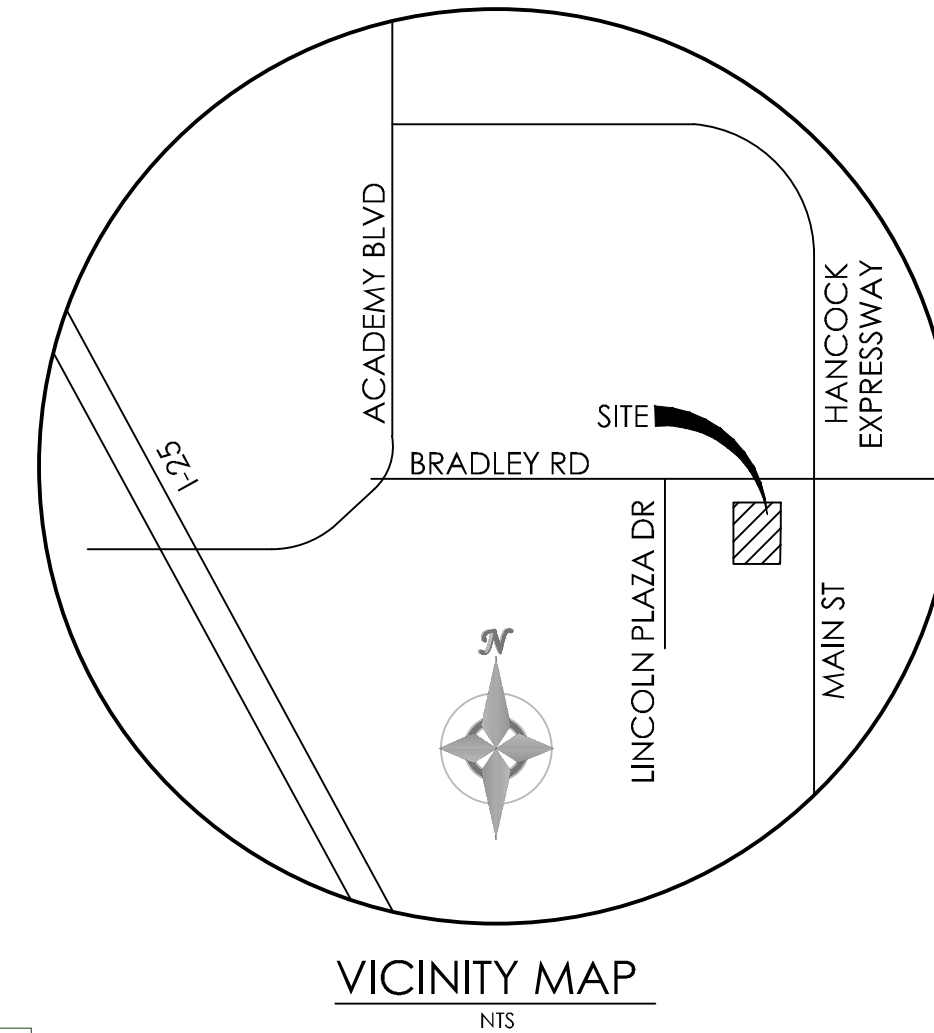
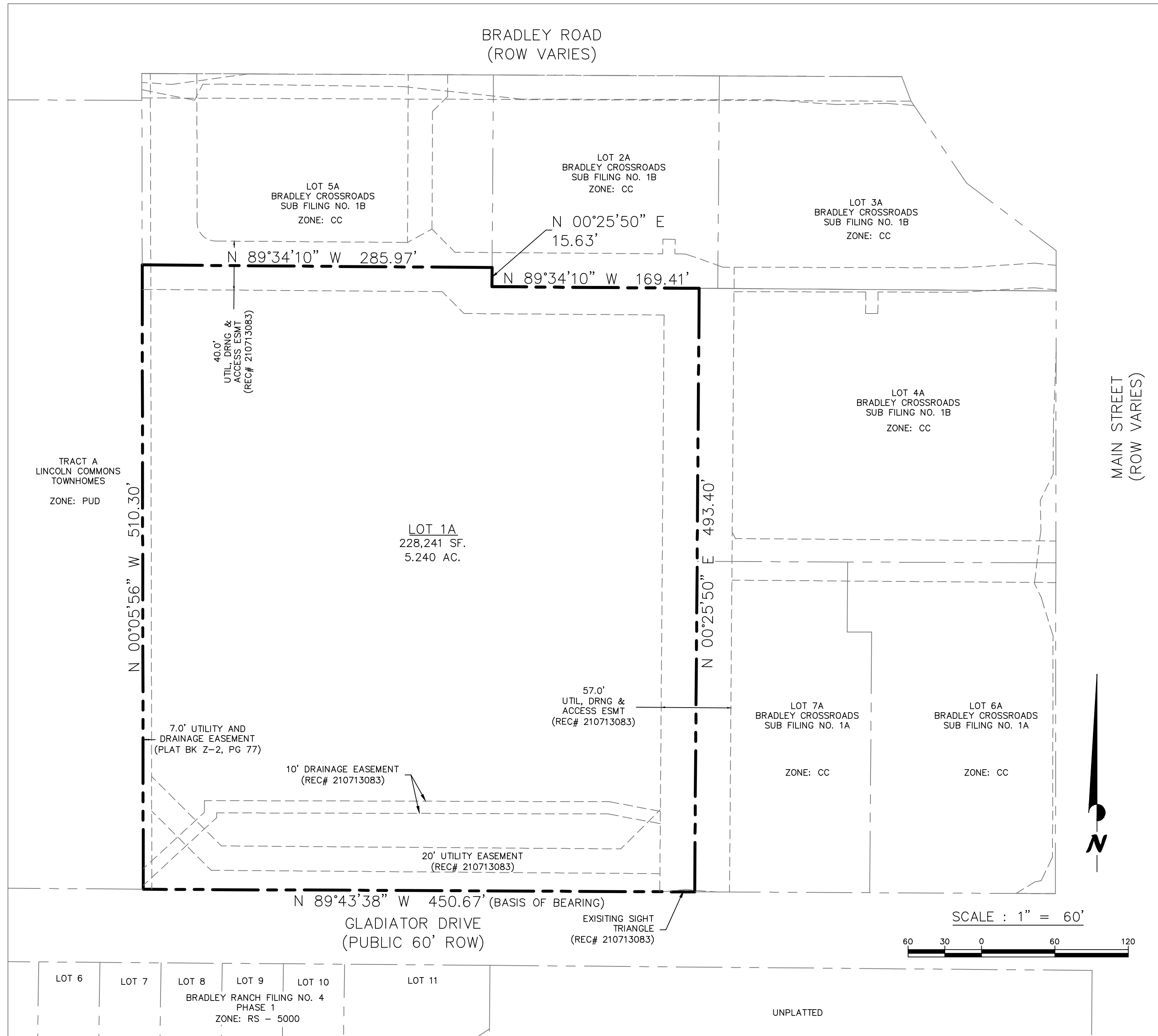


# THE TOWNHOMES AT BRADLEY CROSSROADS

LOT 1A, BRADLEY CROSSROADS FILING NO. 1B, SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



same comment-add UNIT they are not buying property but a structure

### KNOW ALL MEN BY THESE PRESENTS

THAT BRADLEY INVESTMENT GROUP LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:  
 LOT 1A, BRADLEY CROSSROADS FILING NO. 1B, EL PASO COUNTY, COLORADO  
 CONTAINING A CALCULATED AREA OF 5.420 ACRES, MORE OR LESS.

Update the FEMA FIRM # and date to the December 2018 date.

### NOTES

- BEARING REFERRED TO HEREIN ARE BASED ON THE SOUTH LINE, BRADLEY CROSSROADS FILING NO. 1B, ASSUMED TO BEAR S89°43'38"W AND MONUMENTED AT EACH END WITH A 18", NO. 5 REBAR W/ALUMN. CAP MARKED "POLARIS - PLS 27605".
- FOUND / SET BOUNDARY CORNERS SHOWN ON SHEET 2.
- UNITS OF MEASURE ARE US SURVEY FEET.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0763 F, DATED MARCH 17, 1997, INDICATED THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- 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. (SECTION 13-80-109 C.R.S.)
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 21212548 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.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT THEIR PROPERTY AND UNIT. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO APPROVAL OF THE GRADING AND EROSION CONTROL PLANS BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- FOR UNITS 33-40 AND UNITS 71-78; HOMES SHALL BE ADDRESSED OFF THE NAMED STREET OF THE REAR OF THE HOME & ADDRESS NUMBERS SHALL BE PLACED ABOVE THE GARAGE FACING THE NAMED STREET AS WELL AS ON THE FRONT OF THE HOMES.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16-454), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.
- TRACT A (GENERAL COMMON ELEMENT) SHALL BE OWNED AND MAINTAINED BY BRADLEY CROSSROADS TOWNHOMES HOMEOWNERS ASSOCIATION.

### OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "THE TOWNHOMES AT BRADLEY CROSSROADS". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

J. ELLIOT HOMES, INC.  
 BY: \_\_\_\_\_  
 STATE OF COLORADO )  
 COUNTY OF EL PASO ) SS  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
 NOTARY PUBLIC

### SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF SURVEY SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

RANDALL D. HENCY (SIGNATURE) DATE \_\_\_\_\_  
 COLORADO REGISTERED PLS #27605

PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE

Delete words "Board of"

### DSD DIRECTOR CERTIFICATE

THIS PLAT FOR "THE TOWNHOMES AT BRADLEY CROSSROADS" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PREVIOUS PLAT NAME IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS TOWN HOME PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 210713083.

EXECUTIVE DIRECTOR, EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE \_\_\_\_\_  
 CRAIG DOSSEY

### CLERK AND RECORDER

CLERK AND RECORDER:  
 STATE OF COLORADO )  
 COUNTY OF EL PASO ) SS  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, CLERK AND RECORDER

BY: \_\_\_\_\_ DEPUTY

SCHOOL FEES: \_\_\_\_\_  
 PARK FEES: \_\_\_\_\_

### LEGEND

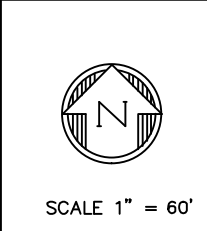
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- LOT LINE
- EASEMENT
- FOUND CORNER AS SHOWN
- SET #5 REBAR W/ ALUMN CAP
- \*POLARIS, PLS 27605\* FLUSH WITH THE GROUND.

### AS PLATTED

UNIT / GCE	TABLE	AREA
78 UNITS @ 966 SF/EA		= 75,348 SF
TRACT A (GCE)		= 152,893 SF
TOTAL		= 228,241 SF (5.240 AC)

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

THE TOWNHOMES AT BRADLEY CROSSROADS  
 LOT 1A, BRADLEY CROSSROADS FILING NO. 1B, SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



REVISIONS			
ZONE	REV	DESCRIPTION	DATE

DRAWN BY: TJW  
 CHECKED BY: RDH  
 JOB NO: 170620  
 DATE: 23 JANUARY 2019  
 DRAWING NO: -TOWNHOME  
 SHEET: 1 of 2

POLARIS SURVEYING, INC.  
 1903 Lelary Street, Suite 102  
 COLORADO SPRINGS, CO 80909  
 (719)448-0844 FAX (719)448-9225

THE TOWNHOMES AT BRADLEY CROSSROADS  
 For: BRADLEY INVESTMENT GROUP, LLC

# THE TOWNHOMES AT BRADLEY CROSSROADS

LOT 1A, BRADLEY CROSSROADS FILING NO. 1B,  
SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66  
WEST of the 6th PRINCIPAL MERIDIAN, EL PASO  
COUNTY, COLORADO

## TITLE COMMITMENT EXCEPTIONS (BY COMMITMENT NO.)

- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY POLARIS SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE, AND OTHER MATTERS OF RECORD, POLARIS SURVEYING, INC. RELED ON TITLE COMMITMENT ORDER NO. SC55069761, AS PREPARED BY LAND TITLE GUARANTEE COMPANY AND DATED SEPTEMBER 21, 2018.
- 1-5) TITLE COMMITMENT EXCEPTIONS 1-5 INCLUDED IN "SCHEDULE B" OF SAID TITLE COMMITMENT REFER TO STANDARD NON PLOTTABLE TITLE COMMITMENT EXCEPTIONS.
  6. TAXES AND ASSESSMENTS FOR THE YEAR 2018, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.
  7. RIGHT OF WAY FOR LATERAL DITCHES FOR WATER SUPPLY, AND INCIDENTAL PURPOSES, RESERVED BY THE LEAGUE LAND COMPANY IN DEEDS RECORDED MAY 20, 1920 IN BOOK 627 AT PAGE 113 AND APRIL 17, 1922 IN BOOK 658 AT PAGE 511.
  8. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT BETWEEN SECURITY SANITATION DISTRICT AND JARED M. BATES AND HELEN E. BATES RECORDED JUNE 01, 1970 IN BOOK 2346 AT PAGE 507.
  9. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AND TERMS, PROVISIONS, CONDITIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN DEED RECORDED MAY 25, 1971, IN BOOK 2410 AT PAGE 518.
  10. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF LINCOLN PLAZA SUBDIVISION RECORDED DECEMBER 06, 1973 IN BOOK 22 AT PAGE 77.
  11. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE SECURITY FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JULY 24, 1986, IN BOOK 5205 AT PAGE 1329.
  12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WASTEWATER AGREEMENT RECORDED AUGUST 18, 1986 IN BOOK 5220 AT PAGE 204.
  13. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT OF WAY AND EASEMENT RECORDED SEPTEMBER 16, 1987 IN BOOK 5422 AT PAGE 1281.
  14. THE EFFECT OF RESOLUTION NO. 89-323, LAND USE-62 REGARDING ZONING, RECORDED JANUARY 11, 1988 IN BOOK 5483 AT PAGE 864.
  15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT RECORDED JULY 14, 1989 IN BOOK 5649 AT PAGE 347, ORDER APPROVING STIPULATION TO RETAIN EASEMENT IN CONNECTION THEREWITH RECORDED AUGUST 16, 1986 UNDER RECEPTION NO. 36104134.
  16. THE EFFECT OF RESOLUTION NO. 89-239, LAND USE-62 REGARDING ZONING, RECORDED NOVEMBER 21, 1989 IN BOOK 5687 AT PAGE 1195.
  17. THE EFFECT OF RESOLUTION NO. 94-323, TRANSPORTATION-22, RECORDED OCTOBER 14, 1994, IN BOOK 6544 AT PAGE 111.
  18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND GRANTED IN ABANDONED BRADLEY ROAD, RECORDED JULY 16, 1999, UNDER RECEPTION NO. 99114004.
  19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT DEED RECORDED JANUARY 14, 2002 UNDER RECEPTION NO. 202007379. QUIT CLAIM DEED IN CONNECTION THEREWITH RECORDED JANUARY 14, 2002 UNDER RECEPTION NO. 202007378.
  20. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF LINCOLN PLAZA SUBDIVISION NO. 2 RECORDED DECEMBER 08, 2004 UNDER RECEPTION NO. 204201004.
