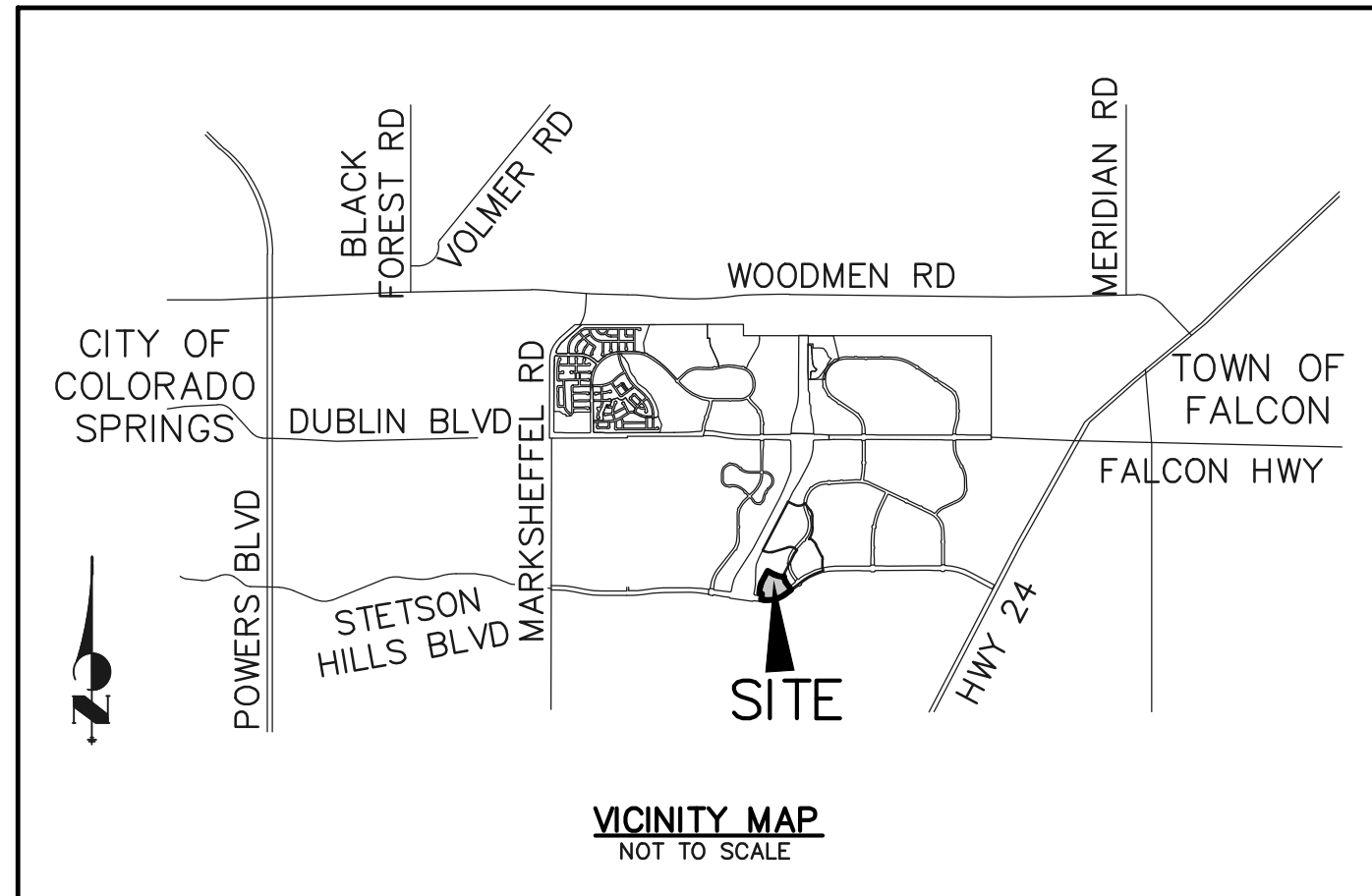


# BANNING LEWIS RANCH FILING NO. 51

A PORTION OF THE SOUTH HALF OF SECTION 15 AND THE NORTH HALF OF SECTION 22  
ALL IN 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 AND THE NORTH HALF OF SECTION 22, ALL IN 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 S29°54'08"E, A DISTANCE OF 6114.69 FEET TO THE SOUTHWESTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 50, RECORDED UNDER RECEPTION NO. \_\_\_\_\_ SAID POINT BEING ALSO THE SOUTHERLY LINE OF VACATED STETSON HILLS BOULEVARD 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 ON THE SOUTHERLY LINE OF SAID VACATED STETSON HILLS BOULEVARD THE FOLLOWING THREE (3) COURSES:

- S52°47'00"W, A DISTANCE OF 305.27 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°47'51", A RADIUS OF 938.00 FEET AND A DISTANCE OF 733.39 FEET TO A POINT OF TANGENT;
- N82°25'09"W, A DISTANCE OF 132.94 FEET;

THENCE N07°34'51"E, A DISTANCE OF 198.00 FEET;  
THENCE N82°25'09"W, A DISTANCE OF 98.99 FEET;  
THENCE N07°34'51"E, A DISTANCE OF 264.66 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°07'28", A RADIUS OF 330.00 FEET AND A DISTANCE OF 115.91 FEET TO A POINT OF TANGENT;  
THENCE N27°42'19"E, A DISTANCE OF 474.39 FEET;  
THENCE S62°17'41"E, A DISTANCE OF 280.00 FEET;  
THENCE N27°42'19"E, A DISTANCE OF 17.78 FEET;  
THENCE S62°17'41"E, A DISTANCE OF 95.45 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 33°12'49", A RADIUS OF 320.00 FEET AND A DISTANCE OF 185.50 FEET TO A POINT OF TANGENT;  
THENCE N84°29'30"E, A DISTANCE OF 57.23 FEET TO A POINT ON CURVE SAID POINT BEING ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 50;

THENCE ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 50 THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°42'27"E, HAVING A DELTA OF 36°55'27", A RADIUS OF 330.00 FEET AND A DISTANCE OF 212.67 FEET TO A POINT OF TANGENT;
- S37°13'00"E, A DISTANCE OF 332.69 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 17.387 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. 51", 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. 51 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 ( ) EXHIBITED 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. 217099667 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 AS AMENDED.
- TRACTS A, B, C AND D 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: CPG 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. 51".

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

\* 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.

BANNING LEWIS RANCH  
FILING NO. 51  
JOB NO. 2570.20  
FEBRUARY 4, 2021  
SHEET 1 OF 3



# BANNING LEWIS RANCH FILING NO. 51

DUBLIN BOULEVARD  
BANNING LEWIS RANCH  
FILING NO. 1  
RECEPTION NO. 20608777  
(ROW VARIES)

