

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

DUBLIN BOULEVARD (160' ROW)  
 BANNING LEWIS RANCH FILING NO. 1  
 RECEPTION NO. 205087777

DUBLIN BOULEVARD (160' ROW)  
 BANNING LEWIS RANCH FILING NO. 3  
 RECEPTION NO. 205064513

FIL. NO. 1  
 FIL. NO. 3

POINT OF COMMENCING

POINT OF BEGINNING

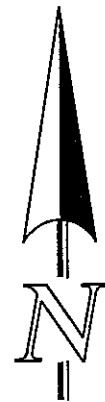
LOT 1, BLOCK 2  
 TOY RANCHES  
 ESTATES NO. 2  
 PLAT BOOK 0-2, PAGE 47

BASIS OF BEARINGS  
 N00°20'14"E 2646.40'

WEST LINE OF THE NW QUARTER OF SECTION 15  
 \*UNPLATTED\*

SECTION 16  
 SECTION 15

W 1/4 CORNER SEC. 15  
 2-1/2" ALUMINUM CAP  
 STAMPED "DREXEL  
 BARREL & CO LS 17664"  
 FLUSH WITH THE GROUND



SCALE: 1" = 250'  
 U.S. SURVEY FOOT

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

S88°41'16"E 3246.57'

1193.23'

S89°57'43"E 2471.21'

1277.98'

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

N00°00'39"W 1259.01'

297.078 AC

DRAINAGE TRACT C  
 BANNING LEWIS RANCH  
 FILING NO. 4  
 RECEPTION NO. 205090008

MATCHLINE

SEE SHEET 5 OF 6

14.50'  
 60.32'  
 $\Delta=46°33'00"$   
 R=180.00'  
 L=146.24'  
 $\Delta=3°05'44"$   
 R=302.10'  
 L=16.32'

S03°02'00"E 74.82'

$\Delta=25°39'52"$   
 R=120.00'  
 L=53.75'

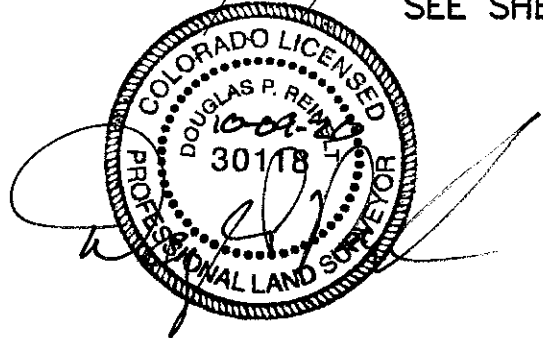
S86°58'00"W 679.74'

$\Delta=13°22'23"$   
 R=966.50'  
 L=225.58'

S07°29'34"W 388.97'  
 $\Delta=7°27'18"$   
 R=2048.00'  
 L=266.47'

S00°02'17"W 392.58'  
 S00°59'34"W 180.02'  
 S00°02'17"W 304.09'

\* UNPLATTED \*



LEGEND

(R) RADIAL BEARING  
 \* NOT PART OF THIS PLAT



EXHIBIT B  
 BANNING LEWIS RANCH  
 VILLAGE A  
 JOB NO. 2570.20-01R  
 JUNE 26, 2020  
 REV. OCT. 9, 2020  
 SHEET 4 OF 6

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

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

N:\257020\DR\DRAWINGS\SURVEY\EXHIBIT\01\_257020\_BNDY.dwg, 10/9/2020 3:24:04 PM, 1:1

SEE SHEET 4 OF 6

MATCHLINE

### LEGEND

- (R) RADIAL BEARING
- \* NOT PART OF THIS PLAT

\* UNPLATTED \*



SCALE: 1" = 250'  
U.S. SURVEY FOOT

EXHIBIT B  
BANNING LEWIS RANCH  
VILLAGE A  
JOB NO. 2570.20-01R  
JUNE 26, 2020  
REV. OCT. 9, 2020  
SHEET 5 OF 6



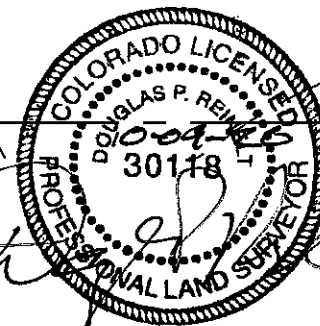
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MATCHLINE

SEE SHEET 6 OF 6



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N:\257020\01 (BANNING) SURVEY\EXHIBIT\01 257020 7-20-23 PM 1-1-24  
 10/9/2020 7:20:33 AM  
 257020 7-20-23 PM 1-1-24

N27°42'19"E 3092.15'

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

DRAINAGE TRACT D  
BANNING LEWIS RANCH FILING NO. 4  
RECEPTION NO. 205090008

DRAINAGE TRACT E  
BANNING LEWIS RANCH  
FILING NO. 4  
RECEPTION NO. 205090008

S27°00'53"E  
67.82'  
Δ=13°54'21"  
R=517.00'  
L=125.48'

Δ=19°55'05"  
R=283.00'  
L=98.33'

Δ=32°31'41"  
R=517.00'  
L=293.51'

Δ=13°30'05"  
R=283.00'  
L=66.69'

S14°00'00"E  
233.90'

Δ=28°00'00"  
R=517.00'  
L=252.65'

Δ=15°00'00"  
R=283.00'  
L=74.09'

S01°00'00"E  
134.72'

S07°38'07"E  
103.50'

Δ=21°52'17"  
R=220.00'  
L=83.98'

Δ=41°44'11"  
R=660.40'  
L=481.06'

SEE SHEET 5 OF 6

MATCHLINE

\* UNPLATTED \*

\* UNPLATTED \*

DRAINAGE TRACT E  
BANNING LEWIS RANCH  
\* FILING NO. 4 \*  
RECEPTION NO.  
205090006

DRAINAGE TRACT F  
BANNING LEWIS RANCH  
\* FILING NO. 4 \*  
RECEPTION NO. 205090006

297.078 AC



250 125 0 250 500

SCALE: 1" = 250'  
U.S. SURVEY FOOT

EXHIBIT B  
BANNING LEWIS RANCH  
