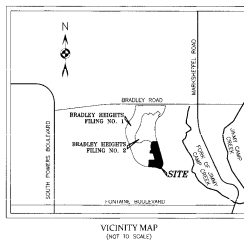


15460

That Challenger Communities, LLC, A Colorado limited liability company, being the owner of the following described tract of land to wit:

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:

COMMENCE AT THE SOUTHWEST CORNER OF said Section 9;
 1) 44° 44' 44" to the N 27° 31' 31" E, 706.31 feet to a point on the South line of Bradley Heights (Filing No. 7-1) and
 2) 100° 00' 00" to the N 27° 31' 31" E, 100.00 feet to the South line of the West County road (part of the R0040434;
 1) 61° 07' 07" E, a distance of 85.21 feet,
 2) 100° 00' 00" to the S 27° 31' 31" E, 100.00 feet to the South line of said Bradley Heights (Filing No. 7-1);
 1) 7° 02' 02" E, a distance of 64.33 feet, to a point on the West Right-of-Way line of Bliss Road, Bradley Heights (Filing No. 7-1) and
 2) 100° 00' 00" to the S 27° 31' 31" E, 100.00 feet to the South line of said Bradley Heights (Filing No. 7-1);
 1) 1° 01' 01" E, a distance of 10.00 feet,
 2) 1° 01' 01" E, a distance of 10.00 feet,
 3) 1° 01' 01" E, a distance of 20.00 feet,
 4) 1° 01' 01" E, a distance of 20.00 feet,
 5) 1° 01' 01" E, a distance of 40.00 feet,
 6) 1° 01' 01" E, a distance of 20.00 feet,
 7) 1° 01' 01" E, a distance of 20.00 feet,
 8) 238° 17' 47" along the arc of a 248.00 foot radius curve to the left, having a central angle of 45° 23' 20" and a chord
 of 222.0517 feet,
 9) 2° 59' 54" E, a distance of 86.14 feet,
 10) 1° 01' 01" E, a distance of 10.00 feet,
 11) 384° 16' 46" along the arc of a 602.00 foot radius curve to the left, having a central angle of 72° 25' 00" and a chord
 of 572.0517 feet,
 12) 10° 17' 32" N, a distance of 179.53 feet,
 13) 88° 01' 01" E, a distance of 179.53 feet,
 14) 87° 50' 52" E, a distance of 102.00 feet,
 15) 87° 50' 52" E, a distance of 102.00 feet,
 16) 87° 50' 52" E, a distance of 2.41 feet,
 17) 88° 01' 01" E, a distance of 102.00 feet,
 18) 87° 50' 52" E, a distance of 102.00 feet,
 19) 87° 50' 52" E, a distance of 102.00 feet,
 20) 87° 50' 52" E, a distance of 102.00 feet,
 21) 87° 50' 52" E, a distance of 102.00 feet,
 22) 87° 50' 52" E, a distance of 102.00 feet,
 23) 87° 50' 52" E, a distance of 102.00 feet,
 24) 87° 50' 52" E, a distance of 102.00 feet,
 25) 87° 50' 52" E, a distance of 102.00 feet,
 26) 87° 50' 52" E, a distance of 102.00 feet,
 27) 87° 50' 52" E, a distance of 102.00 feet,
 28) 87° 50' 52" E, a distance of 102.00 feet,
 29) 87° 50' 52" E, a distance of 102.00 feet,
 30) 87° 50' 52" E, a distance of 102.00 feet,
 31) 87° 50' 52" E, a distance of 102.00 feet,
 32) 87° 50' 52" E, a distance of 102.00 feet,
 33) 87° 50' 52" E, a distance of 102.00 feet,
 34) 87° 50' 52" E, a distance of 102.00 feet,
 35) 87° 50' 52" E, a distance of 102.00 feet,
 36) 87° 50' 52" E, a distance of 102.00 feet,
 37) 87° 50' 52" E, a distance of 102.00 feet,
 38) 87° 50' 52" E, a distance of 102.00 feet,
 39) 87° 50' 52" E, a distance of 102.00 feet,
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 41) 87° 50' 52" E, a distance of 102.00 feet,
 42) 87° 50' 52" E, a distance of 102.00 feet,
 43) 87° 50' 52" E, a distance of 102.00 feet,
 44) 87° 50' 52" E, a distance of 102.00 feet,
 45) 87° 50' 52" E, a distance of 102.00 feet,
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 51) 87° 50' 52" E, a distance of 102.00 feet,
 52) 87° 50' 52" E, a distance of 102.00 feet,
 53) 87° 50' 52" E, a distance of 102.00 feet,
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 72) 87° 50' 52" E, a distance of 102.00 feet,
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 76) 87° 50' 52" E, a distance of 102.00 feet,
 77) 87° 50' 52" E, a distance of 102.00 feet,
 78) 87° 50' 52" E, a distance of 102.00 feet,
 79) 87° 50' 52" E, a distance of 102.00 feet,
 80) 87° 50' 52" E, a distance of 102.00 feet,
 81) 87° 50' 52" E, a distance of 102.00 feet,
 82) 87° 50' 52" E, a distance of 102.00 feet,
 83) 87° 50' 52" E, a distance of 102.00 feet,
 84) 87° 50' 52" E, a distance of 102.00 feet,
 85) 87° 50' 52" E, a distance of 102.00 feet,
 86) 87° 50' 52" E, a distance of 102.00 feet,
 87) 87° 50' 52" E, a distance of 102.00 feet,
 88) 87° 50' 52" E, a distance of 102.00 feet,
 89) 87° 50' 52" E, a distance of 102.00 feet,
 90) 87° 50' 52" E, a distance of 102.00 feet,
 91) 87° 50' 52" E, a distance of 102.00 feet,
 92) 87° 50' 52" E, a distance of 102.00 feet,
 93) 87° 50' 52" E, a distance of 102.00 feet,
 94) 87° 50' 52" E, a distance of 102.00 feet,
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 97) 87° 50' 52" E, a distance of 102.00 feet,
 98) 87° 50' 52" E, a distance of 102.00 feet,
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 100) 87° 50' 52" E, a distance of 102.00 feet,
 101) 87° 50' 52" E, a distance of 102.00 feet,
 102) 87° 50' 52" E, a distance of 102.00 feet,
 103) 87° 50' 52" E, a distance of 102.00 feet,
 104) 87° 50' 52" E, a distance of 102.00 feet,
 105) 87° 50' 52" E, a distance of 102.00 feet,
 106) 87° 50' 52" E, a distance of 102.00 feet,
 107) 87° 50' 52" E, a distance of 102.00 feet,
 108) 87° 50' 52" E, a distance of



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 sheet 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 224026531 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted herein shall not be affected and shall remain in full force and effect.

The easement easement dedicated here for public aviation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at Recaption No. 217062467 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the plotted property depicted herein shall not be affected and shall remain in full force and effect.

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).

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 class 2 misdemeanor pursuant to the Colorado Revised Statute 18-6-508.

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; and the undersigned does hereby dedicate, grant and convey to the City of Colorado Springs all public streets and public easements small remain exclusively vested in the City of Colorado Springs. All public streets and public easements are hereby dedicated to the City of Colorado Springs for public use. This tract of land on herein platted shall be known as "BRIGLEY HEIGHTS FILING NO. 5A", in the City of Colorado Springs, El Paso County, Colorado.

The aforementioned, Challenger Communities, LLC, A Colorado limited liability company has executed this instrument this 1st day of 1, 2014.

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

NOTARIAL: ERIN GANAWAY
Notary Public
State of Colorado
Notary ID # 20234067766
My Commission Expires 02-27-2027

The above and aforementioned instrument was acknowledged before me this 4th day of December, 2009 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 Emi Yomancy

TRACT	TRACT TABLE			MAINTENANCE	OWNERSHIP
	SIZE (ACRES)	USE			
A	0.317	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, PRIVATE DRAINAGE, PESTICIDE APPLICATION, LANDSCAPING, STORAGE		BHMO2	BHMO2
B	0.147	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, PRIVATE DRAINAGE, PESTICIDE APPLICATION, LANDSCAPING, STORAGE		BHMO2	BHMO2
C	1.786	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, PRIVATE DRAINAGE, PESTICIDE APPLICATION, LANDSCAPING, STORAGE		BHMO2	BHMO2
D	0.316	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, PRIVATE DRAINAGE, PESTICIDE APPLICATION, LANDSCAPING, STORAGE		BHMO2	BHMO2
E	0.041	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, PRIVATE DRAINAGE, PESTICIDE APPLICATION, LANDSCAPING, STORAGE		BHMO2	BHMO2
F	0.011	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, PRIVATE DRAINAGE, PESTICIDE APPLICATION, STORAGE, ROADWAY ACCESS		BHMO2	BHMO2
G	0.091	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, PRIVATE DRAINAGE, PESTICIDE APPLICATION, STORAGE, ROADWAY ACCESS		BHMO2	BHMO2

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

No building permits shall be issued for building sites within this plot until all required fees have been paid in full and all required public utility improvements have been installed as specified by the City of Colorado Springs or other duly authorized utility and 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.

