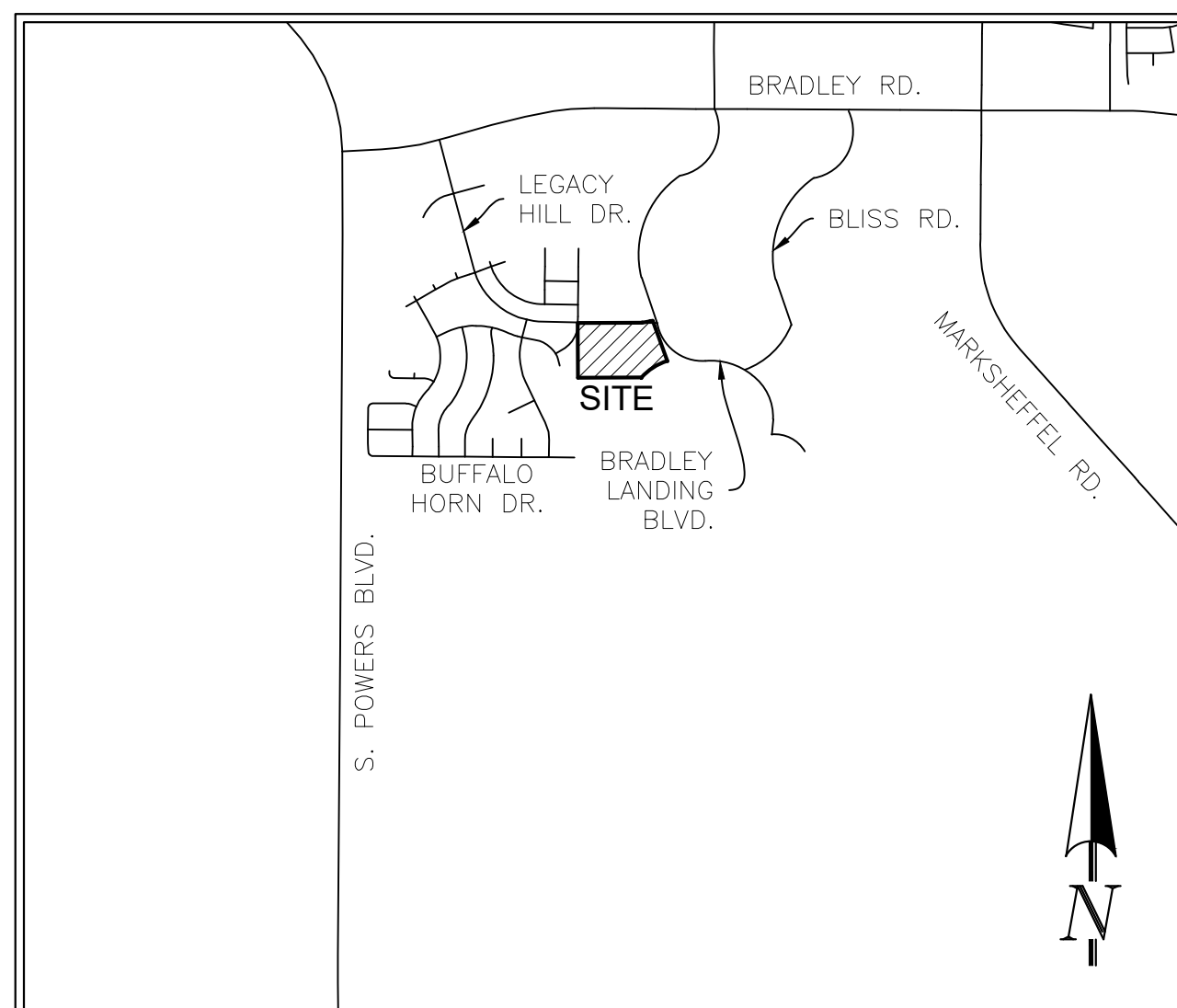


BRADLEY RIDGE APARTMENTS FILING NO. 1

SITUATED IN THE SOUTHEAST QUARTER 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



VICINITY MAP

N.T.S.

BE IT KNOWN BY THESE PRESENTS:

LINCOLN CAPITAL ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9; THENCE N00°19'23"W, COINCIDENT WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 735.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°19'23" WEST, CONTINUING WITH SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 767.41 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LEGACY HILLS DRIVE;

THENCE, COINCIDENT WITH THE SOUTHERLY RIGHT OF WAY LINES OF SAID LEGACY HILLS DRIVE AND BRADLEY LANDING BOULEVARD, THE FOLLOWING SIX (6) COURSES:

1. SOUTH 89°59'51" EAST, A DISTANCE OF 857.58 FEET TO A CURVE HAVING A RADIUS OF 372.00 FEET, WHOSE CENTER BEARS NORTH 00°00'09" EAST;
2. EASTERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°56'36", AN ARC DISTANCE OF 129.48 FEET AND HAVING A CHORD THAT BEARS NORTH 80°01'51" EAST, A DISTANCE OF 128.83 FEET;
3. THENCE NORTH 70°03'33" EAST, A DISTANCE OF 63.19 FEET;
4. THENCE SOUTH 64°56'27" EAST, A DISTANCE OF 42.43 FEET;
5. THENCE SOUTH 19°56'27" EAST, A DISTANCE OF 84.22 FEET TO A CURVE HAVING A RADIUS OF 802.00 FEET, WHOSE CENTER BEARS NORTH 70°03'33" EAST;
6. THENCE SOUTHEASTERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°46'50", AN ARC DISTANCE OF 430.85 FEET AND HAVING A CHORD THAT BEARS SOUTH 35°19'52" EAST, A DISTANCE OF 425.69 FEET;

THENCE SOUTH 40°10'18" WEST, A DISTANCE OF 90.47 FEET;

THENCE SOUTH 19°56'11" EAST, A DISTANCE OF 54.07 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 815.00 FEET, WHOSE CENTER BEARS SOUTH 13°54'50" EAST;

THENCE SOUTHWESTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 34°32'36", AN ARC DISTANCE OF 491.36 FEET AND HAVING A CHORD THAT BEARS SOUTH 58°48'52" WEST, A DISTANCE OF 483.95 FEET;

THENCE NORTH 21°53'06" EAST, A DISTANCE OF 9.54 FEET;

THENCE SOUTH 89°40'39" WEST, A DISTANCE OF 902.51 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS; PROVIDED, HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM ALL OR ANY DEDICATED PUBLIC STREETS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "BRADLEY RIDGE APARTMENTS FILING NO. 1", IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

OWNER:

THE AFOREMENTIONED, LINCOLN CAPITAL ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY _____,

_____, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024 A.D.

STATE OF COLORADO)
)SS NAME, TITLE
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY

_____ OF LINCOLN CAPITAL ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

EASEMENTS:

EASEMENTS ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNER.

ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

AVIGATION EASEMENT:

THE AVIGATION EASEMENT DEDICATED HEREIN FOR PUBLIC AVIGATION PURPOSES SHALL BE CONSIDERED A PUBLIC EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 217089667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

GEOLOGIC HAZARD DISCLOSURE STATEMENT:

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED JANUARY 19, 2007. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE: AR FP 07-64 OF THE CITY OF COLORADO SPRINGS - PLANNING AND DEVELOPMENT DIVISION. CONTACT PLANNING AND DEVELOPMENT DIVISION, 30 S. NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

GENERAL NOTES:

1. THE BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS MAP ARE REFERENCED TO THE NORTH-SOUTH CENTERLINE OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED AT EACH END WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "RLS 10377" FOUND 0.1' BELOW THE SURFACE, HAVING AN ASSUMED BEARING OF SOUTH 00° 19' 23" EAST A DISTANCE OF 5252.20 FEET.
2. #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MATRIX, PLS 38576" SET FLUSH WITH THE GROUND AT ALL EXTERIOR CORNERS, UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES REPRESENTED IN U.S. SURVEY FEET.
4. THE CALCULATED AREA OF THE SUBJECT PROPERTY IS AS FOLLOWS: 900,718 SQUARE FEET OR 20.68 ACRES, MORE OR LESS.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
7. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN); OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08041C0768-G, EFFECTIVE DECEMBER 7, 2018.
8. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND. OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC. RELIED UPON COMMITMENT FOR TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. ORDER NUMBER: SC55116425-6, WITH AN EFFECTIVE DATE OF JULY 8, 2024 AT 5:00 P.M. ALL SCHEDULE B, EXCEPTIONS THAT ARE GRAPHICALLY PLOTTABLE ARE DEPICTED HEREON.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

DRAFT

JERRY R. BESSIE, PLS 38576
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

CITY APPROVALS:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF: "BRADLEY RIDGE APARTMENTS FILING NO. 1"

CITY ENGINEER

CITY PLANNING MANAGER

CITY CLERK

SCHOOL FEE: _____ BRIDGE FEE: _____

PARK FEE: _____ DRAINAGE FEE: _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ___ M., THIS _____ DAY OF _____, 2024, A.D., AND DULY RECORDED IN PLAT BOOK _____ AT PAGE _____ UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____ STEVE SCHLIEKER, CLERK & RECORDER
SURCHARGE: _____ BY: _____ DEPUTY

