

FINAL PLAT
BRADLEY HEIGHTS FILING No. 3
 A PORTION OF THE NORTHEAST QUARTER 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

BE IT KNOWN 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 Northeast Quarter 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 00°19'23" W along said North-South Centerline, a distance of 2702.04' feet to the POINT OF BEGINNING;
 thence continuing along said North-South Centerline N 00°19'23" W, a distance of 936.20 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;
 thence N 89°30'18" E along said South line, a distance of 475.67 feet to the Northeasterly corner of that parcel of land described in the Personal Representative's Deed of TSN 55000-00-392 (Page 15 of 27), as recorded under Reception No. 221054106 of said records;
 thence S 12°12'47" E, along the Easterly exterior of said parcel of land in said Personal Representative's Deed, a distance of 740.74 feet;
 thence S 77°47'13" W, a distance of 166.00 feet;
 thence S 58°31'40" W, a distance of 52.96 feet;
 thence S 77°47'40" W, a distance of 95.93 feet;
 thence 7.11 feet along the arc of a 375.00 foot radius curve to the left, having a central angle of 01°05'08" and a chord that bears S 11°40'13" E, 7.11 feet;
 thence S 12°12'47" E, a distance of 28.99 feet;
 thence S 77°47'13" W, a distance of 50.00 feet;
 thence S 12°12'47" E, a distance of 54.18 feet;
 thence 33.30 feet along the arc of a 575.00 foot radius curve to the right, having a central angle of 03°19'06" and a chord that bears S 10°33'14" E, 33.30 feet;
 thence S 89°40'36" W, a distance of 302.16 feet to the POINT OF BEGINNING.

Containing a calculated area of 478,069 square feet (10.975 acres) of land, more or less.

DEDICATION:

The undersigned has caused said tract of land to be platted into lots, tracts, public streets and easements as shown on the plat. The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those public streets 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 and public easements shall remain exclusively vested in the City of Colorado Springs. All public streets are hereby dedicated to the City of Colorado Springs for public use. This tract of land as herein platted shall be known as "BRADLEY HEIGHTS FILING No. 3", in the City of Colorado Springs, El Paso County, Colorado.

OWNERSHIP STATEMENT AND ACKNOWLEDGMENT:

The aforementioned, Challenger Communities, LLC, A Colorado limited liability company
 has executed this instrument this ___ day of _____, 20__

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

NOTARIAL:

STATE OF COLORADO
 COUNTY OF EL PASO

The above and aforementioned instrument was acknowledged before me this
 ___ day of _____, 20__ by James Byers, Vice President of Land Development,
 Challenger Communities, LLC, A Colorado limited liability company.

Witness my hand and seal:
 My Commission expires _____
 Notary Public _____

EASEMENT STATEMENT:

