### BRADLEY RIDGE SUBDIVISION FILING NO. 5

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9. THE SOUTHWEST QUARTER OF SECTION 10, AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

#### BE IT KNOWN BY THESE PRESENTS:

THAT RJMJ LLC, KIEMELE FAMILY PARTNERSHIP LLLP, AND LENA GAIL CASE, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

#### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCELS A AND B AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 211124493, AND BEING A PORTION OF PARCELS A, B, AND C AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 222074546, AND BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 221054106, ALL BEING OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND FURTHER BEING SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 9, THE SOUTHWEST ONE-QUARTER OF SECTION 10, AND THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR N88°57'55"E, MONUMENTED BY THE SOUTH QUARTER CORNER OF SAID SECTION 9. BEING A 2" PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 10377", AND MONUMENTED BY THE SOUTHEAST CORNER OF SAID SECTION 9, BEING A 13" X 10" X 6" STONE WITH APPROPRIATE MARKINGS.

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9;

THENCE S 88°57'55" W, COINCIDENT WITH THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 2,037.41 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF COLORADO SPRINGS BY DEED RECORDED UNDER RECEPTION NO. 97149924:

THENCE N 21°53'06"E, COINCIDENT WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 776.88 FEET TO A POINT OF NON-TANGENT CURVATURE:

THENCE 491.37 FEET ALONG THE ARC OF CURVE TO THE RIGHT, BEING CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 34°32'40", A RADIUS OF 815.00 FEET AND A CHORD BEARING AND DISTANCE OF N 58°48'55"E, 483.96 FEET;

THENCE N 19°56'29" W, A DISTANCE OF 54.09 FEET;

THENCE N 4010'18"E, A DISTANCE OF 90.45 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE 516.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 36°52'15", A RADIUS OF 802.00 FEET AND A CHORD BEARING AND DISTANCE OF S 69°09'25"E, 507.24 FEET TO A POINT OF TANGENCY;

THENCE S 87°35'32"E, A DISTANCE OF 226.06 FEET TO A POINT OF CURVATURE;

THENCE 1,225.44 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 96°26'45", A RADIUS OF 728.00 FEET AND A CHORD BEARING AND DISTANCE OF S 39"22'10"E, 1,085.80 FEET TO A POINT OF

THENCE S 08°51'12" W, A DISTANCE OF 36.01 FEET;

THENCE S 52°49'33"W. A DISTANCE OF 43.89 FEET TO A POINT OF NON-TANGENT

THENCE 54.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 05"12"O1", A RADIUS OF 598.00 FEET AND A CHORD BEARING AND DISTANCE OF S 89°47'31" W, 54.26 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 15;

THENCE N 00°28'36"W, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 37.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 37.92 ACRES, MORE OR LESS.

#### DEDICATION:

THE UNDERSIGNED OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS AND RIGHT OF WAY AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THE PUBLIC STREETS AND 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 PUBLIC STREETS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "BRADLEY RIDGE SUBDIVISION FILING NO. 5" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

## THE AFOREMENTIONED, RJMJ LLC, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_, 20\_\_\_\_, A.D. \_ OF **RJMJ LLC** THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: \_\_\_\_\_

THE AFORI	EMENTIONED, KIEMELE FA	AMILY PARTNERSHIP LLLP, HAS EXECUTED THIS INSTRUM
THIS	DAY OF	, 20, A.D.
NAME		
AS		OF KIEMELE FAMILY PARTNERSHIP LLLP
NOTAR'	Y:	
STATE OF		- ) ) SS
COUNTY O	F	,
THE FORE	DOING INCTUINENT WAS	ACKNOW EDOED DEFODE NE THE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. KIEMELE FAMILY PARTNERSHIP LLLP WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: \_\_\_\_\_\_

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NOTARY PUBLIC

THE AFOREMENTIONED, LENA GAIL CASE, HAS EXECUTED THIS INSTRUMENT

THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_, A.D.

ENA	GAIL	CASE

NOTARY:	
STATE OF	)
	) SS
COUNTY OF	)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY LENA GAIL CASE.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

### VICINITY MAP

1" = 2000'BRADLEY RD. JIMMY CAMP CREEK TRIBUTARY JIMMY CAMP CREEK

#### **EASEMENTS:**

EASEMENTS ARE AS SHOWN. WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

ALL UTILITY EASEMENTS THAT ARE DEDICATED HEREIN FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT OF RECORD AT RECEPTION NUMBER 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.

#### NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES INCLUDING, BUT NOT LIMITED TO, LETTERS OF CREDIT, CASH, SUBDIVISION BONDS OR COMBINATIONS THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING. BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

#### PLAT NOTES:

- FIELD WORK COMPLETED ON: JULY 24, 2023.
- 2. ALL DISTANCES SHOWN ON THIS MAP ARE U.S. SURVEY FEET.
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR N88°57'55"E, MONUMENTED BY THE SOUTH QUARTER CORNER OF SAID SECTION 9, BEING A 2" PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "JR DEVELOPERS PLS 10377", AND MONUMENTED BY THE SOUTHEAST CORNER OF SAID SECTION 9, BEING A 13" X 10" X 6" STONE WITH APPROPRIATE MARKINGS..
- FLOODPLAIN STATEMENT: FEMA FLOOD INSURANCE RATE MAP (FIRM), NO. 08041C0768G, HAVING REVISION DATES OF DECEMBER 7, 2018, INDICATE THE SUBJECT PROPERTY TO BE PARTIALLY WITHIN FLOOD "ZONE AE" (0.2% CHANCE OF FLOOD). AS PLOTTED HEREON. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- 5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNFRSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, GALLOWAY & COMPANY, INC. RELIED UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. RND55112730, WITH A COMMITMENT DATE OF 06/08/2023 AT 5:00 PM.
- ACCESS TO THE SUBDIVISION WILL BE PROVIDED BY BRADLEY RIDGE DRIVE. A PROPOSED 74 FOOT WIDE PUBLIC RIGHT OF WAY.
- TRACTS A, B, AND C ARE TO BE USED FOR LANDSCAPING, OPEN SPACE, PUBLIC IMPROVEMENTS, PRIVATE DRAINAGE AND PUBLIC UTILITIES, AND WILL BE OWNED AND MAINTAINED BY BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 2, INCORPORATED BY INSTRUMENT RECORDED AT RECEPTION NUMBER 211003278. TRACTS D, E, AND F ARE TO BE USED FOR FUTURE DEVELOPMENT.
- 8. 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. 217069667 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.

#### SURVEYOR'S STATEMENT

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/HER RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREON, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF.

BRIAN J. DENNIS COLORADO PLS NO. 38069 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

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.

#### CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT. BRADLEY RIDGE SUBDIVISION FILING NO. 5. IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO.

DATE	
	DATE

CI EDI/	VVID	

CLERK AND RECOR	JEK:	
STATE OF COLORADO	)	
	) SS	
COUNTY OF EL PASO	)	
	INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE A	
O'CLOCKM. THI	S, DAY OF,	20 A.I
AND IS DULY RECORDED AT R	ECEPTION NO	
OF THE RECORDS OF EL PASC	COUNTY, COLORADO.	

STEVE SCHLIEKER, RECORDER

DV.		
BY: DEPUTY	 	

SURCHARGE: \_\_

PROVIDED BY CITY CODE.

FEE:	
SCHOOL FEE:	
BRIDGE FEE:	
PARK FEE:	
DRAINAGE FEE:	
FIRE PROTECTION FEE	PER BUILDING PERMIT*

POLICE SERVICE FEE \_\_\_\_\_\_ PER BUILDING PERMIT\*

\*PURSUANT TO THE AMENDED AND RESTATED BANNING LEWIS RANCH ANNEXATION AGREEMENT APPROVED BY CITY COUNCIL RESOLUTION 36-18-ON APRIL 24, 2018, UNLESS OTHERWISE PROVIDED BY CITY CODE, THE FIRE PROTECTION FEE AND THE POLICE SERVICE FEES AS STATED HEREIN ARE SUBJECT TO A YEARLY ESCALATION FACTOR EQUAL TO THE INCREASE IN THE COLORADO SPRINGS CONSTRUCTION INDEX, ADOPTED ANNUALLY BY THE COLORADO SPRINGS CITY COUNCIL. FEES TO BE COLLECTED AT THE ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE

1155 Kelly Johnson Blvd., Suite 305 Colorado Springs, CO 80920

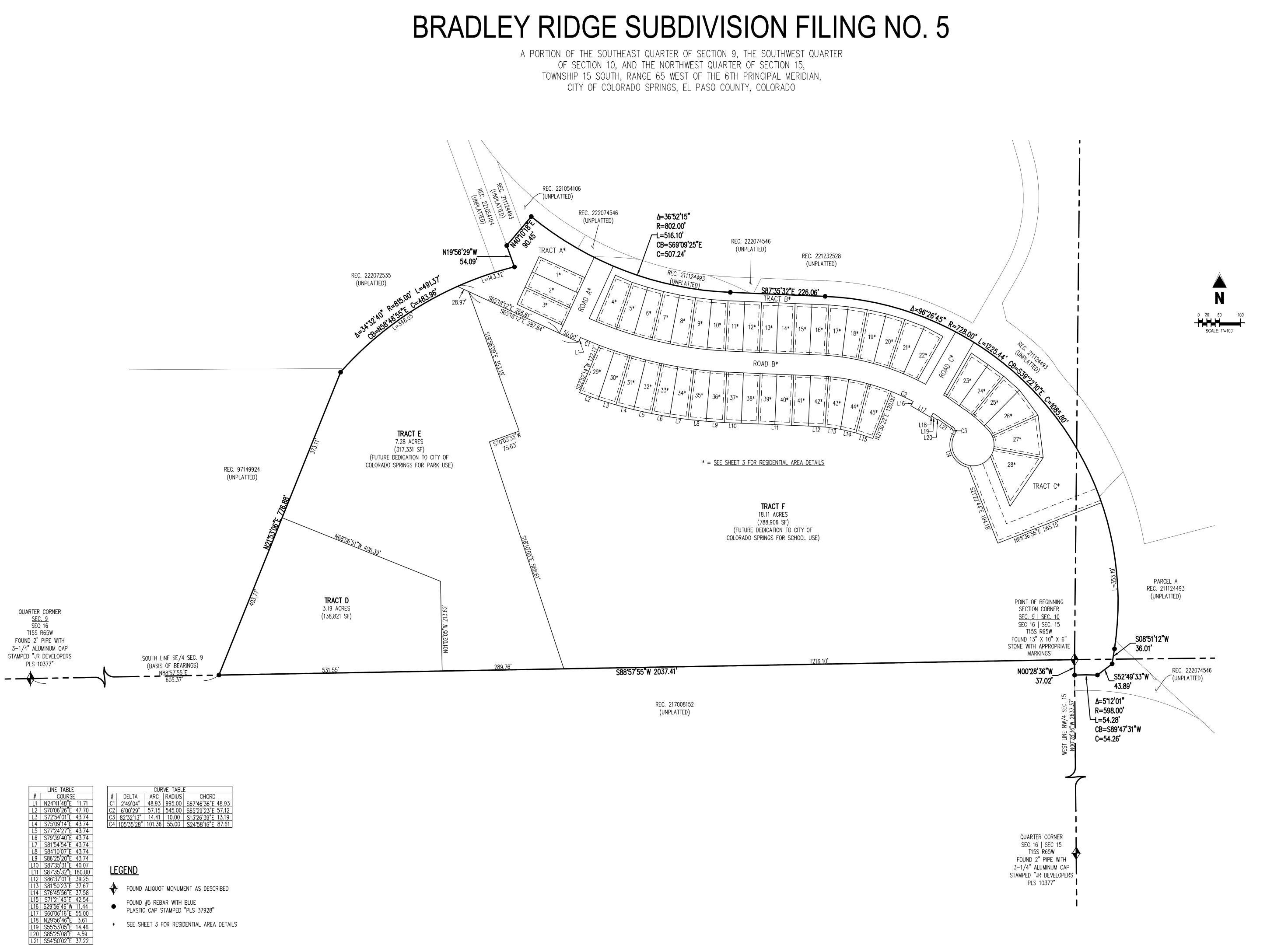
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# Date Issue / Description Init. 

10/16/2023



Galloway

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A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, THE SOUTHWEST OF SECTION 10, AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDICITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

RIDGE

**BRADLEY** 

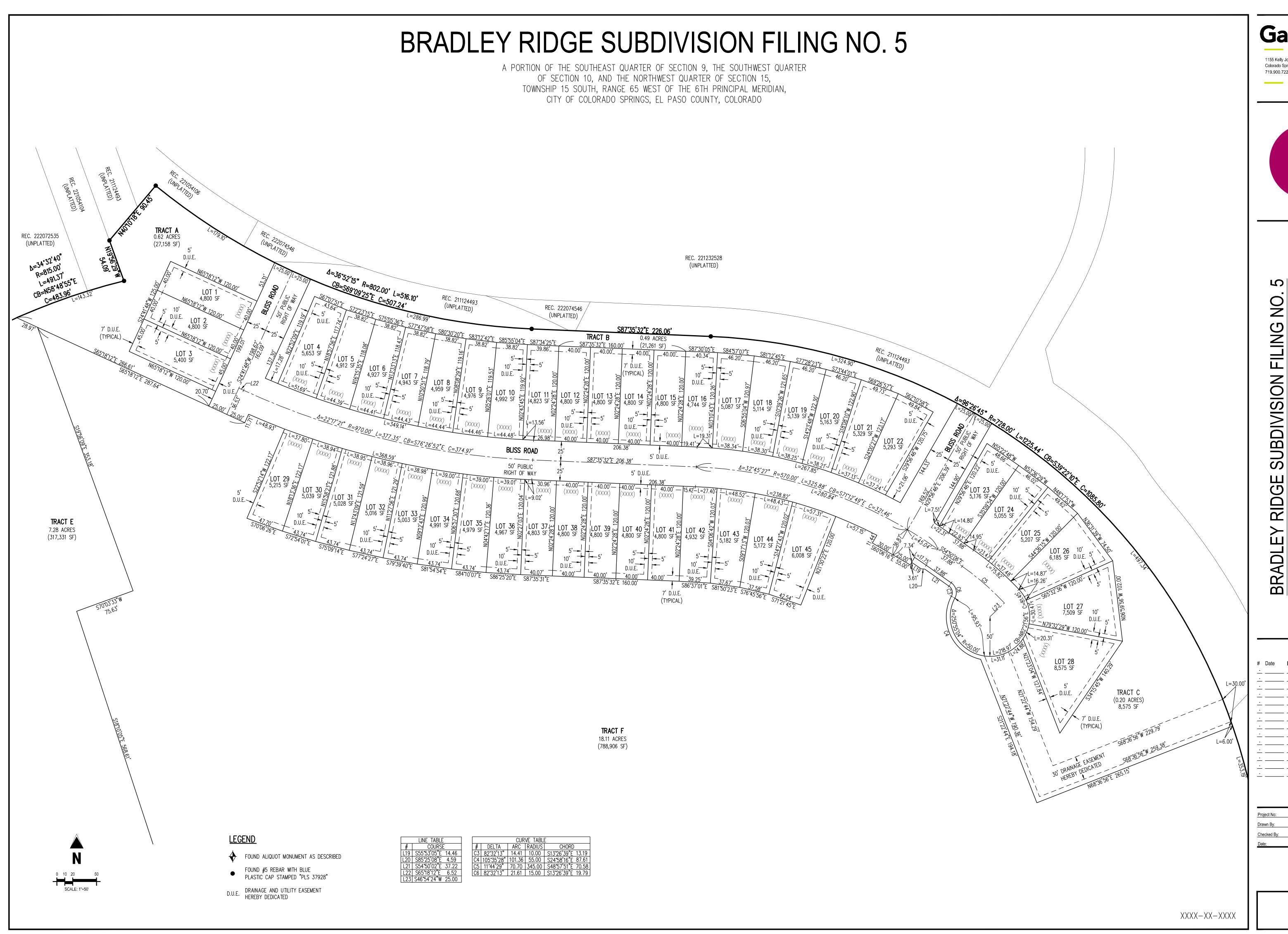
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 Drawn By:
 EMV

 Checked By:
 BJD

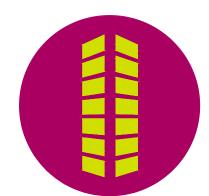
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 10/16/2023

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N 9, THE SOUTHWEST QUARTER

PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, THE SOUTH, RANGE 65 WEST OF THE 6TH PRINCE

 Project No:
 RJM000002.10

 Drawn By:
 EMV

 Checked By:
 BJD

 Date:
 10/16/2023

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