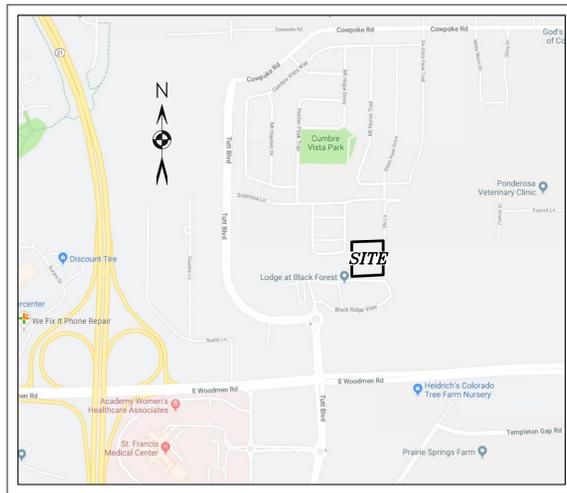


FINAL PLAT
SKYLINE RIDGE FILING NO. 2
 A PORTION OF THE SOUTHEAST QUARTER OF
 SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

VICINITY MAP
 (NOT TO SCALE)



KNOW ALL BY THESE PRESENTS:

That Challenger Communities, LLC, a Colorado limited liability company, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION:

(Per Title Commitment File No. 22597LGT)

PARCEL B:

A portion of the Northwest quarter of the Southeast quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M., described as follows:

Commencing at the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 6; thence Southerly 360 feet on the Easterly line thereof; Thence West parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 423.6 feet; Thence angle left 88° 16' 30" Southerly 1058.8 feet; Thence Westerly parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 423.6 feet; Thence angle left 88° 16' 30" Southerly parallel with the East line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 344.4 feet to the point of beginning of the tract to be described hereby; Thence angle right 88° 16' 30" Westerly parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 326.93 feet; Thence angle left 88° 16' 30" Southerly parallel with the East line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 324.92 feet, more or less, to intersect the South line of the Northwest quarter of the Southeast quarter of said Section 6; Thence angle left 92° 42' Easterly on said South line 327.16 feet to intersect a line drawn Southerly from the point of beginning and parallel with the East line of the Northwest quarter of the Southeast quarter of said Section 6; Thence Northerly on said parallel line 319.38 feet, more or less, to the point of beginning. EXCEPT the Easterly 30.03 feet as measured on the Northerly line thereof.

The overall subject parcel contains a calculated area of 95,919 square feet (2.202 acres) of land, more or less.

DEDICATION:

The undersigned owner has caused said tract of land to be platted into Lots, Tracts, and Easements. 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 easements shall remain exclusively vested in the City of Colorado Springs. This tract of land as herein platted shall be known as "SKYLINE RIDGE FILING NO. 2", in the City of Colorado Springs, El Paso County, Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, Challenger Communities, LLC, a Colorado limited liability company, has executed this instrument this ____ day of _____, 20____, A.D.

 Jim Byers, Vice President of Land Development
 Challenger Communities, LLC, a Colorado limited liability company

NOTARIAL:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____, A.D.

By: Jim Byers, Vice President of Land Development for Challenger Communities, LLC, a Colorado limited liability company

Witness my hand and seal:

My Commission expires _____

Notary Public _____

EASEMENT STATEMENT:

Unless shown greater in width, both sides of all side lot lines are hereby platted with a five (5) foot easement for public utilities and drainage; all rear lot lines are hereby platted with a seven (7) foot easement for public utilities and drainage purposes, with the sole responsibility for 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 recorded 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.

FLOOD PLAIN CERTIFICATION:

According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C0529 G with an effective date of December 7, 2018, the subject property is located in Zone X (an area determined to be outside the 0.2% annual chance floodplain). The subject property is located outside the boundary of the 100 year flood plain.

SURVEYOR'S NOTES

1. 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment File No. 22597LGT, with an effective date of March 2, 2020 as provided by Legacy Title Group, LLC and Old Republic National Title Insurance Company.
5. This survey was performed in the field on September 4, 2019.
6. The overall subject parcel contains a calculated area of 288,853 square feet (6.631 acres) of land, more or less.
7. AS-MEASURED BASIS OF BEARINGS: Bearings are based upon the East line of said Personal Representative's Deed, monumented at the Northeast corner with a #3 rebar and monumented at the Southeast corner with a #4 rebar and red plastic cap (Stamping illegible), and assumed to bear S 00°12'01" E, a field measured distance of 663.78 feet.
8. The property being platted herein in its entirety is subject to an avigation easement for public avigation purposes. Said easement shall be considered a public easement and subject to those terms and conditions as specified on the instrument recorded at Reception Number 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.
9. All streets within the development are private. All private streets are privately owned and maintained by Skyline Ridge Homeowners Association, Inc.
10. A public access easement is hereby dedicated by this plat with the same dimensions and limits as all of the private streets (Tract L) within this subdivisions limits.
11. This property is subject to the findings, summary and conclusions of a Geologic Hazard Report prepared by Rocky Mountain Group (RMG), which identified the following specific geologic hazard on the property: undocumented fill. A copy of said report has been placed within file #CPC PUD 19-00140, or within the subdivision file of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Ave., Suite 105, Colorado Springs, CO, if you would like to review said report.
12. The parcel to be platted hereon is the same property as described in the record legal description, as provided by Legacy Title Group, LLC and Old Republic National Title Insurance Company. The field measured bearings and distances shown hereon may differ from the record legal description, however, to the best of the surveyor's opinion, belief, and knowledge, the surveyed monumentation does not create gaps, gores or overlaps from said legal description of record.
13. All monuments found or set are flush with grade unless noted otherwise.
14. Tract M is for open space and landscaping use.
15. Tract N is for private right of way.
16. All tracts will be owned and maintained by Skyline Ridge Homeowners Association, Inc recorded under Reception No. _____ and will be conveyed by separate instrument.

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, as 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.

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 thereof, 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.

This certification is neither a warranty nor guarantee, either expressed or implied.

 Spencer J. Barron
 Colorado Professional Land Surveyor No. 38141
 For and on behalf of Barron Land, LLC

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "SKYLINE RIDGE FILING NO. 2".

City Planning Director _____ Date _____

City Engineer _____ Date _____

City Clerk _____ Date _____

RECORDING

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record at my office at ____ O'clock ____ this ____ day of _____, 2021 A.D.

and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fee: _____

Surcharge: _____

Chuck Broerman, Recorder

By: _____
 Deputy

FEEES:

School Fee: _____

Bridge Fee: _____

Park Fee: _____

Drainage Fee: _____

DATE: 01/20/2021		REVISIONS	
No.	Remarks	Date	By

CITY No. AR FP 19-

BARRON LAND

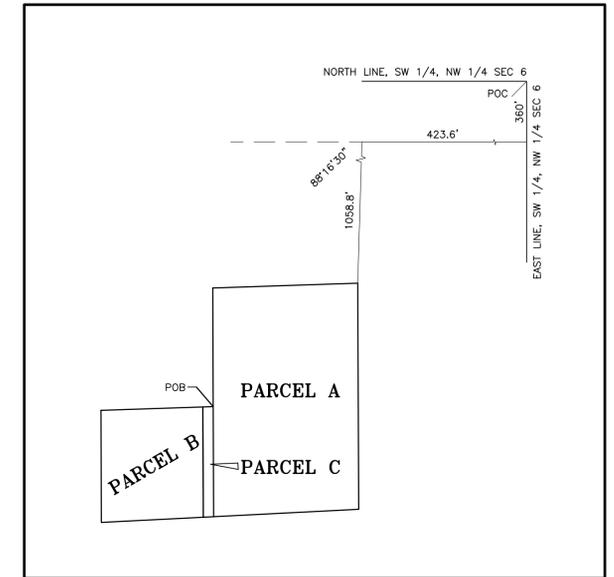
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
 2790 N. Academy Blvd., Suite 311 P: 719.360.6827
 Colorado Springs, CO 80917 F: 719.466.6527
 www.BARRONLAND.com

PROJECT No.: 19-093 SHEET 1 OF 2

FINAL PLAT
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 A PORTION OF THE SOUTHEAST QUARTER OF
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	69.71'	43.00'	92°53'20"	N 46°26'40" W	62.32'
C2	67.39'	43.00'	89°47'50"	N 44°53'55" E	60.70'
C3	45.39'	28.00'	92°53'20"	N 46°26'40" W	40.58'
C4	43.88'	28.00'	89°47'50"	N 44°53'55" E	39.53'
C5	43.98'	28.00'	90°00'09"	S 45°12'05" E	39.60'
C6	42.67'	28.00'	87°18'41"	S 43°27'20" W	38.66'

