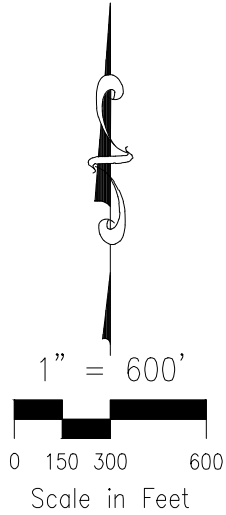
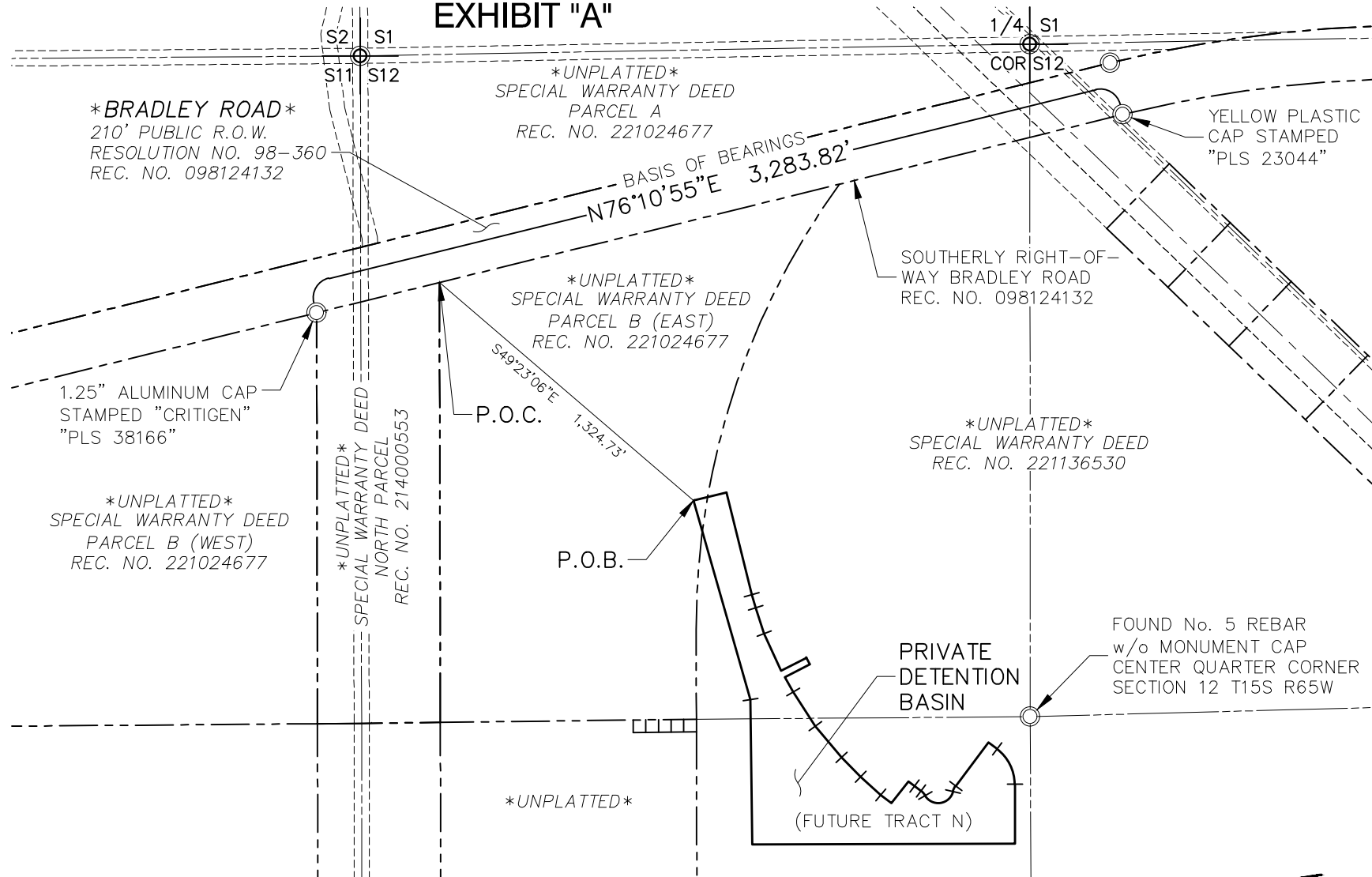


# PRIVATE DETENTION BASIN /STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT ANTELOPE RIDGE AT BULL HILL EXHIBIT "A"



**NOTES:**

THIS SKETCH IS INTENDED FOR LEGAL DESCRIPTION ONLY. THIS SKETCH IS NOT INTENDED TO REPRESENT A LAND SURVEY PLAT NOR AN IMPROVEMENT LOCATION SURVEY PLAT.

PRIVATE DETENTION BASIN  
ANTELOPE RIDGE AT BULL HILL  
EXHIBIT "A"  
JOB NO. 43-149  
DATE PREPARED: 04/24/2026

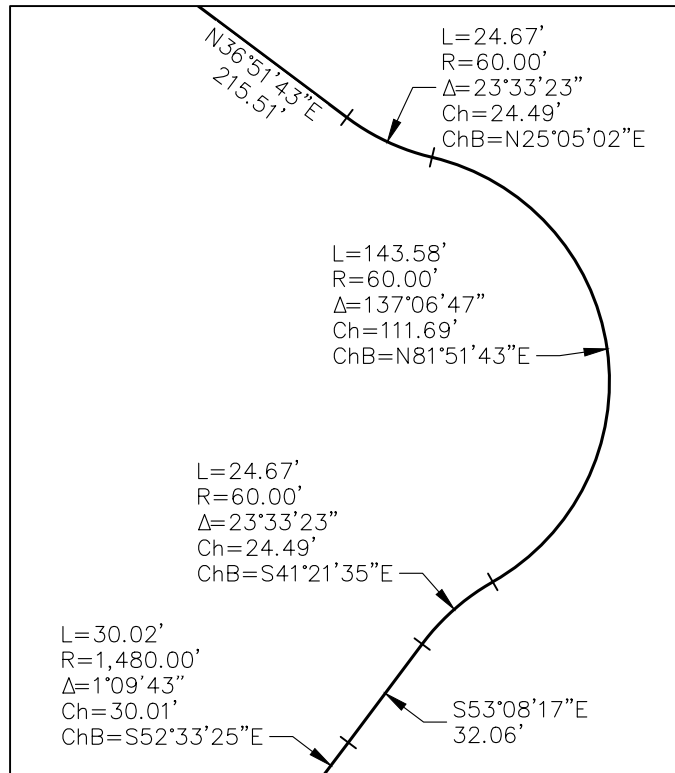


212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

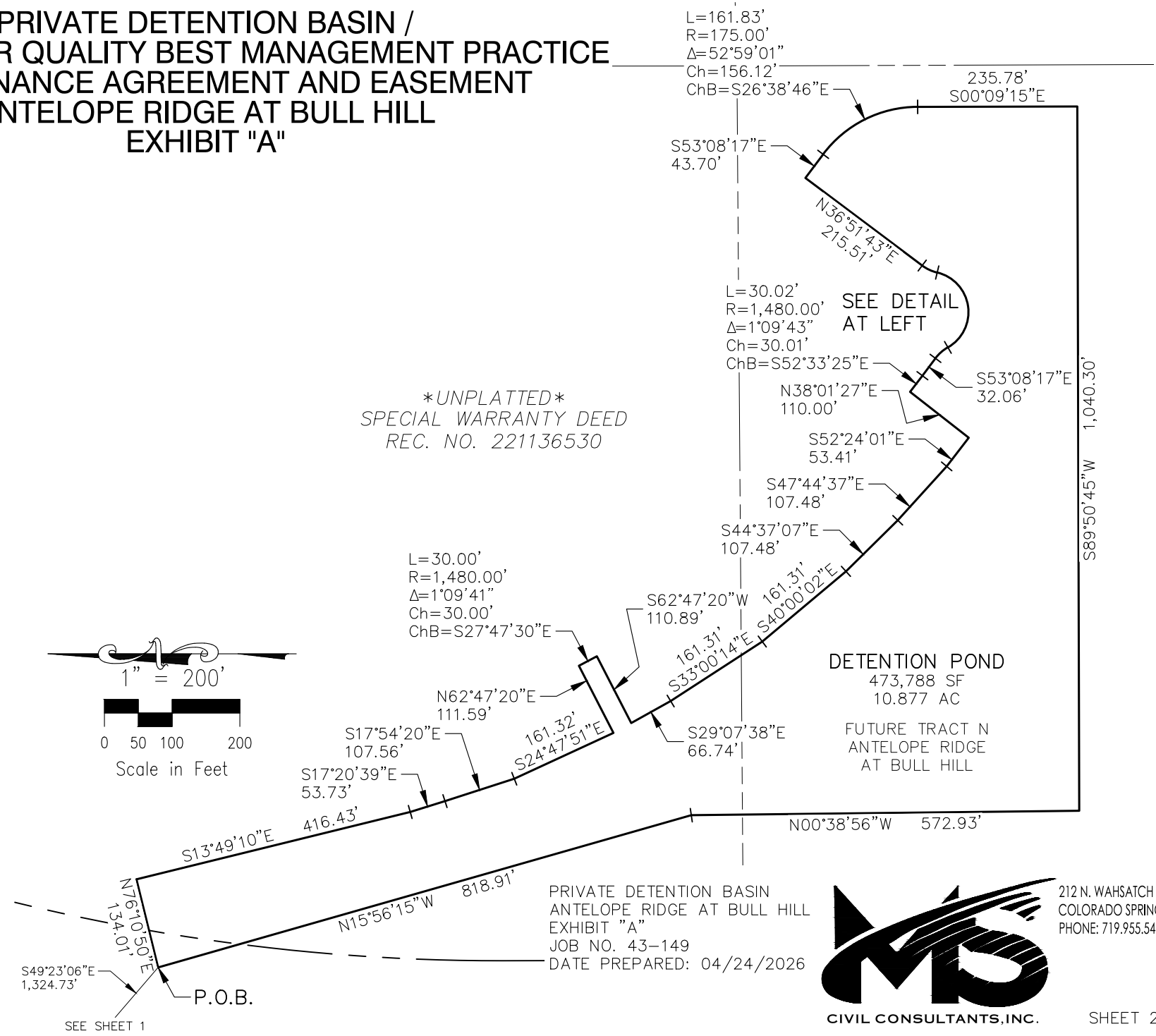
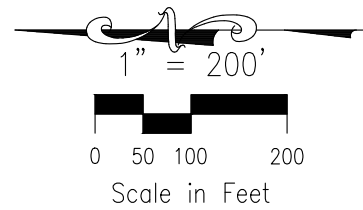
CIVIL CONSULTANTS, INC.

SHEET 1 OF 2

# PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT ANTELOPE RIDGE AT BULL HILL EXHIBIT "A"



**CURVE DETAIL**  
SCALE: 1" = 50'



**NOTES:**

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PRIVATE DETENTION BASIN  
ANTELOPE RIDGE AT BULL HILL  
EXHIBIT "A"  
JOB NO. 43-149  
DATE PREPARED: 04/24/2026



212 N. WAHSATCH AVE., STE 305  
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CIVIL CONSULTANTS, INC.



212 N Wahsatch Ave, Ste 305  
Colorado Springs, CO 80903  
Mail to: PO Box 1360  
Colorado Springs, CO 80901  
719.955.5485

**PRIVATE DETENTION BASIN/STORMWATER QUALITY  
BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT  
(FUTURE TRACT N, "ANTELOPE RIDGE AT BULL HILL FILING NO. 1")  
EXHIBIT "A"**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE WEST HALF (W 1/2) OF SECTION 12, T15S, R65W OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO, BEING PORTIONS OF THOSE PARCELS DESCRIBED BY SPECIAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 221024677 AND 221136530 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE AFORESAID PARCEL DESCRIBED BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 221024677 IN THE RECORDS OF EL PASO COUNTY, COLORADO;  
THENCE S49°23'06"E A DISTANCE OF 1,324.73 FEET TO THE POINT OF BEGINNING:

THENCE N76°10'50"E A DISTANCE OF 134.01 FEET;  
THENCE S13°49'10"E A DISTANCE OF 416.43 FEET;  
THENCE S17°20'39"E A DISTANCE OF 53.73 FEET;  
THENCE S17°54'20"E A DISTANCE OF 107.56 FEET;  
THENCE S24°47'51"E A DISTANCE OF 161.32 FEET;  
THENCE N62°47'20"E A DISTANCE OF 111.59 FEET;  
THENCE 30.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,480.00 FEET, A CENTRAL ANGLE 1°09'41", THE CHORD OF 30.00 FEET BEARS S27°47'30"E;  
THENCE S62°47'20"W A DISTANCE OF 110.89 FEET;  
THENCE S29°07'38"E A DISTANCE OF 66.74 FEET;  
THENCE S33°00'14"E A DISTANCE OF 161.31 FEET;  
THENCE S40°00'02"E A DISTANCE OF 161.31 FEET;  
THENCE S44°37'07"E A DISTANCE OF 107.48 FEET;  
THENCE S47°44'37"E A DISTANCE OF 107.48 FEET;  
THENCE S52°24'01"E A DISTANCE OF 53.41 FEET;  
THENCE N38°01'27"E A DISTANCE OF 110.00 FEET;  
THENCE 30.02 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,480.00 FEET, A CENTRAL ANGLE 1°09'43", THE CHORD OF 30.01 FEET BEARS S52°33'25"E TO A POINT OF TANGENT;  
THENCE S53°08'17"E A DISTANCE OF 32.06 FEET TO A POINT OF CURVE;  
THENCE 24.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE 23°33'23", THE CHORD OF 24.49 FEET BEARS S41°21'35"E TO A POINT OF REVERSE CURVE;  
THENCE 143.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE 137°06'47", THE CHORD OF 111.69 FEET BEARS N81°51'43"E TO A POINT OF REVERSE CURVE;  
THENCE 24.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE 23°33'23", THE CHORD OF 24.49 FEET BEARS N25°05'02"E TO A POINT OF TANGENT;  
THENCE N36°51'43"E A DISTANCE OF 215.51 FEET;  
THENCE S53°08'17"E A DISTANCE OF 43.70 FEET TO A POINT OF CURVE;  
THENCE 161.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE 52°59'01", THE CHORD OF 156.12 FEET BEARS S26°38'46"E TO A POINT OF TANGENT;  
THENCE S00°09'15"E A DISTANCE OF 235.78 FEET;  
THENCE S89°50'45"W A DISTANCE OF 1,040.30 FEET;  
THENCE N00°38'56"W A DISTANCE OF 572.93 FEET;  
THENCE N15°56'15"W A DISTANCE OF 818.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 473,788 S.F. (10.877 ACRES, MORE OR LESS).

BASIS OF BEARINGS: A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS DESCRIBED IN EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 98-360 RECORDED UNDER RECEPTION NO. 098124132 IN THE RECORDS OF EL PASO COUNTY, COLORADO, SAID LINE BEING MONUMENTED ON THE WEST BY A NO. 5 REBAR AND 1.25 INCH ALUMINUM CAP STAMPED "CRITIGEN PLS 38166" FROM WHENCE THE EAST END MONUMENTED BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "PLS 23044" BEARS N76°10'55"E A DISTANCE OF 3,283.82 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.

PREPARED BY:

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VERNON P. TAYLOR, COLORADO P.L.S. NO. 25966                      DATE  
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC