _____ AND SAID VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 & FILING NO. 3 R.O.W. VACATION, A DISTANCE OF 818.10 FEET TO THE SOUTHWESTERLY CORNER OF TRACT F AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 50;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID TRACT F THE FOLLOWING TWO (2) COURSES:

- N82°42'19"E, A DISTANCE OF 64.59 FEET;
- S62°17'41"E, A DISTANCE OF 452.09 FEET;

THENCE S27°42'19"W, A DISTANCE OF 170.00 FEET;
THENCE N62°17'41"W, A DISTANCE OF 180.00 FEET;
THENCE S27°42'19"W, A DISTANCE OF 252.52 FEET;
THENCE S03°31'24"W, A DISTANCE OF 104.30 FEET;
THENCE S16°31'26"E, A DISTANCE OF 120.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID BRODHEAD STREET;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID BRODHEAD STREET THE FOLLOWING THREE (3) COURSES:

- S73°28'34"W, A DISTANCE OF 236.00 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°13'45", A RADIUS OF 306.50 FEET AND A DISTANCE OF 236.60 FEET TO A POINT OF TANGENT;
- N62°17'41"W, A DISTANCE OF 68.53 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7.214 ACRES.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, 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 STREETS AND PUBLIC EASEMENTS 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 DEDICATED 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. 55", 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, H2O SUB BLR VILLAGE 4, LLC, A COLORADO LIMITED LIABILITY COMPANY,

HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, A.D.

BY: _____

NAME: _____

AS: _____ OF H2O SUB BLR VILLAGE 4, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF _____ }
COUNTY OF _____ } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D. BY _____ AS _____
H2O SUB BLR VILLAGE 4, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

GENERAL NOTES:

- THE DATE OF PREPARATION IS FEBRUARY 4, 2021.
- FLOODPLAIN STATEMENT:
NO PORTION OF THIS SITE, BANNING LEWIS RANCH FILING NO. 55 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)
- 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.
- THE ADDRESSES () EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 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.
- 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.
- 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 NO. NCS-1007050B-PHX1 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED DECEMBER 21, 2020 AT 5:00 P.M.
- BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 8 IS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 218143309 AND AS AMENDED.
- PORTIONS OF THIS FILING LIE WITHIN BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT NO. 1 (FORMERLY BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 1 FORMERLY BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 6) IS RECORDED IN EL PASO COUNTY RECORDS UNDER RECEPTION NO. 205199132 AND AS AMENDED.
- 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 _____ AT BANNING LEWIS RANCH RECORDED UNDER RECEPTION NO. _____ AND AS AMENDED.
- TRACTS A, B AND C ARE FOR PUBLIC TRAIL ACCESS, PUBLIC UTILITIES, SIGNAGE, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES AND WILL BE OWNED AND MAINTAINED BY BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 8 AND ITS SUCCESSORS AND ASSIGNS, TO BE CONVEYED BY SEPARATE INSTRUMENT.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY TERRACON, DATED JANUARY 6, 2020. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE. CPC PUP 20-00030 OF THE CITY OF COLORADO SPRINGS - PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH BOTH SIDES OF ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. A TRIANGULAR PUBLIC IMPROVEMENT EASEMENT IS HEREBY PLATTED FOR PUBLIC IMPROVEMENTS, ON LOTS ADJACENT TO INTERSECTIONS AS SHOWN ON THIS PLAT, WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE OF ALL OTHER PUBLIC IMPROVEMENT EASEMENTS SHOWN HEREON IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

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. 55".

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. 55
JOB NO. 2570.20
FEBRUARY 4, 2021
SHEET 1 OF 2



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799 (Fax)

BANNING LEWIS RANCH FILING NO. 55

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

POINT OF COMMENCING

LOT 1, BLOCK 2
TOY RANCHES
ESTATES NO. 2
BOOK 0-2, PAGE 47
RECEPTION NO. 753472

LOT 2, BLOCK 2
TOY RANCHES
ESTATES NO. 2
BOOK 0-2, PAGE 47
RECEPTION NO. 753472

W 1/4 SECTION 15
2-1/2" ALUMINUM
CAP STAMPED
"DREXEL BARRELL
& CO. LS 17664"
RECOVERED FLUSH
WITH GROUND

N00°20'14"E 2846.40'
BASIS OF BEARINGS
WEST 1/4 SECTION 15
QUARTER 15

POINT OF BEGINNING

WESTERLY LINE VACATED
BANNING LEWIS PARKWAY ORDINANCE NO.
RECORDED UNDER RECEPTION NUMBER
AND THE VACATION PLAT OF
BANNING LEWIS RANCH FILING NO. 1 & FILING
NO. 3 R.O.W. VACATION, RECORDED UNDER
RECEPTION NUMBER

BANNING LEWIS PARKWAY
(ROW VARIES)
FILING NO. 1
RECEPTION NO. 205087777

PUBLIC IMPROVEMENT
EASEMENT

SIGHT
VISIBILITY
EASEMENT

$\Delta=44^{\circ}13'45''$
 $R=306.50'$
 $L=236.60'$

PUBLIC IMPROVEMENT
EASEMENT

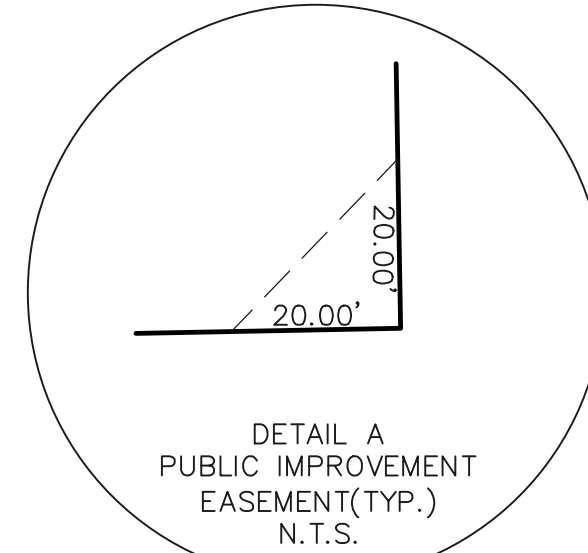
ORO CITY LOOP
(60' PUBLIC ROW)

ORO CITY LOOP
(60' PUBLIC ROW)

* UNPLATTED *

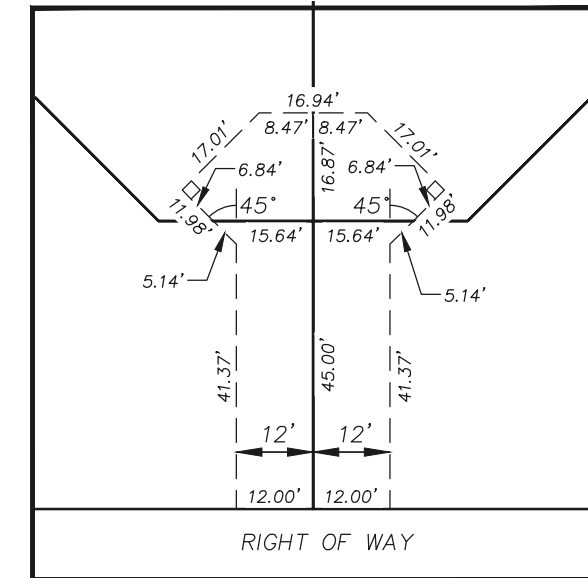
TRACT B
BROADHEAD STREET
57' PUBLIC ROW
BANNING LEWIS RANCH
FILING NO. 60
RECEPTION NO.

TRACT F
BANNING LEWIS RANCH
FILING NO. 60
RECEPTION NO.

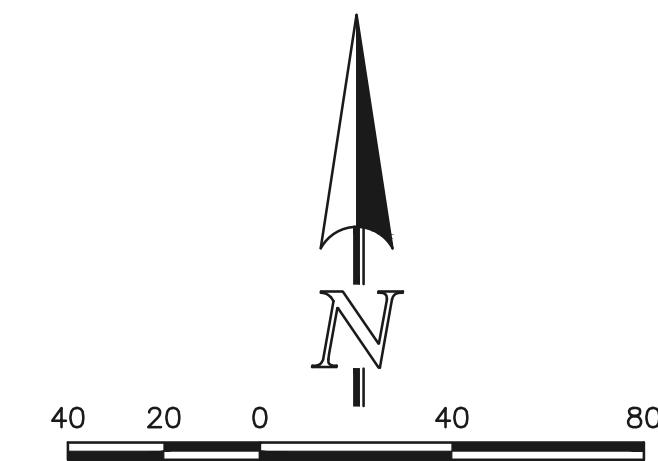


LEGEND

- AC ACRES
- SF SQUARE FEET
- (R) RADIAL BEARING
- RECOVERED, AS NOTED
- 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



DETAIL B
PUBLIC UTILITY, PRIVATE
UTILITY AND PRIVATE
ACCESS EASEMENT (TYP.)
N.T.S.



SCALE: 1" = 40'
U.S. SURVEY FEET

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

BANNING LEWIS RANCH
FILING NO. 55
JOB NO. 2570.20
FEBRUARY 4, 2021
SHEET 2 OF 2



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799 (Fax)