

**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 Southeast 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 32°54'35" E, a distance of 2415.07 feet to a point on the South line of Bradley Heights Filing No. 2, as recorded under Reception No. 223715137 of the records of El Paso County; thence the following fourteen (14) courses along the South line of said Bradley Heights Filing No. 2:

- 1) S 78°35'46" E, a distance of 15.31 feet;
  - 2) S 81°03'44" E, a distance of 64.48 feet;
  - 3) S 85°11'50" E, a distance of 93.93 feet;
  - 4) N 73°00'46" E, a distance of 10.12 feet;
  - 5) N 64°40'00" E, a distance of 40.77 feet;
  - 6) N 66°29'23" E, a distance of 49.43 feet;
  - 7) N 54°28'00" E, a distance of 64.73 feet;
  - 8) N 73°15'59" E, a distance of 65.21 feet;
  - 9) N 83°14'32" E, a distance of 65.21 feet;
  - 10) S 86°46'55" E, a distance of 65.21 feet;
  - 11) S 76°48'22" E, a distance of 65.21 feet;
  - 12) S 58°01'44" E, a distance of 65.11 feet;
  - 13) S 56°51'17" E, a distance of 63.47 feet;
  - 14) N 73°43'11" E, a distance of 12.43 feet to the Northwest corner of Bradley Heights Filing No. 5A, as recorded under Reception No. XXXXXXXX of said records;
- thence the following seven (7) courses along the West line of said Bradley Heights Filing No. 5A:
- 1) S 04°02'51" W, a distance of 40.66 feet;
  - 2) S 22°27'15" W, a distance of 54.43 feet;
  - 3) S 10°32'53" W, a distance of 51.00 feet;
  - 4) S 00°48'37" E, a distance of 50.00 feet;
  - 5) S 09°29'57" E, a distance of 173.46 feet;
  - 6) N 82°14'15" W, a distance of 53.00 feet;
  - 7) S 14°45'23" W, a distance of 95.28 feet to the Northwest corner of Tract L, Bradley Heights Filing No. 5B; as recorded under Reception No. XXXXXXXX of said records;
- thence the following fourteen (14) courses along the Northerly line of said Bradley Heights Filing No. 5B:
- 1) S 08°32'07" W, a distance of 88.66 feet;
  - 2) S 14°45'23" W, a distance of 58.70 feet;
  - 3) S 02°24'28" W, a distance of 133.08 feet;
  - 4) N 87°35'32" W, a distance of 26.18 feet;
  - 5) S 02°24'28" W, a distance of 35.00 feet;
  - 6) N 87°35'32" W, a distance of 198.24 feet;
  - 7) N 84°58'02" W, a distance of 72.93 feet;
  - 8) N 59°29'50" W, a distance of 80.85 feet;
  - 9) N 62°03'21" W, a distance of 33.05 feet;
  - 10) 125.76 feet along the arc of a 260.00 foot radius curve to the right, having a central angle of 27°42'48" and a chord that bears N 33°47'35" W, 124.54 feet;
  - 11) N 19°56'11" W, a distance of 216.78 feet;
  - 12) 76.42 feet along the arc of a 559.00 foot radius curve to the right, having a central angle of 07°50'00" and a chord that bears N 77°26'01" E, 76.37 feet;
  - 13) N 08°38'59" W, a distance of 98.44 feet;
  - 14) N 19°56'11" W, a distance of 275.78 feet to the POINT OF BEGINNING.

Containing a calculated area of 427,010 square feet (9.803 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. 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. 5C", 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, access 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 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.

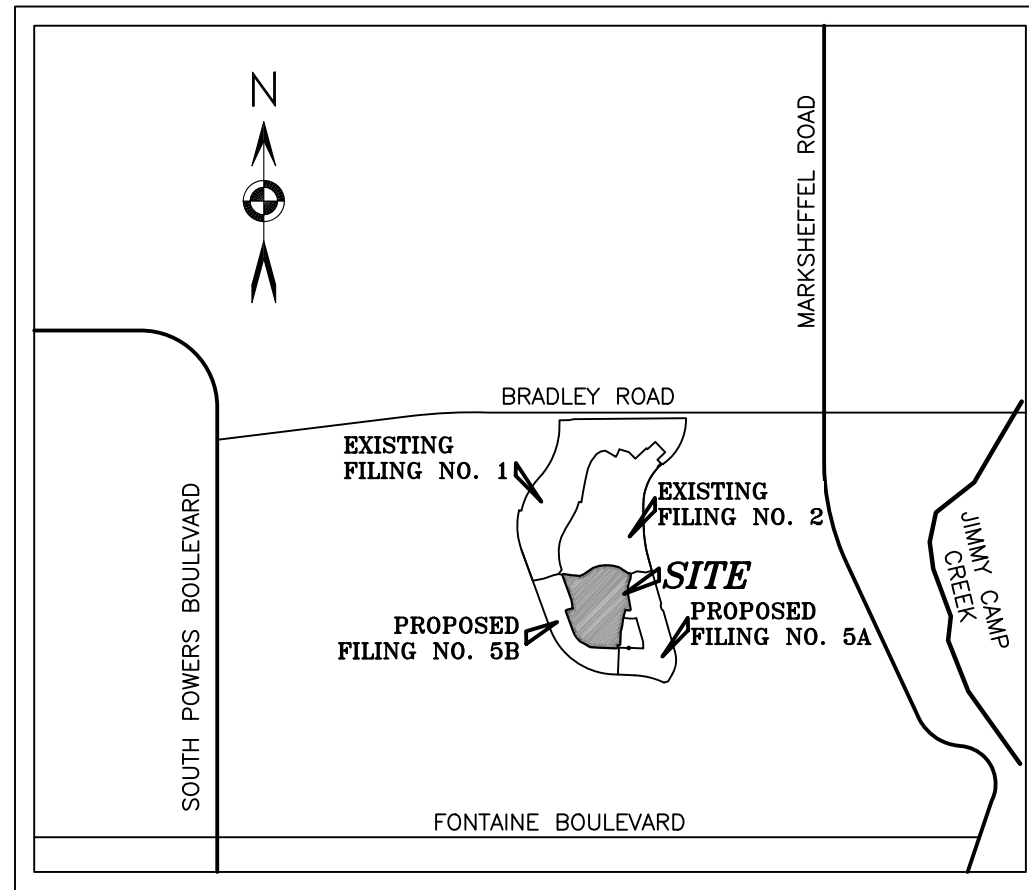
**AVIGATION EASEMENT:**

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)

FINAL PLAT  
**BRADLEY HEIGHTS FILING No. 5C**  
A PORTION OF THE SOUTHEAST 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



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 January 18, 2024.
6. The overall subject parcel contains a calculated area of 427,010 square feet (9.803 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. Tracts shall be owned and maintained by the Bradley Heights Metropolitan District as recorded at Reception No. 205192041 & 205192042 of the records of El Paso County, Colorado. Ownership is to be conveyed by separate instrument.

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	0.074	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PUBLIC DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD	BHMD
B	0.194	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PUBLIC DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD	BHMD
C	0.074	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PUBLIC DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD	BHMD
D	0.057	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PUBLIC DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD	BHMD
E	0.589	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PUBLIC DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD	BHMD
F	0.103	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PUBLIC DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD	BHMD
G	0.250	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PUBLIC DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD	BHMD
H	0.282	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PUBLIC DRAINAGE, PEDESTRIAN ACCESS, SIGNAGE, ROADWAY ACCESS	BHMD	BHMD
I	0.257	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PUBLIC DRAINAGE, PEDESTRIAN ACCESS, SIGNAGE, ROADWAY ACCESS	BHMD	BHMD
J	0.112	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PUBLIC DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD	BHMD

\*=WHERE EASEMENTS DEDICATED  
BHMD=BRADLEY HEIGHTS METROPOLITAN DISTRICT

**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. 5C".

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.

CITY No. AR FP XX-XXXX

DATE: 03/06/2024 REVISIONS			
No.	Remarks	Date	By
1	RENUMBER LOTS	5/21/24	KPB

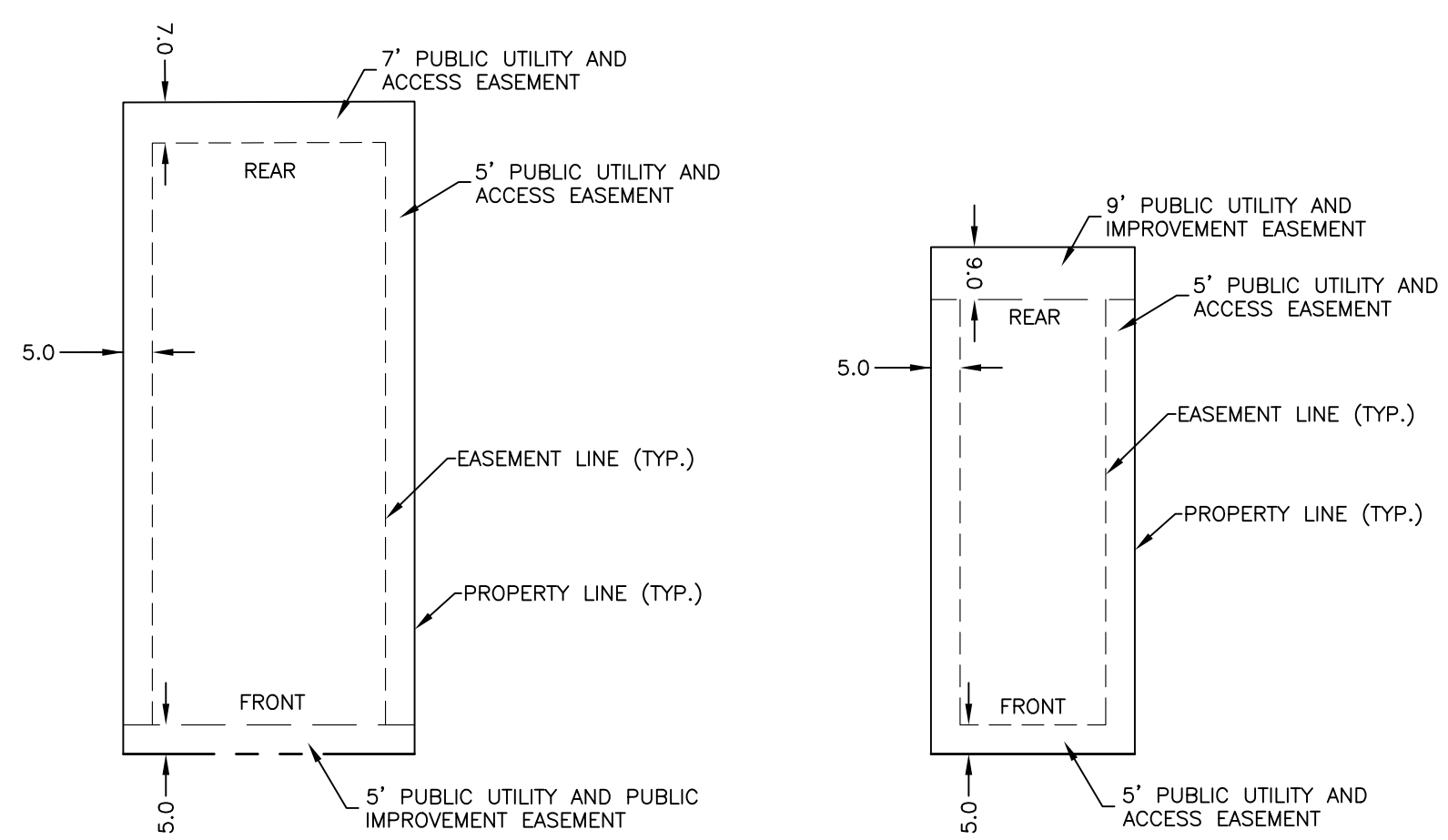
**BARRON** **LAND**

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.: 23-066 SHEET 1 OF 4



**FINAL PLAT**  
**BRADLEY HEIGHTS FILING No. 5C**  
 A PORTION OF THE SOUTHEAST 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

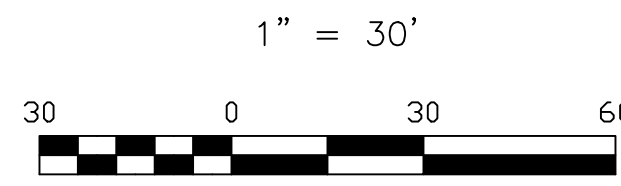
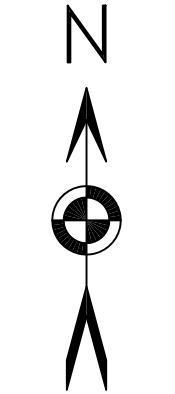


TYPICAL LOT DETAIL FOR SINGLE FAMILY LOT (LOTS 101-123)  
 TYPICAL LOT DETAIL FOR UPTOWN LOT (LOTS 124-156)

LINE	BEARING	DISTANCE
L1	S 78°35'46" E	15.31'
L4	N 73°00'46" E	10.12'
L5	N 64°40'00" E	40.77'
L14	N 73°43'11" E	12.43'
L23	N 87°35'32" W	26.18'
L24	S 02°24'28" W	35.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	245.11'	600.00'	23°24'22"	S 86°56'48" E	243.41'
C4	81.02'	200.00'	23°12'40"	N 08°19'51" E	80.47'
C5	52.03'	80.00'	37°15'53"	N 01°18'14" W	51.12'
C6	55.97'	206.00'	15°34'00"	N 06°58'23" E	55.80'
C7	52.43'	80.00'	37°32'52"	N 17°57'49" E	51.50'
C8	238.77'	450.00'	30°24'05"	N 89°33'20" E	235.98'
C9	87.08'	200.00'	24°56'48"	N 18°11'18" E	86.39'
C10	43.11'	200.00'	12°20'56"	N 08°34'55" E	43.02'
C11	43.98'	28.00'	90°00'00"	N 59°45'23" E	39.60'
C12	43.98'	28.00'	90°00'00"	N 30°14'37" W	39.60'
C13	46.72'	28.00'	95°35'55"	S 5°30'51" E	41.48'
C14	46.72'	28.00'	95°35'54"	N 42°05'04" W	41.48'
C15	20.07'	15.00'	76°39'27"	S 18°23'33" W	18.61'
C16	20.40'	15.00'	77°55'56"	S 38°09'21" W	18.87'

**LEGEND**  
 ■ FOUND #5 REBAR AND ORANGE PLASTIC CAP, STAMPED "PLS 38141" FLUSH WITH GRADE UNLESS NOTED OTHERWISE  
 P.U.A.E. PUBLIC UTILITY AND ACCESS EASEMENT  
 P.U.I.E. PUBLIC UTILITY AND IMPROVEMENT EASEMENT



PROPOSED BRADLEY HEIGHTS FILING No. 5B (RECEPTION No. XXXXXXXXX)

PROPOSED BRADLEY HEIGHTS FILING No. 5A (RECEPTION No. XXXXXXXXX)

PROPOSED BRADLEY HEIGHTS FILING No. 5A (RECEPTION No. XXXXXXXXX)

No.	REVISIONS	Date	By
1	RENUMBER LOTS	5/21/24	KPB

CITY No. AR FP XX-XXXX

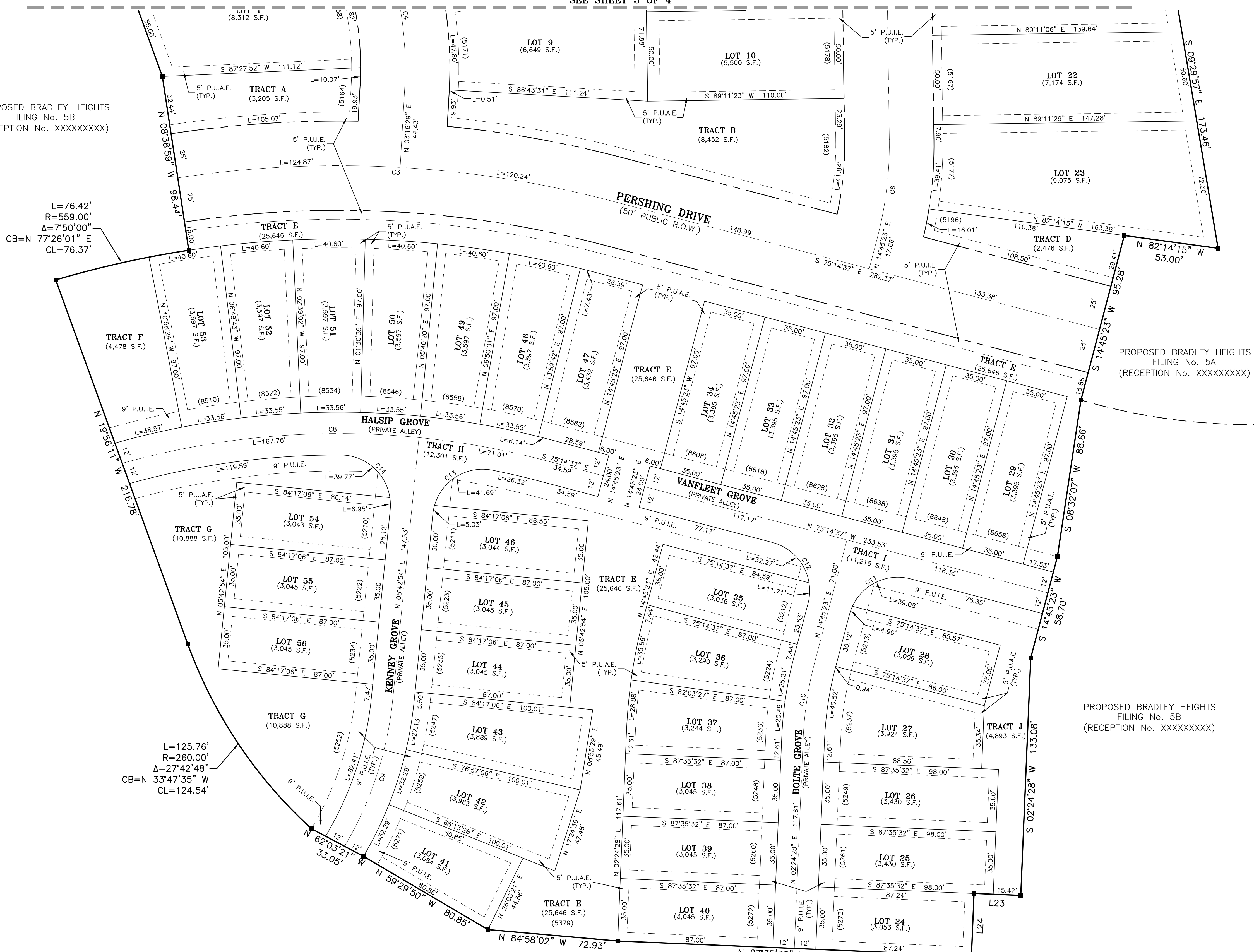
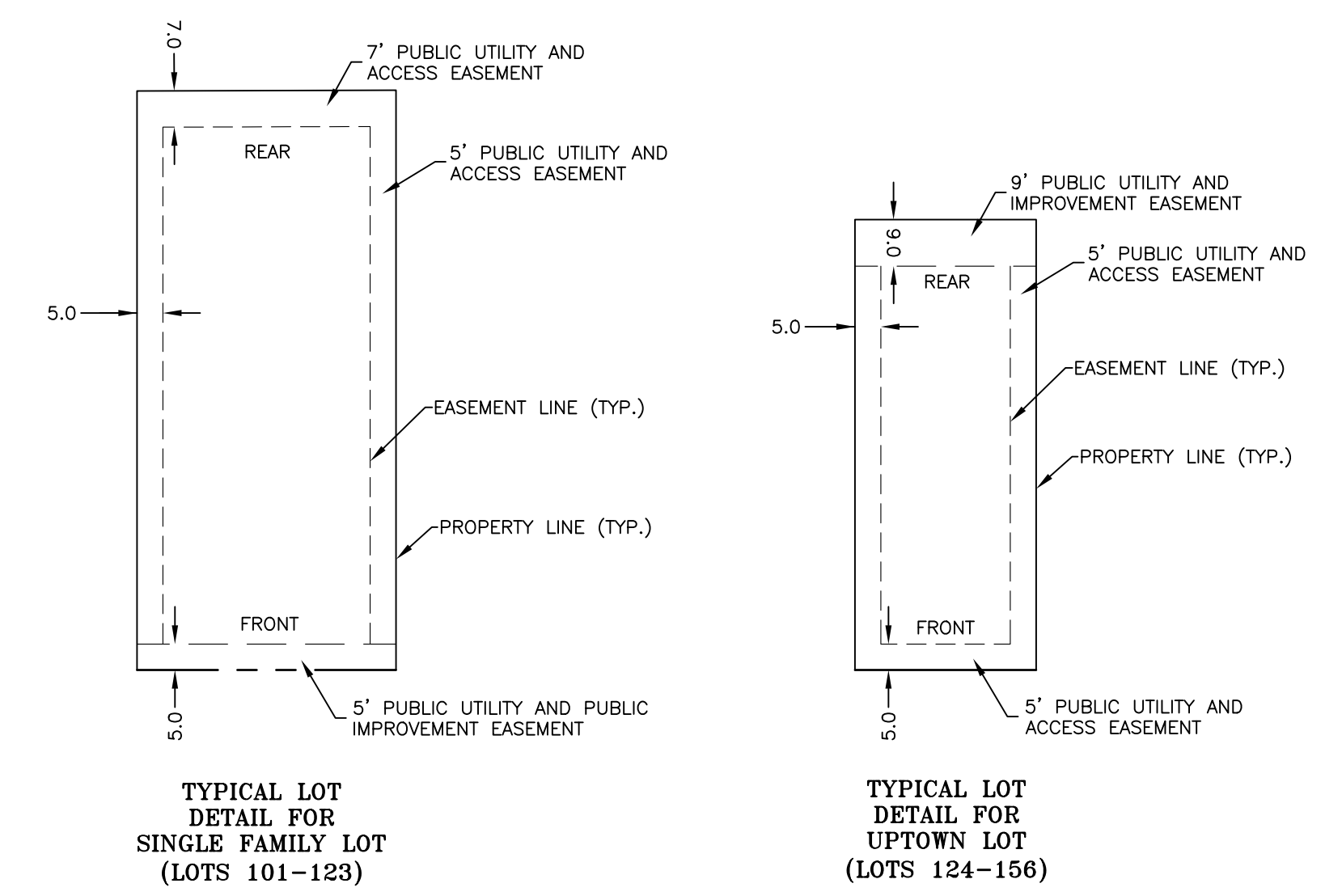
**BARRON LAND**

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

**FINAL PLAT**  
**BRADLEY HEIGHTS FILING No. 5C**  
 A PORTION OF THE SOUTHEAST 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

SEE SHEET 3 OF 4

PROPOSED BRADLEY HEIGHTS  
 FILING No. 5B  
 (RECEPTION No. XXXXXXXXX)



PROPOSED BRADLEY HEIGHTS  
 FILING No. 5A  
 (RECEPTION No. XXXXXXXXX)

PROPOSED BRADLEY HEIGHTS  
 FILING No. 5B  
 (RECEPTION No. XXXXXXXXX)

PROPOSED BRADLEY HEIGHTS  
 FILING No. 5B  
 (RECEPTION No. XXXXXXXXX)

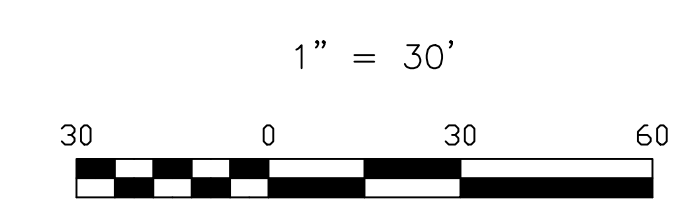
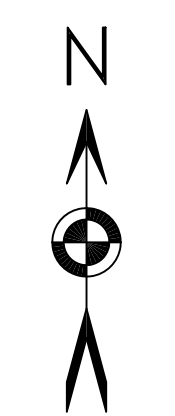
PROPOSED BRADLEY HEIGHTS  
 FILING No. 5A  
 (RECEPTION No. XXXXXXXXX)

LINE	BEARING	DISTANCE
L1	S 78°35'46" E	15.31'
L4	N 73°00'46" E	10.12'
L5	N 64°40'00" E	40.77'
L14	N 73°43'11" E	12.43'
L23	N 87°35'32" W	26.18'
L24	S 02°24'28" W	35.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	245.11'	600.00'	23°24'22"	S 86°56'48" E	243.41'
C4	81.02'	200.00'	23°12'40"	N 08°19'51" W	80.47'
C5	52.03'	80.00'	37°15'53"	N 01°18'14" W	51.12'
C6	55.97'	206.00'	15°34'00"	N 06°58'23" E	55.80'
C7	52.43'	80.00'	37°32'52"	N 17°57'49" E	51.50'
C8	238.77'	450.00'	30°24'05"	N 89°33'20" E	235.98'
C9	87.08'	200.00'	24°56'48"	N 18°11'18" E	86.39'
C10	43.11'	200.00'	12°20'56"	N 08°34'55" E	43.02'
C11	43.98'	28.00'	90°00'00"	N 59°45'23" E	39.60'
C12	43.98'	28.00'	90°00'00"	N 30°14'37" W	39.60'
C13	46.72'	28.00'	95°35'55"	N 53°30'51" E	41.48'
C14	46.72'	28.00'	95°35'54"	N 42°05'04" W	41.48'
C15	20.07'	15.00'	76°39'27"	S 18°23'33" W	18.61'
C16	20.40'	15.00'	77°55'56"	S 38°09'21" W	18.87'

**LEGEND**

- FOUND #5 REBAR AND ORANGE PLASTIC CAP, STAMPED "PLS 38141" FLUSH WITH GRADE UNLESS NOTED OTHERWISE
- P.U.A.E. PUBLIC UTILITY AND ACCESS EASEMENT
- P.U.I.E. PUBLIC UTILITY AND IMPROVEMENT EASEMENT



DATE: 03/06/2024		REVISIONS	
No.	Remarks	Date	By
1	RENUMBER LOTS	5/21/24	KPB

**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.: 23-066 SHEET 4 OF 4