

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:

A parcel of land lying within the East Half of Section 9, Township 15 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Basis of Bearings: The North-South Centerline of said Section 9, monumented at both ends by a 3 1/4" aluminum cap stamped "RLS 10377", and is assumed to bear S 00°19'23" E, a distance of 5252.20 feet.

Commencing at the South Quarter corner of said Section 9;
 thence N 19°02'02" E, a distance of 3849.68 feet to a point on the South line of Bradley Road as recorded under Book 5307 at Page 1472 of the records of El Paso County, said point also being the Northwest corner of that parcel of land described under Reception No. 217095082 of said records;
 thence N 89°30'18" E, a distance of 17.00 feet along the South line of said Bradley Road to the POINT OF BEGINNING;
 thence the following three (3) courses along said South line:
 1) N 89°30'18" E, a distance of 88.49 feet;
 2) 55.08 feet along the arc of a 150.00 foot radius non-tangent curve to the right, having a central angle of 21°02'20" and a chord that bears N 78°59'17" E 54.77 feet;
 3) N 89°30'18" E, a distance of 1160.70 feet to the Northeast corner of said parcel of land described under Reception No. 217095082 of said records;
 thence the following three (3) courses along the East line of said parcel:
 1) S 00°29'42" E, a distance of 11.41 feet;
 2) 519.52 feet along the arc of a 563.00 foot radius curve to the right, having a central angle of 52°52'14" and a chord that bears S 25°56'26" W 501.28 feet;
 3) 16.53 feet along the arc of a 546.99 foot radius reverse curve to the left, having a central angle of 01°43'52" and a chord that bears S 51°30'39" W 16.53 feet;
 thence S 77°25'51" W, a distance of 15.21 feet;
 thence N 43°20'45" W, a distance of 56.74 feet;
 thence N 46°39'15" E, a distance of 112.00 feet;
 thence N 43°31'21" W, a distance of 150.00 feet;
 thence S 46°39'15" W, a distance of 111.54 feet;
 thence N 43°20'45" W, a distance of 16.37 feet;
 thence S 46°39'15" W, a distance of 160.00 feet;
 thence N 43°20'45" W, a distance of 50.00 feet;
 thence N 47°36'08" W, a distance of 45.97 feet;
 thence N 72°30'38" W, a distance of 101.61 feet;
 thence 88.29 feet along the arc of a 325.00 foot radius non-tangent curve to the right, having a central angle of 15°33'56" and a chord that bears S 25°16'20" W 88.02 feet;
 thence N 57°25'30" W, a distance of 50.00 feet;
 thence N 60°23'29" W, a distance of 77.05 feet;
 thence S 79°44'29" W, a distance of 46.05 feet;
 thence S 59°40'11" W, a distance of 51.80 feet;
 thence S 37°00'01" W, a distance of 93.89 feet;
 thence S 23°11'15" W, a distance of 83.33 feet;
 thence S 13°07'51" W, a distance of 119.52 feet;
 thence S 10°30'26" W, a distance of 133.47 feet;
 thence S 09°38'24" W, a distance of 104.99 feet;
 thence N 80°21'36" W, a distance of 25.82 feet;
 thence S 17°40'26" W, a distance of 65.41 feet;
 thence S 26°49'23" W, a distance of 145.08 feet;
 thence S 33°17'25" W, a distance of 50.04 feet;
 thence S 30°00'25" W, a distance of 104.51 feet;
 thence S 19°16'30" W, a distance of 84.88 feet;
 thence S 10°01'46" W, a distance of 79.76 feet;
 thence S 02°33'39" W, a distance of 60.07 feet;
 thence S 07°01'49" E, a distance of 104.95 feet;
 thence S 16°14'54" E, a distance of 62.23 feet;
 thence S 36°19'23" W, a distance of 53.90 feet to a point on the Southerly line of said parcel of land described under Reception No. 217095082 of said records;
 thence the following four (4) courses along the Southerly line of said parcel of land described under Reception No. 217095082:
 1) S 77°53'05" W, a distance of 68.07 feet;
 2) S 70°23'19" W, a distance of 59.86 feet;
 3) S 71°35'08" W, a distance of 50.42 feet;
 4) S 78°40'02" W, a distance of 95.73 feet;
 thence N 19°56'27" W, a distance of 344.40 feet;
 thence 739.71 feet along the arc of a 728.00 foot radius curve to the right, having a central angle of 58°13'03" and a chord that bears N 09°10'04" E 708.30 feet;
 thence N 84°40'21" E, a distance of 42.27 feet;
 thence N 42°23'42" E, a distance of 72.20 feet;
 thence N 05°15'31" W, a distance of 42.28 feet;
 thence 57.47 feet along the arc of a 1035.86 foot radius curve to the left, having a central angle of 03°10'44" and a chord that bears N 38°33'11" E 57.47 feet;
 thence N 34°43'10" E, a distance of 117.42 feet;
 thence 34.41 feet along the arc of a 181.50 foot radius curve to the left, having a central angle of 10°51'48" and a chord that bears N 29°15'03" E 34.36 feet;
 thence 194.82 feet along the arc of a 803.50 foot radius curve to the left, having a central angle of 13°53'31" and a chord that bears N 16°52'23" E 194.34 feet;
 thence 51.50 feet along the arc of a 437.50 foot radius reverse curve to the right, having a central angle of 06°44'40" and a chord that bears N 13°17'57" E 51.47 feet;
 thence 70.14 feet along the arc of a 282.50 foot radius reverse curve to the left, having a central angle of 15°18'33" and a chord that bears N 09°01'01" E 69.93 feet;
 thence 26.40 feet along the arc of a 814.50 foot radius curve to the left, having a central angle of 01°51'26" and a chord that bears N 00°26'01" E 26.40 feet;
 thence N 00°29'42" W, a distance of 45.06 feet to a point on the South line of said Bradley Road and the Point of Beginning.

Containing a calculated area of 1,071,587 square feet (24.60 acres) of land, more or less.

DEDICATION:

The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those public streets, tracts 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 dedicated public streets, tracts and public easements shall remain exclusively vested in the City of Colorado Springs. This tract of land as herein platted shall be known as "BRADLEY HEIGHTS FILING No. 1", 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.

James Byers, Vice President of Land Development
 Challenger Communities, LLC, A Colorado limited liability company

NOTARIAL:

STATE OF COLORADO } SS
 COUNTY OF EL PASO }

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

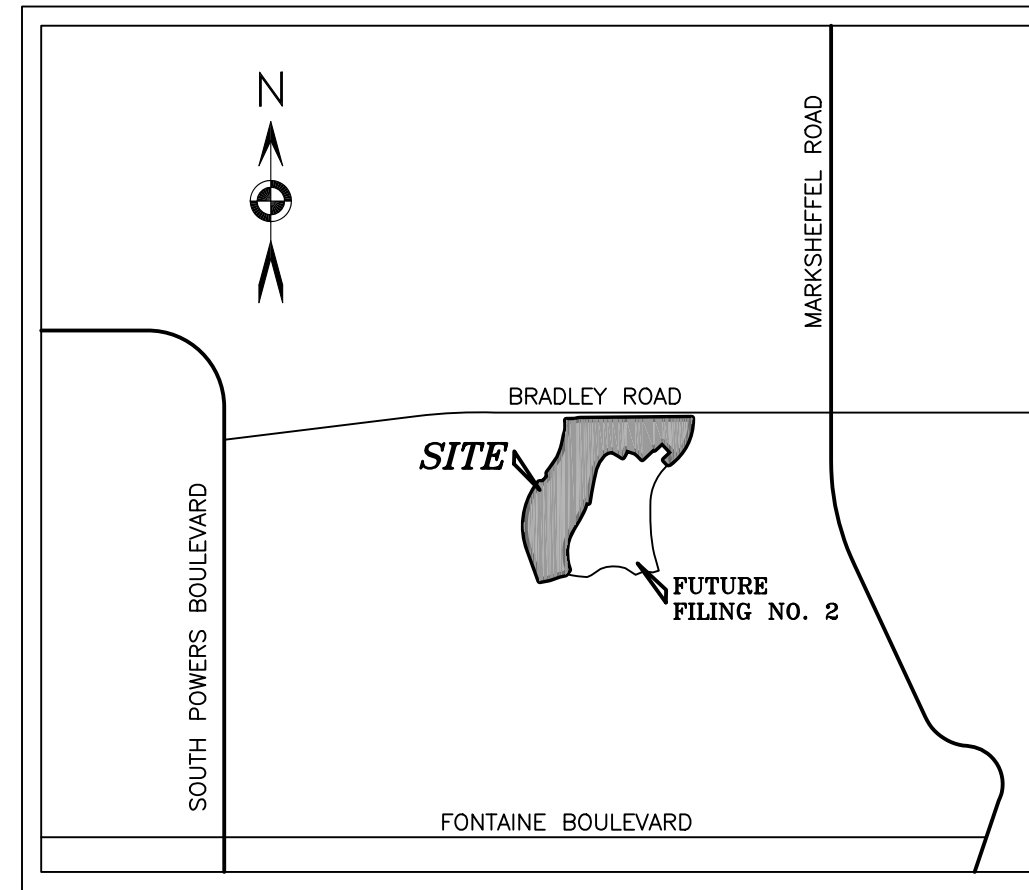
By: James Byers, Vice President of Land Development of Challenger Communities, LLC, A Colorado limited liability company

Witness my hand and seal:

My Commission expires _____

Notary Public _____

FINAL PLAT
BRADLEY HEIGHTS FILING No. 1
 A PORTION OF THE EAST HALF OF
 SECTION 9, TOWNSHIP 15 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)

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; all rear lot lines are hereby platted with a seven (7) foot easement for public utilities and drainage purposes and all front lot lines are hereby platted with a twelve (12) foot easement for public utilities and improvement 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 08041C0768G with an effective date of December 7, 2018, the subject property is located in Zone X (area determined to be outside the 0.2% annual chance floodplain)

SURVEYOR'S NOTES

- 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.
- 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.
- The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
- 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 No. 34306LTG, with an effective date of December 10, 2020 as provided by Legacy Title Group and Old Republic National Title Insurance Company.
- This survey was performed in the field on December 18, 2020.
- The overall subject parcel contains a calculated area of 1,071,587 square feet (24.60 acres) of land, more or less.
- BASIS OF BEARINGS: The North-South Centerline of Section 9, Township 15 South, Range 65 West of the Sixth Principal Meridian, County of El Paso, State of Colorado, monumented at both ends by a 3 1/4" aluminum Cap Stamped "RLS 10377", and is assumed to bear S 00°19'23" E, a distance of 5252.20 feet.
- All monuments found or set are flush with grade unless otherwise noted.
- This property is subject to the terms, agreements, provisions, conditions, and obligations as contained in the declaration of covenants, conditions and restrictions for _____ recorded _____ at Reception No. _____.

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 "BRADLEY HEIGHTS FILING No. 1".

City Planning Director _____ Date _____
 City Engineer _____ Date _____
 City Clerk _____ Date _____

RECORDING

STATE OF COLORADO } SS
 COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record at my office at _____ o'clock _____ this ____ day of _____, 20____ A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fees: _____

Surcharge: _____

Chuck Broerman, Recorder

By: _____
 Deputy

FEES:

School Fee: _____
 Bridge Fee: _____
 Park Fee: _____
 Drainage Fee: _____

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	4.900	PUBLIC IMPROVEMENTS, PUBLIC DRAINAGE, PUBLIC UTILITY*, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD	BHMD
B	1.712	PUBLIC IMPROVEMENTS, PUBLIC DRAINAGE, PUBLIC UTILITY*, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD	BHMD
C	0.290	PUBLIC IMPROVEMENTS, PUBLIC DRAINAGE, PUBLIC UTILITY*, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD	BHMD
D	0.055	PUBLIC IMPROVEMENTS, PUBLIC DRAINAGE, PUBLIC UTILITY*, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD	BHMD

*=WHERE EASEMENTS DEDICATED
 BHMD=BRADLEY HEIGHTS METROPOLITAN DISTRICT

DATE: 04/22/2022 REVISIONS			
No.	Remarks	Date	By

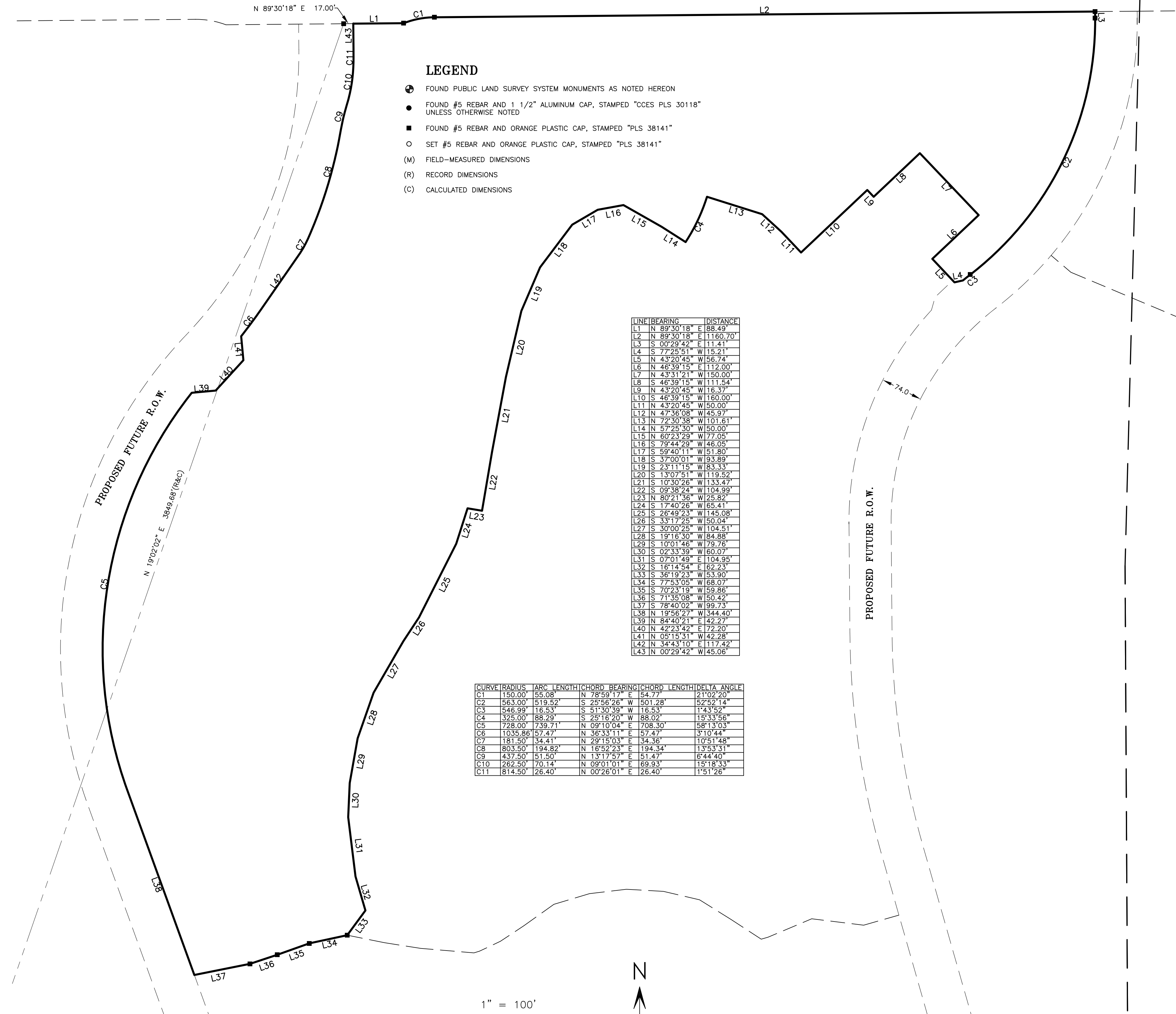
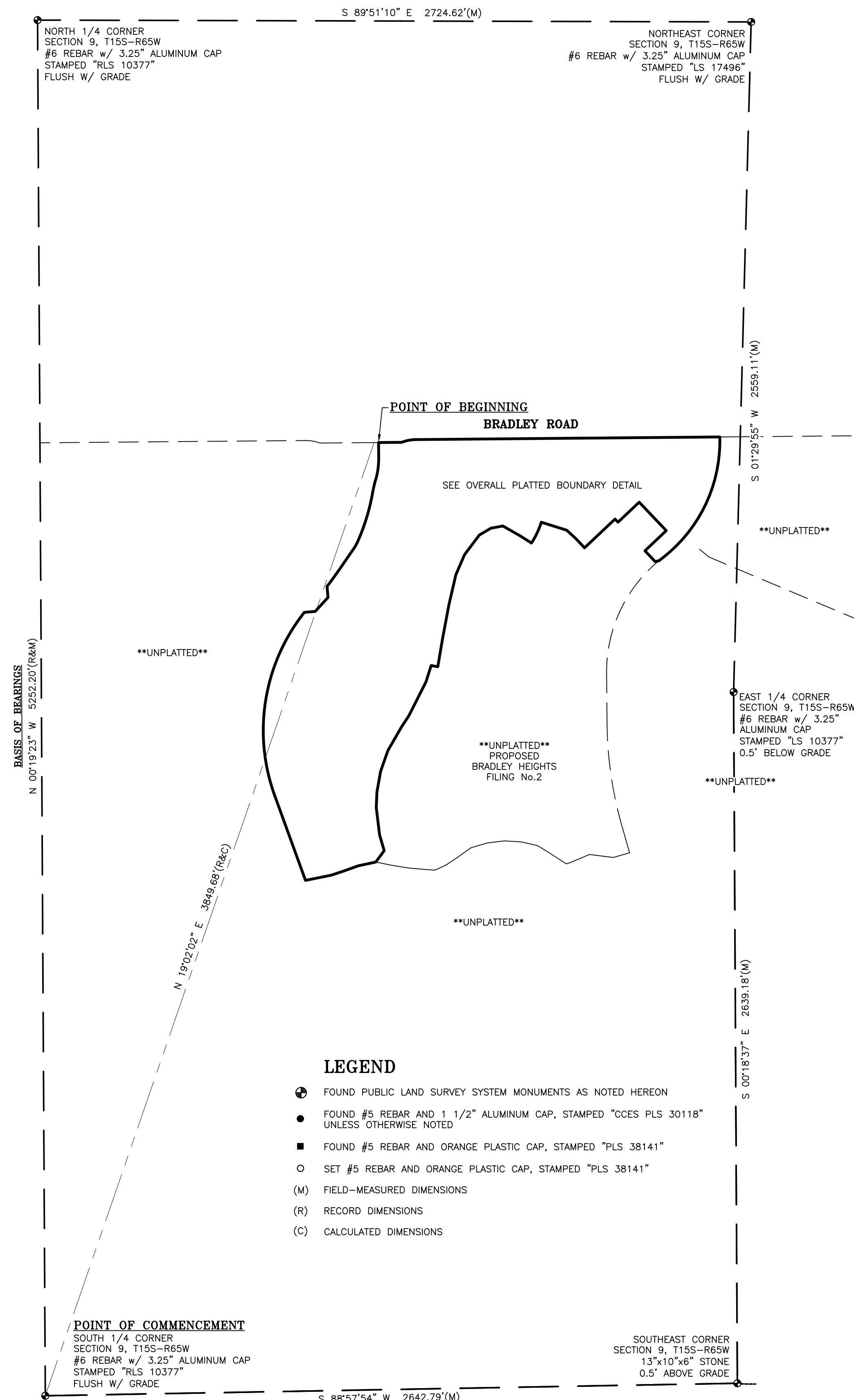
BARRON LAND
 BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
 2790 N. Academy Blvd., Suite 311 P: 719.360.6827
 Colorado Springs, CO 80917 F: 719.466.6527
 www.BARRONLAND.com