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plot 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

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "BRADLEY HEIGHTS FILING No. 5A".


 MANAGER OF CITY PLANNING

 CITY ENGINEER

 CITY CLERK

12/9/24
 DATE
 12/10/2024
 DATE
 12-11-2024
 DATE



STATE OF COLORADO }
COUNTY OF EL PASO } ss

I hereby certify that this instrument was filed for record at my office at 1:51 O'clock P.M., this 12 day of December, 1961, and is duly recorded under Reception Number 22411540 at the records of El Paso County, Colorado.

Fee: 40.00
Surcharge: 3.00

- Dave Schlicker - Record

BY: V. Duda

Deputy

School Fee: 1.000.000.000
 Bridge Fee: 4/A
 Park Fee: ONE AT BUILDING PERMIT
 Drainage Fee: PAID
 Fire Protection Fee: 2467,86 Per Building Permit
 Public Service Fee: 194,20 Per Building Permit

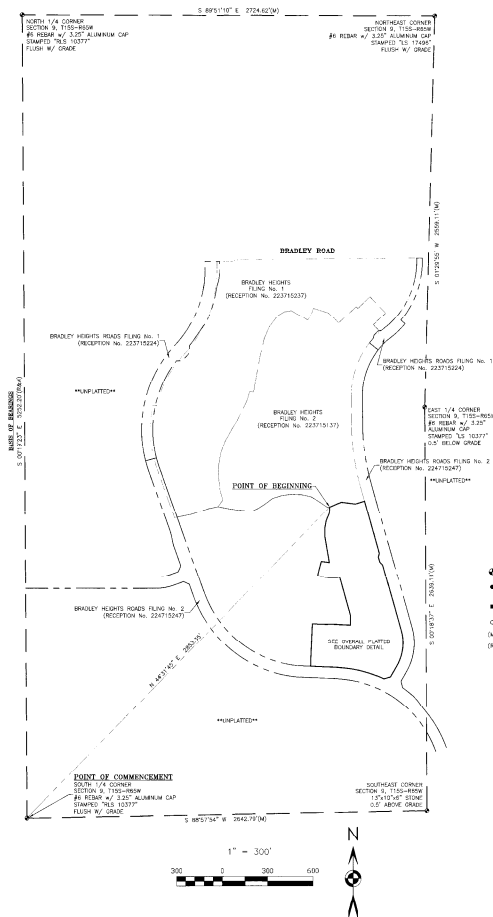
* Pursuant to the Amended and Restated Bowling Green Annexation Agreement approved by City Council Resolution 36-18 on April 24, 2018, unless otherwise provided by City Code, the Fire Protection Fee and the Police Service Fee as stated herein are subject to a yearly escalation factor equal to the increase 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: 03/08/2024		REVISIONS	
No.	Remarks	Date	By
1	Address Comments	02/21/24	KPS
2	Address Comments	01/12/24	KPS

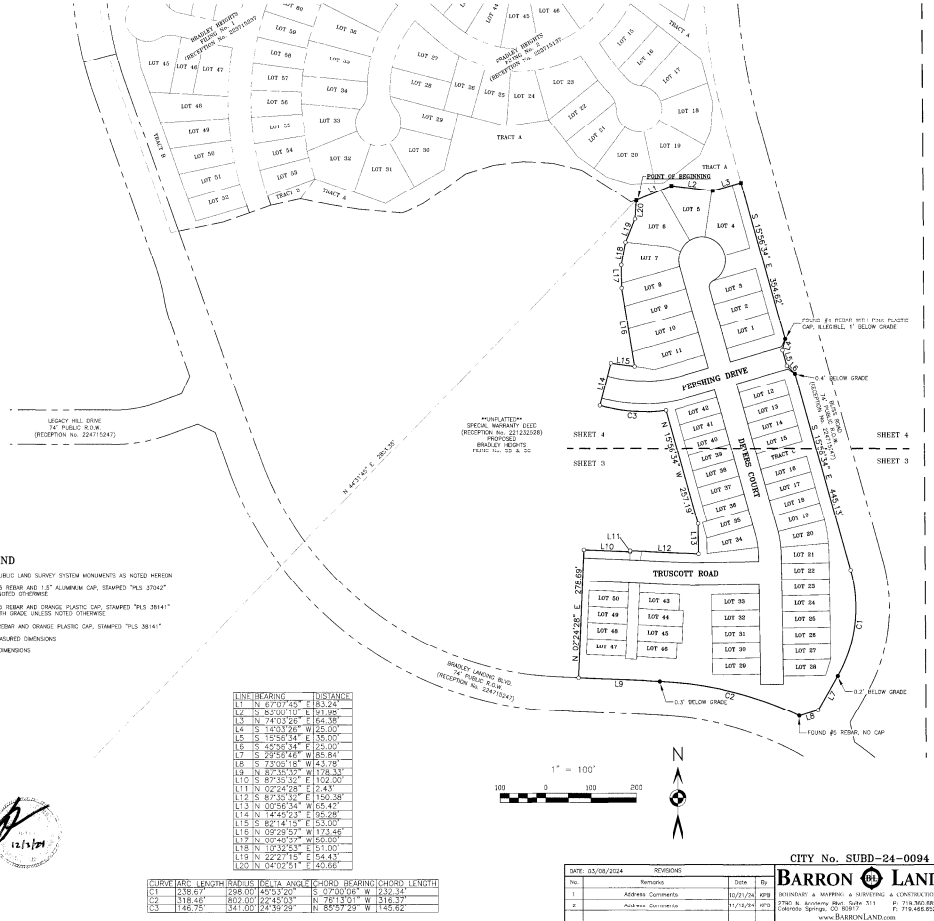
FINAL PLAT
BRADLEY HEIGHTS FILING No. 5A
A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

15460

SECTION BREAKDOWN DETAIL



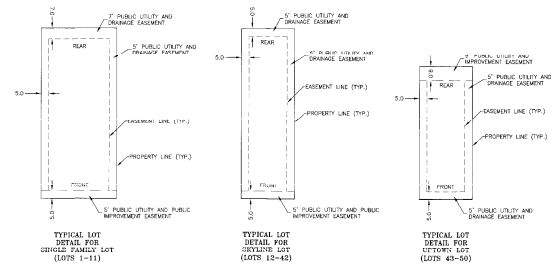
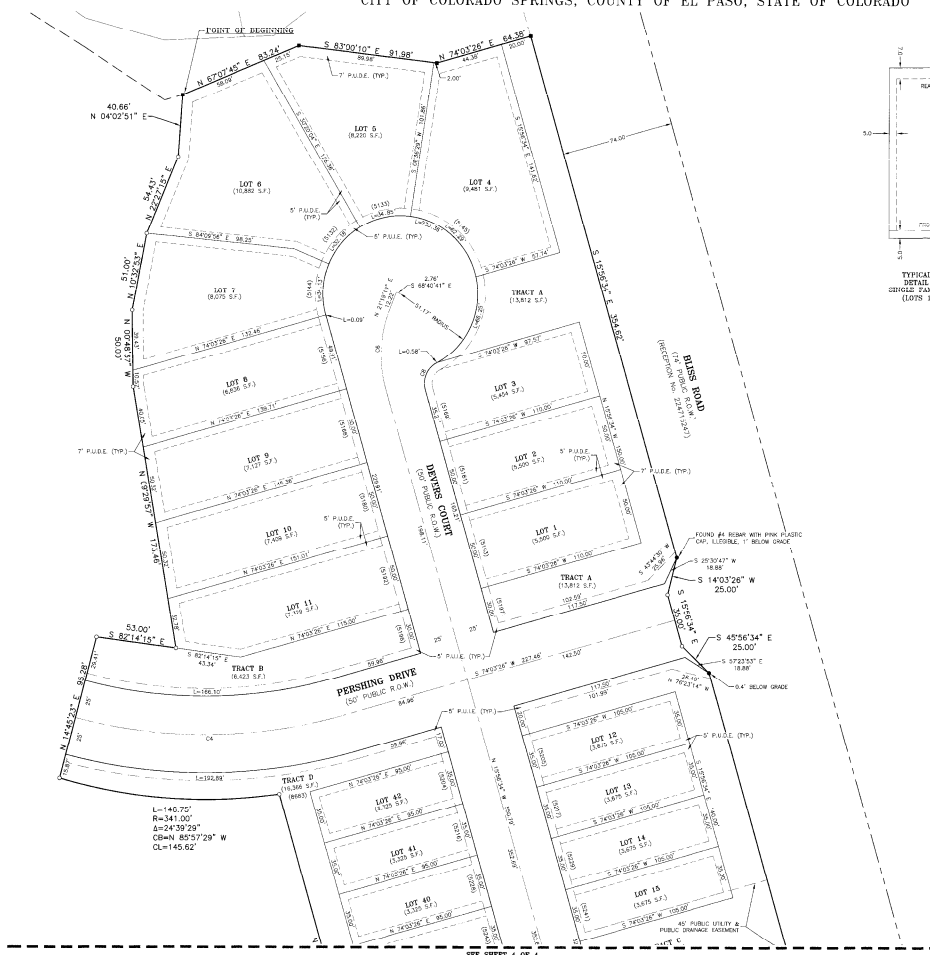
OVERALL PLATTED BOUNDARY DETAIL



