

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 28°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, Bradley Heights Filing No. 2, as recorded under Reception No. 223715137;

thence S 19°56'11" E, a distance of 51.30 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 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 53°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 24 day of September, 2025

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

NOTARIAL:



The above and aforementioned instrument was acknowledged before me this

21 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

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 linear 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. 34306LTG, 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.

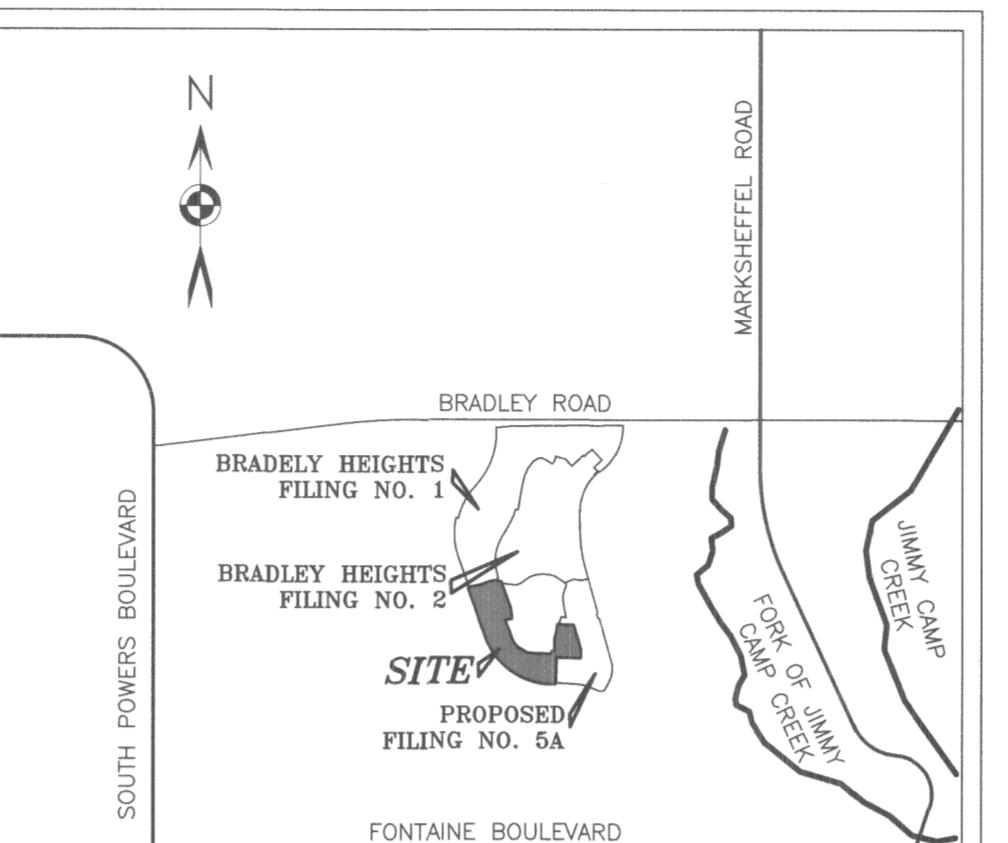
6. The overall subject parcel contains a calculated area of 399,071 square feet (9.161 acres) of land, more or less.

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.

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



VICINITY MAP
(NOT TO SCALE)

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 (Hedges Grove, Bolte 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: 09/28/2025
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: 10/24/23
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

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 herein 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 herein 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 08041C0768C 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 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".

Mark Corra
MANAGER OF CITY PLANNING
Christopher Stewart
CITY ENGINEER
Barrie L. Dunbar
CITY CLERK

9/29/25

DATE

10/1/2025

DATE

10-2-2025

DATE



RECORDING

STATE OF COLORADO }
COUNTY OF EL PASO }
SS

I hereby certify that this instrument was filed for record at my office at 3:21 o'clock PM this 2 day of October, 2025 A.D., and is duly recorded under Reception Number 225716591 of the records of El Paso County, Colorado.