NW CORNER SEC. 15  
2-1/2" ALUMINUM  
CAP STAMPED  
GMS INC. PLS 22095  
RECOVERED FLUSH WITH  
GROUND

POINT OF COMMENCING

LOT 1, BLOCK 2  
TOY RANCHES  
ESTATES NO. 2  
BOOK 0-2, PAGE 47  
RECEPTION NO. 763472

LOT 2, BLOCK 2  
TOY RANCHES  
ESTATES NO. 2  
BOOK 0-2, PAGE 47  
RECEPTION NO. 763472

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

\* STETSON HILLS BOULEVARD  
(PUBLIC ROW WIDTH VARIES) \*  
BANNING LEWIS RANCH FILING  
NO. 1 RECEPTION NO. 20608777

N002°01'E 2646.40'  
BASIS OF BEARINGS

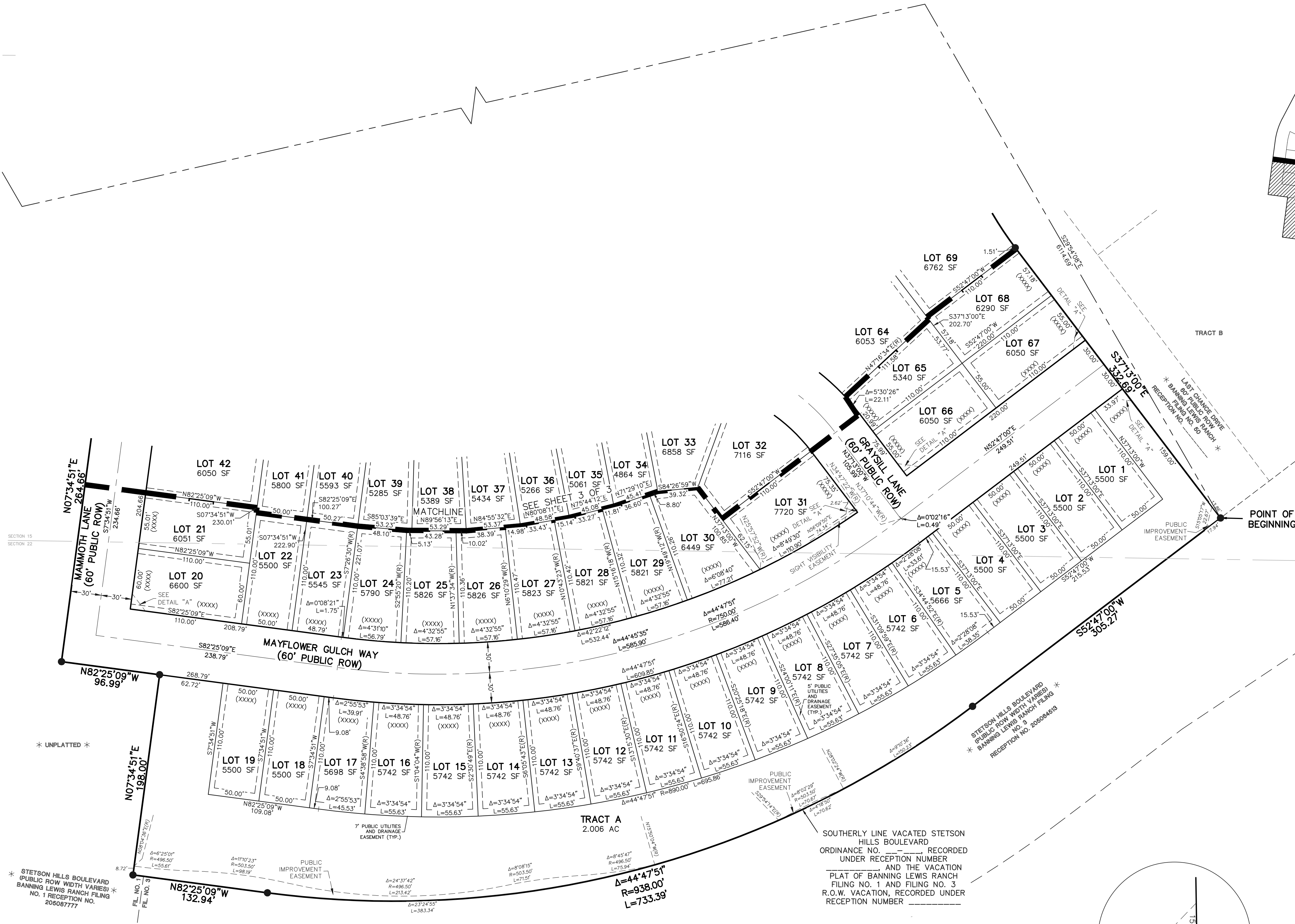
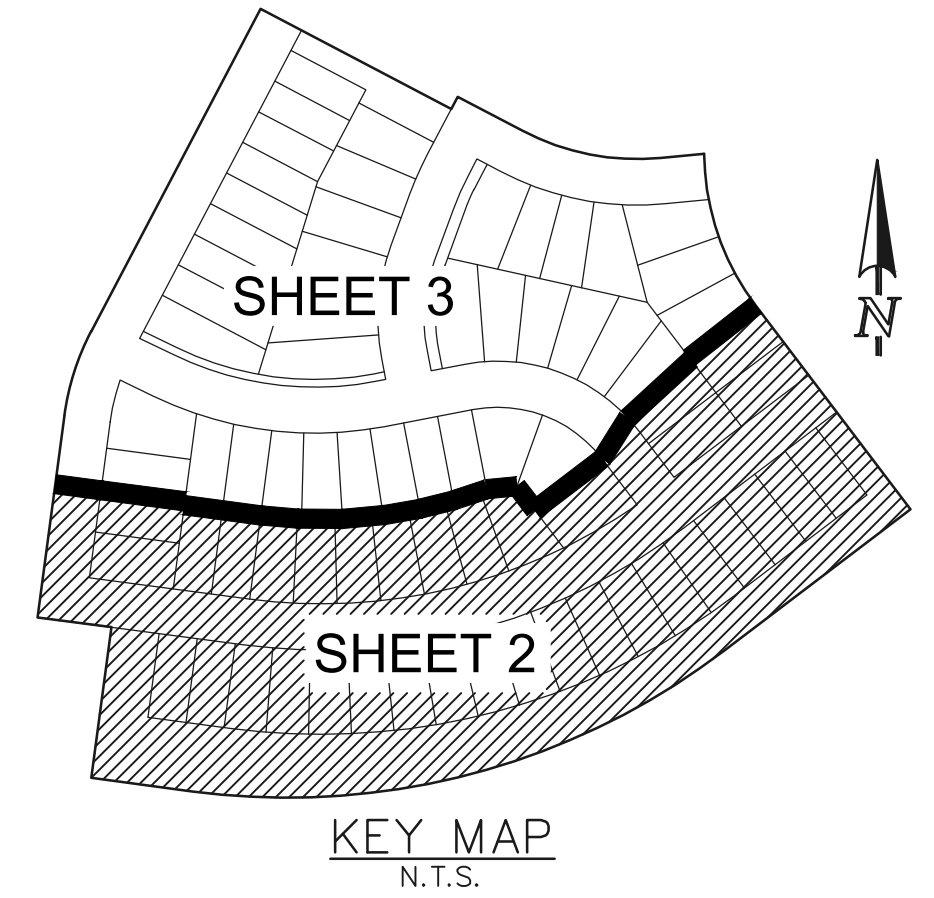
N07°34'51"E 264.66'  
MAMMOTH LANE  
(60' PUBLIC ROW)

