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BROADMOOR GLEN ADDITION NO. 3  
JOB NO. 2132.00-03  
MARCH 6, 2026  
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### LEGAL DESCRIPTION

A PARCEL OF LAND BEING PARCEL B RECORDED FEBRUARY 21, 2017 UNDER RECEPTION NUMBER 217020348 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 2611.93 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 1,303.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL B, A POINT ON THE WESTERLY LINE OF A 200 FOOT WIDE TRACT OF LAND DESCRIBED IN TRACT 101E-2 RECORDED NOVEMBER 24, 1959 IN BOOK 1779 AT PAGE 185 OF SAID RECORDS, AND DESCRIBED IN PARCEL B RECORDED OCTOBER 22, 2001 UNDER RECEPTION NUMBER 201152953 OF SAID RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°59'07" WEST ON SAID SOUTH LINE ALSO BEING THE NORTHERLY LINE OF J.L. RANCH ADDITION RECORDED DECEMBER 8, 1987 IN PLAT BOOK C-4 AT PAGE 127 OF SAID RECORDS, A DISTANCE OF 624.61 FEET (625.42 OF RECORD) TO THE COMMON LINE BETWEEN SAID PARCEL B RECORDED UNDER RECEPTION NUMBER 217020348 AND SAID 200 FOOT WIDE TRACT OF LAND, BEING A POINT ON A CURVE, WHOSE CENTER BEARS NORTH 70°10'55" WEST;

THENCE ON SAID COMMON LINE THE FOLLOWING SIX COURSES:

1. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°09'17" (31°28'40" OF RECORD), HAVING A RADIUS OF 418.31 FEET FOR AN ARC DISTANCE OF 227.46 FEET (229.82 FEET OF RECORD);
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°55'00", HAVING A RADIUS OF 99.99 FEET FOR AN ARC DISTANCE OF 233.71 FEET;
4. THENCE SOUTH 57°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°00'00", HAVING A RADIUS OF 218.31 FEET FOR AN ARC DISTANCE OF 198.13 FEET;
6. THENCE SOUTH 05°25'12" EAST A DISTANCE OF 229.41 FEET (229.72 FEET OF RECORD) TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES AN AREA OF 7.163 ACRES OF LAND, MORE OR LESS.

JOHN L. BAILEY, P.L.S. NO. 19586  
PREPARED FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC