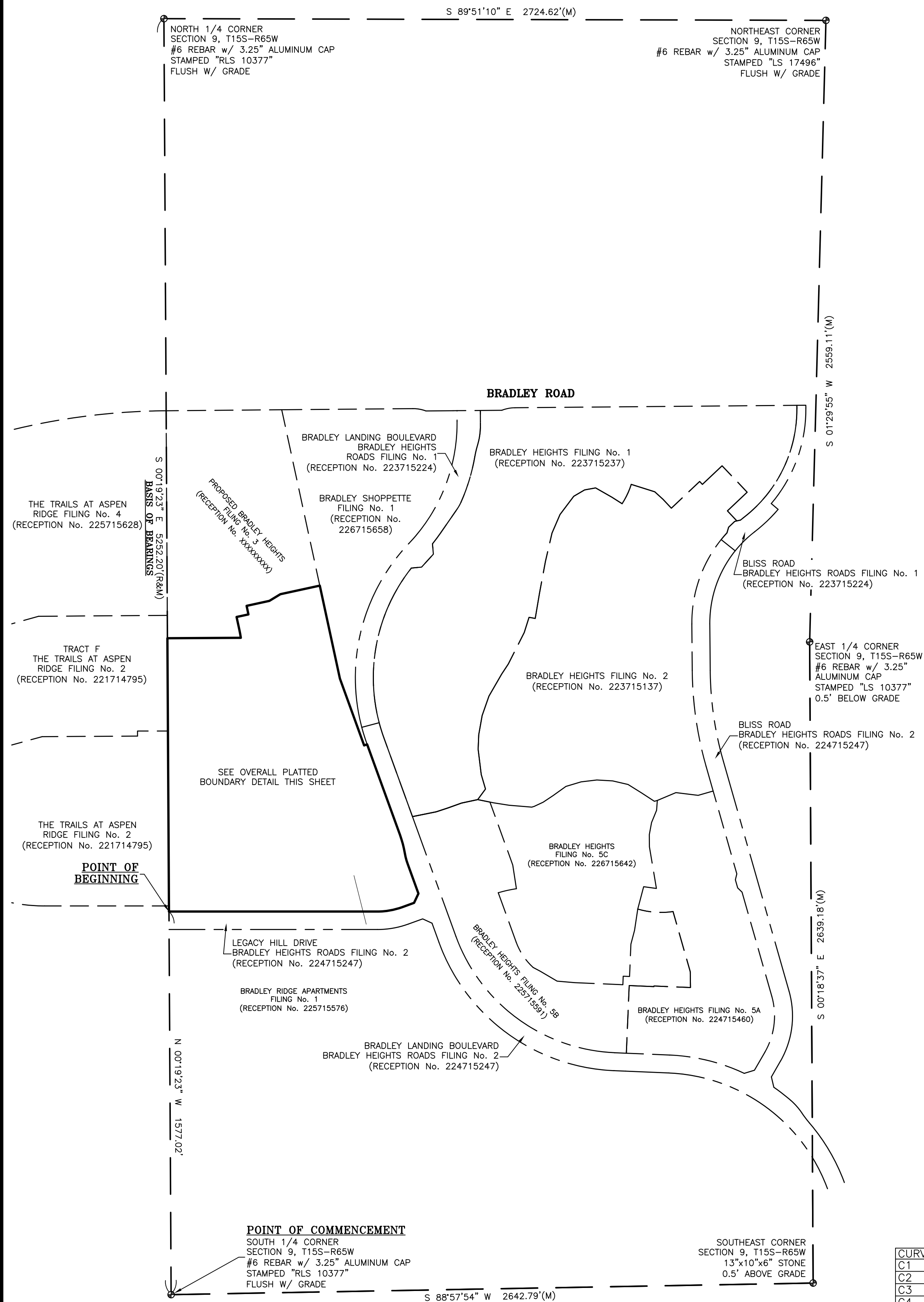


FINAL PLAT
BRADLEY HEIGHTS FILING No. 4
A PORTION OF THE EAST HALF OF
SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SECTION BREAKDOWN DETAIL



