

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 26°47’02” E, a distance of 2204.24’ feet to the Southwest corner of Bradley Heights Filing No. 1, as recorded under Reception No. 223715237 of the records of El Paso County, said point also being on the East Right–of–Way line of Bradley Landing Boulevard, Bradley Heights Roads Filing No. 2, as recorded under Reception No. 224715247 of said records, said point being the POINT OF BEGINNING; thence the following four (4) courses along the South line of said Bradley Heights Filing No. 1: 1) N 78°40’02” E, a distance of 99.73 feet; 2) N 71°35’08” E, a distance of 50.42 feet; 3) N 70°23’19” E, a distance of 59.86 feet; 4) N 77°53’05” E, a distance of 68.07 feet to the Southwest corner of Tract A, Bradley Heights Filing No. 2, as recorded under Reception No. 223715137; thence S 78°35’46” E, along the South line of said Tract A a distance of 51.30 feet; thence S 19°56’11” E, a distance of 275.78 feet; thence S 08°38’59” E, a distance of 98.44 feet; thence 76.42 feet along the arc of a 559.00 foot radius curve to the left, having a central angle of 07°50’00” and a chord that bears S 77°26’01” W, 76.37 feet; thence S 19°56’11” E, a distance of 216.78 feet; thence 125.76 feet along the arc of a 260.00 foot radius curve to the left, having a central angle of 27°42’48” and a chord that bears S 33°47’35” E, 124.54 feet; thence S 62°03’21” E, a distance of 33.05 feet; thence S 59°29’50” E, a distance of 80.85 feet; thence S 84°58’02” E, a distance of 72.93 feet; thence S 87°35’32” E, a distance of 198.24 feet; thence N 02°24’28” E, a distance of 35.00 feet; thence S 87°35’32” E, a distance of 26.18 feet; thence N 02°24’28” E, a distance of 133.08 feet; thence N 14°45’23” E, a distance of 58.70 feet; thence N 08°32’07” E, a distance of 88.66 feet to a point on the Westerly line of Bradley Heights Filing No. 5A as recorded under Reception No. 224715460; thence the following seven (7) courses along the Westerly line of said Bradley Heights Filing No. 5A: 1) 146.75 feet along the arc of a 341.00 foot radius curve to the left, having a central angle of 24°39’29” and a chord that bears S 85°57’29” E, 145.62 feet; 2) S 15°56’34” E, a distance of 257.19 feet; 3) S 00°56’34” E, a distance of 65.42 feet; 4) N 87°35’32” W, a distance of 150.38 feet; 5) S 02°24’28” W, a distance of 2.43 feet; 6) N 87°35’32” W, a distance of 102.00 feet; 7) S 02°24’28” W, a distance of 278.69 feet to a point on the Northerly line of said Bradley Landing Boulevard; thence the following three (3) courses along the Northerly and Easterly line of said Bradley Landing Boulevard: 1) N 87°35’32” W, a distance of 47.73 feet; 2) 859.58 feet along the arc of a 728.00 foot radius curve to the right, having a central angle of 67°39’05” and a chord that bears N 83°46’00” W, 810.51 feet; 3) N 19°56’27” W, a distance of 524.28 feet to the POINT OF BEGINNING.

Containing a calculated area of 399,071 square feet (9.161 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. 5B”, 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 27th day of September, 2025

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

NOTARIAL:

STATE OF COLORADO

COUNTY OF EL PASO

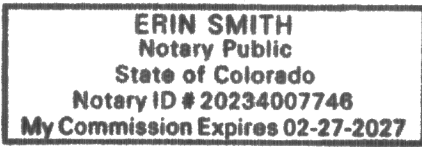
The above and aforementioned instrument was acknowledged before me this

27th day of September, 2025 by James Byers, Vice President of Land Development, Challenger Communities, LLC, A Colorado limited liability company.

Witness my hand and seal:

My Commission expires 2-27-27

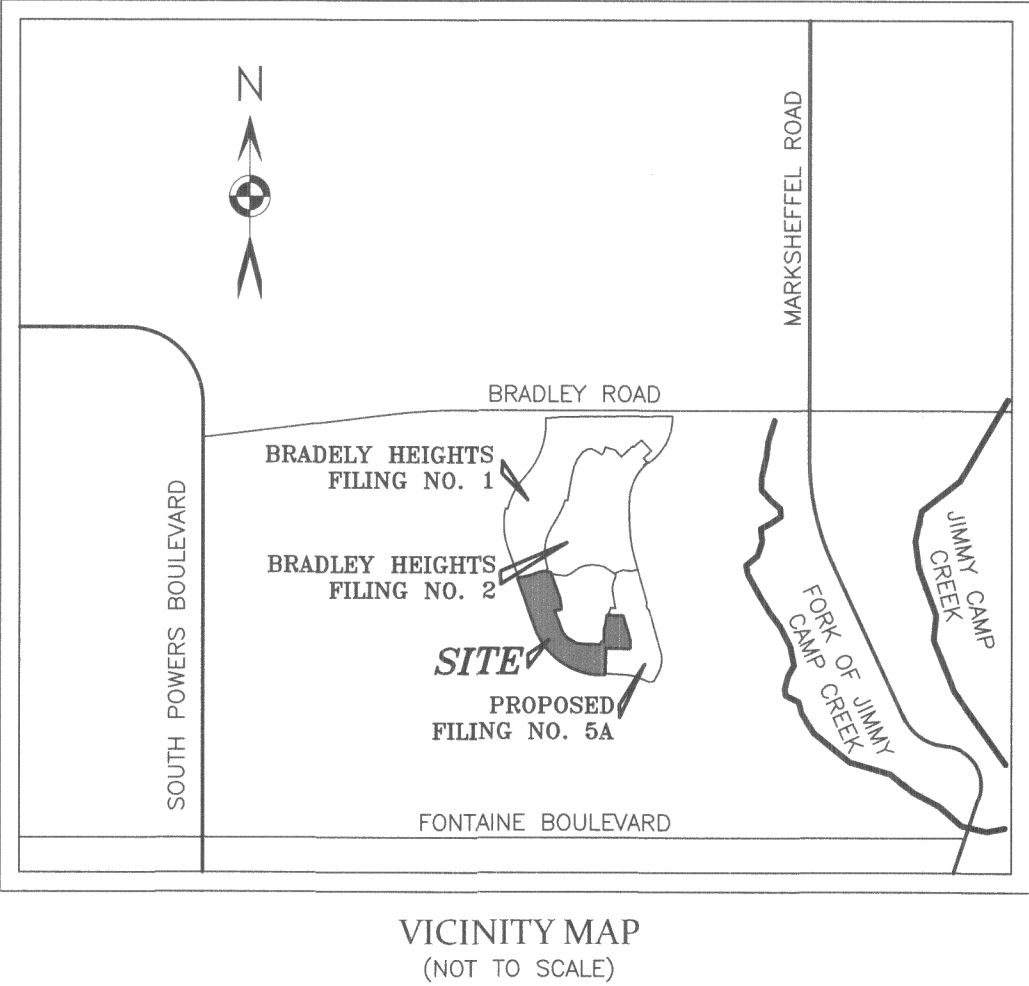
Notary Public Erin Smith



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 January 18, 2024.
- The overall subject parcel contains a calculated area of 399,071 square feet (9.161 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.
- 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.

FINAL PLAT
BRADLEY HEIGHTS FILING No. 5B
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



SURVEYOR’S NOTES (CONTINUED)

10. The Rancho Colorado Metropolitan District No. 2 was created by Reception No. 205192042, recorded December 1, 2005, records of El Paso County. The district was later renamed to the Bradley Heights Metropolitan District No. 2 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. 2. Ownership is to be conveyed by separate instrument.

11. All private streets or alleys (Hodges Grove, Balte Grove, Halsip Grove) will be owned and maintained by the Bradley Heights Metropolitan District No. 2.

12. Water Quality & Detention Note: The provisions required for water quality & detention on this project are provided in two off–site locations:

Location #1: (WFJCC Pond #1)
Final Drainage Report Name: Bradley Heights Metro District (Phase 2) Final Drainage Report (STM–REV22–0405)
Prepared by: Matrix Design Group Inc.
Approval Date: 09/28/22
PCM Name: Bradley Heights Metropolitan District WFJCC Pond 1 Private Permanent Control Structure Plans
Prepared by: Matrix Design Group Inc.
Approval Date: 10/26/23

Location #2: (MKJCC Pond #5)
Final Drainage Report Name: Bradley Heights Metro District (Phase 3) Final Drainage Report & MDDP Amendment (STM–REV22–1155)
Prepared by: Matrix Design Group Inc.
Approval Date: 01/12/23
PCM Name: Bradley Heights Metropolitan District MKJCC Pond 5 Private Temporary Permanent Control Measure Plans
Prepared by: Matrix Design Group Inc.
Approval Date: 10/24/23

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	1.868	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD2	BHMD2
B	0.061	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD2	BHMD2
C	0.061	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD2	BHMD2
D	0.068	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD2	BHMD2
E	0.008	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, SIGNAGE, ROADWAY ACCESS	BHMD2	BHMD2
F	0.081	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD2	BHMD2
G	0.010	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, SIGNAGE, ROADWAY ACCESS	BHMD2	BHMD2
H	0.111	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD2	BHMD2
I	0.011	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, SIGNAGE, ROADWAY ACCESS	BHMD2	BHMD2
J	0.092	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, SIGNAGE, ROADWAY ACCESS	BHMD2	BHMD2
K	0.062	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD2	BHMD2
L	0.074	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD2	BHMD2
M	0.204	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, SIGNAGE, ROADWAY ACCESS	BHMD2	BHMD2
N	0.174	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES*, PRIVATE DRAINAGE, PEDESTRIAN ACCESS, LANDSCAPING, SIGNAGE	BHMD2	BHMD2

*=WHERE EASEMENTS DEDICATED
BHMD2=BRADLEY HEIGHTS METROPOLITAN DISTRICT No. 2

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, 4 and 5. 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 224026331 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)

NOTICE IS HEREBY GIVEN:

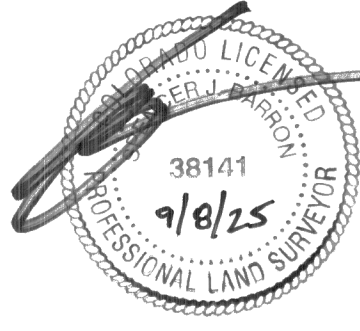
That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2001, as amended.

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. 5B”.

MANAGER OF CITY PLANNING
CITY ENGINEER
CITY CLERK
DATE
DATE
DATE



RECORDING

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record at my office at 5:21 o'clock PM, this 27th day of October, 2025 A.D., and is duly recorded under Reception Number 225715591 of the records of El Paso County, Colorado.

Fee: 40*

Surcharge: 3*

Steve Schleiker, Recorder

By: Deputy

FEES:

School Fee: Land Dedication
Bridge Fee: N/A
Park Fee: Due at Building Permit
Drainage Fee: Bond
Fire Protection Fee: 463.86 Per Building Permit*
Police Service Fee: 192.54 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. SUBD–24–0095			
DATE: 03/08/2024		REVISIONS	
No.	Remarks	Date	By
1	RENUMBER LOTS	5/21/24	KPB
2	ADDRESS COMMENTS	10/21/24	KPB
3	ADDRESS COMMENTS	11/13/24	KPB
PROJECT No.: 23–066 SHEET 1 OF 5			

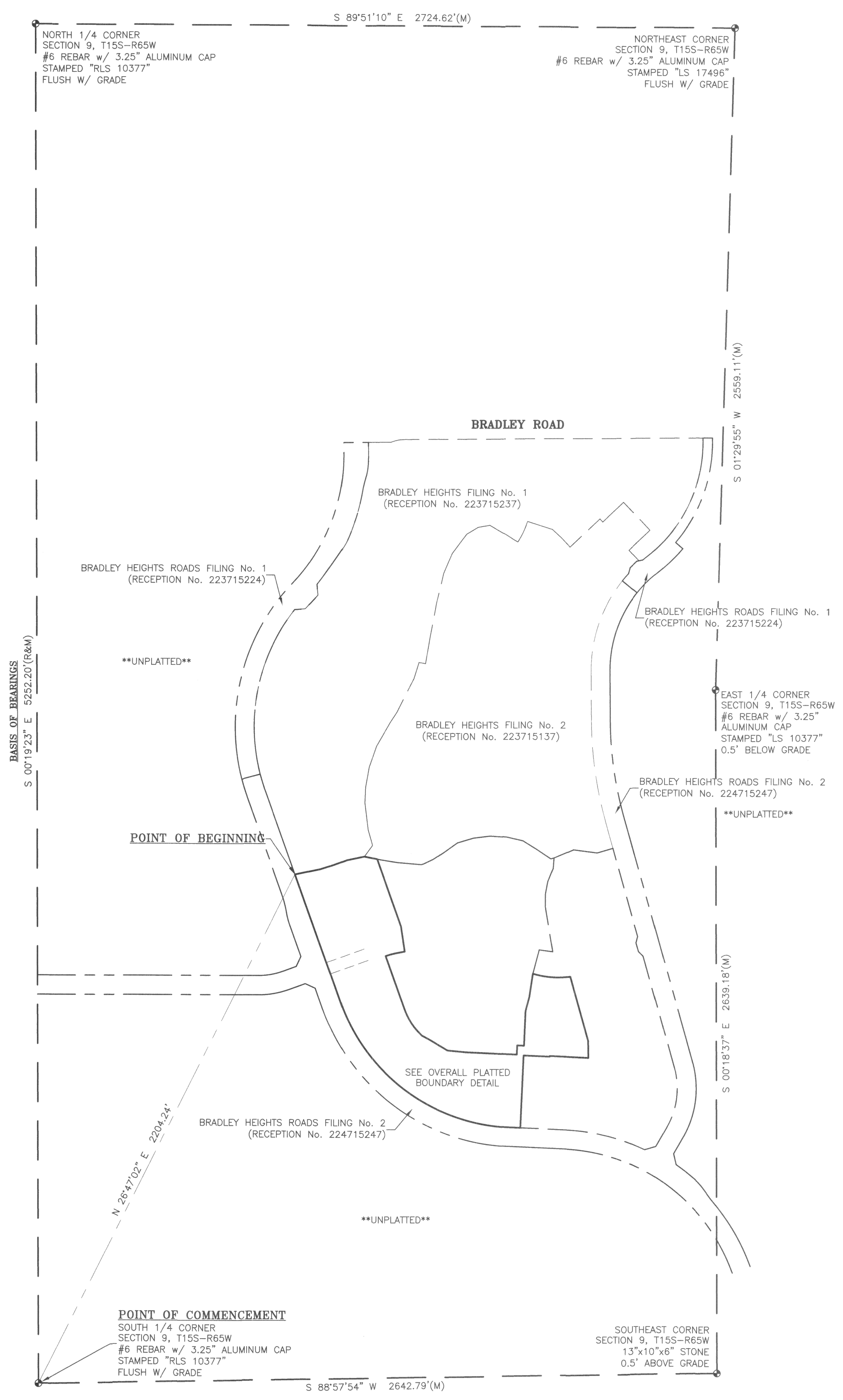
BARRON LAND

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

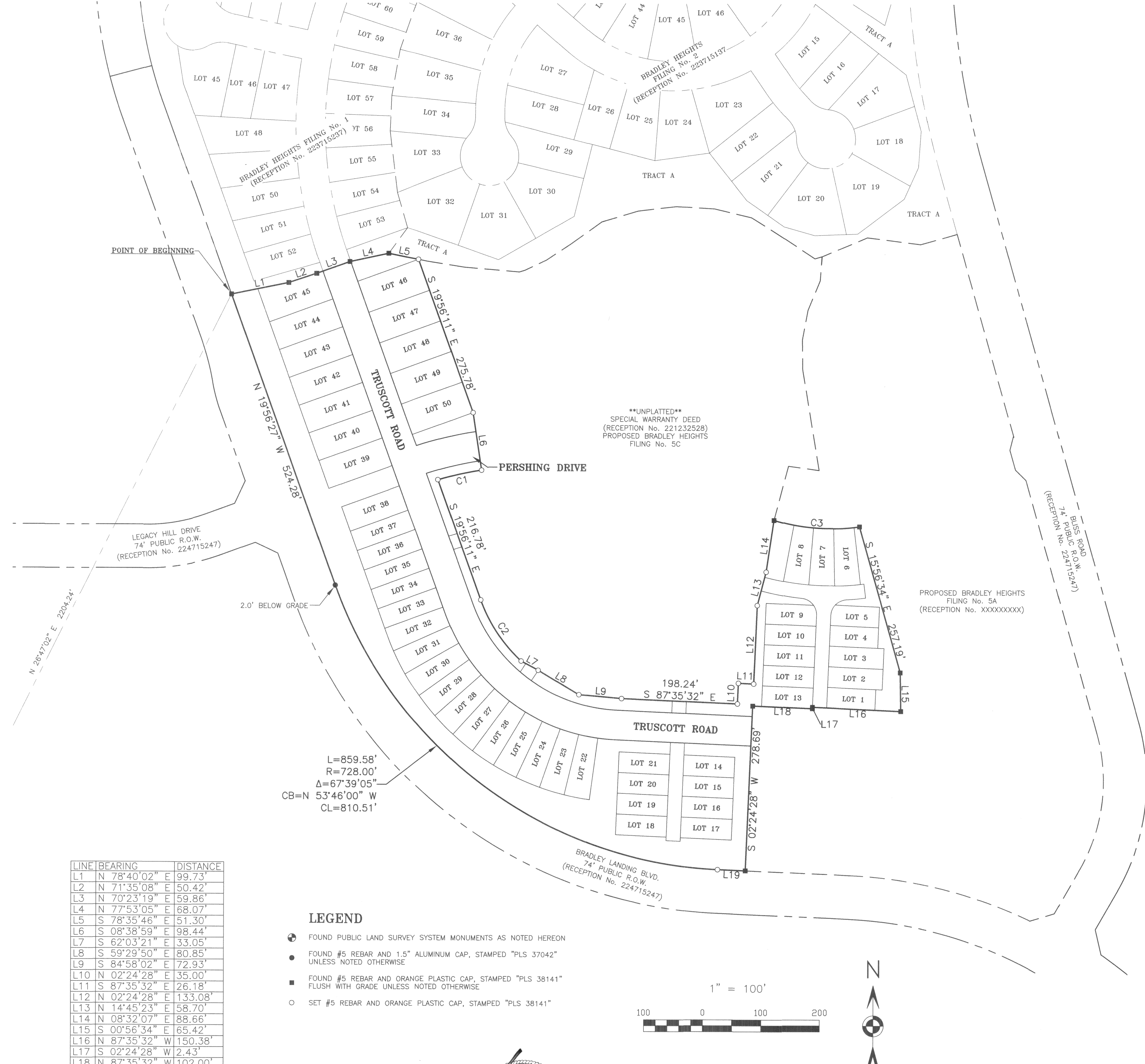
FINAL PLAT
BRADLEY HEIGHTS FILING No. 5B
A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

15591

SECTION BREAKDOWN DETAIL



OVERALL PLATTED BOUNDARY DETAIL

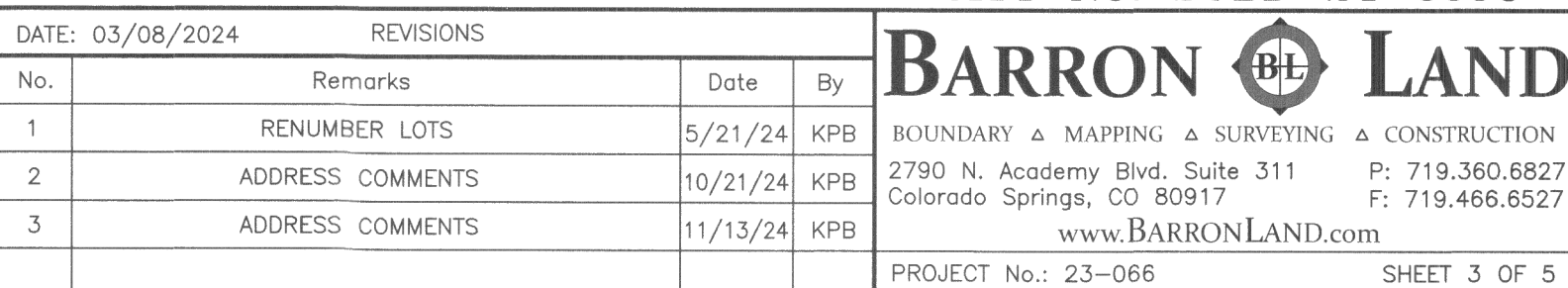


LINE	BEARING	DISTANCE
L1	N 78°40'02" E	99.73'
L2	N 71°35'08" E	50.42'
L3	N 70°23'19" E	59.86'
L4	N 77°53'05" E	68.07'
L5	S 78°35'46" E	51.30'
L6	S 08°38'59" E	98.44'
L7	S 62°03'21" E	33.05'
L8	S 59°29'50" E	80.85'
L9	S 84°58'02" E	72.93'
L10	N 02°24'28" E	35.00'
L11	S 87°35'32" E	26.18'
L12	N 02°24'28" E	133.08'
L13	N 14°45'23" E	58.70'
L14	N 08°32'07" E	88.66'
L15	S 00°56'34" E	65.42'
L16	N 87°35'32" W	150.38'
L17	S 02°24'28" W	2.43'
L18	N 87°35'32" W	102.00'
L19	N 87°35'32" W	47.73'

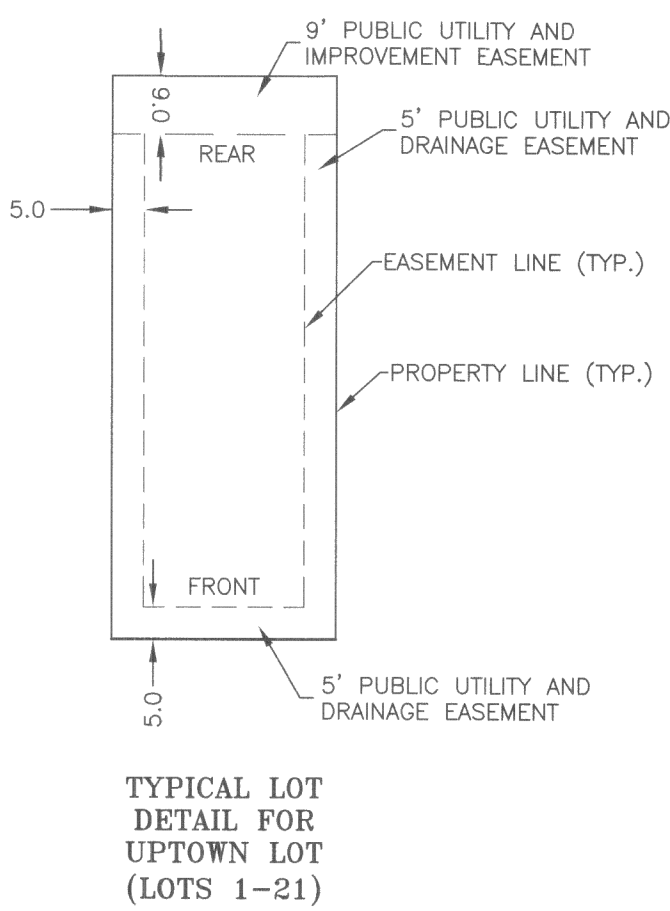
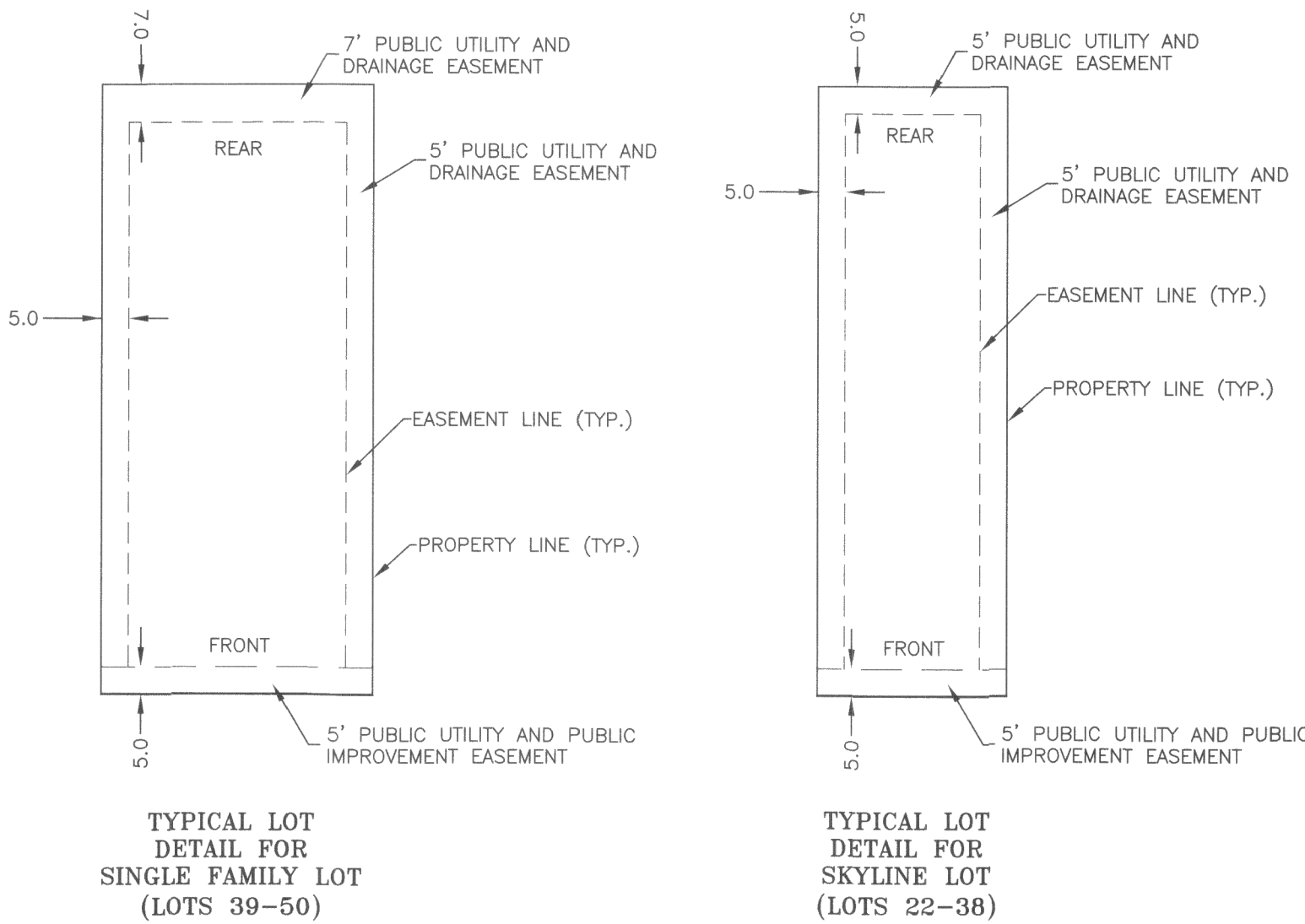
- LEGEND
- FOUND PUBLIC LAND SURVEY SYSTEM MONUMENTS AS NOTED HEREON
 - FOUND #5 REBAR AND 1.5" ALUMINUM CAP, STAMPED "PLS 37042" UNLESS NOTED OTHERWISE
 - FOUND #5 REBAR AND ORANGE PLASTIC CAP, STAMPED "PLS 38141" FLUSH WITH GRADE UNLESS NOTED OTHERWISE
 - SET #5 REBAR AND ORANGE PLASTIC CAP, STAMPED "PLS 38141"



15591



15591



LINE	BEARING	DISTANCE
L20	N 37°48'04" E	19.56'
L21	N 70°03'49" E	6.33'
L22	N 70°03'33" E	6.28'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	146.75'	341.00'	24°39'29"	S 85°57'29" E	145.62'
C4	354.25'	300.00'	67°39'21"	N 53°45'52" W	334.02'
C5	24.92'	200.00'	7°08'22"	N 34°13'53" E	24.90'
C6	33.70'	450.00'	4°17'29"	N 72°12'33" E	33.70'
C7	118.24'	600.00'	11°17'28"	N 75°42'17" E	118.05'
C8	174.61'	450.00'	22°13'57"	N 86°21'35" W	173.52'
C9	42.25'	28.00'	86°27'17"	N 40°49'11" W	38.35'
C10	41.14'	28.00'	84°10'43"	N 44°29'49" E	37.54'
C11	467.57'	430.00'	62°18'07"	N 51°05'15" W	444.87'

LEGEND

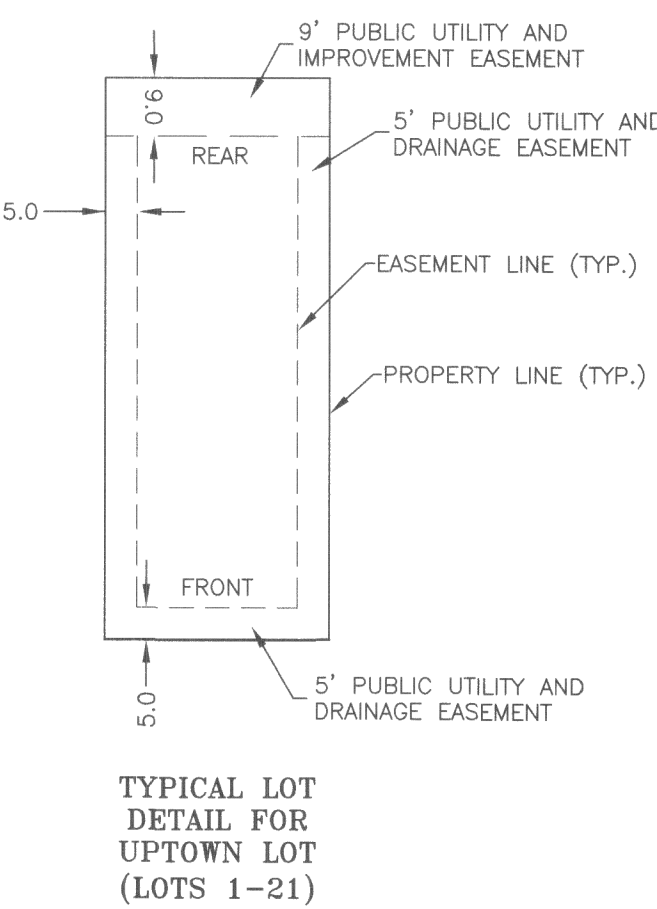
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UNLESS NOTED OTHERWISE
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FLUSH WITH GRADE UNLESS NOTED OTHERWISE
 - SET #5 REBAR AND ORANGE PLASTIC CAP, STAMPED "PLS 38141"
- U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- U.I.E. PUBLIC UTILITY AND IMPROVEMENT EASEMENT


$$1'' = 30'$$


CITY No. SUBD-24-0095

DATE: 03/08/2024		REVISIONS		  	
No.	Remarks	Date	By		
1	RENUMBER LOTS	5/21/24	KPB	BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION 2790 N. Academy Blvd. Suite 311 P: 719.360.6827 Colorado Springs, CO 80917 F: 719.466.6527 www.BARRONLand.com	
2	ADDRESS COMMENTS	10/21/24	KPB		
3	ADDRESS COMMENTS	11/13/24	KPB		
PROJECT No.: 23-066				SHEET 4 OF 5	

15591



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	146.75'	341.00'	24°39'29"	S 85°57'29" E	145.62'
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C8	174.61'	450.00'	22°13'57"	N 86°21'35" W	173.52'
C9	42.25'	28.00'	86°27'17"	N 40°49'11" W	38.35'
C10	41.14'	28.00'	84°10'43"	N 44°29'49" E	37.54'
C11	467.57'	430.00'	62°18'07"	N 51°05'15" W	444.87'



DATE: 03/08/2024		REVISIONS			
No.	Remarks	Date	By		
1	RENUMER LOTS	5/21/24	KPB	BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION	
2	ADDRESS COMMENTS	10/21/24	KPB	2790 N. Academy Blvd., Suite 311 Colorado Springs, CO 80917 P: 719.360.6827 F: 719.466.5523	
3	ADDRESS COMMENTS	11/13/24	KPB	www.BARRONLAND.com	
				PROJECT No.: 23-066	
				SHEET 5 OF 5	