Fee: 40

Surcharge: 3

Steve Schleifer, Recorder

By: Maury A. Aire
Deputy

FEES:

School Fee: Land Dedication

Bridge Fee: N/A

Park Fee: Due at Building Permit

POA and Facility Fee: PAID

Drainage Fee: BOND

Fire Protection Fee: 643.86 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

REVISIONS			
No.	Remarks	Date	By

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BRADLEY HEIGHTS FINAL PLAT FILING No. 51

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

BASIS OF BEARINGS

S 00°19'23" E 5252.20'(R&M)

S 00°18'27" E 2630.18'(M)

POINT OF BEGINNING

POINT OF COMMENCEMENT

BRADLEY ROAD

BRADLEY HEIGHTS FILING No. 1 (RECEPTION No. 223715237)

BRADLEY HEIGHTS ROADS FILING No. 1 (RECEPTION No. 223715224)

BRADLEY HEIGHTS (RECEPTION No. 223715247)

BRADLEY HEIGHTS FILING No. 2 (RECEPTION No. 223715137)

BRADLEY HEIGHTS ROADS FILING No. 2 (RECEPTION No. 224715247)

SEE OVERALL PLATTED BOUNDARY DETAIL

****UNPLATTED****

****UNPLATTED****

NORTH 1/4 CORNER SECTION 9, T15S-R65W
#6 REBAR w/ 3.25" ALUMINUM CAP
STAMPED "RLS 10377"
FLUSH W/ GRADE

S 89°51'10" E 2724.62'(M)

NORTHEAST CORNER SECTION 9, T15S-R65W
#6 REBAR w/ 3.25" ALUMINUM CAP
STAMPED "LS 17496"
FLUSH W/ GRADE

S 88°57'54" W 2642.79'(M)

SOUTHEAST CORNER SECTION 9, T15S-R65W
13"x10"x6" STONE
0.5' ABOVE GRADE

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'

OVERALL PLATTED BOUNDARY DETAIL

LE

- FOUND PUBLIC LAND SURVEY SYSTEM MONUMENTS AS NOTED HERE
- FOUND #5 REBAR AND 1.5" ALUMINUM CAP, STAMPED "PLS 3704" UNLESS NOTED OTHERWISE
- FOUND #5 REBAR AND ORANGE PLASTIC CAP, STAMPED "PLS 381" FLUSH WITH GRADE UNLESS NOTED OTHERWISE
- SET #5 REBAR AND ORANGE PLASTIC CAP, STAMPED "PLS 38141"

$$1'' = 100$$



CITY No. SUBD-24-0095

BARRON LAND

DATE: 03/08/2024		REVISIONS	
No.	Remarks	Date	By
1	RENUMBER LOTS	5/21/24	KP
2	ADDRESS COMMENTS	10/21/24	KP
3	ADDRESS COMMENTS	11/13/24	KP

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	76.42'	559.00'	7°50'00"	S 77°26'01" W	76.37'
C2	125.76'	260.00'	27°42'48"	S 33°47'35" E	124.54'
C3	146.75'	341.00'	24°39'29"	S 85°57'29" E	145.62'

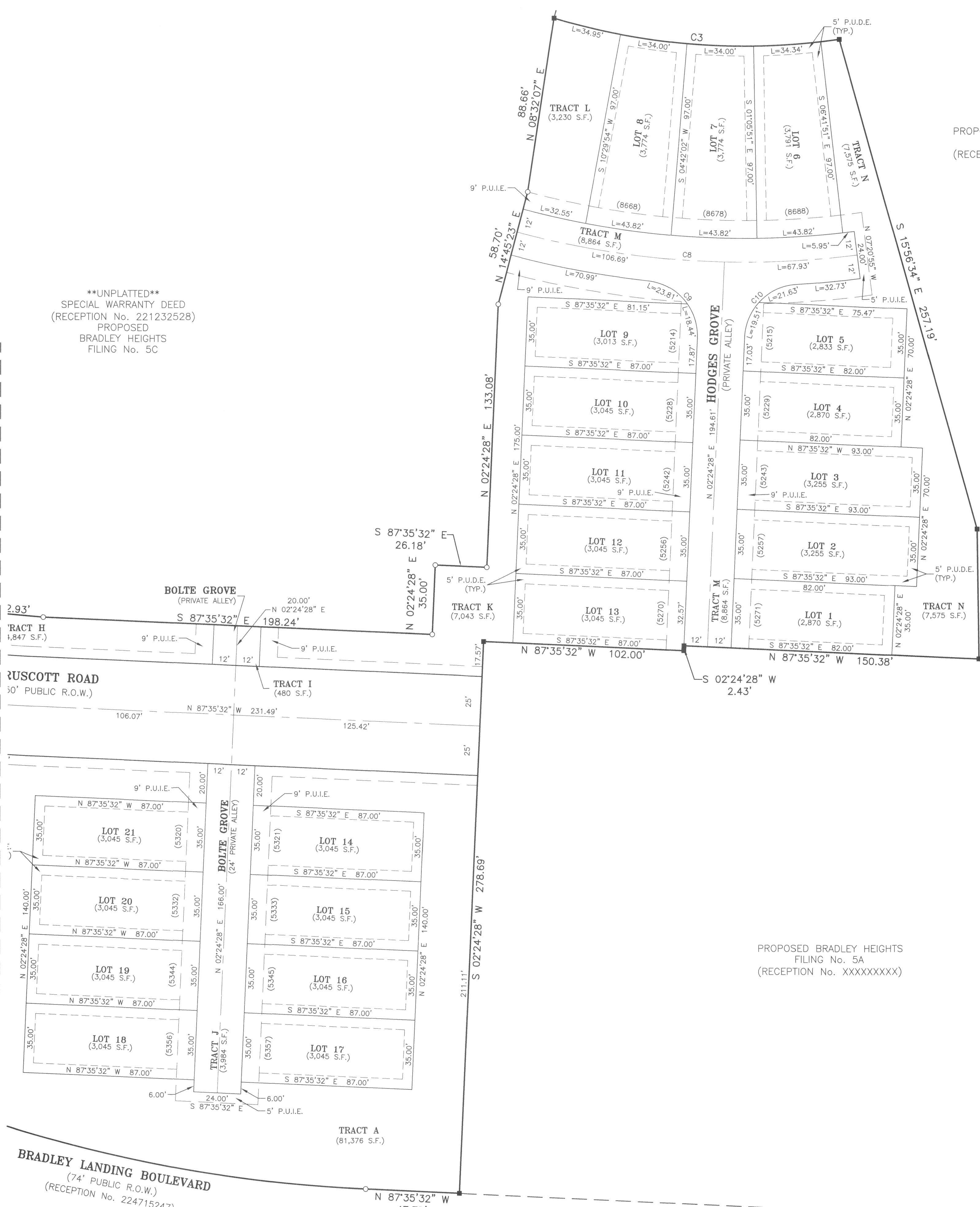
FINAL PLAT
BRADLEY HEIGHTS FILING No. 5B

