

# BANNING LEWIS RANCH FILING NO. 50

A PORTION OF BANNING LEWIS PARKWAY DESCRIBED IN ORDINANCE NO. \_\_\_\_\_, RECORDED UNDER RECEPTION NO. \_\_\_\_\_ RECORDS OF EL PASO COUNTY, COLORADO AND 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 H20 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 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 S27°24'49"E, A DISTANCE OF 4414.96 FEET TO A POINT 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 AND 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, A DISTANCE OF 57.00 FEET;  
THENCE S62°17'41"E, A DISTANCE OF 68.53 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT 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;  
THENCE N73°28'34"E, A DISTANCE OF 568.70 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°01'27", A RADIUS OF 389.50 FEET AND A DISTANCE OF 190.51 FEET TO A POINT OF TANGENT;  
THENCE S78°29'58"E, A DISTANCE OF 52.04 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 30°46'59", A RADIUS OF 312.50 FEET AND A DISTANCE OF 167.90 FEET TO A POINT OF TANGENT;  
THENCE S47°42'59"E, A DISTANCE OF 14.18 FEET;  
THENCE N42°17'01"E, A DISTANCE OF 27.03 FEET;  
THENCE N47°41'14"W, A DISTANCE OF 172.98 FEET;  
THENCE N02°50'23"W, A DISTANCE OF 61.32 FEET;  
THENCE N13°10'01"W, A DISTANCE OF 61.45 FEET;  
THENCE N23°29'39"W, A DISTANCE OF 61.45 FEET;  
THENCE N33°49'17"W, A DISTANCE OF 61.45 FEET;  
THENCE N44°08'55"W, A DISTANCE OF 61.45 FEET;  
THENCE N54°28'33"W, A DISTANCE OF 53.96 FEET;  
THENCE N62°17'41"W, A DISTANCE OF 583.75 FEET;  
THENCE S82°42'19"E, A DISTANCE OF 64.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID VACATED BANNING LEWIS PARKWAY;  
THENCE N27°42'19"E, ON THE WESTERLY LINE OF SAID VACATED BANNING LEWIS PARKWAY, A DISTANCE OF 1070.45 FEET;  
THENCE S62°17'41" E, A DISTANCE OF 240.00 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 72°27'09", A RADIUS OF 316.50 FEET AND A DISTANCE OF 400.22 FEET TO A POINT ON CURVE;  
THENCE S39°18'29" E, A DISTANCE OF 307.75 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 39°23'25", A RADIUS OF 330.00 FEET AND A DISTANCE OF 226.87 FEET TO A POINT OF TANGENT;  
THENCE S00°04'56" W, A DISTANCE OF 390.64 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°33'43", A RADIUS OF 780.00 FEET AND A DISTANCE OF 443.28 FEET TO A POINT ON CURVE;  
THENCE S57°21'21" E, A DISTANCE OF 17.98 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF DRAINAGE TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205090006;

THENCE ON THE SOUTHWESTERLY BOUNDARY OF SAID DRAINAGE TRACT E THE FOLLOWING SEVEN (7) COURSES:

- N78°19'26" E, A DISTANCE OF 32.05 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S31°19'26" W, HAVING A DELTA OF 28°51'39", A RADIUS OF 580.00 FEET AND A DISTANCE OF 292.16 FEET TO A POINT OF TANGENT;
- S27°00'00" E, A DISTANCE OF 461.49 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S67°03'08" W, HAVING A DELTA OF 23°15'15", A RADIUS OF 280.00 FEET AND A DISTANCE OF 113.64 FEET TO A POINT OF TANGENT;
- S00°18'23" W, A DISTANCE OF 282.31 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 14°36'10", A RADIUS OF 320.00 FEET AND A DISTANCE OF 61.56 FEET TO A POINT OF TANGENT;
- S14°17'47" E, A DISTANCE OF 25.96 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513, SAID POINT BEING ON THE NORTHERLY LINE OF VACATED STETSON HILLS BOULEVARD ORDINANCE NO. \_\_\_\_\_ RECORDED UNDER RECEPTION NO. \_\_\_\_\_ AND THE VACATION PLAT OF SAID BANNING LEWIS RANCH FILING NO. 1 AND FILING NO. 3 R.O.W. VACATION;

THENCE CONTINUING S14°17'47" E, A DISTANCE OF 18.00 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY LINE SAID VACATED STETSON HILLS BOULEVARD;

THENCE ON THE SOUTHERLY LINE OF SAID VACATED STETSON HILLS BOULEVARD THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S14°51'10" E, HAVING A DELTA OF 22°21'50", A RADIUS OF 2059.00 FEET AND A DISTANCE OF 803.67 FEET TO A POINT OF TANGENT;
- S52°47'00" W, A DISTANCE OF 500.50 FEET;

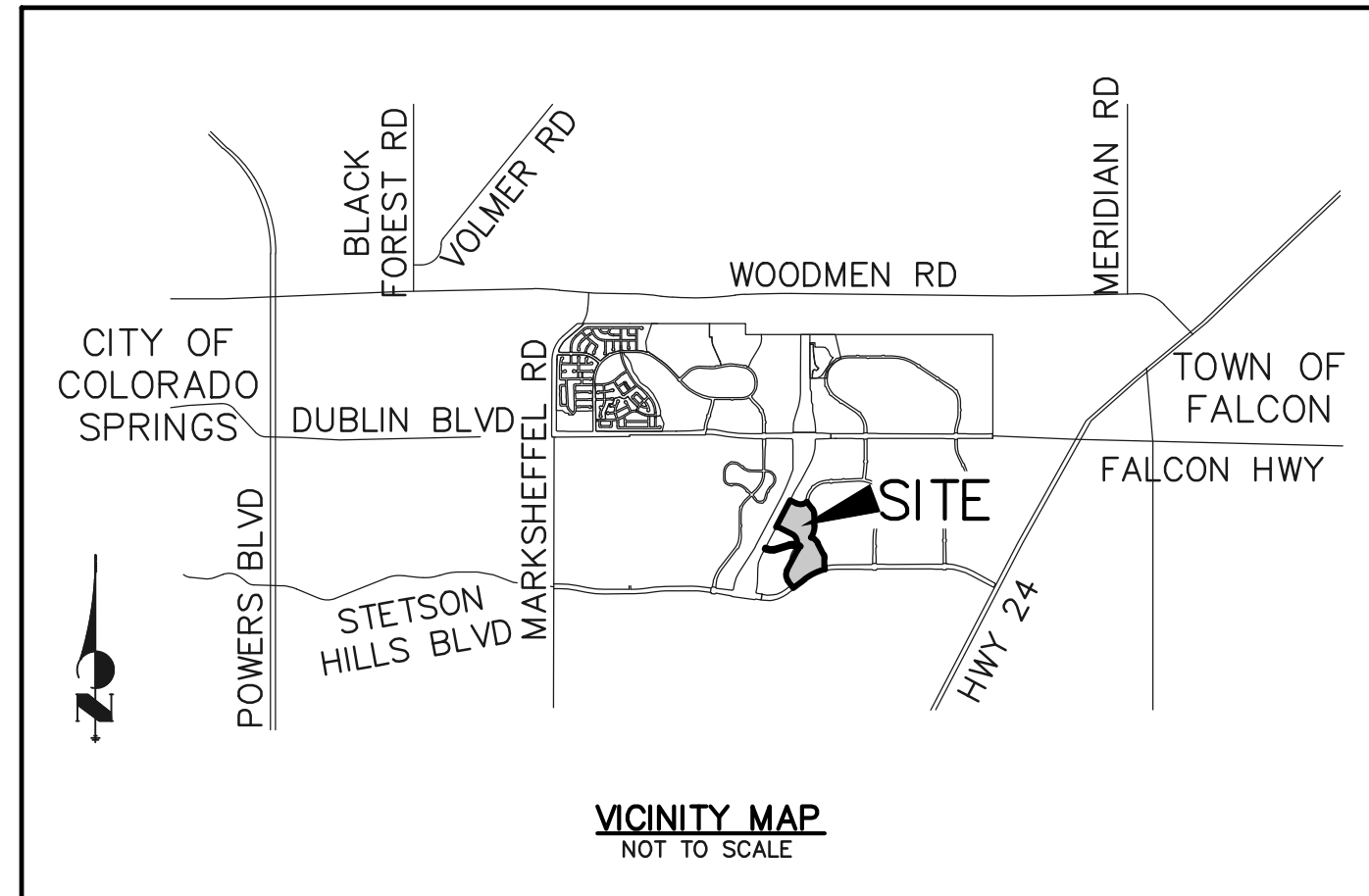
THENCE N37°13'00" W, A DISTANCE OF 332.69 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 64°55'19", A RADIUS OF 330.00 FEET AND A DISTANCE OF 373.92 FEET TO A POINT OF TANGENT;  
THENCE N27°42'19" E, A DISTANCE OF 780.32 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 09°59'40", A RADIUS OF 430.00 FEET AND A DISTANCE OF 75.01 FEET TO A POINT ON CURVE;  
THENCE N47°42'59" W, A DISTANCE OF 115.00 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 38°12'48", A RADIUS OF 187.50 FEET AND A DISTANCE OF 125.05 FEET TO A POINT OF TANGENT;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 20°35'39", A RADIUS OF 306.50 FEET AND A DISTANCE OF 110.17 FEET TO A POINT OF TANGENT;  
THENCE S73°28'34" W, A DISTANCE OF 572.00 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°13'45", A RADIUS OF 363.50 FEET AND A DISTANCE OF 280.60 FEET TO A POINT OF TANGENT;  
THENCE N62°17'41" W, A DISTANCE OF 68.53 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 65.011 ACRES.

**EXCEPTING** THEREFROM TRACT D AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 4.

CONTAINING A CALCULATED ARE OF 2.320 ACRES

**CONTAINING A NET CALCULATED AREA OF 62.691 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, TRACTS B AND F 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, TRACTS B AND F 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. 50", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. ALL PUBLIC STREETS AND TRACTS B AND F ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. TRACTS B AND F ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR DRAINAGE PURPOSES AND ANY OTHER PUBLIC USE THE CITY DEEMS APPROPRIATE.

## OWNER:

THE AFOREMENTIONED, H20 SUB BLR VILLAGE 4, LLC, A COLORADO LIMITED LIABILITY COMPANY,

HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF H20 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 \_\_\_\_\_

H20 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. 50 IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C05456, 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-10070508-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.
- TRACTS A AND D ARE FOR OPEN SPACE, 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, TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACTS B AND F ARE FOR PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, PUBLIC TRAILS AND OPEN SPACE AND ANY OTHER PURPOSE THE CITY DEEMS APPROPRIATE AND WILL BE OWNED BY THE CITY OF COLORADO SPRINGS.
- TRACT C IS FOR A PARK, TRAIL ACCESS, PUBLIC IMPROVEMENTS, PUBLIC DRAINAGE AND LANDSCAPING PURPOSES AND WILL BE OWNED AND MAINTAINED BY BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 8, TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACT E IS FOR A MAIL KIOSK, PUBLIC IMPROVEMENTS AND LANDSCAPING PURPOSES AND WILL BE OWNED AND MAINTAINED BY BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 8, TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACT G IS FOR FUTURE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE OWNER OF RECORD ITS HEIRS, SUCCESSORS AND/OR ASSIGNS.
- 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: OPC 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 LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AS SHOWN WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. 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. 50".

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\*

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

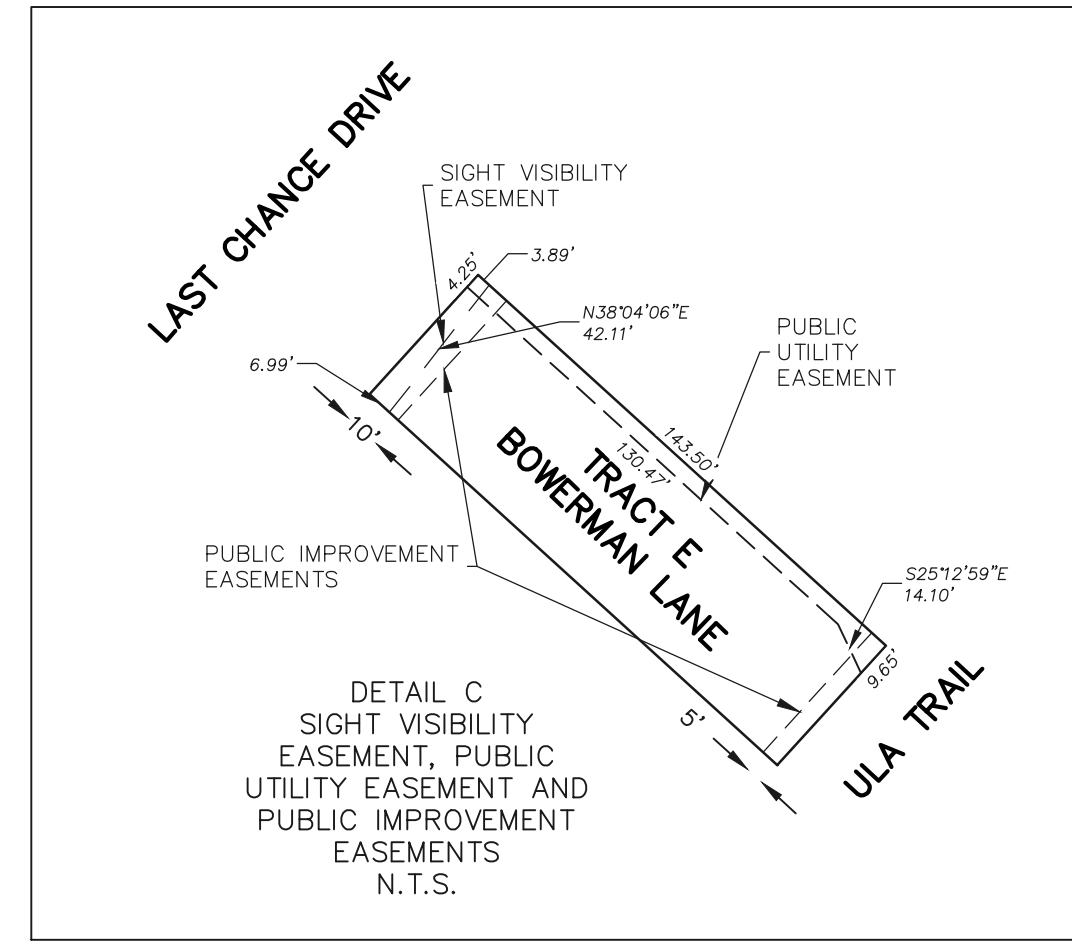
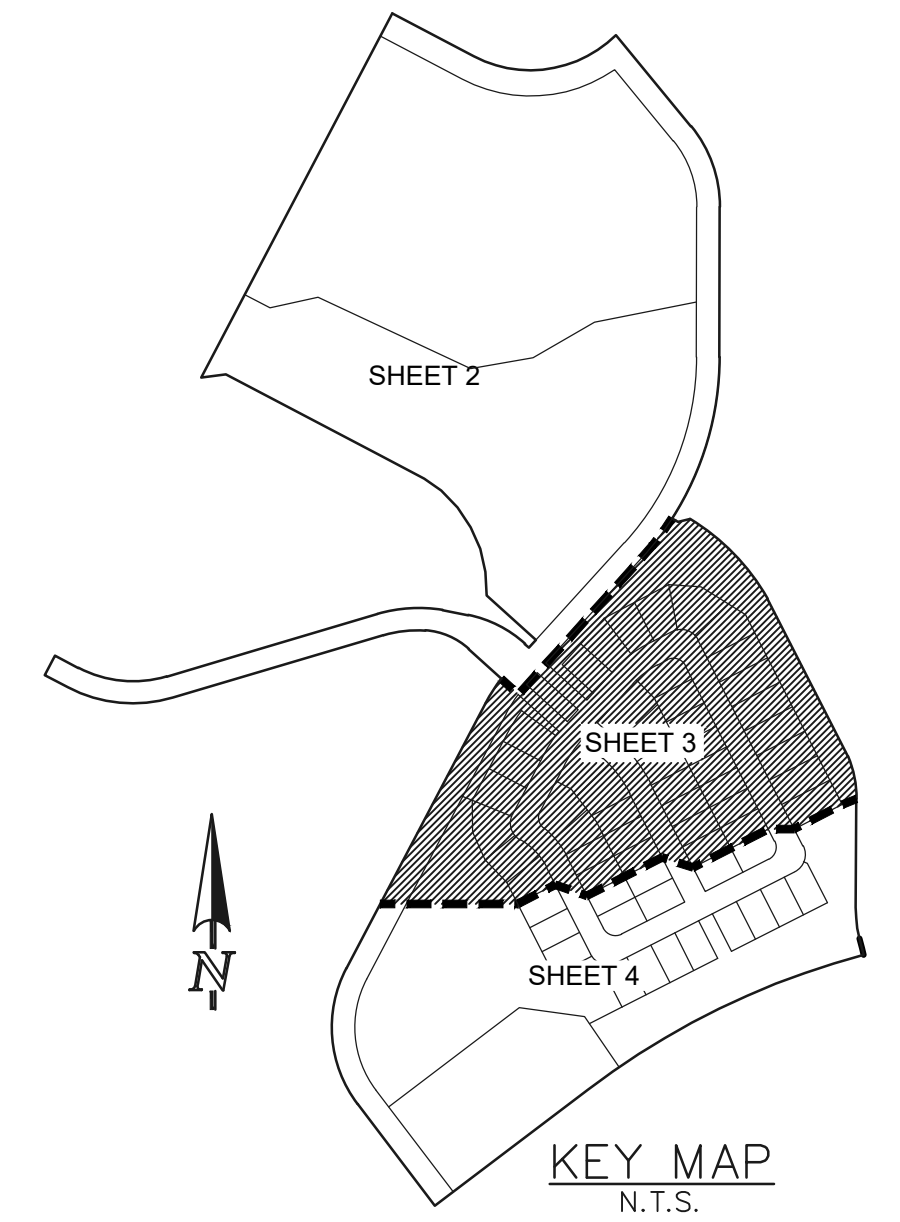
BANNING LEWIS RANCH  
FILING NO. 50  
JOB NO. 2570.20  
FEBRUARY 4, 2021  
SHEET 1 OF 4

**CLASSIC**  
CONSULTING



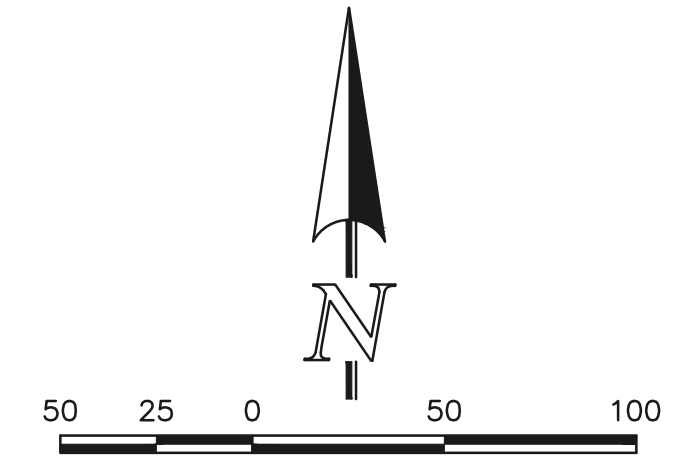


# BANNING LEWIS RANCH FILING NO. 50



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

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

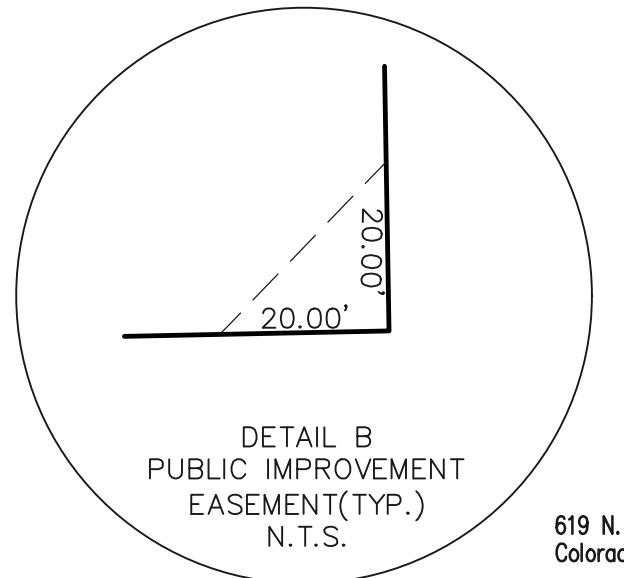
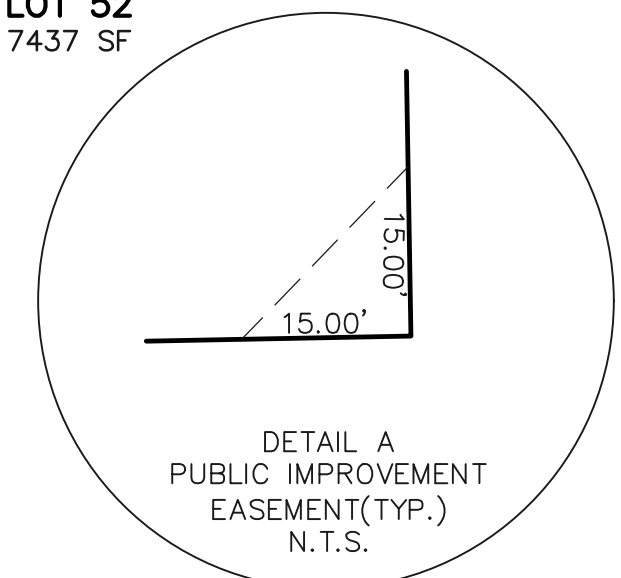


**PRELIMINARY**  
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BANNING LEWIS RANCH  
FILING NO. 50  
JOB NO. 2570.20  
FEBRUARY 4, 2021  
SHEET 3 OF 4

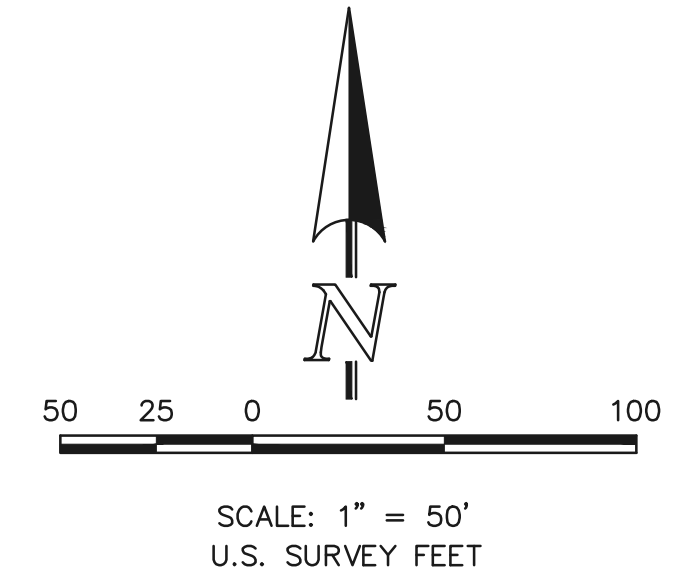
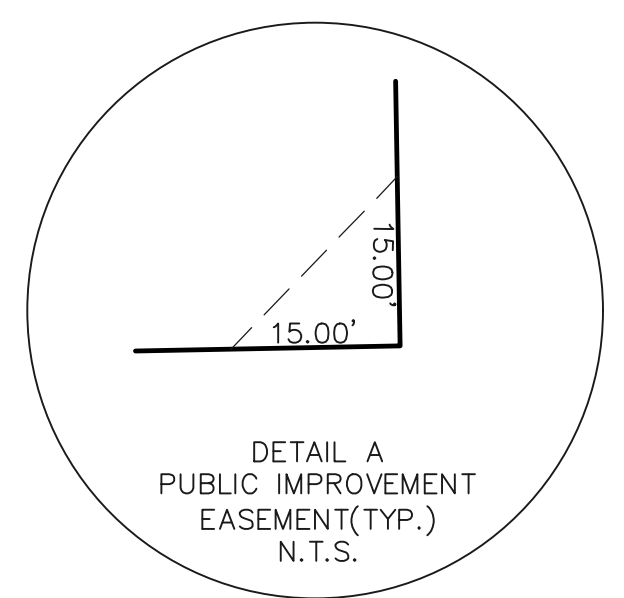
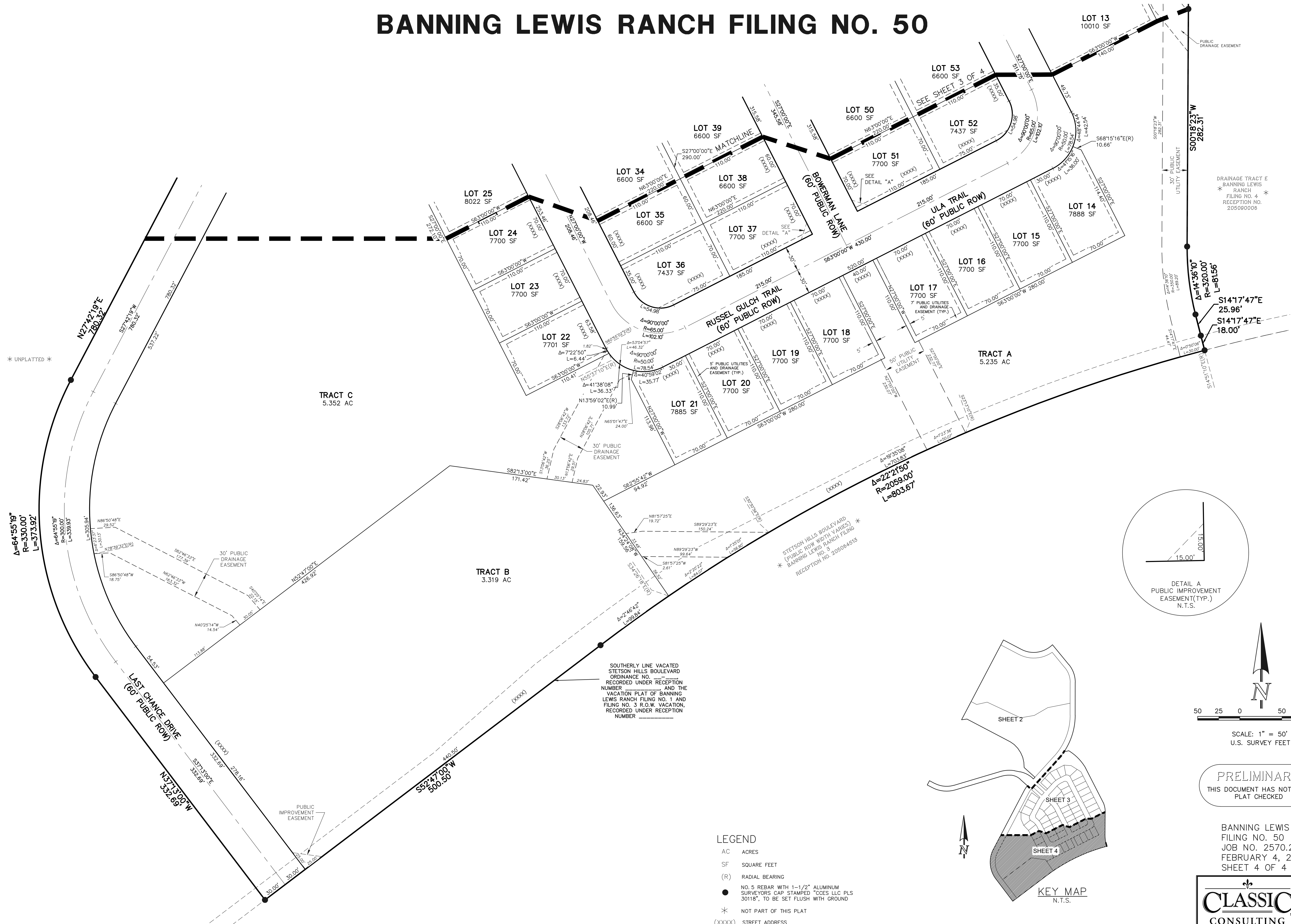


619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)



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# BANNING LEWIS RANCH FILING NO. 50



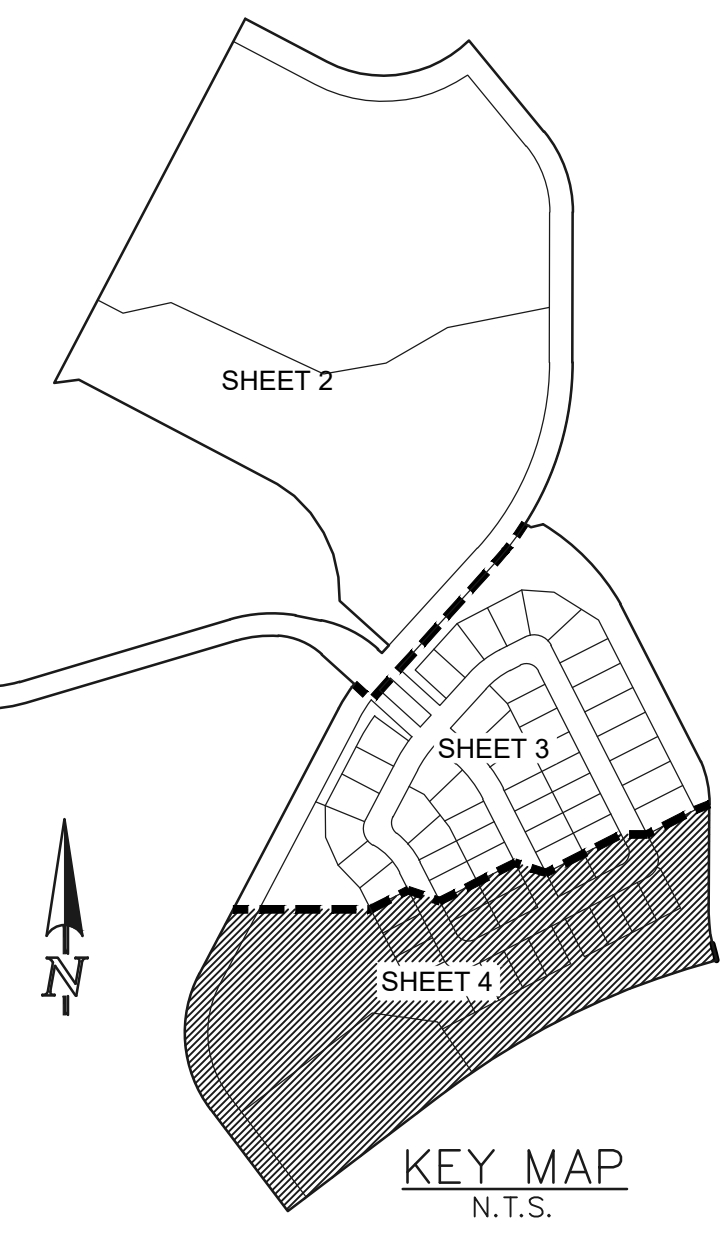
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BANNING LEWIS RANCH  
FILING NO. 50  
JOB NO. 2570.20  
FEBRUARY 4, 2021  
SHEET 4 OF 4



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

- LEGEND**
- 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



\* UNPLATTED \*

DRAINAGE TRACT E  
BANNING LEWIS  
RANCH  
FILING NO. 4  
RECEPTION NO.  
205080006

STETSON HILLS BOULEVARD  
(PUBLIC ROW WIDTH VARIES)  
\* BANNING LEWIS RANCH FILING  
NO. 3  
RECEPTION NO. 205084518

SOUTHERLY LINE VACATED  
STETSON HILLS BOULEVARD  
ORDINANCE NO. \_\_\_\_\_  
RECORDED UNDER RECEPTION  
NUMBER \_\_\_\_\_ AND THE  
VACATION PLAT OF BANNING  
LEWIS RANCH FILING NO. 1 AND  
FILING NO. 3 R.O.W. VACATION,  
RECORDED UNDER RECEPTION  
NUMBER \_\_\_\_\_

N:\257020\DRAWINGS\SURVEY\PLAT\FILE\_50\257020-FILE50\_P34-P4.dwg, 2/10/2021 11:50:12 AM, 1:1