

BRADLEY HEIGHTS ADDITION NO. 1 ANNEXATION PLAT

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 2, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 15, 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 WITH BEARINGS REFERENCED TO THE NORTH-SOUTH CENTERLINE 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, BEING MONUMENTED AT EACH END WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "RLS 10377" RECOVERED 0.1' BELOW THE SURFACE, HAVING AN ASSUMED BEARING OF SOUTH 00° 19' 23" EAST A DISTANCE OF 5252.20 FEET;

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE NORTH 88°57'55" EAST, ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9, A DISTANCE OF 2,642.71 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9;

THENCE SOUTH 83°46'17" EAST A DISTANCE OF 3,118.79 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL BOULEVARD, AS DESCRIBED IN THAT QUITCLAIM DEED RECORDED OCTOBER 18, 2022 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 222132266, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 42°37'37" EAST, ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 624.62 FEET;

THENCE SOUTH 47°22'08" WEST A DISTANCE OF 344.94 FEET TO A POINT ON THE EXTERIOR OF A PARCEL OF LAND AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED MAY 31, 2022 IN SAID RECORDS UNDER RECEPTION NUMBER 222074546;

THENCE NORTH 42°37'48" WEST, ON SAID EXTERIOR, A DISTANCE OF 332.64 FEET TO THE EXTERIOR OF PARCEL OF LAND AS DESCRIBED IN THAT DEED RECORDED AUGUST 25, 1989 IN SAID RECORDS IN BOOK 5661 AT PAGE 1398;

THENCE ON SAID EXTERIOR THE FOLLOWING THREE (3) COURSES:

1. NORTH 85°30'01" EAST A DISTANCE OF 44.54 FEET;
2. NORTH 15°19'53" EAST A DISTANCE OF 303.67 FEET;
3. NORTH 24°17'08" WEST A DISTANCE OF 166.88 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 139,089 SQUARE FEET OR (3.19305 ACRES), MORE OR LESS.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 15, 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 WITH BEARINGS REFERENCED TO THE NORTH-SOUTH CENTERLINE 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, BEING MONUMENTED AT EACH END WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "RLS 10377" RECOVERED 0.1' BELOW THE SURFACE, HAVING AN ASSUMED BEARING OF SOUTH 00° 19' 23" EAST A DISTANCE OF 5252.20 FEET;

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE NORTH 88°57'55" EAST, ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9, A DISTANCE OF 2,642.71 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9;

THENCE SOUTH 77°14'15" EAST A DISTANCE OF 3,612.63 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL BOULEVARD, AS DESCRIBED IN THAT QUITCLAIM DEED RECORDED OCTOBER 18, 2022 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 222132266, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 42°37'37" EAST, ON SAID WESTERLY RIGHT-OF-WAY LINE; A DISTANCE OF 74.00 FEET;

THENCE SOUTH 47°22'08" WEST A DISTANCE OF 344.94 FEET TO THE EXTERIOR OF THE PARCEL LABELED "TSN 55000-00-397" IN THAT PERSONAL REPRESENTATIVE'S DEED RECORDED MARCH 18, 2021 IN SAID RECORDS UNDER RECEPTION NUMBER 221054106;

THENCE NORTH 42°37'48" WEST, ON SAID EXTERIOR, A DISTANCE OF 40.06 FEET TO THE EXTERIOR OF "PARCEL E" OF THAT SPECIAL WARRANTY DEED RECORDED MAY 31, 2022 IN SAID RECORDS UNDER RECEPTION NUMBER 222074546;

THENCE NORTH 42°37'48" WEST, ON SAID EXTERIOR, A DISTANCE OF 33.94 FEET;

THENCE NORTH 47°20'29" EAST A DISTANCE OF 344.94 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 25,526 SQUARE FEET OR (0.58599 ACRES), MORE OR LESS

GENERAL NOTES:

1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM FOUND MONUMENTATION, TOGETHER WITH MAPS & DOCUMENTS OF RECORD, WITH MAPS CONSIDERED:

- R1 - QUITCLAIM DEED, RECEPTION NO. 224026532, RECORDED APRIL 11, 2024 IN THE CLERK AND RECORDERS OFFICE OF EL PASO COUNTY, COLORADO.
R2 - QUITCLAIM DEED, RECEPTION NO. 222132266, RECORDED OCTOBER 18, 2022 IN SAID RECORDERS OFFICE.

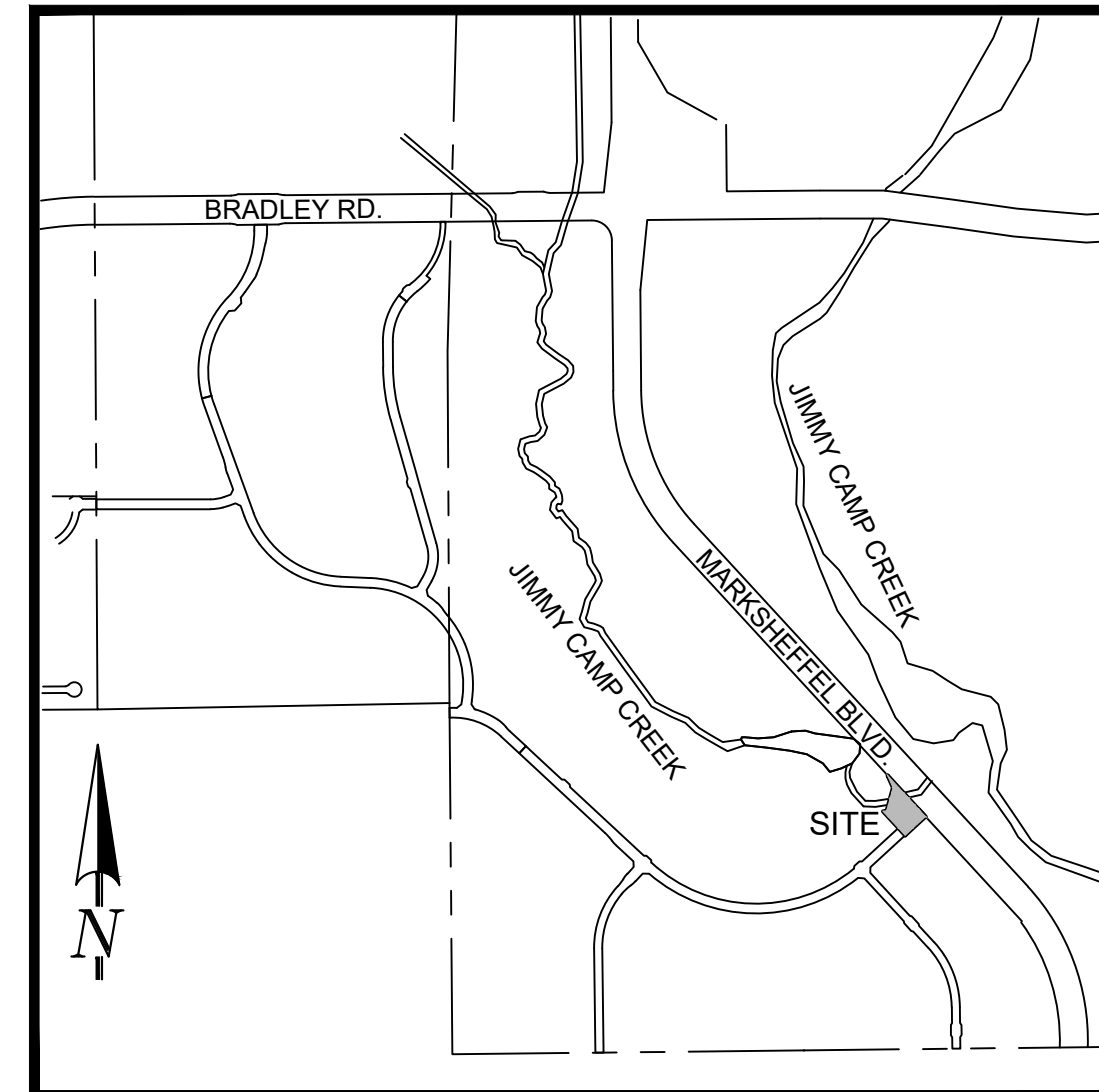
2. DATE OF PREPARATION: JULY 16, 2024
3. TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 1,965.32'
4. ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 491.33' (25.00%)
5. PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 1,965.32' (100%)
6. AREA OF SITE: 3.78101 ACRES

FEMA FLOODPLAIN STATEMENT:

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08041C0768G, MAP NUMBER 08041C0956G AND MAP NUMBER 08041C0957G, ALL HAVING AN EFFECTIVE DATE OF DECEMBER 07, 2018.

BASIS OF BEARINGS:

BEARINGS REFERENCED TO THE NORTH-SOUTH CENTERLINE 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, BEING MONUMENTED AT EACH END WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "RLS 10377" RECOVERED 0.1' BELOW THE SURFACE, HAVING AN ASSUMED BEARING OF SOUTH 00° 19' 23" EAST A DISTANCE OF 5252.20 FEET;



VICINITY MAP
N.T.S.

OWNER:

THE AFOREMENTIONED, BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 2, HAS EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____, 2024 A.D.

_____, MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY NAME, TITLE OF BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 2.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "BRADLEY HEIGHTS ADDITION NO. 1".

CITY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON ___ DAY OF _____, 20__ A.D.

CITY CLERK _____ DATE _____

RECORDING:

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 IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

FEE: _____
SURCHARGE: _____

SURVEYOR'S STATEMENT

I, JERRY R. BESSIE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO AND LEGALLY DOING BUSINESS FOR AND ON BEHALF OF MATRIX DESIGN GROUP INC., IN EL PASO COUNTY, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCELS OF LAND AND THAT AT LEAST TWENTY-FIVE PERCENT (25%) OF THE PERIMETER OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

JERRY R. BESSIE, PLS NO. 38576
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

DRAWN BY: BDS
CHECKED BY: ALA
SCALE: N/A
DATE ISSUED: JULY 16, 2024
SHEET 1 OF 2

**BRADLEY HEIGHTS ADDITION NO. 1
ANNEXATION PLAT**
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 15
SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



FILE: \OPERATIONS\2024\Bradley Heights Metro District\Survey\CountyRecords\GIS\ADDITION NO. 1.dwg

BRADLEY HEIGHTS ADDITION NO. 1 ANNEXATION PLAT

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

N 1/4 COR
SEC 9
T15S, R65W

S0°19'23"E 5252.20'
(BASIS OF BEARINGS)

S 1/4 COR
SEC 9
T15S, R65W

N88°57'55"E 2642.71'
S. LINE SE 1/4 SEC. 9

POINT OF COMMENCEMENT
SE COR. SEC. 9
T15S, R65W
RECOVERED 13"x8"x6" STONE

FOUND NO. 4 REBAR W/
YELLOW PLASTIC CAP "PLS 27599"

S83°46'10"E 3118.79'

OWNER:
COLORADO CENTRE
METRO DISTRICT
(NOT A PART)

FOUND NO. 4 REBAR W/
YELLOW PLASTIC CAP "PLS 27599"

POINT OF
BEGINNING

MARKSHEFFEL BLVD - VARIABLE WIDTH PUBLIC R.O.W.
(REC. NO. 222-132266)

SUBJECT PARCEL
3.78101 AC (CALCULATED)

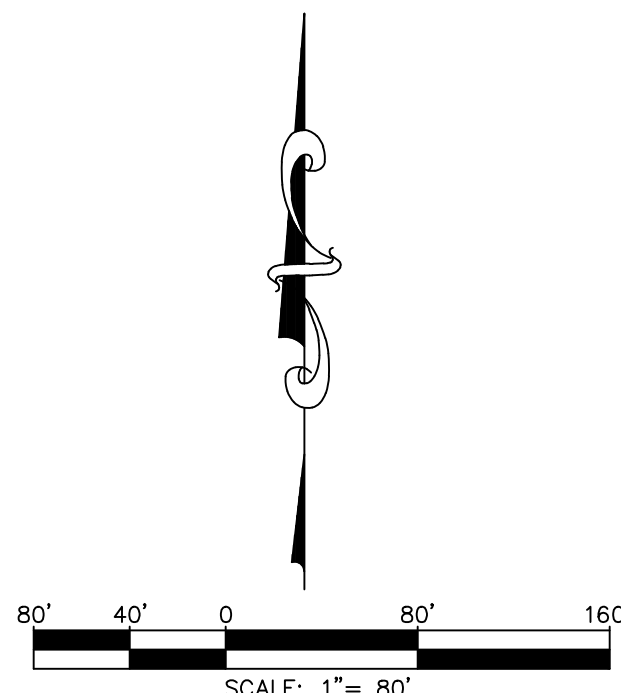
N85°30'01"E
44.54' (C&R1)

N42°57'46"W 406.64' (C&R1)

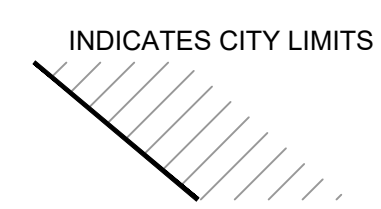
S47°22'08"W 345.18' (C&R1)

OWNER:
BRADLEY RIDGE DEVELOPMENT LLC
(NOT A PART)

OWNER:
BRADLEY RIDGE DEVELOPMENT LLC
(NOT A PART)



- CALCULATED CORNER
- MONUMENT FOUND AS NOTED
- ⊗ ALIQUOT CORNER FOUND AS NOTED
- (M) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED MEASUREMENT BASED ON FOUND MONUMENTATION AND RECORD INFORMATION
- (R) MEASUREMENT BASED ON RECORD INFORMATION



DRAWN BY: BDS
CHECKED BY: ALA
SCALE: 1" = 80'
DATE ISSUED: JULY 16, 2024
SHEET 2 OF 2

**BRADLEY HEIGHTS ADDITION NO. 1
ANNEXATION PLAT**
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 15
SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

PREPARED BY:

FILE: \\C:\PROJECTS\2024\Bradley Heights Addition No. 1\Drawings\BRADLEY HEIGHTS ADDITION NO. 1.dwg