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

UNPLATTED
SPECIAL WARRANTY DEED
(RECEPTION No. 221232528)
PROPOSED
BRADLEY HEIGHTS
FILING No. 5C

SEE SHEET 4 OF 5



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



CITY No. SUBD-24-0095

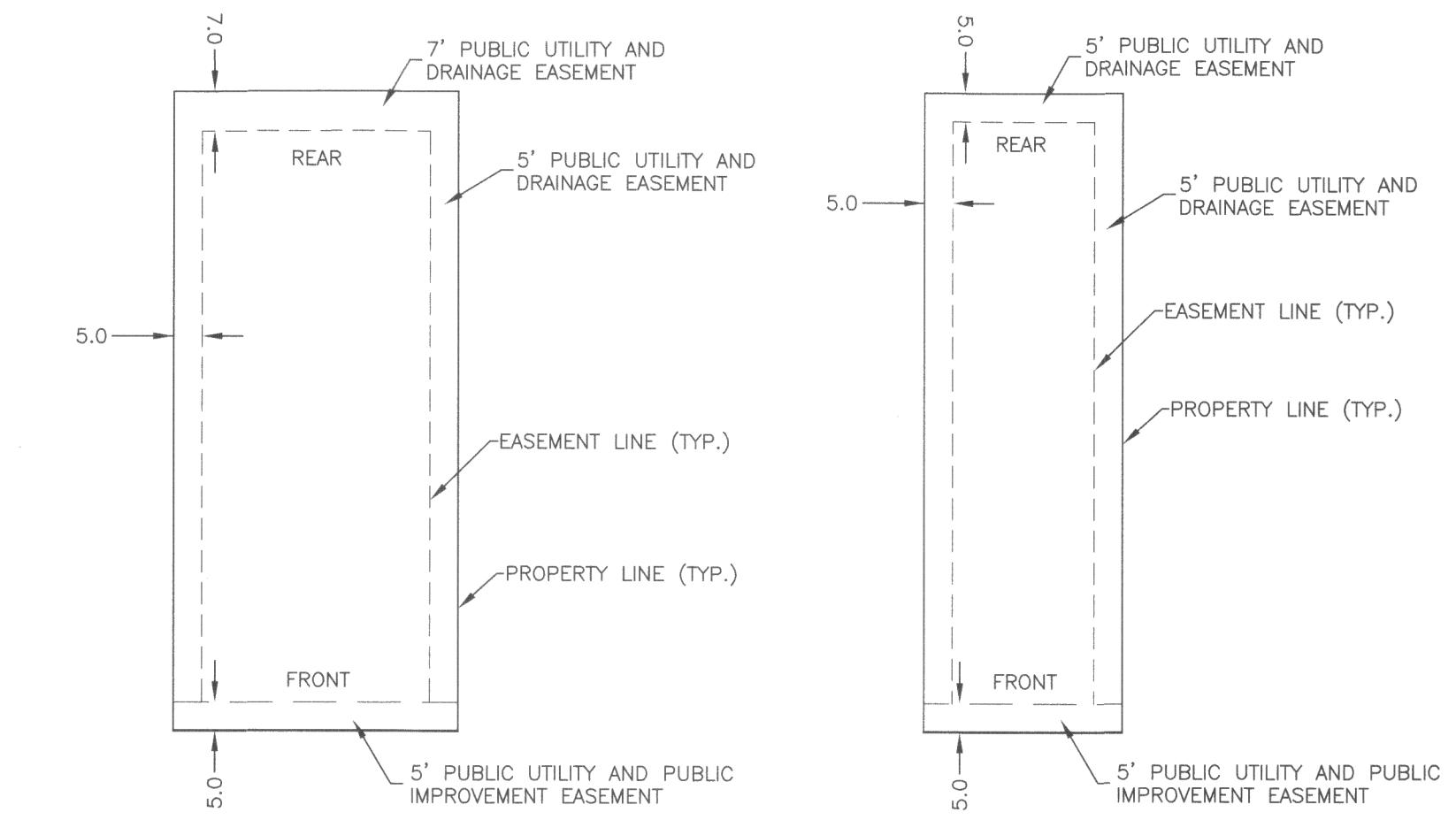
BARRON LAND

38141
9/8/25

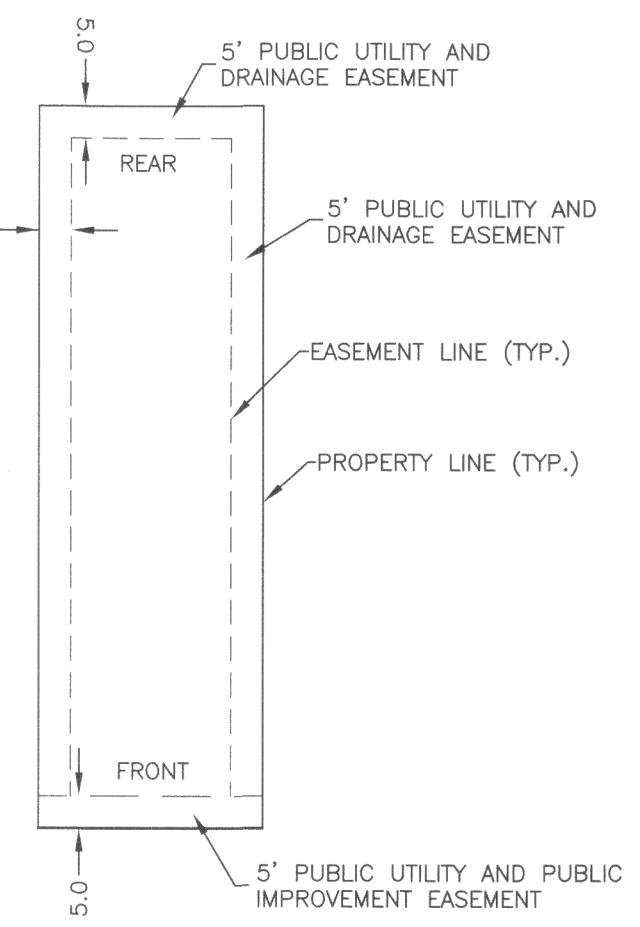
DATE: 03/08/2024		REVISIONS	
No.	Remarks	Date	By
1	RENUMBER LOTS	5/21/24	KPB
2	ADDRESS COMMENTS	10/21/24	KPB
3	ADDRESS COMMENTS	11/13/24	KPB

PROJECT No.: 23-066

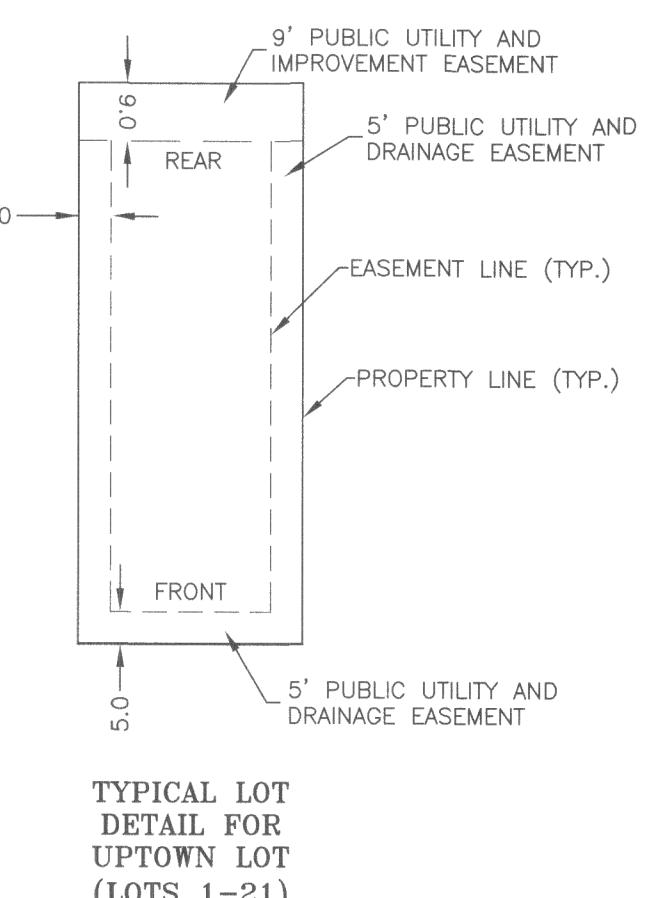
SHEET 3 OF 5



TYPICAL LOT
DETAIL FOR
SINGLE FAMILY LOT
(LOTS 39-50)



TYPICAL LOT
DETAIL FOR
SKYLINE LOT
(LOTS 22-38)

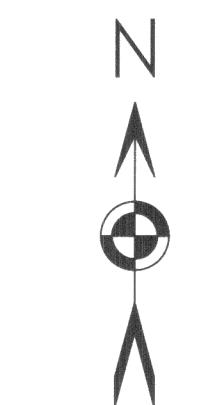


LINE	BEARING	DISTANCE
L20	N 37°48'04" E	19.56'
C4	N 70°03'49" E	6.33'
L22	N 70°03'33" E	6.28'

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'	6°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

- 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"
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- P.U.I.E. PUBLIC UTILITY AND IMPROVEMENT EASEMENT



