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BROADMOOR GLEN ADDITION NO. 1
JOB NO. 2132.00-04
MARCH 6, 2026
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LEGAL DESCRIPTION

A PARCEL OF LAND BEING PARCEL A RECORDED FEBRUARY 21, 2017 UNDER RECEPTION NUMBER 217020348 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2NE1/4) OF SECTION 18, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SECTION 18 AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 17, ALL IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/2 INCH DIAMETER PIPE WITH 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED BY L.S. 3854 AT THE NORTHEAST CORNER OF SAID SECTION 18, FROM WHICH A NO. 6 REBAR WITH 2-1/2 INCH DIAMETER ALUMINUM CAP BY PLS 22573 AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 18, BEARS NORTH 89°00'12" WEST, A DISTANCE OF 2610.22 FEET, AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE SOUTH 89°33'54" EAST ON THE COMMON LINE BETWEEN SECTION 8 AND SECTION 17 OF SAID TOWNSHIP 15 SOUTH, RANGE 66 WEST AND DESCRIBED AS SUCH IN THE RESERVE AT BROADMOOR GLEN SUBDIVISION FILING NO. 6 RECORDED NOVEMBER 22, 1996 UNDER RECEPTION NUMBER 96146966 OF SAID RECORDS, AND IN THE ANNEXATION PLAT OF GATES ADDITION NO. TEN RECORDED APRIL 4, 1972 UNDER RECEPTION NUMBER 875356 OF SAID RECORDS, A DISTANCE OF 164.27 FEET TO A POINT ON A CURVE, ON THE WESTERLY LINE OF THE 200 FOOT WIDE TRACT OF LAND DESCRIBED IN DECREE ON DECLARATION OF TAKING RECORDED NOVEMBER 24, 1959 IN BOOK 1779 AT PAGE 185 OF SAID RECORDS, WHOSE CENTER BEARS NORTH 69°00'47" WEST;

THENCE ON SAID WESTERLY LINE THE FOLLOWING FOUR COURSES:

1. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°15'36", HAVING A RADIUS OF 1332.40 FEET FOR AN ARC DISTANCE OF 75.81 FEET;
2. THENCE SOUTH 24°14'48" WEST A DISTANCE OF 20.17 FEET TO A POINT OF CURVE;
3. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°40'00", HAVING A RADIUS OF 1532.00 FEET FOR AN ARC DISTANCE OF 632.81 FEET;
4. THENCE SOUTH 00°34'48" WEST A DISTANCE OF 620.96 FEET TO THE SOUTHERLY LINE OF SAID OF N1/2NE1/4, FROM WHENCE THE SOUTHEAST CORNER OF SAID N1/2NE1/4 BEARS SOUTH 88°59'07" EAST ON SAID SOUTHERLY LINE, A DISTANCE OF 29.13 FEET;

THENCE NORTH 88°59'07" WEST ON 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 1072.60 FEET TO THE SOUTHEAST CORNER OF PARCEL B RECORDED OCTOBER 22, 2001 UNDER RECEPTION NUMBER 201152953 OF SAID RECORDS, BEING A POINT ON THE EASTERLY LINE OF A 200 FOOT WIDE TRACT OF LAND DESCRIBED IN TRACT 101E-2 RECORDED IN SAID BOOK 1779 AT PAGE 185;

THENCE ON THE COMMON LINE BETWEEN SAID PARCEL A AND SAID TRACT 101E-2 THE FOLLOWING SIX COURSES:

1. THENCE NORTH 05°25'12" WEST A DISTANCE OF 251.97 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 418.31 FEET FOR AN ARC DISTANCE OF 379.65 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 299.99 FEET FOR AN ARC DISTANCE OF 701.16 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 50°29'35", HAVING A RADIUS OF 218.31 FEET FOR AN ARC DISTANCE OF 192.39 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 101E-2 ON THE NORTHERLY LINE OF SAID J.L. RANCH ADDITION;

THENCE ON THE NORTHERLY AND EASTERLY LINES OF SAID J.L. RANCH ADDITION FOLLOWING THREE COURSES:

1. THENCE NORTH 88°59'07" WEST ON THE SOUTHERLY LINE OF SAID N1/2NE1/4, A DISTANCE OF 460.03 FEET TO THE SOUTHWEST CORNER THEREOF;
2. THENCE NORTH 88°58'35" WEST ON THE SOUTHERLY LINE OF SAID NE1/4NW1/4, A DISTANCE OF 1306.71 FEET TO THE SOUTHWEST CORNER THEREOF;
3. THENCE NORTH 00°30'20" WEST ON THE WESTERLY LINE OF SAID NE1/4NW1/4, A DISTANCE OF 1323.29 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE ON THE SOUTHERLY LINE OF SAID GATES ADDITION NO. TEN THE FOLLOWING TWO COURSES:

1. THENCE SOUTH 89°00'07" EAST ON THE COMMON LINE BETWEEN THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 18 AND THE SOUTHWEST QUARTER (SW1/4) QUARTER OF SECTION 7 OF SAID TOWNSHIP, A DISTANCE OF 1305.47 FEET TO THE COMMON ONE-QUARTER CORNER OF SAID SECTION 7 AND SAID SECTION 18;
2. THENCE SOUTH 89°00'12" EAST ON THE COMMON LINE BETWEEN THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18 AND THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 7, A DISTANCE OF 2610.22 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES AN AREA OF 103.174 ACRES OF LAND, MORE OR LESS.

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PREPARED FOR AND ON BEHALF OF
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