VILLAGE A  
JOB NO. 2570.20-01R  
JUNE 26, 2020  
REV. OCT. 9, 2020  
SHEET 6 OF 6

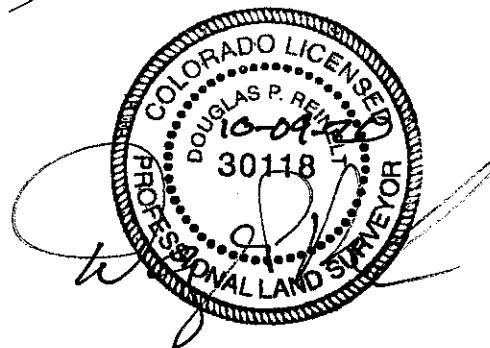


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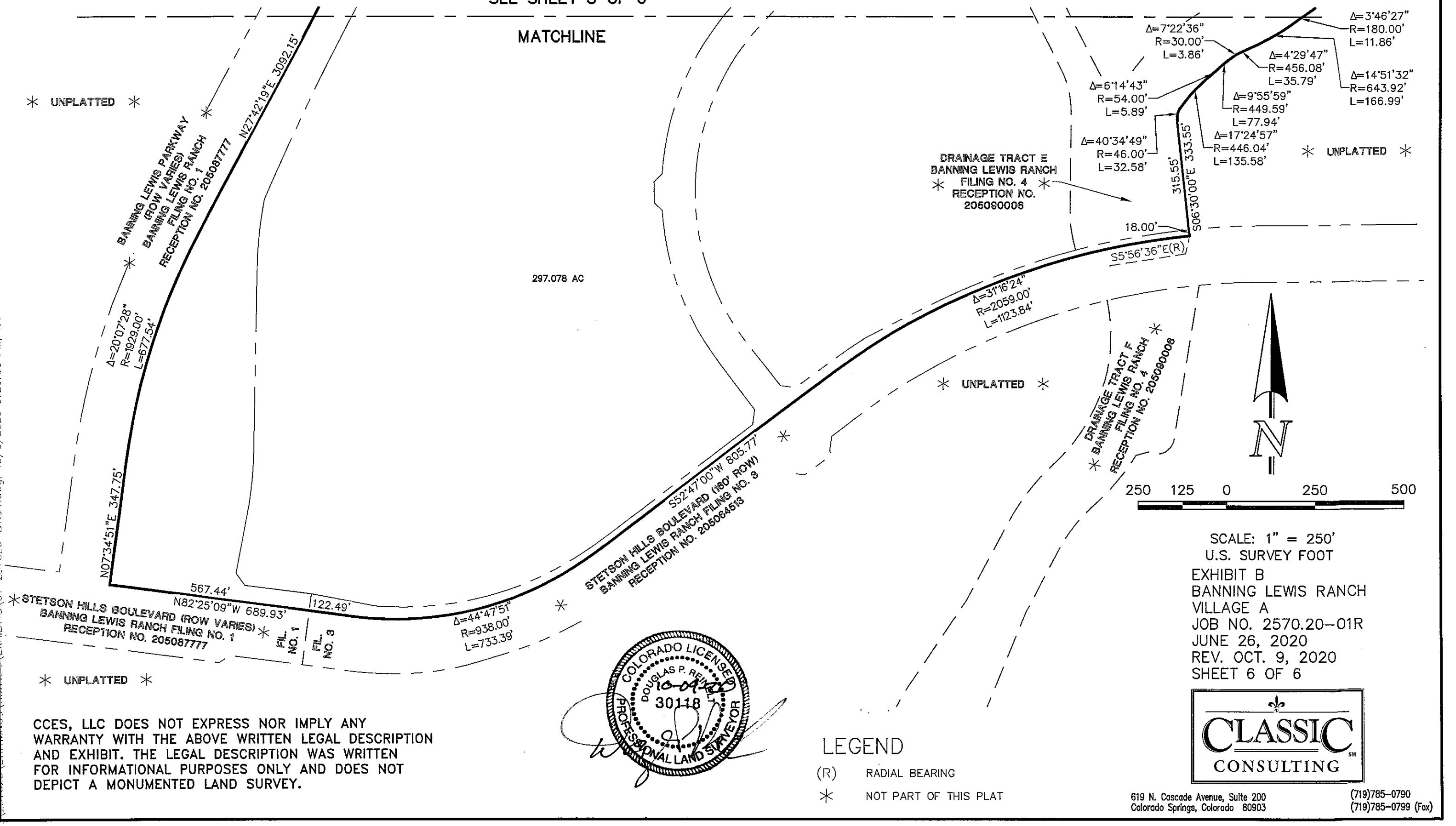
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LEGEND

- (R) RADIAL BEARING
- \* NOT PART OF THIS PLAT

N:\257020\DRAWINGS\CURRENT\EXHIBIT\01\_257020\_BNDY.dwg, 10/9/2020 2:26:59 PM, 1:1



BANNING LEWIS PARKWAY  
(ROW VARIES)  
BANNING LEWIS RANCH  
FILING NO. 1  
RECEPTION NO. 205087777  
N27°42'19"E 3092.15'

N07°34'51"E 347.75'

567.44'  
N82°25'09"W 689.93'

122.49'  
FIL. NO. 1  
FIL. NO. 3

Δ=44°47'51"  
R=938.00'  
L=733.39'

S52°47'00"W 805.77'  
STETSON HILLS BOULEVARD (ROW VARIES)  
BANNING LEWIS RANCH FILING NO. 3  
RECEPTION NO. 205084513

Δ=31°16'24"  
R=2059.00'  
L=1123.84'

S5°56'36"E(R)  
18.00'

315.55'  
S06°30'00"E 333.55'

Δ=40°34'49"  
R=46.00'  
L=32.58'

Δ=6°14'43"  
R=54.00'  
L=5.89'

Δ=7°22'36"  
R=30.00'  
L=3.86'

Δ=4°29'47"  
R=456.08'  
L=35.79'

Δ=9°55'59"  
R=449.59'  
L=77.94'

Δ=17°24'57"  
R=446.04'  
L=135.58'

Δ=3°46'27"  
R=180.00'  
L=11.86'

Δ=14°51'32"  
R=643.92'  
L=166.99'