

# EXHIBIT "B"

THE GLEN AT WIDEFIELD  
SUBDIVISION FILING NO. 7  
RECEPTION NO. 217713903

SPRING GLEN DR.

MESA RIDGE PARKWAY

MARKSHEFFEL ROAD



MARSHEFFEL ROAD ADDITIONAL ROW  
RECEPTION NO. 216045010

### LINE TABLE

NO.	BEARING	DIST.
L1	S72°30'56"E	80.00'

### TABLE OF CURVES

NO.	DELTA	RADIUS	ARC	CHORD BRG.
C1	06°25'07"	1920.00'	215.09'	S78°09'49"E
C2	92°26'20"	40.00'	64.53'	S28°44'06"E
C3	92°26'20"	40.00'	64.53'	N63°42'14"E



1" = 300'



LOCATED IN A PORTION OF THE  
W1/2 OF SECTION 27,  
T-15-S, R-65-W OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO

JOB NO. 05-068

FILE: 05068EX-ParcelG.DWG  
02/27/23

**ROCKWELL**  
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## EXHIBIT "A"

### LEGAL DESCRIPTION:

A tract of land located in a portion of the West half (W1/2) of Section 27, Township 15 South, Range 65 West of the 6th P.M., El Paso County, Colorado and being more particularly described as follows:

BEGINNING at the intersection of the Northerly line of the first tract of land described, and recorded at Reception No. 207088696 of the records of said El Paso County and the Northwesternly right-of-way line of Marksheffel Road as described and recorded at Reception No. 216045010 of the records of said El Paso County, the following two (2) courses are on said Northwesternly right-of-way line; thence: 1) S33°53'12"W a distance of 500.28 feet to a point of curve; 2) on a curve to the right having a central angle of 05°03'25", a radius of 5385.00 feet for an arc distance of 475.27 feet, whose chord bears S36°24'54"W; thence N59°28'53"W a distance of 939.49 feet to a point on a curve, from which a radial line bears S52°53'51"E; thence on a curve to the right having a central angle of 03°24'38", a radius of 946.38 feet for an arc distance of 56.33 feet, whose chord bears N38°48'28"E; thence N40°30'47"E a distance of 68.25 feet to a point of curve; thence on a curve to the left having a central angle of 15°26'49", a radius of 1000.00 feet for an arc distance of 269.60 feet, whose chord bears N32°47'22"E; thence N25°03'58"E a distance of 202.50 feet to a point of curve; thence on a curve to the right having a central angle of 11°04'14", a radius of 1318.74 feet for an arc distance of 254.80 feet, whose chord bears N30°36'05"E to a point on a curve on the Northerly line of said tract of land recorded at Reception 207088696, from which a radial line bears S08°37'37"W, the following six (6) courses are on said Northerly line; thence: 1) on a curve to the right having a central angle of 06°25'07", a radius of 1920.00 feet for an arc distance of 215.09 feet, whose chord bears S78°09'49"E to a point of compound curve; 2) on a curve to the right having a central angle of 92°26'20", a radius of 40.00 feet for an arc distance of 64.53 feet, whose chord bears S28°44'06"E; 3) S72°30'56"E a distance of 80.00 feet to point on a curve, from which a radial line bears S72°30'56"E; 4) on a curve to the right having a central angle of 92°26'20", a radius of 40.00 feet for an arc distance of 64.53 feet, whose chord bears N63°42'14"E to a point of compound curve; 5) on a curve to the right having a central angle of 14°01'20", a radius of 1920.00 feet for an arc distance of 469.89 feet, whose chord bears S63°03'56"E; 6) S56°03'15"E a distance of 175.61 feet to the POINT OF BEGINNING and containing 21.044 acres of land, more or less.

See Exhibits "B" attached.

Prepared by:  
John L. Bailey PLS #19586  
for and on behalf of  
Rockwell Consulting, Inc.  
February 27, 2023



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