

MA Subdivision Tract A RS-5000 Map Amendment

A Portion of the East Half of the Northwest Quarter of Section 15, Township 11 South Range 66 West of the 6th P.M., in El Paso County, Colorado

LEGAL DESCRIPTION:
That portion of Tract A of MA Subdivision, recorded at Reception No. 223715214, on November 1, 2023, lying south of the centerline of the access easement recorded at Reception No. 222080436 on June 10, 2022, both in the official records of the El Paso County Clerk and Recorder, and shown across said Tract A, located in the East Half of the Northwest Quarter of Section 15, Township 11 South Range 66 West of the 6th P.M., in El Paso County, Colorado, additionally described as follows;

Beginning at a point on westerly line of said Tract A on the southerly line of the AT&T Parcel as described in Book 2086 at Page 528 in said official records;

THENCE the following two (2) courses coincident with said southerly line, and the easterly line of said AT&T Parcel:
1)S86°46'06"E a distance of 146.40 feet;
2)N03°04'22"E, non-tangent with the following described curve, a distance of 15.00 feet to the centerline of said access easement;

THENCE the following four (4) courses coincident with said centerline:
1)Along the arc of a curve to the right, having a radius of 85.00 feet, a central angle of 25°15'19", a chord bearing of S74°17'59"E a distance of 37.16 feet, and an arc distance of 37.47 feet;
2)S61°40'19"E, tangent with the last and following described curves, a distance of 186.84 feet;
3)Along the arc of a curve to the left having a radius of 75.00 feet, a central angle of 23°05'58", a chord bearing of S73°13'18"E a distance of 30.03 feet, and an arc distance of 30.24 feet;
4)S84°46'17"E, tangent with the last described curve and non-tangent with the following described curve, a distance of 29.53 feet, to the easterly line of said Tract A;

THENCE the following seven (7) courses coincident with said easterly line, the southerly line, and said westerly line of said Tract A:
1)Along the arc of a curve to the left, having a radius of 1540.00 feet, a central angle of 23°32'27", a chord bearing of S03°28'29"W, a distance of 628.29 feet; and an arc distance of 632.73 feet;
2)S08°17'25"E, tangent with the last and following described curves, a distance of 41.69 feet;
3)Along the arc of a curve to the right having a radius of 45.00 feet, a central angle 71°25'40", a chord bearing of S27°25'25"W a distance of 52.54 feet, and an arc distance of 56.10 feet;
4)S63°08'15"W, tangent with the last and following described curves, a distance of 84.73 feet;
5)Along the arc of a curve to the right having a radius of 275.00 feet, a central angle of 38°58'41", a chord bearing of S82°37'36"W a distance of 183.49 feet, and an arc distance of 187.08 feet;
6)Along the arc of a reverse curve to the left having a radius of 217.83 feet, a central angle of 38°36'38", a chord bearing of S82°48'38"W a distance of 144.03 feet, and an arc distance of 146.79 feet;
7)N03°16'20"E, non-tangent with the last described curve, a distance of 899.69 feet to the Point of Beginning.

Said parcel contains 7.56 acres more or less.

OWNER: STEVE RAE
ZONING: RR-5
LAND USE: SINGLE-FAMILY RESIDENTIAL

OWNER: MONUMENT ACADEMY FOUNDATION
ZONING: RR-5
LAND USE: CHARTER SCHOOL

TRACT A
MA SUBDIVISION
REC. NO. 223715214

CURRENT ZONE: RR-5
PROPOSED ZONE: RS-5000

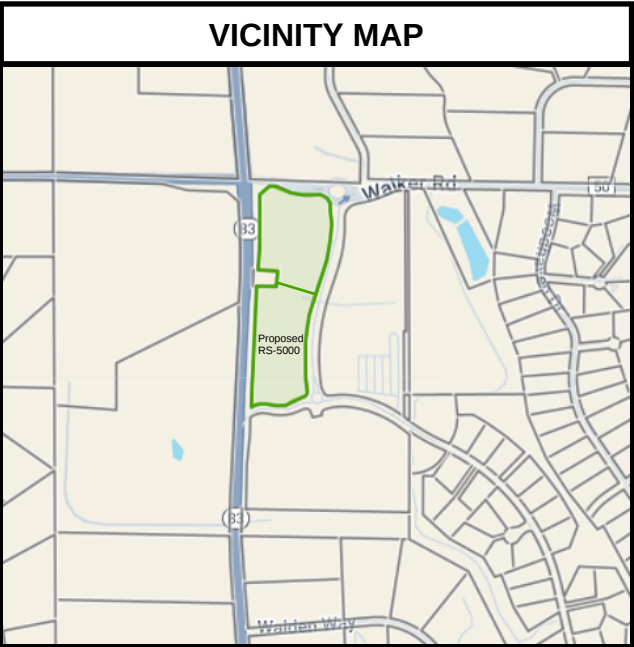
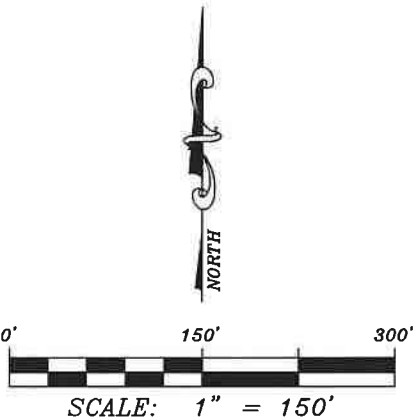
7.56 ACRES±

PINEHURST
CIRCLE

OWNER: MA INFRASTRUCTURE LLC
ZONING: RR-5
LAND USE: AG GRAZING
TRACT B

EL/2 NW1/4 SECTION 15
T11S, R68W, 6th P.M.

LOT 1



GENERAL NOTES

NO.	REVISION/ISSUE	DATE
-----	----------------	------

OWNER
MA Infrastructure LLC
1230 Scarsbrook Ct
Monument, CO 80132
(719) 339-2410

PREPARER:
VERTEX
Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

PROJECT NO. P26XX	SHEET
DATE 9/9/26	1 of 1
PREPARED	APPROVED CAD