FINAL PLAT
BRADLEY HEIGHTS FILING No. 5B
A PORTION OF THE SOUTHEAST QUARTER OF

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

SEE SHEET 5 OF 5

UNPLATTED
SPECIAL WARRANTY DEED
(RECEPTION No. 22123252
PROPOSED
BRADLEY HEIGHTS
FILING No. 5C

Diagram illustrating property dimensions and easements:

- Left Diagram:** Total width is 12' (7' + 5'). Total depth is 15' (5.0 + 5.0 + 5.0).
- Right Diagram:** Total width is 10' (5' + 5'). Total depth is 15' (5.0 + 5.0 + 5.0).
- Easements:**
 - 7' PUBLIC UTILITY AND DRAINAGE EASEMENT (top)
 - 5' PUBLIC UTILITY AND DRAINAGE EASEMENT (right)
 - 5' PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT (bottom)
 - 5' PUBLIC UTILITY AND DRAINAGE EASEMENT (top)
 - 5' PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT (bottom)
- Property Lines:**
 - EASEMENT LINE (TYP.)
 - PROPERTY LINE (TYP.)
- Orientation:**
 - REAR (top in left diagram, left in right diagram)
 - FRONT (bottom in left diagram, right in right diagram)

**TYPICAL LOT
DETAIL FOR
SINGLE FAMILY LOT
(LOTS 39-50)**

**TYPICAL LOT
DETAIL FOR
SKYLINE LOT
(LOTS 22-38)**

The diagram illustrates a property line (TYP.) with the following features:

- Front:** The bottom edge of the property.
- REAR:** The top edge of the property.
- Width:** The total width of the property is 9' (9.0).
- EASEMENT LINE (TYP.):** A line running parallel to the rear edge of the property.
- PROPERTY LINE (TYP.):** The outer boundary of the property.
- EASEMENT:** A 5' wide public utility and drainage easement is located on the rear side of the property, extending from the rear edge to the property line.
- IMPROVEMENT EASEMENT:** A 9' wide public utility and improvement easement is located on the rear side of the property, extending from the rear edge to the property line.
- Bottom EASEMENT:** A 5' wide public utility and drainage easement is located on the front side of the property, extending from the property line to the front edge.

NE	BEARING	DISTANCE
0	N $37^{\circ}48'04''$ E	19.56'
1	N $70^{\circ}03'49''$ E	6.33'
2	N $70^{\circ}03'33''$ 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

- 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"

P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT

P.U.L.E. PUBLIC UTILITY AND IMPROVEMENT EASEMENT

$$1'' = 30'$$



CITY No. SUBD-24-0095

BARRON LAN

OUNDARY △ MAPPING △ SURVEYING △ CONSTRUCTION
790 N. Academy Blvd. Suite 311 P: 719.360.6111
Colorado Springs, CO 80917 F: 719.466.6111
www.BARRONLAND.com