  21. THE EFFECT OF RESOLUTION NO. 04-440, REGARDING VACATE AND REPLAT, RECORDED MARCH 02, 2006, UNDER RECEPTION NO. 206030812.
  22. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF LINCOLN PLAZA SUBDIVISION NO. 3 RECORDED SEPTEMBER 20, 2006 UNDER RECEPTION NO. 206712425.
  23. THE EFFECT OF RESOLUTION NO. 09-66 REGARDING USE SUBJECT TO SPECIAL REVIEW, RECORDED APRIL 13, 2009, UNDER RECEPTION NO. 209037276.
  24. TERMS, CONDITION, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PRIVATE DETENTION BASIN CONSTRUCTION, MAINTENANCE AND COST RECOVERY AGREEMENT AND COVENANTS RECORDED MAY 05, 2010 AT RECEPTION NO. 210019399.
  25. THE EFFECT OF RESOLUTION NO. 10-302 REGARDING PRELIMINARY PLAN, RECORDED SEPTEMBER 13, 2010, UNDER RECEPTION NO. 210089276.
  26. THE EFFECT OF RESOLUTION NO. 10-303 REGARDING VACATION AND REPLAT, RECORDED SEPTEMBER 17, 2010, UNDER RECEPTION NO. 210091802.
  27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN STIPULATED AGREEMENT REGARDING INTERIM COUNTYWIDE TRANSPORTATION IMPROVEMENT FEE PAYMENT RECORDED OCTOBER 25, 2010 AT RECEPTION NO. 210107245.
  28. RESOLUTION NO. 10-398 APPROVING SAID AGREEMENT RECORDED OCTOBER 6, 2010 UNDER RECEPTION NO. 210098628.
  28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED OCTOBER 25, 2010 AT RECEPTION NO. 210107246.
  29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SET FORTH IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED OCTOBER 25, 2010 AT RECEPTION NO. 210107247.
  30. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN NON-EXCLUSIVE PERMANENT EASEMENT RECORDED OCTOBER 25, 2010 UNDER RECEPTION NO. 210107248.
  31. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BRADLEY CROSSROADS RECORDED OCTOBER 25, 2010 AT RECEPTION NO. 210713083.
  32. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AND EASEMENTS, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BRADLEY CROSSROADS RECORDED OCTOBER 25, 2010, UNDER RECEPTION NO. 210107250. ASSIGNMENT OF DECLARANT'S RIGHTS, DEVELOPMENT RIGHTS AND INTANGIBLE PROPERTY IN CONNECTION THEREWITH RECORDED MARCH 14, 2014 UNDER RECEPTION NO. 214021117.
  33. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SIGN AGREEMENT FOR BRADLEY CROSSROADS SUBDIVISION RECORDED MARCH 3, 2011 UNDER RECEPTION NO. 21022614.
  34. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BRADLEY CROSSROADS FILING NO. 1B RECORDED MAY 22, 2018 UNDER RECEPTION NO. 218714143.
  35. THE EFFECT OF RESOLUTION NO. 18-355 TO APPROVE THE TOWNHOMES AT BRADLEY CROSSING MAP AMENDMENT (REZONING)(P-18-003) RECORDED SEPTEMBER 12, 2018 UNDER RECEPTION NO. 218106313.
  36. DEED OF TRUST, SECURITY AGREEMENT AND FUTURE FILING WITH ASSIGNMENT OF LEASES AND RENTS DATED SEPTEMBER 20, 2018, FROM J ELLIOTT HOMES, INC., A COLORADO CORPORATION TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF BREL II, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO SECURE THE SUM OF \$2,300,363.00 RECORDED SEPTEMBER 21, 2018, UNDER RECEPTION NO. 218110226.