SHEET INDEX	
SHEET 1	COVER
SHEET 2	GRAPHIC

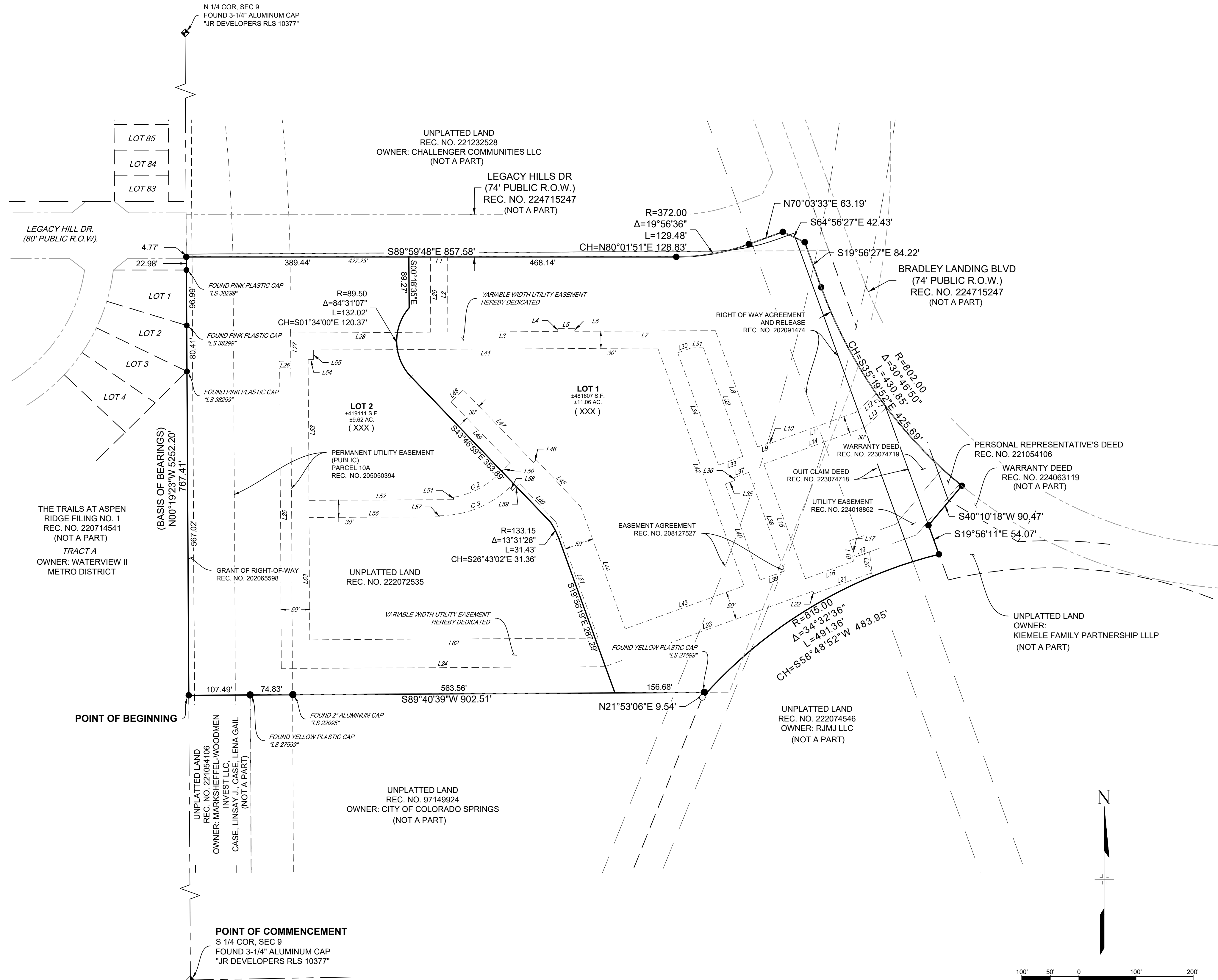
DRAWN BY: JHS
CHECKED BY: JRB
SCALE: N/A
DATE ISSUED: 11/11/2024
SHEET 1 OF 2

BRADLEY RIDGE APARTMENTS
FILING NO. 1



BRADLEY RIDGE APARTMENTS FILING NO. 1

SITUATED IN THE SOUTHEAST QUARTER 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