OVERALL PLATTED BOUNDARY DETAIL



LINE	BEARING	DISTANCE
L1	N 12°12'47" W	54.18'
L2	N 77°47'13" E	50.00'
L3	N 12°12'47" W	28.99'
L4	N 77°47'13" E	95.93'
L5	N 58°31'40" E	52.96'
L6	N 70°03'49" E	13.00'
L7	S 25°03'33" W	42.43'
L8	S 70°03'33" W	52.19'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.30'	575.00'	03°19'06"	N 10°33'14" W	33.30'
C2	7.09'	375.00'	01°05'01"	N 11°40'16" W	7.09'
C3	77.66'	437.50'	10°10'15"	S 14°51'20" E	77.56'
C4	46.60'	262.50'	10°10'15"	S 14°51'20" E	46.54'
C5	103.73'	298.00'	19°56'36"	S 80°01'51" W	103.20'

LEGEND

- FOUND PUBLIC LAND SURVEY SYSTEM MONUMENT AS NOTED HEREON
- FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "MATRIX PLS 37042"
UNLESS NOTED OTHERWISE HEREON
- SET #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38141"

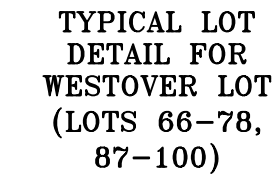
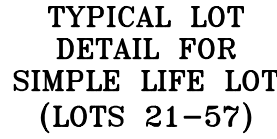
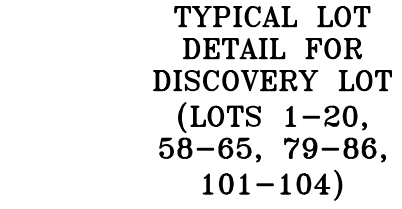
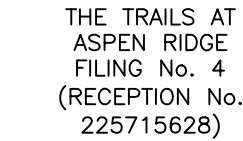
CITY No. SUBD-XX-XXXX

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2790 N. Academy Blvd. Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com

PROJECT No.: 24-054	SHEET 2 OF 6
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A PORTION OF THE EAST HALF OF
SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



- FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "MATRIX PLS 37042"
- SET #5 REBAR AND ORANGE PLASTIC CAP, STAMPED "PLS 38141"

P.U.E. PUBLIC UTILITY EASEMENT

P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT

P.U.I.E. PUBLIC UTILITY AND IMPROVEMENT EASEMENT

CITY No. SUBD-XX-XXXX

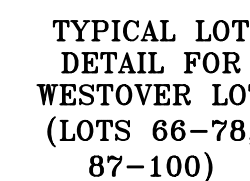
BARRON LAND

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION

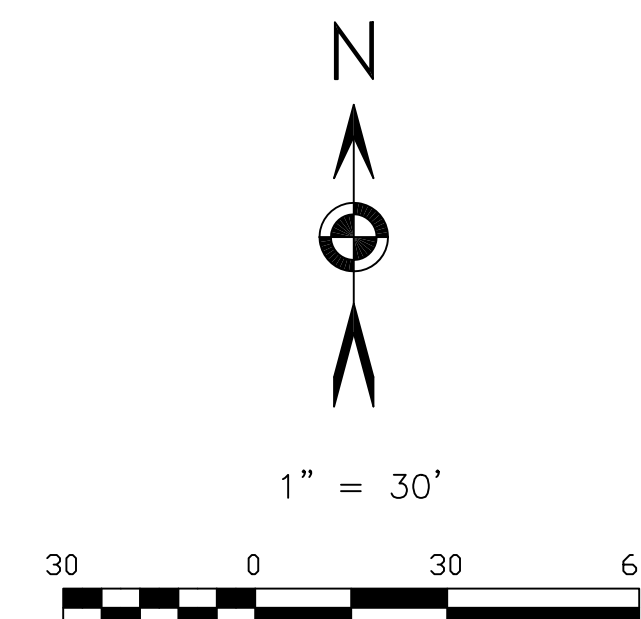
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SEE SHEET 3 OF 6



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	203.35	600.00	S 19°20'37"	S 02°30'15"E	202.38
C7	215.15	800.00	S 15°24'31"	S 00°29'58"E	214.80
C8	105.29	500.00	S 12°03'54"	S 14°14'08"E	105.09
C9	209.81	600.00	S 20°02'06"	S 10°15'02"E	208.74
C10	334.16	1000.00	S 07°00'36"	S 04°47'57"W	334.57
C11	17.87	500.00	S 20°25'00"	S 82°49'14"W	17.86
C12	17.06	300.00	S 35°15'28"	S 88°41'40"E	17.06
C13	15.67	200.00	S 42°29'23"	S 89°16'52"E	15.67
C14	148.76	250.00	S 40°05'33"	N 64°45'02"E	146.57
C15	311.71	750.00	S 14°24'24"	N 02°24'36"E	312.34
C16	344.76	1650.00	S 11°57'16"	N 85°46'00"E	343.64



- FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "MATRIX PLS 37042"
- SET #5 REBAR AND ORANGE PLASTIC CAP, STAMPED "PLS 38141"

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SEE SHEET 4 OF 6

TRACT A
(204,034 S.F.)
(4.684 ACRES)

TRACT A
(204,034 S.F.)
(4.684 ACRES)

10' UTILITY EASEMENT
(REC. No. 202065598)

- POINT OF BEGINNING

LEGACY HILL DRIVE
(74' PUBLIC R.O.W.)
(RECEPTION No. 224715247)