### EASEMENT LINE TABLE

Line #	Length	Direction
L1	33.95'	N89° 34' 10"W
L2	136.02'	S00° 25' 50"W
L3	28.28'	S45° 25' 50"W
L4	151.50'	N89° 34' 10"W
L5	14.00'	N00° 25' 50"E
L6	12.00'	N89° 34' 10"W
L7	142.02'	N00° 25' 50"E
L8	27.87'	N89° 34' 10"W
L9	184.03'	S00° 06' 01"E
L10	189.67'	S89° 34' 10"E
L11	28.28'	S44° 34' 10"E
L12	118.00'	S00° 25' 50"W
L13	28.28'	S45° 25' 50"W
L14	151.50'	N89° 34' 10"W
L15	14.00'	N00° 25' 50"E
L16	20.00'	N89° 34' 10"W
L17	14.00'	S00° 25' 50"W
L18	16.71'	N89° 34' 10"W
L19	24.00'	S00° 05' 56"E
L20	423.32'	S89° 34' 10"E
L21	24.00'	N00° 25' 50"E
L22	164.05'	N89° 34' 10"W
L23	17.00'	N00° 25' 50"E
L24	23.28'	N89° 34' 10"W
L25	121.00'	N00° 25' 50"E
L26	28.28'	N45° 25' 50"E
L27	167.33'	S89° 34' 10"E
L28	28.00'	N00° 25' 50"E
L29	187.33'	N89° 34' 10"W
L30	50.00'	N00° 25' 50"E
L31	183.50'	S89° 34' 10"E
L32	20.00'	N00° 25' 50"E
L33	183.50'	N89° 34' 10"W
L34	58.02'	N00° 25' 50"E
L35	28.62'	N12° 25' 25"E
L36	10.00'	N89° 50' 32"W
L37	18.90'	S00° 09' 28"W
L38	13.63'	N47° 21' 03"E
L39	9.64'	N00° 09' 28"E
L40	15.76'	S00° 16' 22"W
L41	20.00'	S89° 34' 10"E
L42	15.70'	S00° 16' 22"W
L43	15.70'	S00° 16' 22"W
L44	20.00'	S89° 43' 38"E
L45	15.17'	N00° 25' 50"E
L46	20.00'	S89° 34' 10"E
L47	15.11'	N00° 25' 50"E
L48	20.00'	S89° 43' 38"E



