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**BRADLEY RANCH
PROPOSED PUBLIC PARK PARCEL 8.710 ACRES**

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4, NW 1/4) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/4, NE 1/4) SECTION 25, T12S, R66W OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) SECTION 25, T12S, R66W OF THE 6TH P.M., EL PASO COUNTY, COLORADO. SAID LINE WAS FOUND TO BE MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 25 WITH A 3.25 INCH ALUMINUM CAP PLS NO. 10377 AND AT THE NORTH QUARTER CORNER OF SECTION 25 WITH A DISTURBED STONE TIED IN WITH REFERENCES FROM MONUMENT RECORD. SAID LINE IS ASSUMED TO BEAR N89°18'50"E A DISTANCE OF 2639.63 FEET.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 25, T12S, R66W OF THE 6TH P.M., EL PASO COUNTY, COLORADO;

THENCE S40°22'30"E A DISTANCE OF 65.06 FEET TO A POINT THAT IS 50.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 25, TO THE POINT OF BEGINNING;

THENCE N89°24'10"E ALONG A LINE 50.00 FEET SOUTH OF AND PARALELL TO SAID SECTION LINE, 417.84 FEET;

THENCE CONTINUE N89°29'25"E ALONG SAID PARALELL LINE 207.56 FEET;

THENCE S00°37'16"E A DISTANCE OF 181.74 FEET;

THENCE S54°11'32"W, A DISTANCE OF 74.34 FEET;

THENCE S44°46'38"W A DISTANCE OF 74.41 FEET;

THENCE S36°04'04"W A DISTANCE OF 74.42 FEET;

THENCE S27°21'28"W A DISTANCE OF 74.42 FEET;

THENCE S18°38'48"W A DISTANCE OF 74.43 FEET;

THENCE S75°42'32"E A DISTANCE OF 115.00 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 04°35'20", (THE CHORD OF WHICH BEARS S11°59'48"W, 30.03 FEET), AN ARC DISTANCE OF 30.03 FEET;

THENCE N80°19'58"W NON-RADIAL TO THE PREVIOUS COURSE 15.94 FEET;

THENCE S83°26'45"W A DISTANCE OF 76.32 FEET;

THENCE S81°26'31"W A DISTANCE OF 36.62 FEET;

THENCE S69°46'47"W A DISTANCE OF 395.45 FEET;

THENCE S69°48'16"W A DISTANCE OF 59.51 FEET;

THENCE S73°20'10"W A DISTANCE OF 54.76 FEET;

THENCE S79°18'53"W A DISTANCE OF 54.76 FEET;

THENCE S86°23'30"W A DISTANCE OF 54.71 FEET;

THENCE S88°22'07"W A DISTANCE OF 65.00 FEET;

THENCE N00°37'16"W A DISTANCE OF 57.00 FEET;
THENCE N89°22'44"E A DISTANCE OF 120.00 FEET;
THENCE N25°17'42"E A DISTANCE OF 94.54 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 205°54'58", (THE CHORD OF WHICH BEARS N12°20'13"E, 97.45 FEET), AN ARC DISTANCE OF 179.70 FEET TO A POINT OF TANGENT;
THENCE S89°22'44"W ALONG SAID TANGENT 30.40 FEET;
THENCE N00°37'16"W A DISTANCE OF 207.12 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 126°41'47", (THE CHORD OF WHICH BEARS N09°16'15"E, 89.37 FEET), AN ARC DISTANCE OF 110.56 FEET;
THENCE N47°37'34"E NON-TANGENT TO THE PREVIOUS COURSE 137.00 FEET;
THENCE N00°37'16"W A DISTANCE OF 99.93 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 8.710 ACRES MORE OR LESS.

PREPARED BY:

Vernon P. Taylor

3/27/18

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