LEGEND

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CITY No. SUBD-XX-XXXX

DATE: 07/30/2026				REVISIONS	
No.	Remarks	Date	By		

BARRON  **LAND**

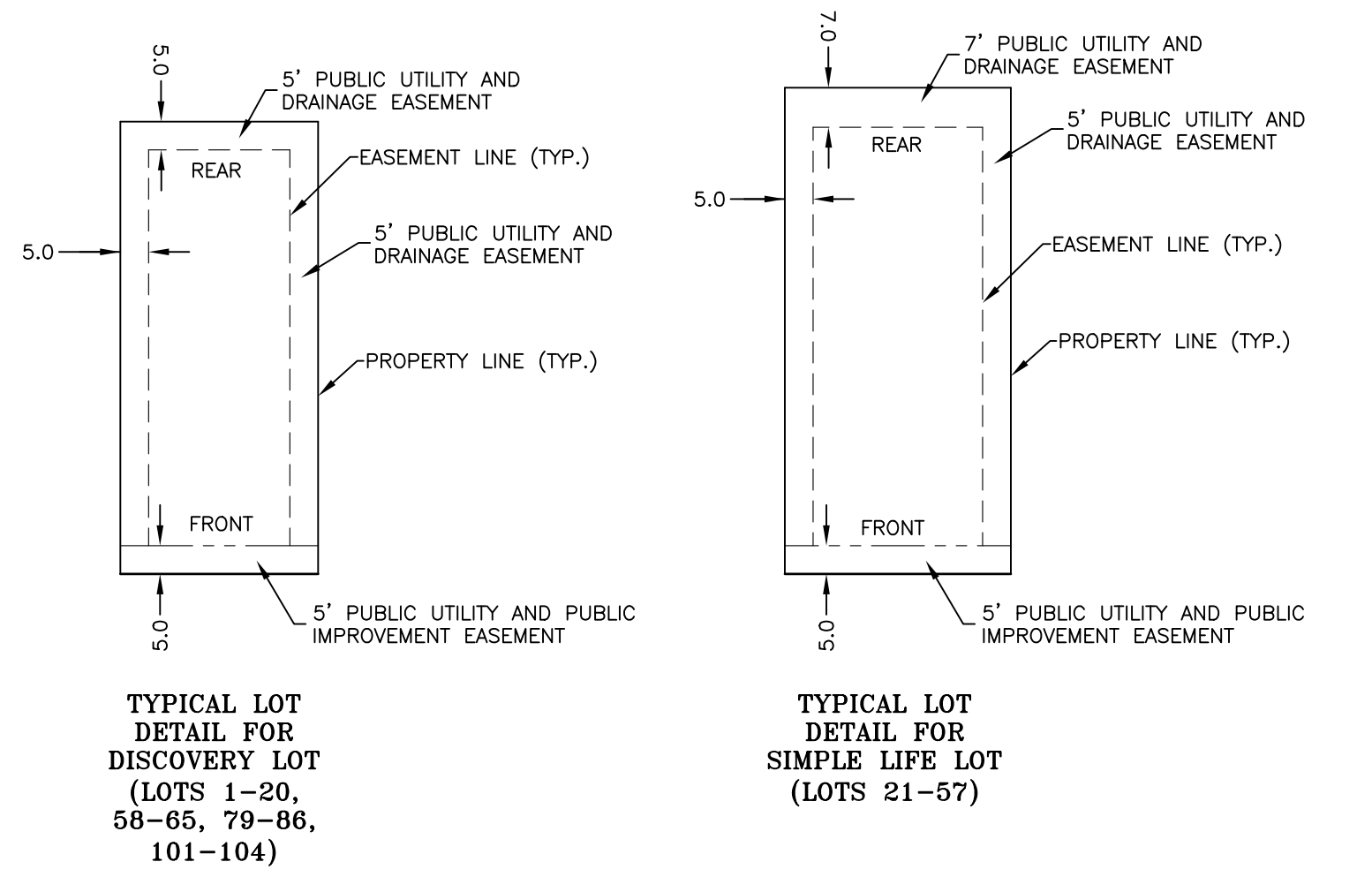
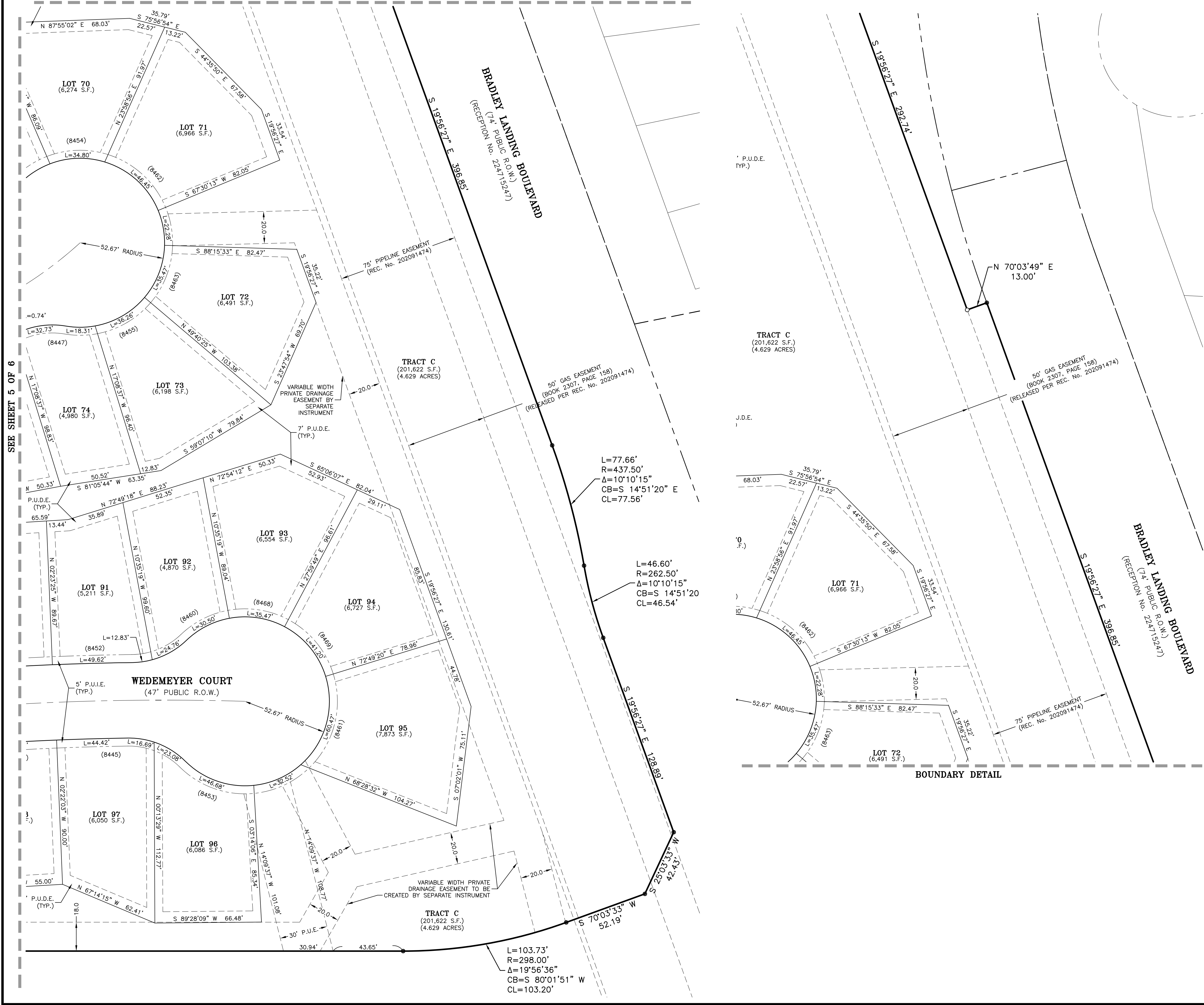
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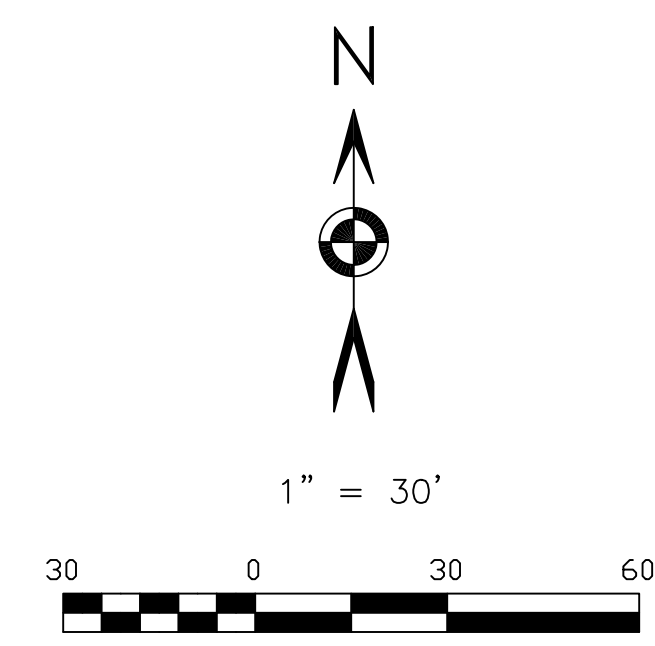
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PROJECT No.: 24-054	SHEET 5 OF 6
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FINAL PLAT
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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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C7	215.15'	800.00'	15°24'31"	S 09°29'55" E	214.50'
C8	105.29'	500.00'	12°03'54"	S 14°14'08" E	105.09'
C9	209.81'	600.00'	20°02'06"	S 10°15'02" E	208.74'
C10	298.16'	250.00'	84°00'56"	S 34°47'51" W	292.57'
C11	17.87'	500.00'	2°02'50"	S 82°49'14" W	17.86'
C12	17.06'	300.00'	3°15'28"	S 88°41'40" E	17.06'
C13	15.67'	200.00'	4°29'23"	S 89°18'52" E	15.67'
C14	148.76'	250.00'	34°05'33"	N 64°45'02" E	146.57'
C15	37.91'	300.00'	7°14'24"	N 83°24'34" E	37.88'
C16	344.26'	1650.00'	11°57'16"	N 85°46'00" E	343.64'



LEGEND

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No.	Remarks	Date	By

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