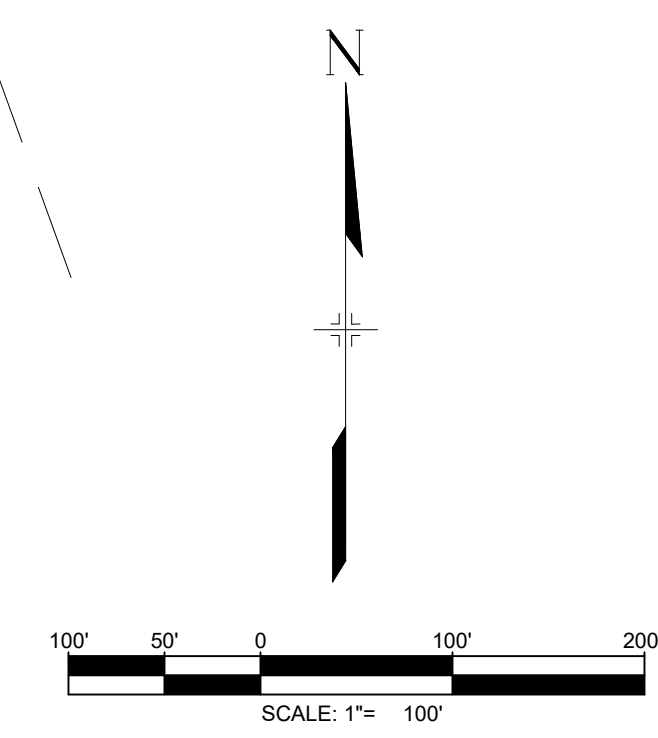
LEGEND	
	SUBJECT PARCEL BOUNDARY
	EASEMENT BOUNDARY
	ADJACENT PARCEL BOUNDARY
	SECTION LINE
	INDICATES A FOUND SECTION CORNER AS NOTED
	INDICATES A SET NO. 5 REBAR X 30" WITH 1-1/2" ALUMINUM CAP "MATRIX PLS 38576"
	INDICATES A FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP "MATRIX PLS 38576" UNLESS OTHERWISE NOTED
	INDICATES PLACEHOLDER FOR ADDRESS TO BE ASSIGNED

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°59'51"W	30.00
L2	N00°07'06"W	131.63
L3	S89°40'37"W	192.47
L4	S00°19'23"E	5.00
L5	S89°40'37"W	30.00
L6	N00°19'23"W	5.00
L7	S89°40'37"W	245.97
L8	N19°56'21"W	216.69
L9	S70°03'39"W	22.66
L10	N19°56'21"W	1.53
L11	S70°03'39"W	159.87
L12	S47°35'54"W	48.33
L13	N47°35'54"E	50.94
L14	N70°03'39"E	188.48
L15	N19°56'21"W	213.77
L16	S70°03'39"W	89.30
L17	N19°52'35"W	19.21
L18	S07°06'40"E	25.87
L19	S70°07'25"W	26.41
L20	N07°06'40"W	36.90
L21	N70°03'39"E	108.24

LINE TABLE		
LINE #	BEARING	DISTANCE
L22	S19°56'21"E	5.00
L23	N70°03'39"E	387.64
L24	N89°40'37"E	565.99
L25	S00°19'23"E	538.04
L26	S89°41'34"W	20.00
L27	S00°19'23"E	49.15
L28	S89°40'37"W	244.48
L29	S00°07'06"E	131.80
L30	N70°03'39"E	25.21
L31	N89°40'37"E	21.20
L32	S19°56'21"E	202.06
L33	S70°03'39"W	45.18
L34	N19°56'21"W	209.18
L35	N70°03'39"E	17.61
L36	N19°56'21"W	5.00
L37	N70°03'39"E	27.57
L38	S19°56'21"E	183.77
L39	S70°03'39"W	45.18
L40	N19°56'21"W	178.77
L41	S89°40'37"W	602.61
L42	N19°56'21"W	442.63

LINE TABLE		
LINE #	BEARING	DISTANCE
L43	N70°03'39"E	221.34
L44	S19°56'21"E	227.13
L45	S43°25'50"E	113.52
L46	N46°34'10"E	6.68
L47	S44°03'03"E	176.69
L48	N45°56'57"E	30.00
L49	N44°03'03"W	149.37
L50	N46°34'10"E	31.04
L51	N09°41'25"W	4.03
L52	N89°40'37"E	253.47
L53	S00°19'23"E	246.53
L54	S89°40'37"W	9.26
L55	S00°00'00"E	16.74
L56	N89°40'37"E	227.70
L57	N00°19'23"W	2.00
L58	S43°25'50"E	7.43
L59	N46°34'10"E	17.47
L60	S43°25'50"E	92.69
L61	S19°56'21"E	215.84
L62	S89°40'37"W	504.66
L63	N00°19'23"W	213.92

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.19	802.00	2°09'24"	N36°02'05"W	30.19
C2	87.45	148.50	33°44'25"	N63°26'22"E	86.19
C3	135.79	178.50	43°35'11"	N68°11'16"E	132.54



SHEET INDEX	
SHEET 1	COVER
SHEET 2	GRAPHIC

DRAWN BY: JHS
CHECKED BY: JRB
SCALE: 1" = 100'
DATE ISSUED: 11/12/2024
SHEET 2 OF 2

BRADLEY RIDGE APARTMENTS
FILING NO. 1

PREPARED BY:

FILE LOCATION: S:\21\1213\001 Bradley Heights Metro District\700 Survey\DWG\PLAT\BRADLEY RIDGE APARTMENTS\PLAT.dwg