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BROADMOOR GLEN ADDITION NO. 2  
JOB NO. 2132.00-02  
MARCH 6, 2026  
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### LEGAL DESCRIPTION BROADMOOR GLEN ADDITION NO. 2 ANNEXATION

A PARCEL OF LAND BEING PARCEL B (TRACT 101E-2) OF THE RULE AND ORDER RECORDED OCTOBER 22, 2001 UNDER RECEPTION NUMBER 201152953 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, BEING LOCATED IN A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4) OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED BY PLS 19586 AT THE SOUTHEAST CORNER OF SAID N1/2 NE1/4, FROM WHICH A NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED BY LS 1808 AT THE SOUTHWEST CORNER OF SAID N1/2 NE1/4 BEARS NORTH 88°59'07" WEST A DISTANCE OF 2641.06 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE NORTH 88°59'07" WEST ON THE SOUTH LINE OF SAID N1/2 NE1/4, A DISTANCE OF 1,101.73 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL B AND BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 88°59'07" WEST ON SAID SOUTH LINE, A DISTANCE OF 201.27 FEET TO A SOUTHWEST CORNER OF SAID PARCEL B;

THENCE ON THE WESTERLY, SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY AND EASTERLY LINES OF SAID PARCEL B THE FOLLOWING SIX COURSES:

1. THENCE NORTH 05°25'12" WEST A DISTANCE OF 229.41 FEET TO A POINT OF CURVE;
2. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°00'00", HAVING A RADIUS OF 218.31 FEET FOR AN ARC DISTANCE OF 198.13 FEET;
3. THENCE NORTH 57°25'12" WEST A DISTANCE OF 469.78 FEET TO A POINT OF CURVE;
4. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 133°55'00", HAVING A RADIUS OF 99.99 FEET FOR AN ARC DISTANCE OF 233.71 FEET;
5. THENCE SOUTH 11°20'12" EAST A DISTANCE OF 311.75 FEET TO A POINT OF CURVE;
6. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31°09'17", HAVING A RADIUS OF 418.31 FEET FOR AN ARC DISTANCE OF 227.46 FEET TO THE SOUTH LINE OF SAID N1/2 NE1/4;

THENCE NORTH 88°59'07" WEST ON SAID SOUTH LINE, A DISTANCE OF 224.29 FEET TO A POINT ON A CURVE, FROM WHICH A RADIAL LINE BEARS NORTH 50°50'37" WEST;

THENCE ON THE WESTERLY, NORTHWESTERLY, NORTHERLY, NORTHEASTERLY AND EASTERLY LINES OF SAID PARCEL B FOLLOWING SIX COURSES:

1. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°29'35", HAVING A RADIUS OF 218.31 FEET FOR AN ARC DISTANCE OF 192.39 FEET;
2. THENCE NORTH 11°20'12" WEST A DISTANCE OF 311.75 FEET TO A POINT OF CURVE;

3. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $133^{\circ}55'00''$ , HAVING A RADIUS OF 299.99 FEET FOR AN ARC DISTANCE OF 701.16 FEET;
4. THENCE SOUTH  $57^{\circ}25'12''$  EAST A DISTANCE OF 469.78 FEET TO A POINT OF CURVE;
5. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $52^{\circ}00'00''$ , HAVING A RADIUS OF 418.31 FEET FOR AN ARC DISTANCE OF 379.65 FEET;
6. THENCE SOUTH  $05^{\circ}25'12''$  EAST A DISTANCE OF 251.97 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 9.123 ACRES OF LAND, MORE OR LESS.

JOHN L. BAILEY, PLS 19586  
PREPARED FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS