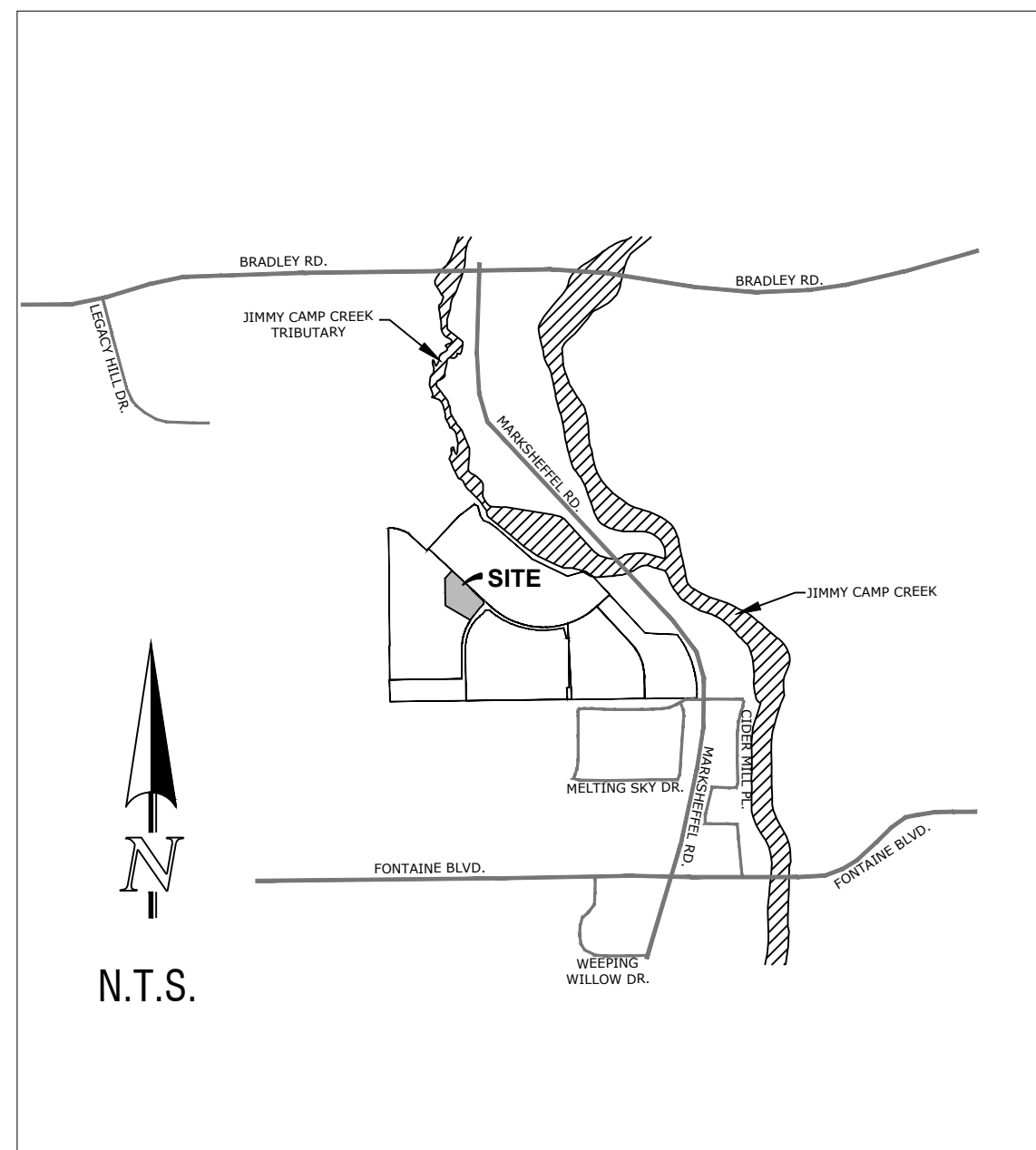


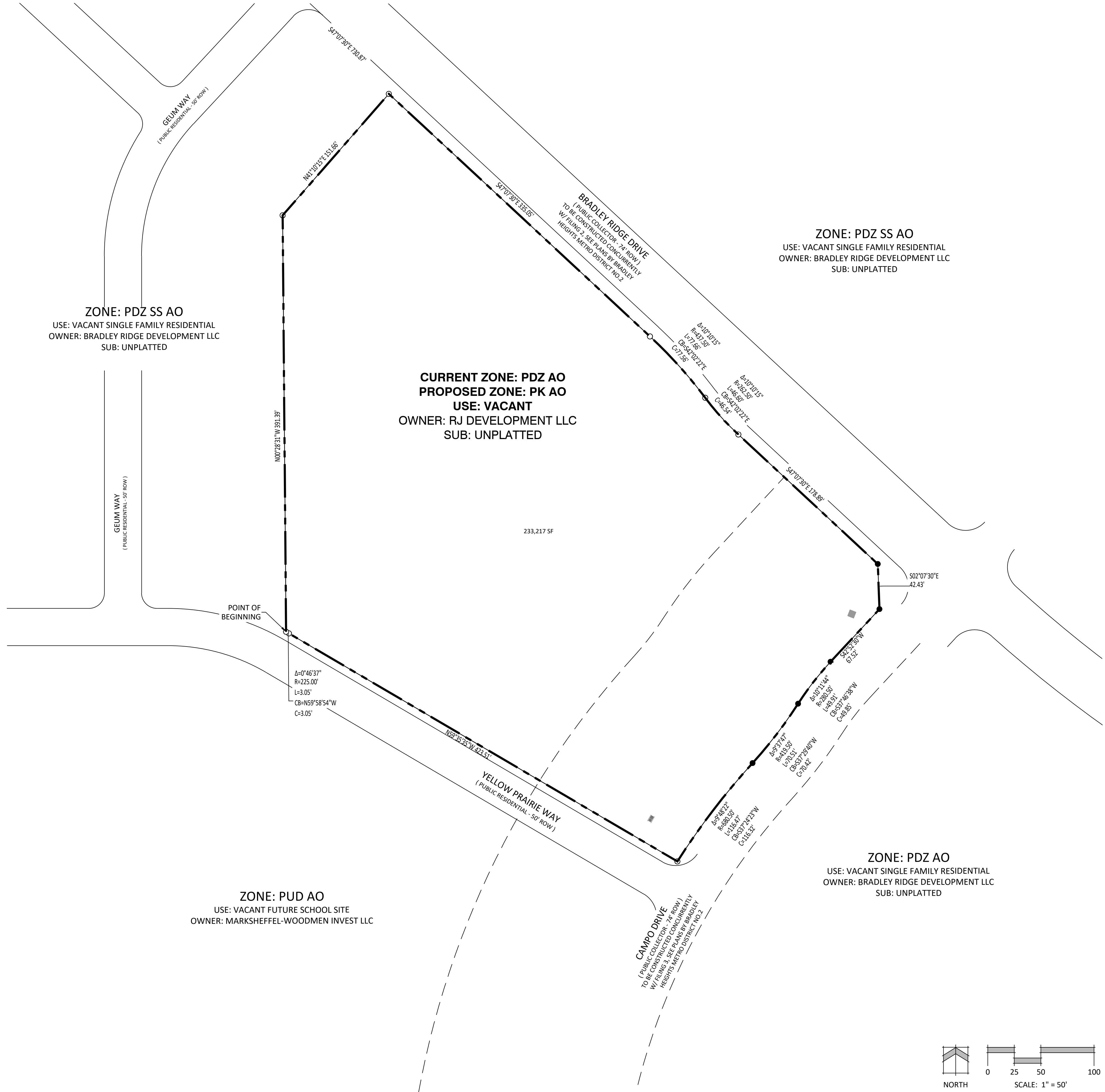
VICINITY MAP



BRADLEY RIDGE SUBDIVISION FILING NO. 3B

A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

PK REZONE



SITE DATA

OWNER:
RJ Development LLC
17 S Wahsatch AVE
Colorado Springs, CO 80903

ENGINEER:
Galloway and Company
1155 Kelly Johnson Blvd. Suite 305
Colorado Springs, CO 80920

PREPARED BY:
NES INC.
619 N. CASCADE AVE STE 200
COLORADO SPRINGS CO 80903
Tax ID Number: 5500000509

Approved Concept Plan: Bradley Heights PDZ Concept Plan (COPN-22-0020)

Current Zoning: PUD AO
Proposed Zoning: PK AO
Total Area: 5.35 ac

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, ASSUMED TO BEAR N00°28'31"W, MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 15, BEING A 3-1/2" ALUMINUM CAP STAMPED "LS 10337", AND BY THE NORTHWEST CORNER OF SAID SECTION 15, BEING A 12" X 12" X 6" STONE WITH APPROPRIATE MARKINGS.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15:

THENCE, N30°07'48"E, A DISTANCE OF 1600.44 FEET TO THE POINT OF BEGINNING;

THENCE, PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, N00°28'31"W, A DISTANCE OF 391.39 FEET;

THENCE, N41°10'12"E, A DISTANCE OF 151.66 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BRADLEY RIDGE DRIVE, ACCORDING TO THE PLAT OF _____, RECORDED AT RECEPTION NUMBER _____;

THENCE WITH SAID RIGHT OF WAY LINE, S47°07'30"E, A DISTANCE OF 335.05 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°10'15", HAVING A RADIUS OF 437.50 FEET, AN ARC LENGTH OF 17.66 FEET, AND A CHORD BEARING S42°02'22"E, A CHORD DISTANCE OF 77.58 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE AND SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°10'15", HAVING A RADIUS OF 262.50 FEET, AN ARC LENGTH OF 46.60 FEET, AND A CHORD BEARING S42°02'22"E, A CHORD DISTANCE OF 46.54 FEET;

THENCE, S47°07'30"E, A DISTANCE OF 178.89 FEET;

THENCE, S2°07'30"E, A DISTANCE OF 42.43 FEET;

THENCE, S42°52'30"W, A DISTANCE OF 67.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°11'44", HAVING A RADIUS OF 280.50 FEET, AN ARC LENGTH OF 48.91 FEET, AND A CHORD BEARING S37°40'38"W, A CHORD DISTANCE OF 49.85 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE WITH SAID REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 9°37'47", HAVING A RADIUS OF 419.50 FEET, AN ARC LENGTH OF 70.51 FEET, AND A CHORD BEARING S37°29'40"W, A CHORD DISTANCE OF 70.42 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE WITH SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 6°48'22", HAVING A RADIUS OF 680.50 FEET, AN ARC LENGTH OF 116.44 FEET, AND A CHORD BEARING N59°58'54"W, A CHORD DISTANCE OF 116.32 FEET;

THENCE, N59°58'54"W, A DISTANCE OF 423.51 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 6°48'37", HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 14.84 FEET, AND A CHORD BEARING N59°58'54"W, A CHORD DISTANCE OF 3.93 FEET TO THE POINT OF BEGINNING.

LINETYPE LEGEND

- PROPERTY BOUNDARY
- - - EXISTING EASEMENT



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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BRADLEY RIDGE SUBDIVISION FILING NO. 3B REZONE

DATE: 09/02/2024
PROJECT MGR: A. BARLOW
PREPARED BY: A. LANGHANS

ENTITLEMENT

DATE: BY: DESCRIPTION:

REZONE EXHIBIT

1

1 OF 1

