

PETITION FOR INCLUSION OF PROPERTY

(7.62 Acres)

TO: THE BOARD OF DIRECTORS OF
HANCOCK METROPOLITAN DISTRICT NO. 1
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-401, *et seq.*, C.R.S., Challenger Communities, LLC, a Colorado limited liability company (the “Petitioner”), hereby respectfully requests that the **HANCOCK METROPOLITAN DISTRICT NO. 1** (the “District”), by and through its Board of Directors, include the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the “Property”), into the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity, or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, including the Property into the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of the public hearing on the Petition has been published.

The name and address of the Petitioner are as follows:

Challenger Communities, LLC
8605 Explorer Dr Ste 250,
Colorado Springs, CO 80920

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

CHALLENGER COMMUNITIES, LLC, a Colorado limited liability company

Printed Name: _____

Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF [_____])

The above and foregoing instrument was acknowledged before me this ____ day of _____
2025, by _____, as _____ of
_____.

WITNESS my hand and official seal.

(SEAL)

Notary Public

My commission expires: _____

***Signature Page to Petition for Inclusion of Real Property
(7.62 Acres)***

EXHIBIT A
(The Property)

Hancock Metropolitan District Nos. 1 & 2

Legal Descriptions



Bear Creek Surveying, Inc.

HANCOCK COMMONS DISTRICT ONE

A TRACT OF LAND LYING IN A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., SITUATED IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF FOXHILL SUBDIVISION FILING 1 (RECORDED DECEMBER 27, 1979 IN PLAT BOOK K3 AT PAGE 65) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THOSE PLATTED IN SAID FILING) SAID POINT BEING THE TRUE POINT OF BEGINNING:

THENCE ALONG THE NORTH LINE OF SAID FOXHILL SUBDIVISION FILING 1, SOUTH $89^{\circ}52'30''$ WEST, A DISTANCE OF 545.00 FEET;
THENCE CONTINUING ALONG THE NORTH LINE OF SAID FOXHILL SUBDIVISION FILING 1 AND ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A DISTANCE OF 11.50 FEET TO A POINT ON THE EAST LINE OF SIMMELINK II (RECORDED NOVEMBER 7, 1983 IN PLAT BOOK U3 PAGE 95);
THENCE ALONG SAID EAST LINE OF SIMMELINK II AND AN EXTENSION THEREOF, NORTH $25^{\circ}41'11''$ EAST, A DISTANCE OF 780.27 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HANCOCK EXPRESSWAY (DEED RECORDED JULY 14, 1966 IN BOOK 2140 PAGE 465);
THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF HANCOCK EXPRESSWAY ALONG A NON-TANGENT CURVE TO THE LEFT, WHOSE CHORD BEARS NORTH $71^{\circ}13'52''$ WEST A DISTANCE OF 25.12 FEET, HAVING A RADIUS OF 1960.08 FEET, A DISTANCE OF 25.12 FEET TO A POINT 100.00 FEET SOUTH OF THE NORTHERLY RIGHT OF WAY OF NEW HANCOCK PARKWAY (RECORDED IN SOUTHBOROUGH SUBDIVISION NO.9 RECORDED JULY 3, 1979 IN PLAT BOOK J3 PAGE 29);
THENCE ALONG A LINE 100.00 FEET SOUTH OF THE NORTHERLY RIGHT OF WAY OF SAID NEW HANCOCK PARKWAY NORTH $89^{\circ}56'23''$ EAST A DISTANCE OF 760.92 FEET;
THENCE SOUTH $00^{\circ}17'27''$ WEST A DISTANCE OF 170.79 FEET;
THENCE SOUTH $89^{\circ}42'31''$ EAST A DISTANCE OF 19.23 FEET;
THENCE SOUTH $00^{\circ}05'14''$ WEST A DISTANCE OF 44.98 FEET;
THENCE SOUTH $43^{\circ}44'10''$ EAST A DISTANCE OF 208.91 FEET;
THENCE NORTH $68^{\circ}57'10''$ EAST A DISTANCE OF 43.60 FEET;
THENCE SOUTH $27^{\circ}33'54''$ EAST A DISTANCE OF 131.34 FEET;
THENCE SOUTH $62^{\circ}22'36''$ WEST A DISTANCE OF 479.86 FEET;
THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A DISTANCE OF 83.99 FEET;
THENCE SOUTH $89^{\circ}52'30''$ WEST A DISTANCE OF 277.11 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 688,694 SQUARE FEET OR 15.81 ACRES



Mailing Address: PO Box 2015 ~ Bayfield, CO 81122-2015
Corporate Office: 95 South Bear Creek Rd ~ Bayfield, CO 81122
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BearCreekSurveyingInc@gmail.com



Bear Creek Surveying, Inc.

HANCOCK COMMONS DISTRICT TWO

A TRACT OF LAND LYING IN A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., SITUATED IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF FOXHILL SUBDIVISION FILING 1 (RECORDED DECEMBER 27, 1979 IN PLAT BOOK K3 AT PAGE 65) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THOSE PLATTED IN SAID FILING):

THENCE NORTH $54^{\circ}30'25''$ EAST, A DISTANCE OF 1224.82 FEET TO A POINT 100.00 FEET SOUTH OF THE NORTHERLY RIGHT OF WAY OF NEW HANCOCK PARKWAY (RECORDED IN SOUTHBOROUGH SUBDIVISION NO.9 RECORDED JULY 3, 1979 IN PLAT BOOK J3 PAGE 29) AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH $00^{\circ}00'34''$ EAST, ALONG A LINE 50.00 FEET WEST OF SAID EAST LINE OF SOUTHEAST QUARTER, A DISTANCE OF 280.77 FEET;
THENCE NORTH $89^{\circ}49'11''$ WEST, A DISTANCE OF 25.40 FEET;
THENCE SOUTH $38^{\circ}41'34''$ WEST, A DISTANCE OF 158.69 FEET;
THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A DISTANCE OF 72.34 FEET;
THENCE SOUTH $62^{\circ}22'36''$ WEST, A DISTANCE OF 38.59 FEET;
THENCE NORTH $27^{\circ}33'54''$ WEST, A DISTANCE OF 131.34 FEET;
THENCE SOUTH $68^{\circ}57'10''$ WEST, A DISTANCE OF 43.60 FEET;
THENCE NORTH $43^{\circ}44'10''$ WEST, A DISTANCE OF 208.91 FEET;
THENCE NORTH $00^{\circ}05'14''$ EAST, A DISTANCE OF 44.98 FEET;
THENCE NORTH $89^{\circ}42'31''$ WEST, A DISTANCE OF 19.23 FEET;
THENCE NORTH $00^{\circ}17'27''$ EAST, A DISTANCE OF 170.79 FEET TO A POINT 100.00 FEET SOUTH OF THE NORTHERLY RIGHT OF WAY OF NEW HANCOCK PARKWAY (RECORDED IN SOUTHBOROUGH SUBDIVISION NO.9 RECORDED JULY 3, 1979 IN PLAT BOOK J3 PAGE 29);
THENCE ALONG A LINE 100.00 FEET SOUTH OF SAID NORTHERLY LINE NORTH $89^{\circ}56'23''$ EAST, A DISTANCE OF 478.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 165,464 SQUARE FEET OR 3.80 ACRES



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