**KEY MAP FOR
 POINT OF BEGINNING &
 POINT OF COMMENCEMENT FOR PARCEL B
 (ILLUSTRATION PURPOSES ONLY)**



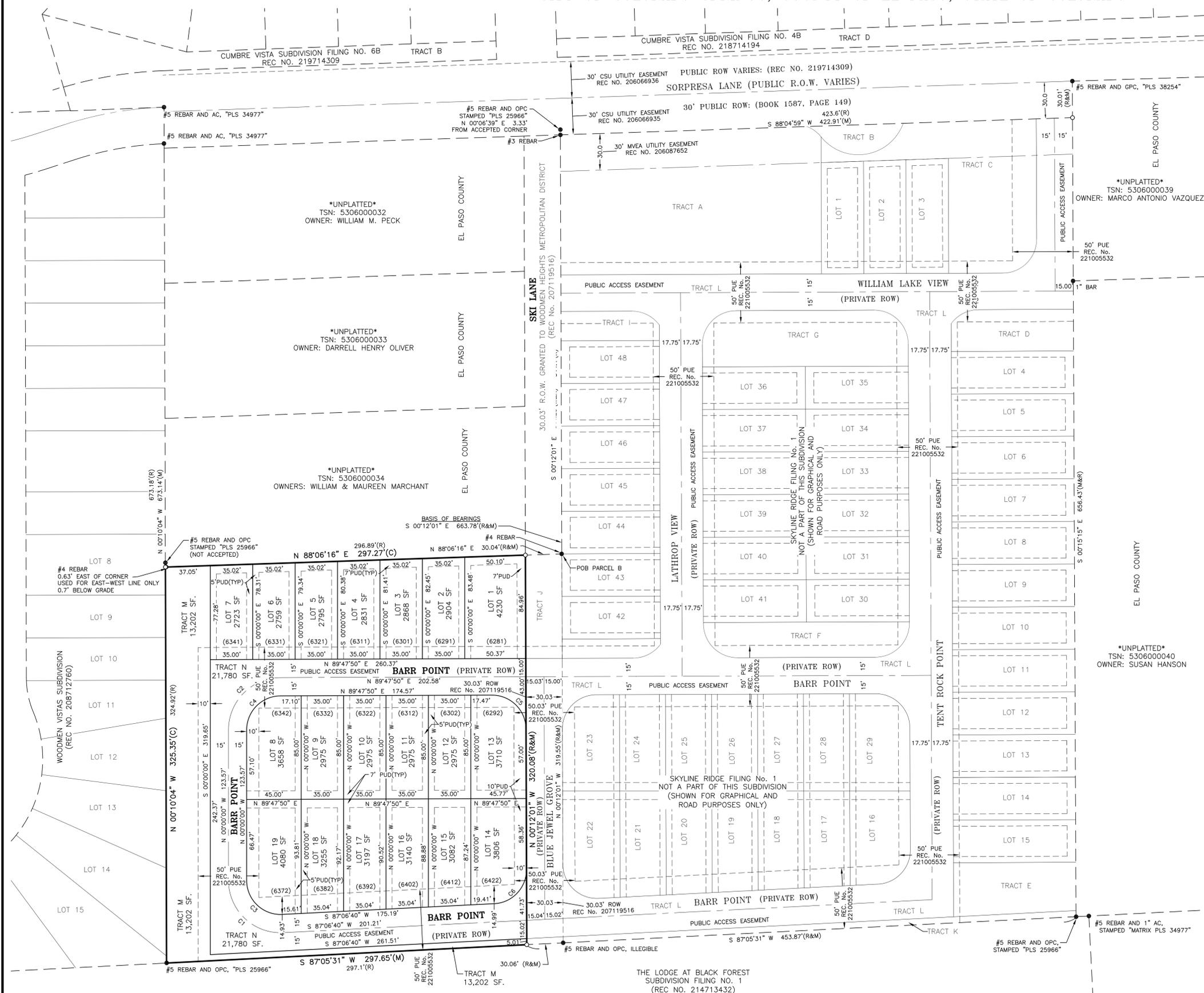
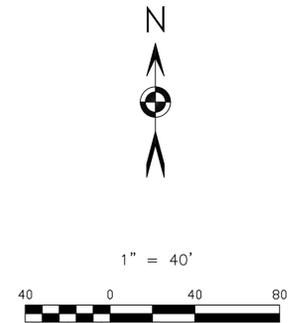
NOTE:

* All Tracts are to be conveyed by separate instrument

** The parcel to be platted herein is the same property as described in the record legal description, as provided by Legacy Title Group, LLC and Old Republic National Title Insurance Company. The field measured bearings and distances shown herein may differ from the record legal description, however, to the best of the surveyor's opinion, belief, and knowledge, the surveyed monumentation does not create gaps, gores or overlaps from said legal description of record.

LEGEND

- FOUND MONUMENT AS NOTED HEREON, FLUSH w/ GRADE UNLESS NOTED OTHERWISE
- FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 38141"
- (R) RECORD BEARINGS/DISTANCES
- (M) MEASURED BEARINGS/DISTANCES
- (C) CALCULATED BEARINGS/DISTANCES
- AC ALUMINUM CAP
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- OPC ORANGE PLASTIC CAP
- GPC GREEN PLASTIC CAP
- RPC RED PLASTIC CAP
- PUD PUBLIC UTILITY AND DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PIE PUBLIC IMPROVEMENT EASEMENT
- TSN TAX SCHEDULE NUMBER
- (TYP) TYPICAL
- () ADDRESS



DATE: 01/20/2021		REVISIONS	
No.	Remarks	Date	By

CITY No. AR FP 19--

BARRON LAND

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PROJECT No.: 19-093 SHEET 2 OF 2