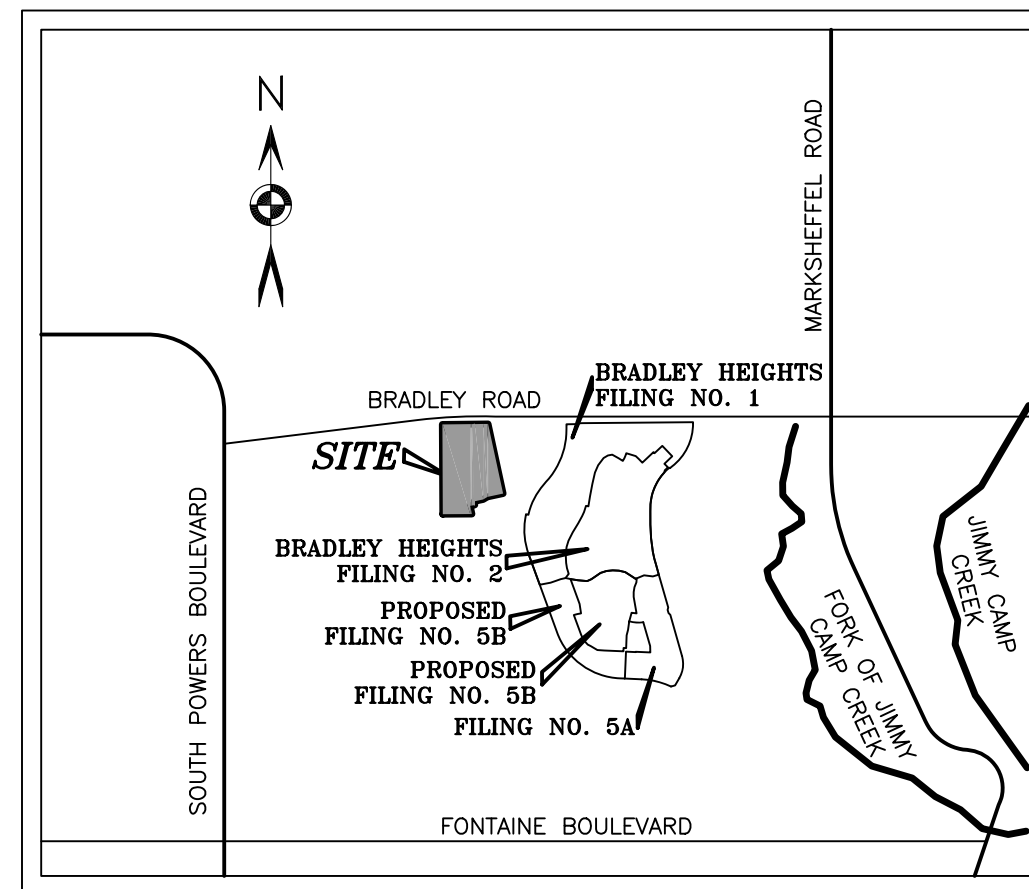
Public utility, drainage and improvement easements are as shown on the plat. For details of easements according to Lot type, see the Typical Lot Details on sheets 3 and 4. The sole responsibility for maintenance will be vested with the individual property owners. All utility easements that are dedicated herein for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 224028331 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.

AVIGATION EASEMENT:

The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at Reception No. 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.

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)



VICINITY MAP
 (NOT TO SCALE)

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 No. 34306LIG, with an effective date of December 10, 2020 as provided by Legacy Title Group and Old Republic National Title Insurance Company.
5. This survey was performed in the field on November 13, 2024.
6. The overall subject parcel contains a calculated area of 478,069 square feet (10.975 acres) of land, more or less.
7. 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.
8. All monuments found or set are flush with grade unless otherwise noted.
9. 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.
10. The Rancho Colorado Metropolitan District No. 3 was created by Reception No. 205192041, recorded December 1, 2005, records of El Paso County. The district was later renamed to the Bradley Heights Metropolitan District No. 3 by Reception No. 211003278, recorded January 10, 2011, records of El Paso County. Tracts shall be owned and maintained by the Bradley Heights Metropolitan District No. 3. Ownership is to be conveyed by separate instrument.

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	3.202	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD3	BHMD3
B	2.535	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD3	BHMD3
C	0.092	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD3	BHMD3

*=WHERE EASEMENTS DEDICATED
 BHMD3=BRADLEY HEIGHTS METROPOLITAN DISTRICT No. 3

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. 3".

MANAGER OF CITY PLANNING _____ 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 _____, 20__ A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fee: _____

Surcharge: _____

Steve Schleiker, Recorder

By: _____
 Deputy

FEES:

School Fee: _____
 Bridge Fee: _____
 Park Fee: _____
 Drainage Fee: _____
 Fire Protection Fee: _____ Per Building Permit*
 Police Service Fee: _____ Per Building Permit*

* Pursuant to the Amended and Restated Banning Lewis Ranch Annexation Agreement approved by City Council Resolution 36-18 on April 24, 2018, unless otherwise provided by City Code, the Fire Protection Fee and the Police Service Fee as stated herein are subject to a yearly escalation factor equal to the increase in the Colorado Springs Construction Index, adopted annually by the Colorado Springs City Council. Fees to be collected at the issuance of a building permit unless otherwise provided by City Code.

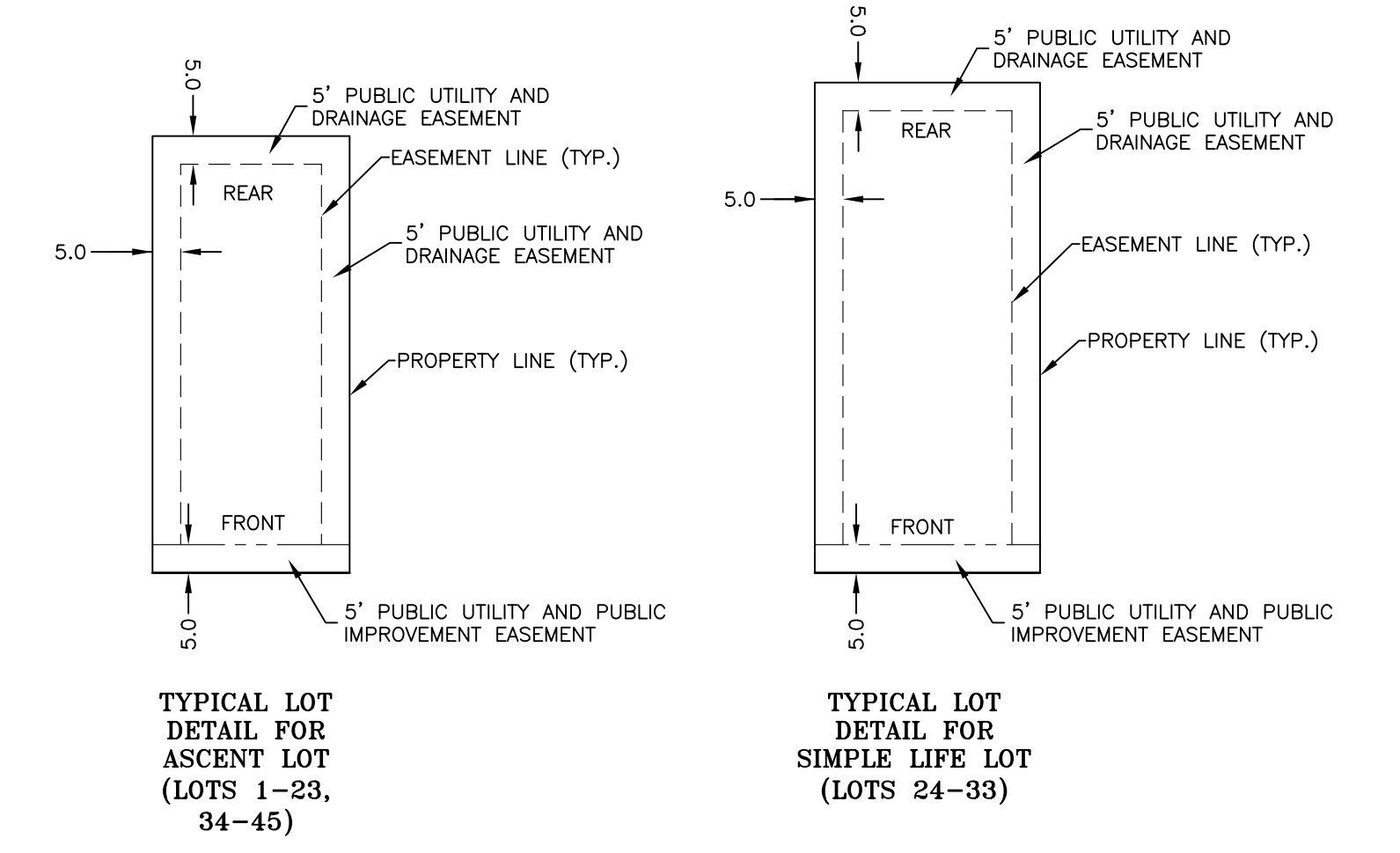
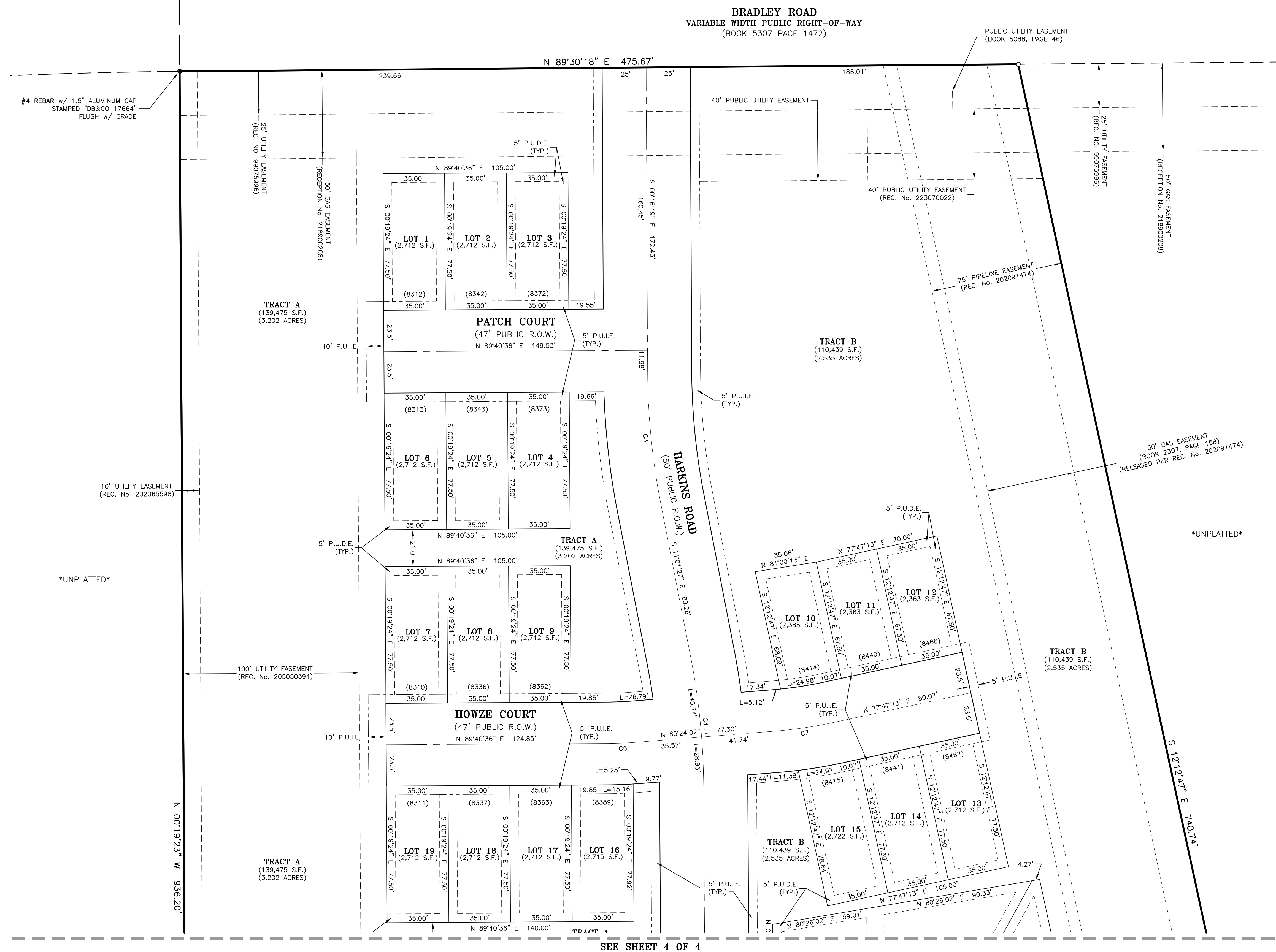
DATE: 03/17/2026		REVISIONS	
No.	Remarks	Date	By

CITY No. SUBD-XX-XXXX

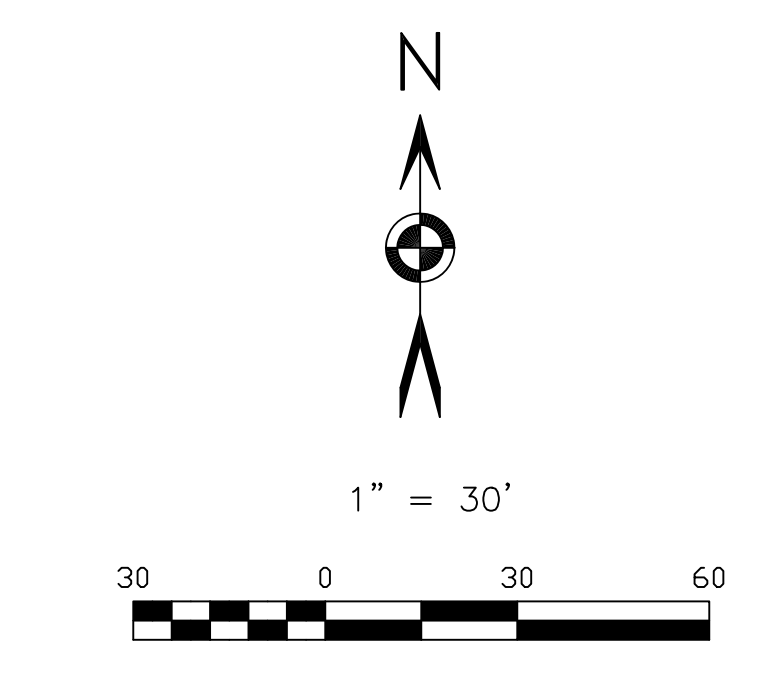
BARRON LAND
 BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
 2790 N. Academy Blvd., Suite 311 P: 719.360.6827
 Colorado Springs, CO 80917 F: 719.466.6527
 www.BARRONLAND.com

PROJECT No.: 24-054 SHEET 1 OF 4

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 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	75.06'	400.00'	11°42'07"	S 05°38'53" E	74.39'
C4	74.71'	400.00'	11°42'03"	S 05°40'25" E	74.60'
C5	83.01'	400.00'	11°53'23"	S 06°16'05" E	82.86'
C6	18.66'	250.00'	41°16'54"	N 87°32'19" E	18.65'
C7	33.22'	250.00'	7°36'49"	N 81°35'38" E	33.20'
C8	66.80'	49.00'	78°06'37"	S 51°16'06" E	61.75'
C9	39.20'	200.00'	11°13'49"	S 84°03'41" W	39.14'
C10	31.09'	55.00'	132°23'22"	N 73°28'55" E	30.68'
C11	29.27'	60.00'	27°57'10"	S 01°45'48" W	28.98'



- LEGEND**
- FOUND SURVEY MONUMENT AS NOTED HEREON
 - SET #5 REBAR AND ORANGE PLASTIC CAP, STAMPED "PLS 38141"
 - P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
 - P.U.I.E. PUBLIC UTILITY AND IMPROVEMENT EASEMENT

SEE SHEET 4 OF 4

DATE: 03/17/2026		REVISIONS	
No.	Remarks	Date	By

CITY No. SUBD-XX-XXXX

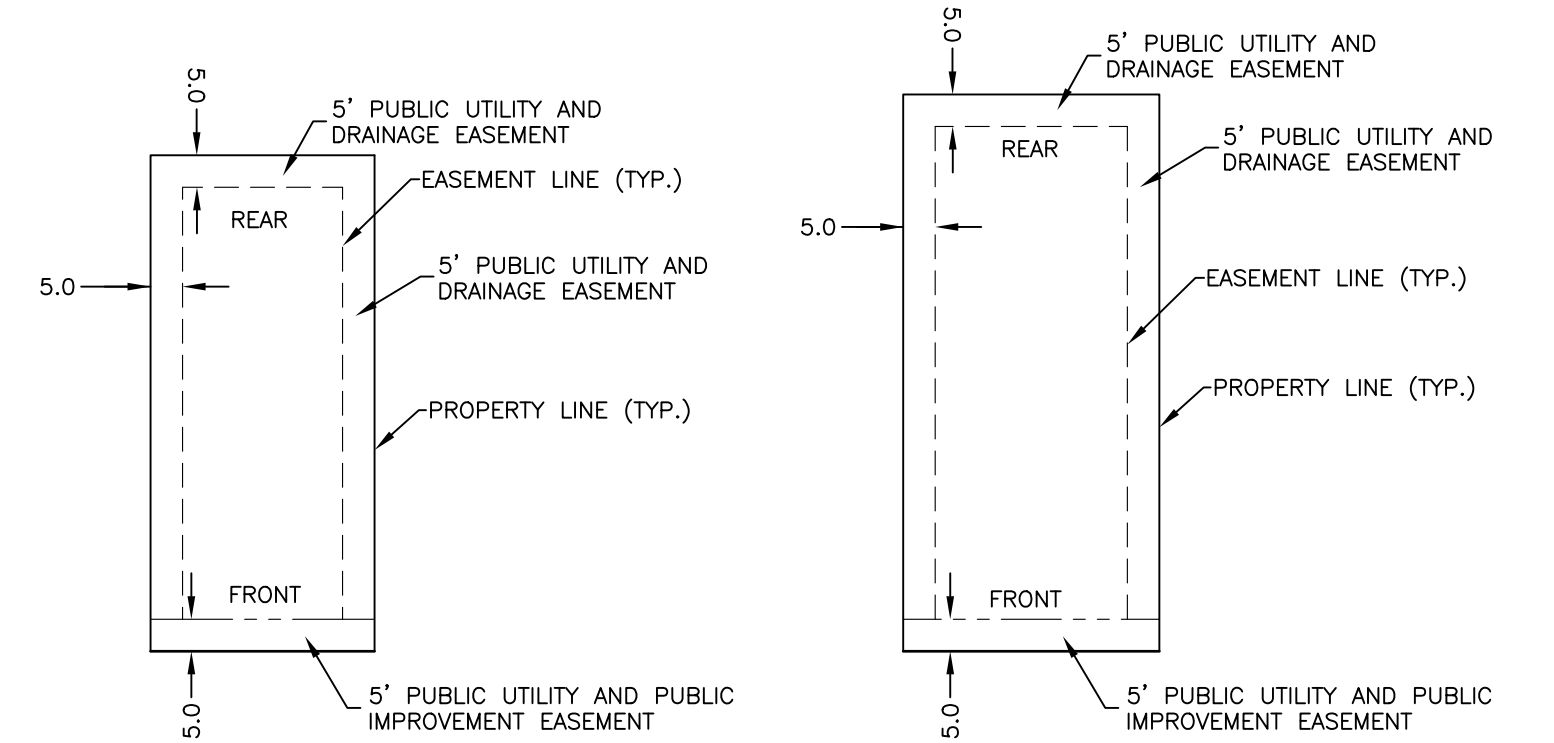
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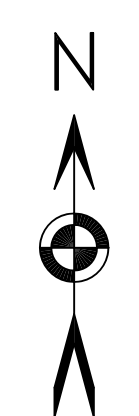
SEE SHEET 3 OF 4



TYPICAL LOT DETAIL FOR ASCENT LOTS (LOTS 1-23, 34-45)

TYPICAL LOT DETAIL FOR SIMPLE LIFE LOT (LOTS 24-33)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	75.06'	400.00'	10°42'07"	S 05°38'53" E	74.39'
C4	74.71'	400.00'	10°42'03"	S 05°40'25" E	74.60'
C5	83.01'	400.00'	11°53'23"	S 06°16'05" E	82.86'
C6	18.66'	250.00'	4°16'54"	N 87°32'19" E	18.65'
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C11	29.27'	60.00'	27°57'10"	S 01°45'48" W	28.98'



1" = 30'



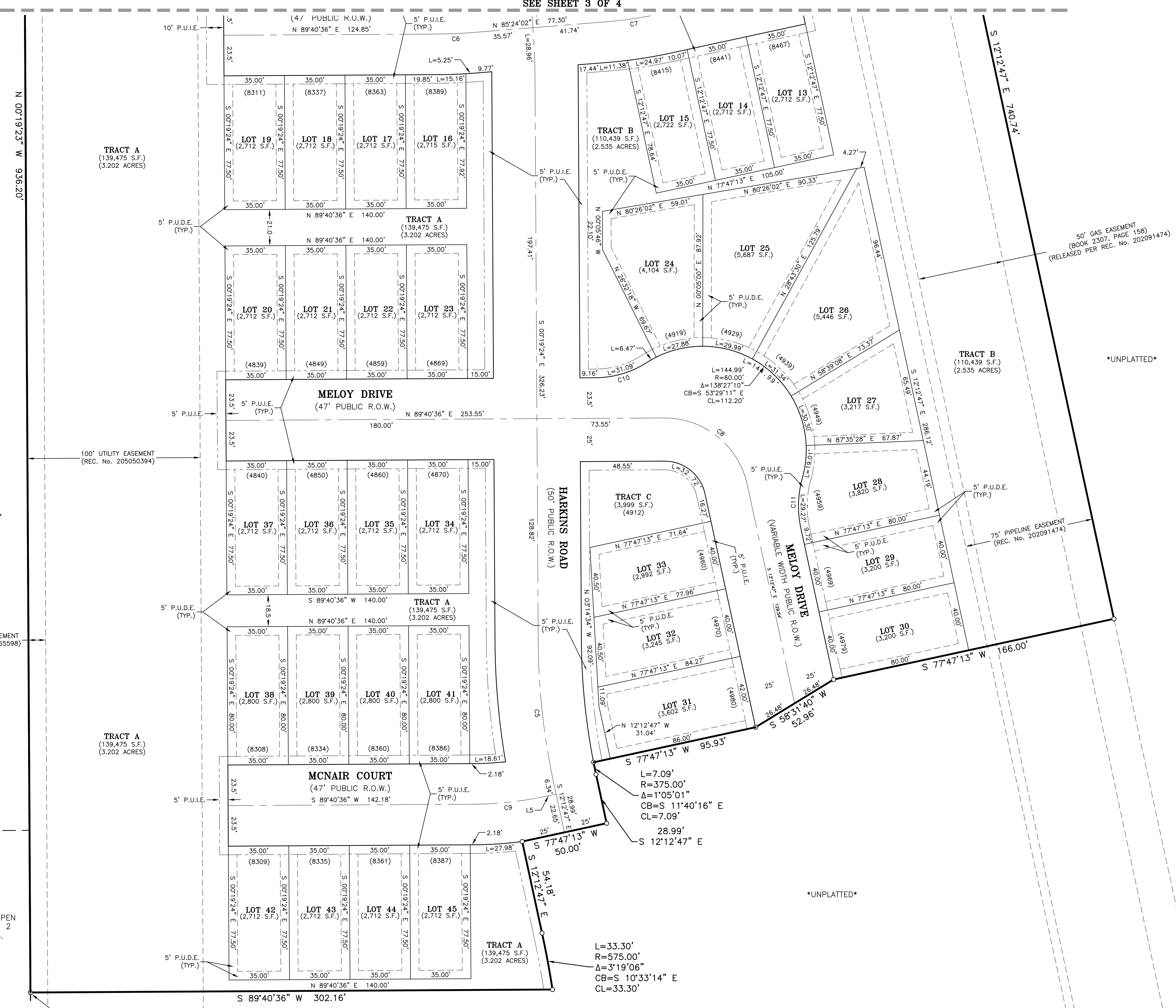
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POINT OF BEGINNING