

Recorded at .....

A PORTION OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 2020 AT RECEPTION NUMBER 220714559, ALL OF TRACT C, FALCON MEADOWS AT BENT GRASS FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2021 AT RECEPTION NUMBER 221714886, A PORTION OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2, AND PORTIONS OF SILKY THREAD ROAD, AND WILLMORE DRIVE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1 BEARS N89°36'34"E, MONUMENTED BY THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, BEING A 1-1/2" ALUMINUM CAP STAMPED "PLS 11624", AND BY THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, BEING A 1-1/2" ALUMINUM CAP STAMPED "PLS 38069", WITH ALL BEARINGS HEREIN RELATIVE THERETO;

← commencing at...

← 1207.60?

THENCE CONTINUING WITH THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, N89°36'34"E, A DISTANCE OF 532.77 FEET TO THE NORTHEAST CORNER OF SAID TRACT I, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE EAST LINE OF SAID TRACT I, S00°30'24"E, A DISTANCE OF 446.99 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SILKY THREAD ROAD;

THENCE WITH SAID RIGHT OF WAY LINE, S64°32'49"W, A DISTANCE OF 36.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°15'39", HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 49.67 FEET, AND A CHORD BEARING S72°40'39"W, A CHORD DISTANCE OF 49.50 FEET;

THENCE WITH THE EXTENDED WEST LINE OF LOT 161, BENT GRASS RESIDENTIAL FILING NO. 2, S09°11'31"E, A DISTANCE OF 158.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 161;

THENCE WITH THE NORTH LINE OF LOT 168, BENT GRASS RESIDENTIAL FILING NO. 2, S65°21'22"W, A DISTANCE OF 4.05 FEET TO AN ANGLE POINT IN SAID LOT LINE;

THENCE CONTINUING WITH THE NORTH LINE OF SAID LOT 168, S88°48'49"W, A DISTANCE OF 14.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 168;

THENCE WITH THE WEST LINE OF SAID LOT 168, S01°11'11"E, A DISTANCE OF 107.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 168, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF WILLMORE DRIVE;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S07°51'55"W, A DISTANCE OF 62.94 FEET TO THE NORTHWEST CORNER OF LOT 178, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE WEST LINE OF SAID LOT 178, S07°58'50"E, A DISTANCE OF 126.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 178, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE AND SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 9°25'11", HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 86.31 FEET, AND A CHORD BEARING S84°47'37"W, A CHORD DISTANCE OF 86.21 FEET;

THENCE CONTINUING WITH THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE, S89°30'12"W, A DISTANCE OF 256.79 FEET TO THE SOUTHEAST CORNER OF TRACT E, FALCON MEADOWS AT BENT GRASS FILING NO. 2;

THENCE WITH THE BOUNDARY OF SAID TRACT E, FALCON MEADOWS AT BENT GRASS FILING NO. 2, THE FOLLOWING 10 COURSES:

- 1) N27°22'40"E, A DISTANCE OF 143.51 FEET;
- 2) N04°47'47"E, A DISTANCE OF 94.40 FEET;
- 3) N16°48'19"W, A DISTANCE OF 98.31 FEET;
- 4) N12°15'03"W, A DISTANCE OF 78.86 FEET;
- 5) N07°25'43"W, A DISTANCE OF 64.83 FEET;
- 6) S02°46'30"E, A DISTANCE OF 23.36 FEET;
- 7) S01°59'13"W, A DISTANCE OF 158.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 8) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°33'31", HAVING A RADIUS OF 133.00 FEET, AN ARC LENGTH OF 47.72 FEET, AND A CHORD BEARING S12°15'59"W, A CHORD DISTANCE OF 47.47 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- 9) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9°03'17", HAVING A RADIUS OF 227.00 FEET, AN ARC LENGTH OF 35.87 FEET, AND A CHORD BEARING S18°01'06"W, A CHORD DISTANCE OF 35.84 FEET;
- 10) S90°00'00"W, A DISTANCE OF 104.05 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE;

THENCE WITH THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE, N00°29'48"W, A DISTANCE OF 15.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3°11'15", HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 26.42 FEET, AND A CHORD BEARING N01°05'49"E, A CHORD DISTANCE OF 26.42 FEET;

THENCE CONTINUING WITH THE EXTENDED EAST RIGHT OF WAY LINE OF HENZLEE PLACE, N02°41'25"E, A DISTANCE OF 85.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3°12'03", HAVING A RADIUS OF 524.46 FEET, AN ARC LENGTH OF 29.30 FEET, AND A CHORD BEARING N01°05'30"E, A CHORD DISTANCE OF 29.29 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE;

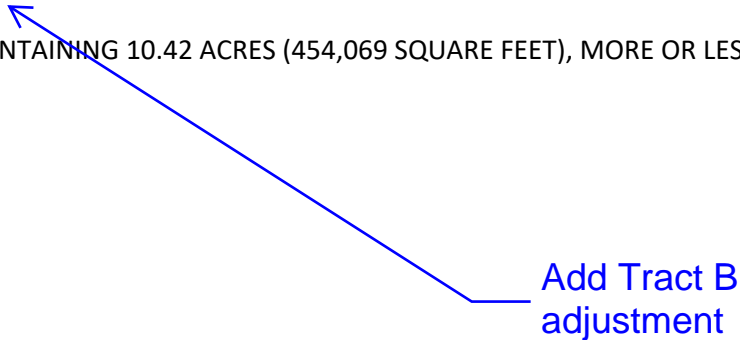
THENCE WITH THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE THE FOLLOWING 3 COURSES:

- 1) N00°30'26"W, A DISTANCE OF 322.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 2) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°24'56", HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 38.76 FEET, AND A CHORD BEARING N21°42'02"E, A CHORD DISTANCE OF 37.80 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- 3) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 134°24'55", HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 129.03 FEET, AND A CHORD BEARING N23°17'58"W, A CHORD DISTANCE OF 101.41 FEET TO A POINT ON THE WEST LINE OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE WEST LINE OF SAID TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2, N00°24'55"E, A DISTANCE OF 135.43 TO THE POINT OF BEGINNING.

TOGETHER WITH SAID TRACT C, FALCON MEADOWS AT BENT GRASS FILING NO. 1.

CONTAINING 10.42 ACRES (454,069 SQUARE FEET), MORE OR LESS.



Add Tract B  
adjustment