N82°25'09"W 96.99'  
MAYFLOWER GULCH WAY  
(60' PUBLIC ROW)

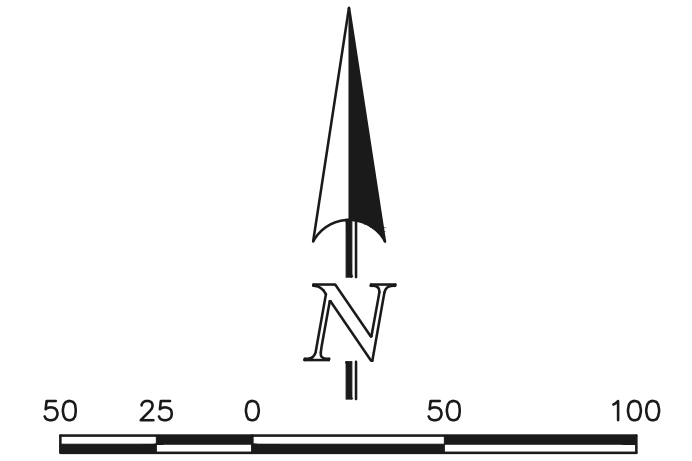
N07°34'51"E 188.00'

N82°25'09"W 132.94'

Δ=4°47'51"  
R=938.00'  
L=733.39'

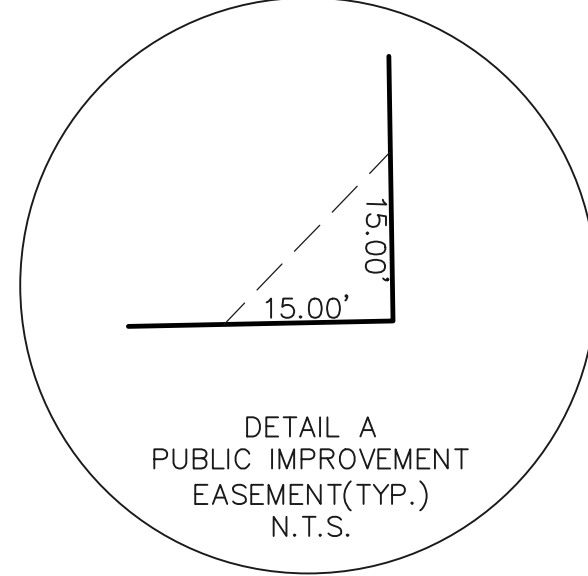


- LEGEND**
- AC ACRES
  - SF SQUARE FEET
  - (R) RADIAL BEARING
  - RECOVERED, AS NOTED
  - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", TO BE SET FLUSH WITH GROUND
  - \* NOT PART OF THIS PLAT
  - (XXXX) STREET ADDRESS



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

BANNING LEWIS RANCH  
FILING NO. 51  
JOB NO. 2570.20  
FEBRUARY 4, 2021  
SHEET 2 OF 3



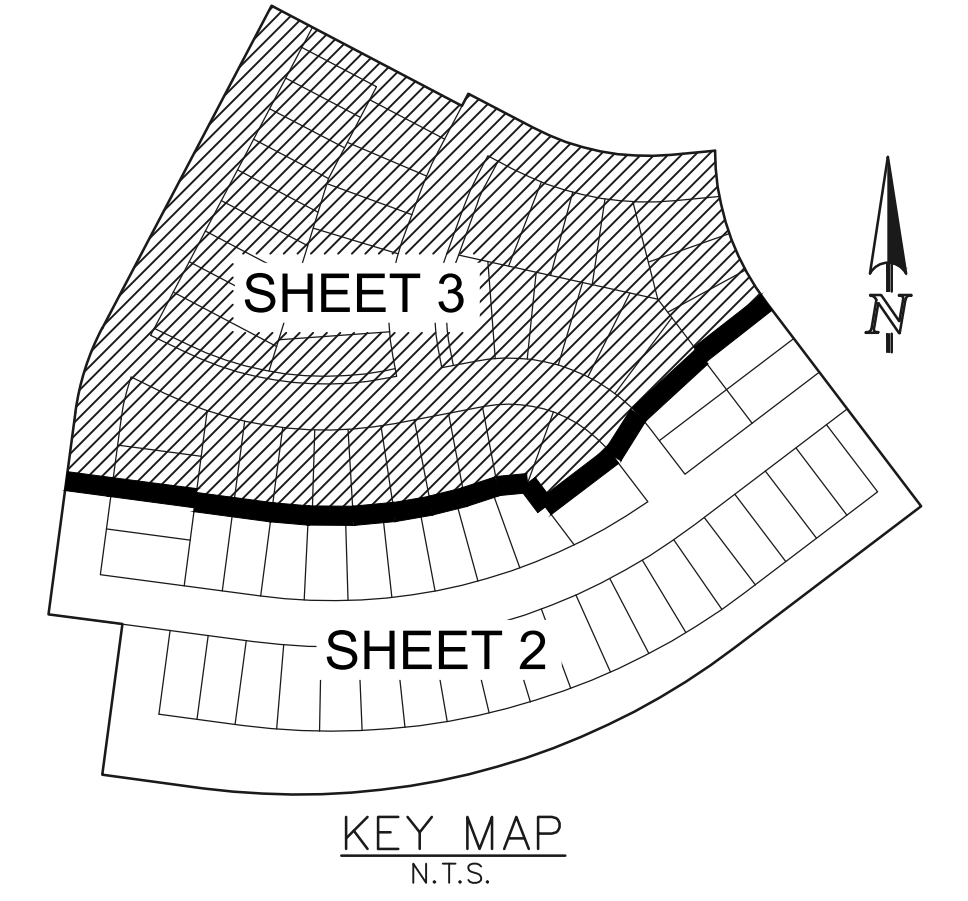
SOUTHERLY LINE VACATED STETSON  
HILLS BOULEVARD  
ORDINANCE NO. \_\_\_\_\_ RECORDED  
UNDER RECEPTION NUMBER \_\_\_\_\_  
AND THE VACATION  
PLAT OF BANNING LEWIS RANCH  
FILING NO. 1 AND FILING NO. 3  
R.O.W. VACATION, RECORDED UNDER  
RECEPTION NUMBER \_\_\_\_\_

\* UNPLATTED \*

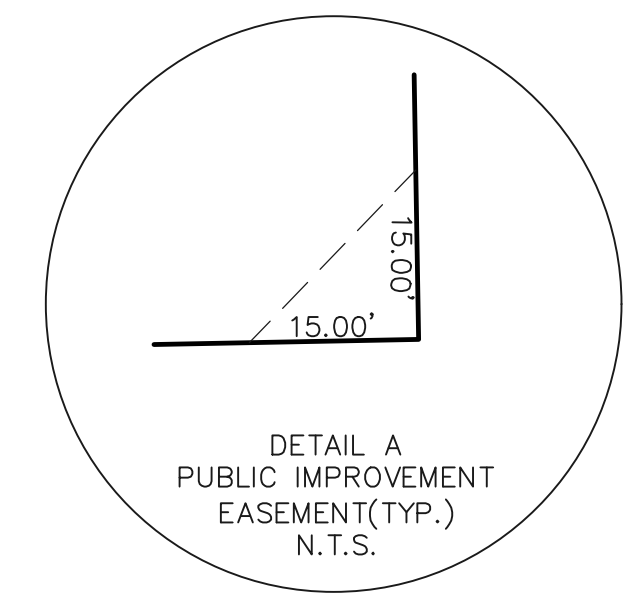
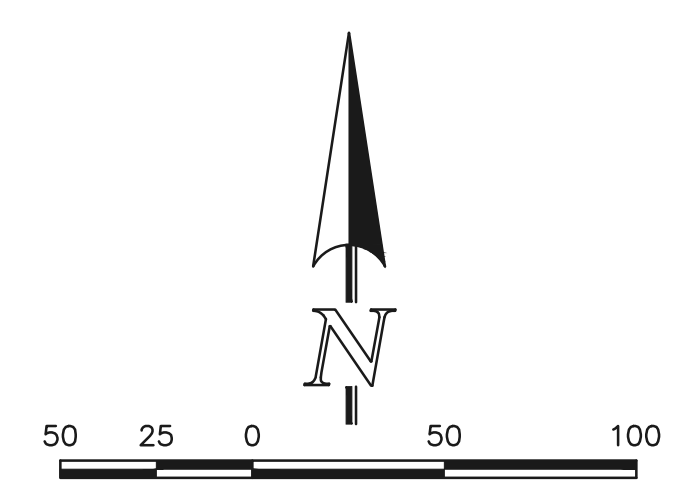
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# BANNING LEWIS RANCH FILING NO. 51



- 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 PLUS 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. 51  
JOB NO. 2570.20  
FEBRUARY 4, 2021  
SHEET 3 OF 3



N:\257020\DRAWINGS\SUBAREA\PLAT\FILE 51\257020-FILE51 REVISED P2-P3.dwg, 2/10/2021 11:53:35 AM, 1:1