CURVE DATA	LENGTH	CHORD	AREA	CHORD BEHIND CHORD LENGTH
1	125.6	125.6	125.6	125.6
2	118.46	118.46	118.46	118.46
3	146.75	146.75	146.75	146.75

DATE	03/08/2024	REVISION	DATE	BY
1		Address Comments	03/27/24	009
2		Address Comments	03/27/24	009

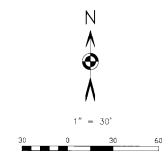
CITY No. SUBD-24-0094
BARRON LAND
2700 N. Academy Blvd., Suite 311
Colorado Springs, CO 80907
www.barronland.com
PROJECT NO. 22-005 SHEET 2 OF 4

15460

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C4	179.49'	335.00'	30°41'57"	S 89°24'25" W	177.35'
C5	52.36'	200.00'	15°00'00"	N 08°26'34" W	52.21'
C6	52.43'	80.00'	37°32'51"	N 02°49'52" E	51.50'
C7	13.16'	225.00'	3°21'02"	N 89°16'03" W	13.16'
C8	20.40'	15.00'	77°56'09"	N 23°01'30" E	16.87'

LEGEND

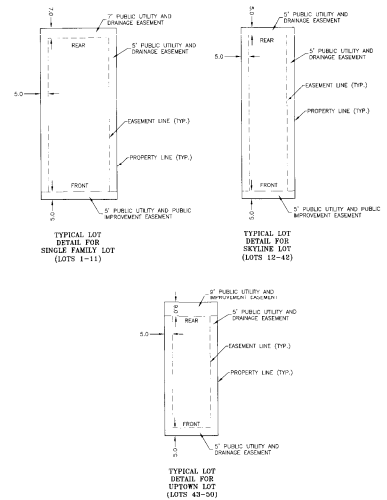
- FOUND #5 REBAR AND 1.5" ALUMINUM CAP, STAMPED "PLS 37042" UNLESS NOTED OTHERWISE
 - FOUND #5 REBAR AND ORANGE PLASTIC CAP, STAMPED "PLS 38141" FLUSH WITH GRADE UNLESS NOTED OTHERWISE
 - SET 10' REBAR AND CHANNEL PLATING CAP, STAMPED "PLS 38141"
 - (W) FIELD-MEASURED DIMENSIONS
 - (D) RECORD DIMENSIONS
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
P.U.I.E. PUBLIC UTILITY AND IMPROVEMENT EASEMENT



CITY No. SUBD-24-0094

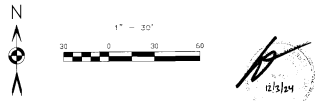
DATE: 03/08/2024		REVISIONS	
No.	Remarks	Date	By
1	Address Comments	10/21/24	KPS
2	Address Comments	11/16/24	NTO

15460



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C4	179.49	335.00	30°41'57"	S 89°24'25" W	177.35
C5	52.35	200.00	15°00'00"	N 08°28'54" W	52.41
C6	52.43	80.00	37°32'51"	N 02°49'52" E	51.50
C7	13.16	225.00	3°21'02"	N 89°16'03" W	13.16
C8	20.40	15.00	77°56'09"	N 2°01'30" E	18.87

- FOUND #5 REBAR AND 15" ALUMINUM CAP, STAMPED "PLS 37042"
UNLESS NOTED OTHERWISE
- FOUND #5 REBAR AND ORANGE PLASTIC CAP, STAMPED "PLS 38141"
PUSH WITH GRASS UNLESS NOTED OTHERWISE
- SET #5 REBAR AND ORANGE PLASTIC CAP, STAMPED "PLS 38141"
- (W) FIELD-MEASURED DIMENSIONS
- (R) RECORDED DIMENSIONS
- P.U.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- P.U.I.E. PUBLIC UTILITY AND IMPROVEMENT EASEMENT



DATE: 03/08/2024		REVISIONS		 BARRON LAND	
No.	Remarks	Date	By	BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION 2700 N. Academy Blvd. Suite 311 P: 719.560.6937 Colorado Springs, CO 80917 P: 719.466.6527 www.BARRONLAND.com	
1	Address Comments	10/21/24	KPB		
2	Address Comments	11/12/24	KPB		
				PROJECT No.: 23-066 SHEET 4 OF 4	