PROJECT No.: 20-080 SHEET 1 OF 5

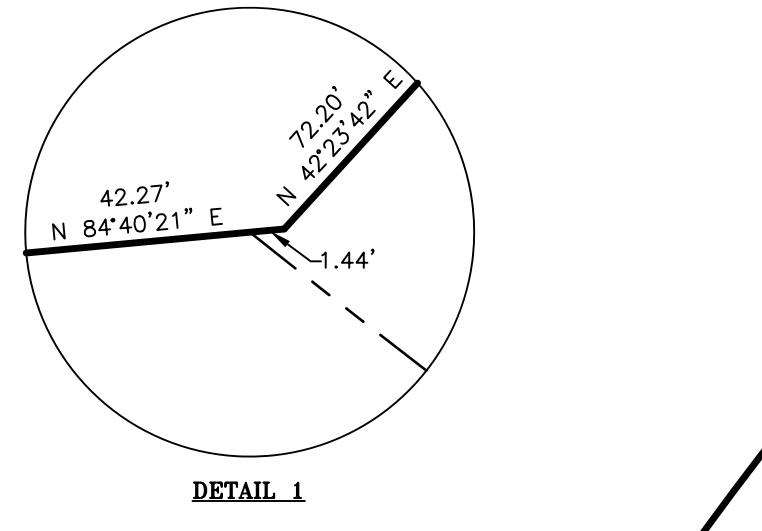
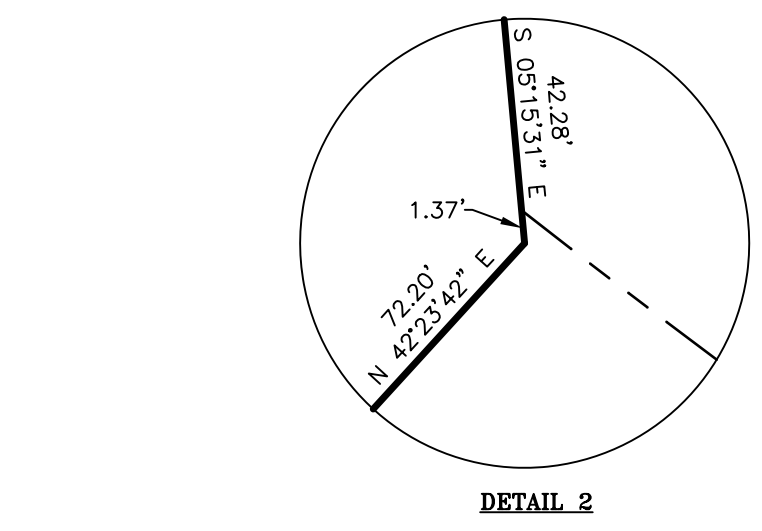
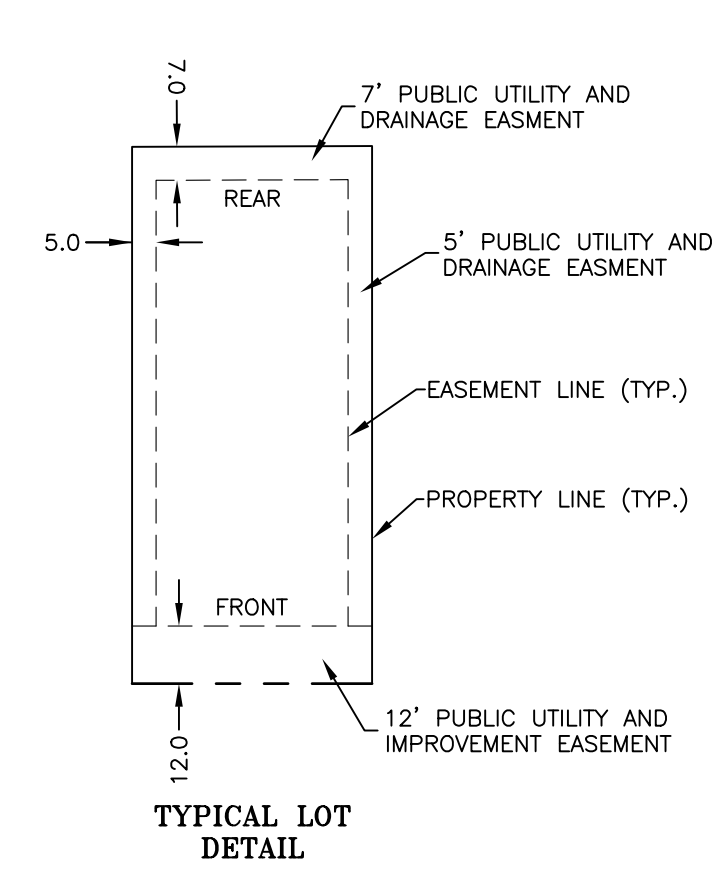
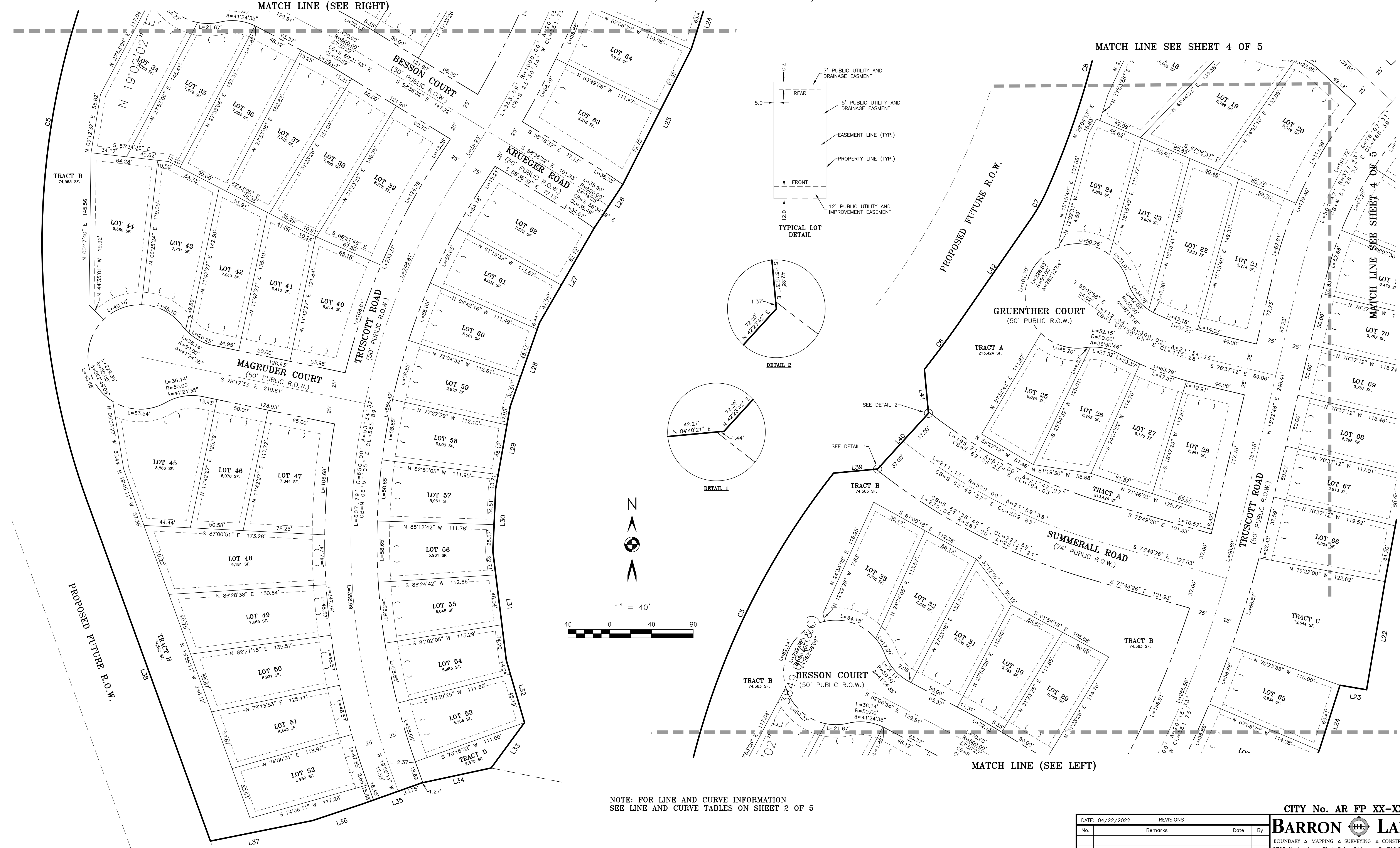
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SECTION BREAKDOWN DETAIL

OVERALL PLATTED BOUNDARY DETAIL



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NOTE: FOR LINE AND CURVE INFORMATION
 SEE LINE AND CURVE TABLES ON SHEET 2 OF 5

DATE: 04/22/2022		REVISIONS	
No.	Remarks	Date	By

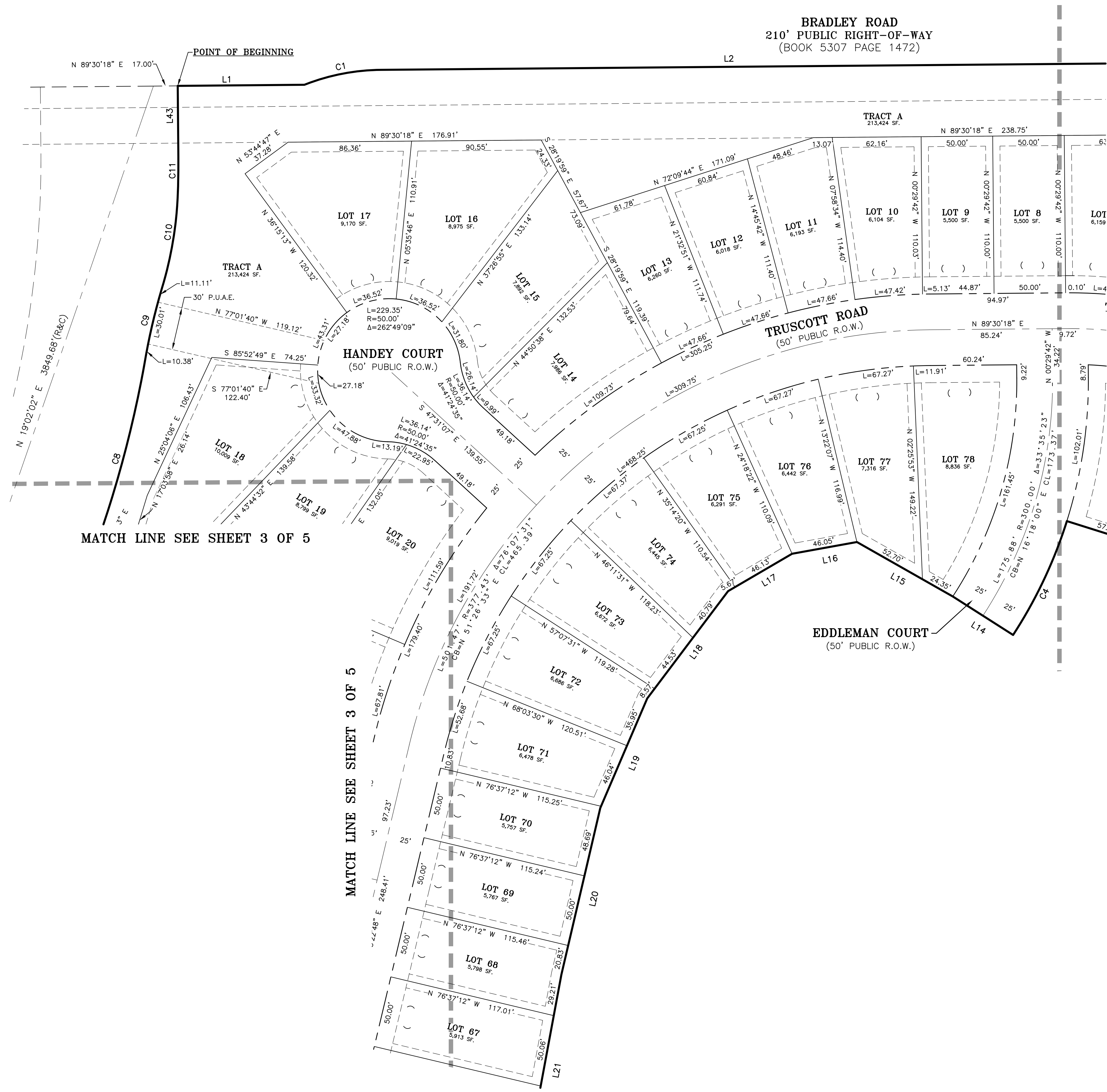
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PROJECT No.: 20-080 SHEET 3 OF 5

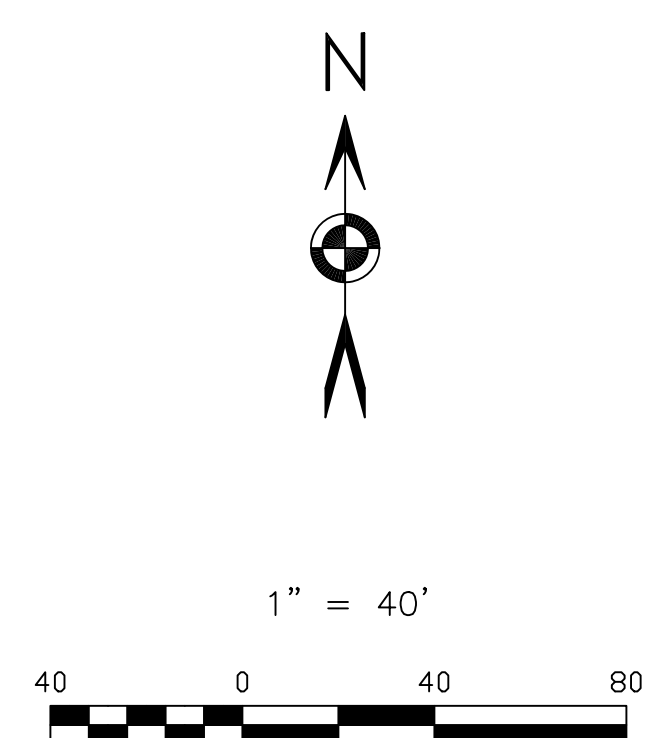
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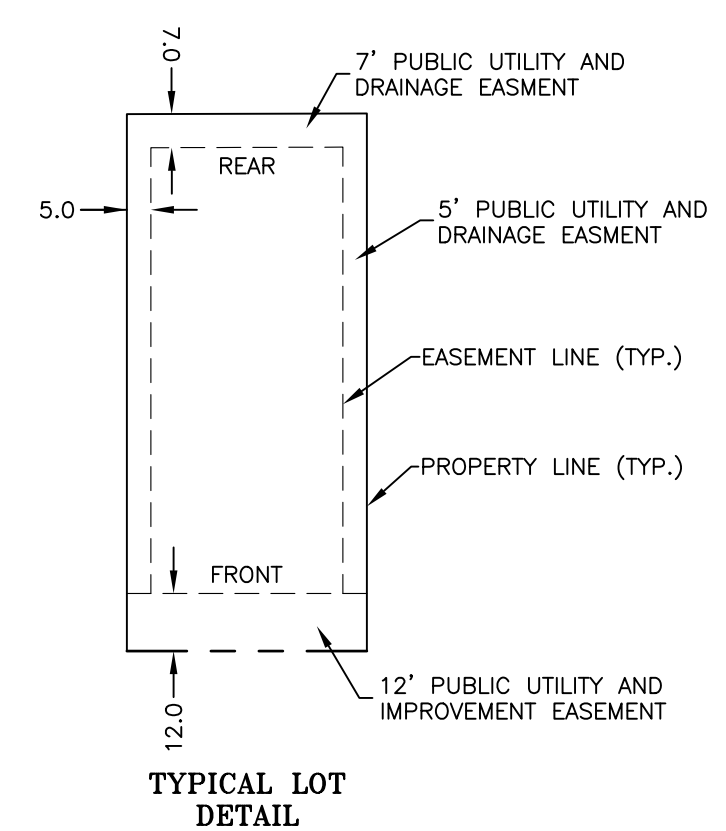
MATCH LINE SEE SHEET 5 OF 5

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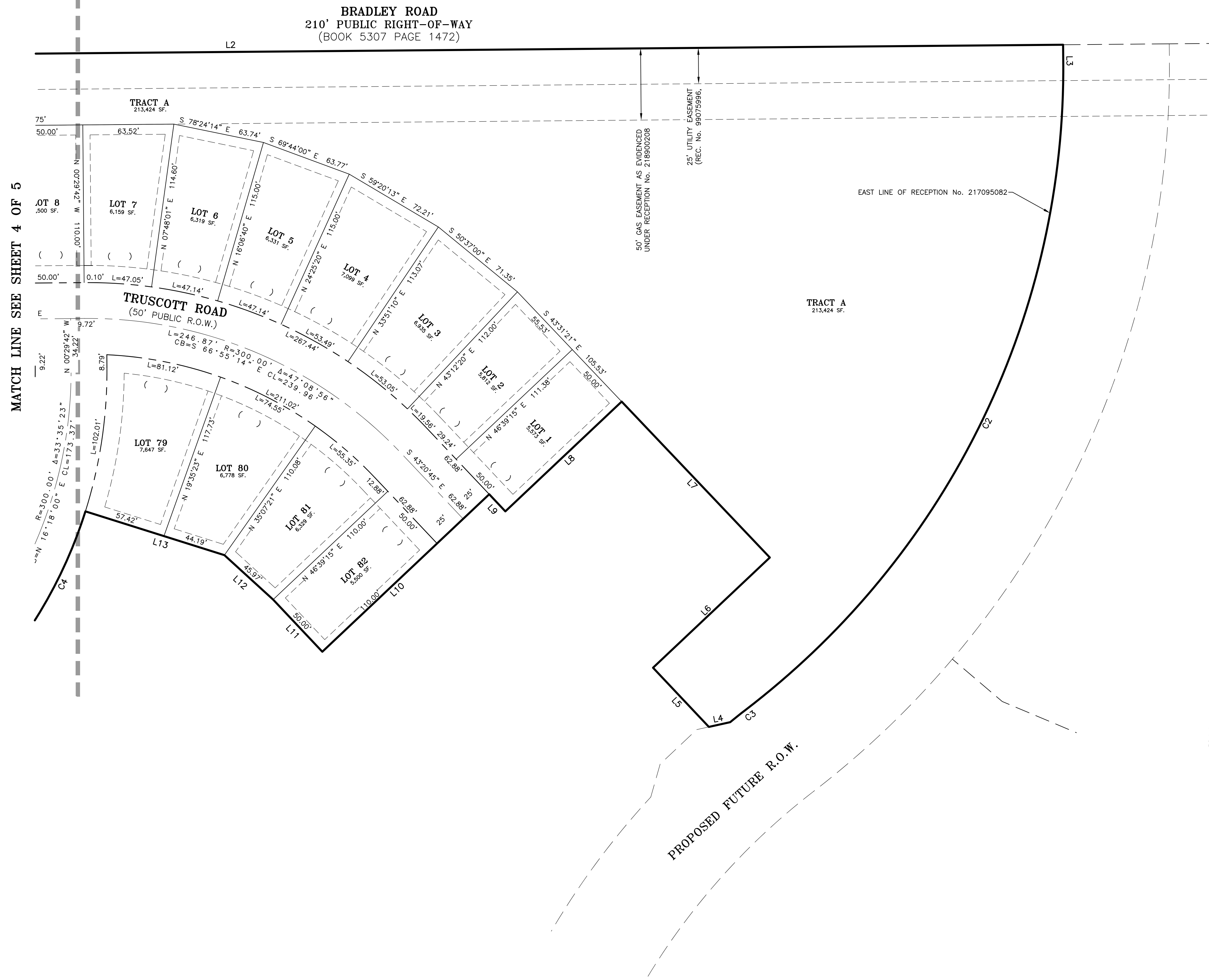
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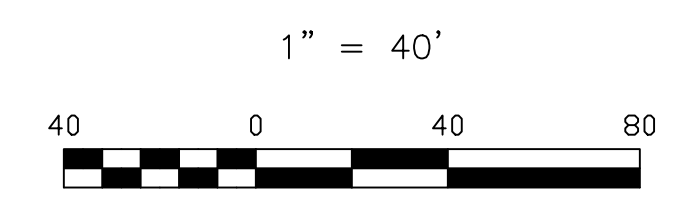
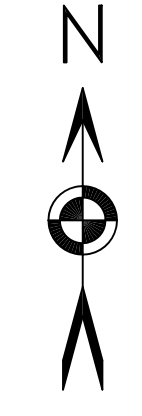
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PROJECT No.: 20-080 SHEET 4 OF 5

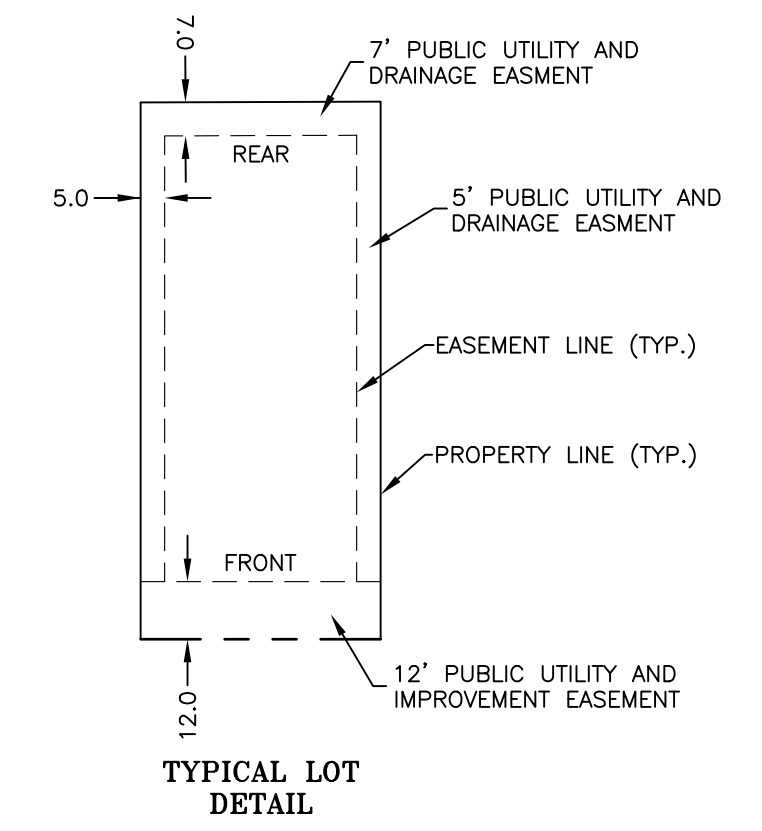
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MATCH LINE SEE SHEET 4 OF 5



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PROJECT No.: 20-080 SHEET 5 OF 5