

# MA Subdivision Tract A RM-12 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 north 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 northerly line of the AT&T Parcel as described in Book 2086 at Page 528 in said official records;

THENCE the following eleven (11) courses coincident with said westerly line, and the northerly and easterly lines of said Tract A:

- 1)N04°02'11"E, tangent with the following described curve, a distance of 16.74 feet;
- 2)Along the arc of a curve to the left, having a radius of 5830.00 feet, a central angle of 05°20'18", a chord bearing of N00°33'35"E a distance of 543.00 feet, and an arc distance of 543.19 feet;
- 3)N46°03'44"E, a distance of 87.03 feet;
- 4)S88°12'16"E, non-tangent with the following described curve, distance of 42.80 feet;
- 5)Along the arc of a curve to the right, having a radius of 70.00 feet, a central angle of 21°26'18", a chord bearing of S77°29'07"E a distance of 26.04 feet, and an arc distance of 26.19 feet;
- 6)S66°45'58"E, tangent with the last and following described curves, a distance of 96.19 feet;
- 7)Along the arc of a curve to the left, having a radius of 344.49 feet, a central angel of 31°40'13", a chord bearing of S82°36'04"E a distance of 188.00 feet, and an arc distance of 190.42 feet;
- 8)Along the arc of a reverse curve to the right, having a radius of 87.00 feet, a central angle of 89°13'50", a chord bearing of S53°49'15"E a distance of 122.21, and an arc distance of 135.49 feet;
- 9)Along the arc of a tangent curve to the right, having a radius of 987.87 feet, a central angle of 27°30'10", a chord bearing of S04°32'45"W a distance of 469.65 feet, and an arc distance of 474.19 feet;
- 10)S18°17'50"W, tangent with the last and following described curve, a distance of 163.45 feet'
- 11)Along the arc of a curve to the left, having a radius of 1540.00 feet, a central angle of 03°03'08", a chord bearing of S16°46'16"W a distance of 82.02 feet, and an arc distance of 82.03 feet to the centerline of said access easement;

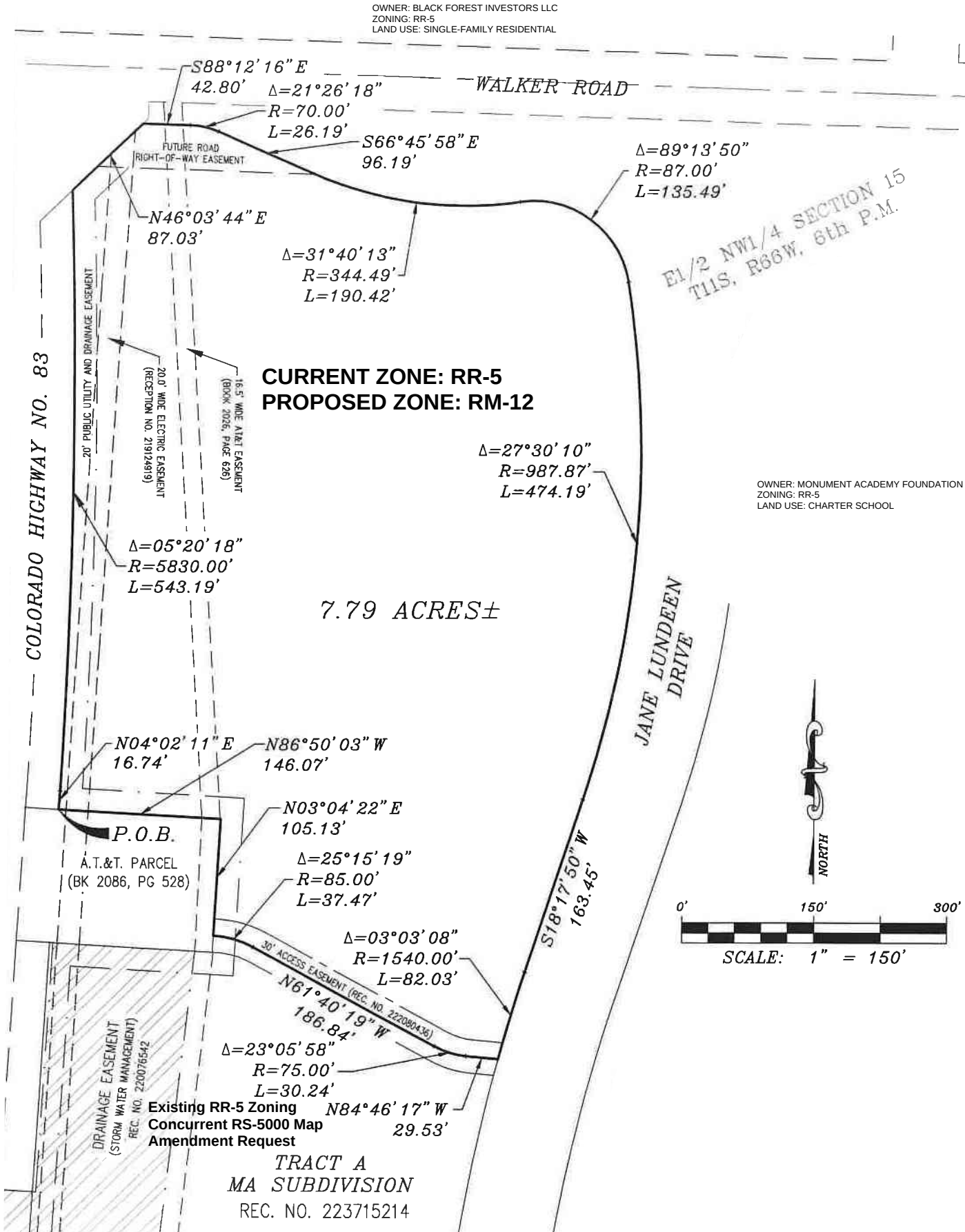
THENCE the following four (4) courses coincident with said centerline:

- 1)N84°46'17"W, non-tangent with the last described curve and tangent with the following described curve, a distance of 29.53 feet;
- 2)Along the arc of a curve to the right having a radius of 75.00 feet, a central angle of 23°05'58", a chord bearing of N73°13'18"W a distance of 30.03 feet, and an arc distance of 30.24 feet;
- 3)N61°40'19"W, tangent with the last and following described curves, a distance of 186.84 feet;
- 4)Along the arc of a curve to the left, having a radius of 85.00 feet, a central angle of 25°15'19", a chord bearing of N74°17'59"W a distance of 37.16 feet, and an arc distance of 37.47 feet, to the easterly line of said AT&T Parcel;

THENCE the following two (2) courses coincident with said easterly line, and the northerly line of said parcel:

- 1)N03°04'22"E, non-tangent with the last described curve, a distance of 105.13 feet;
- 2)N86°50'03"W, a distance of 146.07 feet to the Point of Beginning.

Said parcel contains 7.79 acres more or less.



GENERAL NOTES

| NO. | REVISION/ISSUE | DATE |
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PREPARER:  
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| PROJECT NO.<br><b>P26X</b>  | SHEET  |
| DATE<br>9/9/26              | 1 of 1 |
| PREPARED<br>APPROVED<br>CAD |        |