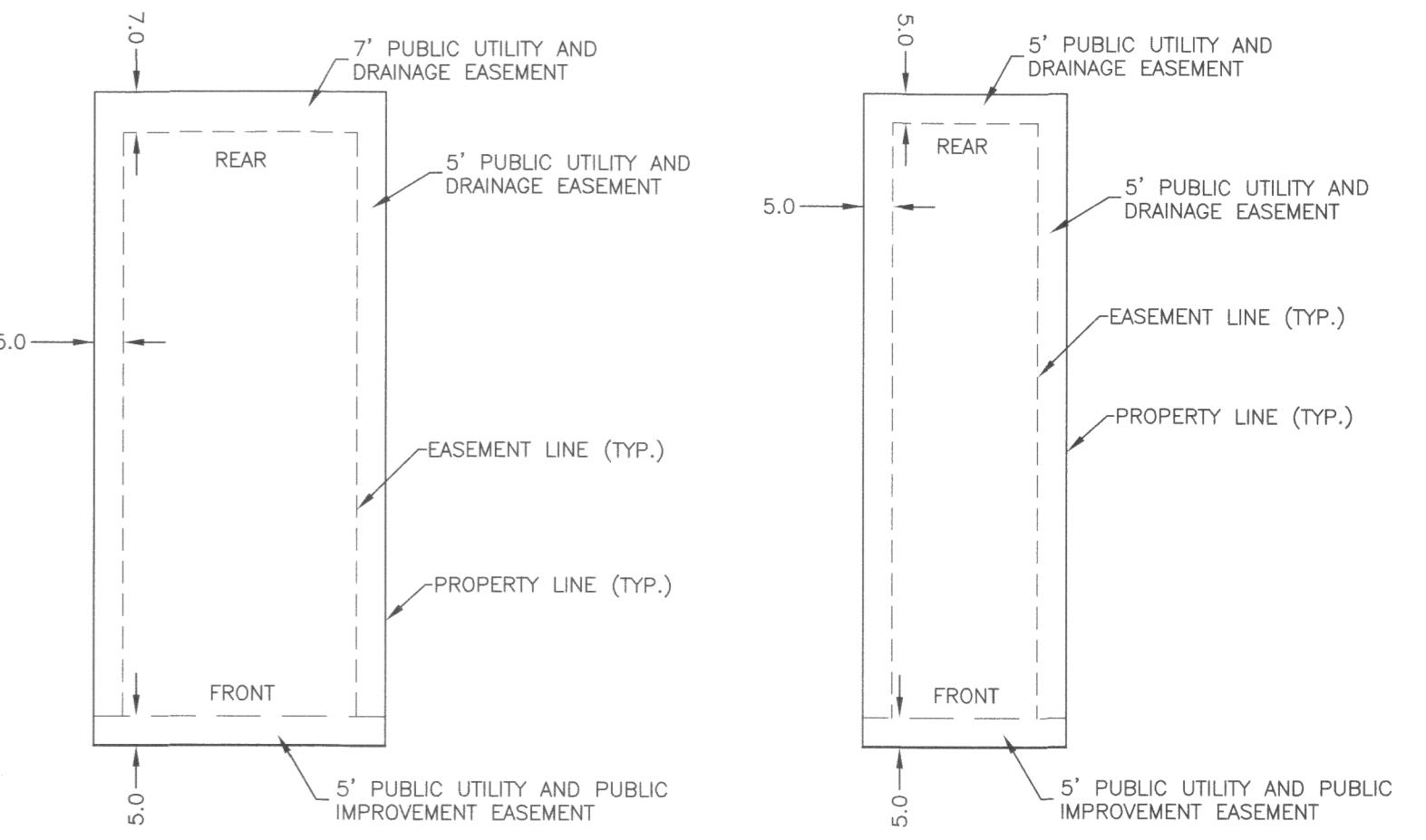
DATE: 03/08/2024		REVISIONS	
No.	Remarks	Date	By
1	RENUMBER LOTS	5/21/24	KPB
2	ADDRESS COMMENTS	10/21/24	KPB
3	ADDRESS COMMENTS	11/13/24	KPB

FINAL PLAT
BRADLEY HEIGHTS FILING No. 5B
A PORTION OF THE SOUTHEAST QUARTER OF

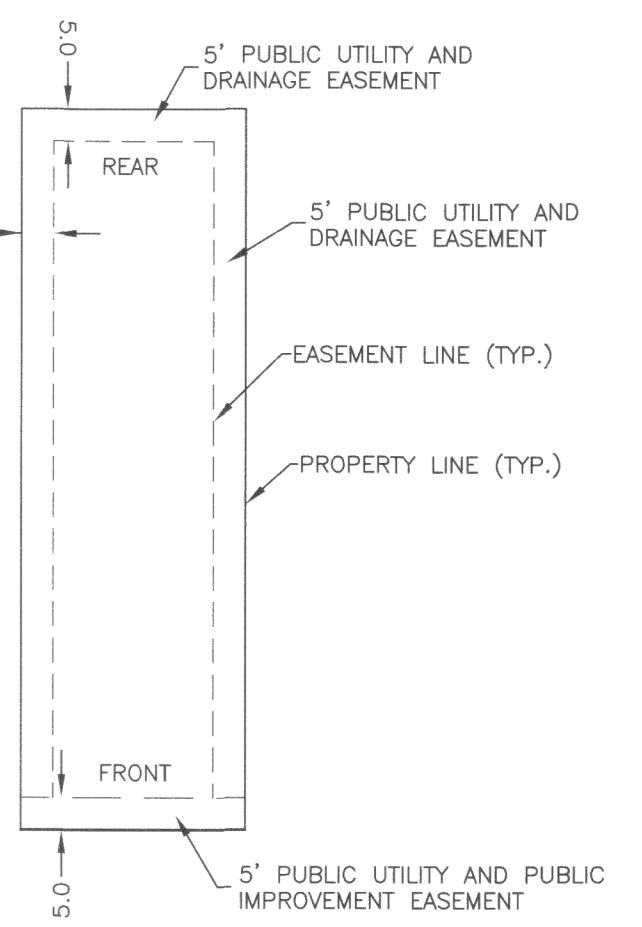
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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



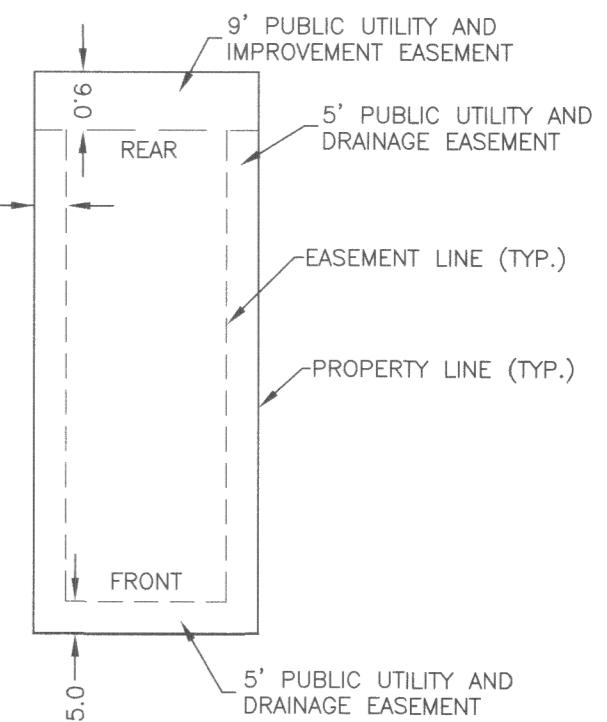
UNPLATTED
SPECIAL WARRANTY DEED
(RECEPTION No. 22123252
PROPOSED
BRADLEY HEIGHTS
FILING No. 5C



**TYPICAL LOT
DETAIL FOR
SINGLE FAMILY LOT
(LOTS 39-50)**



**TYPICAL LOT
DETAIL FOR
SKYLINE LOT
(LOTS 22-38)**



**TYPICAL LOT
DETAIL FOR
UPTOWN LOT
(LOTS 1-31)**

LINE	BEARING	DISTANCE
20	N 37°48'04" E	19.56'
21	N 70°03'49" E	6.33'
22	N 70°03'33" E	6.28'

URVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
3	146.75'	341.00'	24°39'29"	S 85°57'29" E	145.62'
4	354.25'	300.00'	67°39'21"	N 53°45'52" W	334.02'
5	24.92'	200.00'	7°08'22"	N 34°13'53" E	24.90'
6	33.70'	450.00'	4°17'29"	N 72°12'33" E	33.70'
7	118.24'	600.00'	11°17'28"	N 75°42'17" E	118.05'
8	174.61'	450.00'	22°13'57"	N 86°21'35" W	173.52'
9	42.25'	28.00'	86°27'17"	N 40°49'11" W	38.35'
10	41.14'	28.00'	84°10'43"	N 44°29'49" E	37.54'
11	467.57'	430.00'	62°18'07"	N 51°05'15" W	444.87'

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 #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



N
A
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G
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S

$$1'' = 30'$$

Y No. SUBD-24-0095

BARRON LAND

BOUNDRY △ MAPPING △ SURVEYING △ CONSTRUCTION

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