**LEGEND**

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- LOT LINE
- EASEMENT
- FOUND CORNER AS SHOWN
- SET #5 REBAR W/ ALUMINUM CAP
- \*POLARIS, PLS 27605" FLUSH WITH THE GROUND.

SCALE: 1" = 30'

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**THE TOWNHOMES AT BRADLEY CROSSROADS**  
LOT 1A, BRADLEY CROSSROADS FILING NO. 1B, SECTION 2, TOWNSHIP 15 SOUTH,  
RANGE 66 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

REVISIONS

ZONE	REV	DESCRIPTION	DATE	APPROVED

SCALE 1" = 60'

DRAWN BY: TJW  
CHECKED BY: RDH  
JOB NO: 170620

DATE: 23 JANUARY 2019  
DRAWING NO: -TOWNHOME  
SHEET: 2 of 2

**POLARIS SURVEYING, INC.**  
1903 Lelary Street, Suite 102  
COLORADO SPRINGS, CO 80909  
(719)448-0844 FAX (719)448-9225

THE TOWNHOMES AT BRADLEY CROSSROADS  
For: BRADLEY INVESTMENT GROUP, LLC

# Markup Summary

3/5/2019 1:01:50 PM (1)

UNITY UNTIL AND UNLESS THE  
AT THE DATE OF THE REQUEST  
CHUCK B  
BY: DEP  
DEP  
SUCCESSORS AND ASSIGNEES  
TIC IMPACT FEES IN  
ON NO. #E-454)-OR-ANY  
18-471 SCHOOL  
AS RECORDED AT RECEPTION PARK FEE  
CROSSROADS TOWNHOMES

**Subject:** Callout  
**Page Label:** [1] 170620-Townhome Plat-SHEET 1  
**Author:** dsdparsons  
**Date:** 3/5/2019 1:01:50 PM  
**Color:** ■

18-471

3/5/2019 11:40:24 AM (1)

UTILITY COMPANY, BEING THE OWNER OF THE  
1. COLORADO  
IS.  
Clicking the FEMA  
FIRM # and date to  
the December 2018  
date.  
IF BRADLEY CROSSROADS PLUM NO. 18, ASSIGNED TO BEAR  
A REAR WALKWAY, CAR WASH, TOLARS - PLS JUDGE!  
IF RATE MAP COMMUNITY PANEL NO. 18, DETERMINES A DATED  
PARCEL OF LAND TO BE ZONE X (AREA DETERMINED TO BE

**Subject:** Callout  
**Page Label:** [1] 170620-Townhome Plat-SHEET 1  
**Author:** Daniel Torres  
**Date:** 3/5/2019 11:40:24 AM  
**Color:** ■

Update the FEMA FIRM # and date to the  
December 2018 date.

3/5/2019 12:02:07 PM (1)

UNITS ARE PLANNED  
TO BE CONSTRUCTED IN  
CONFORMANCE WITH THE  
REQUIREMENTS OF THE  
LOCAL ORDINANCES.  
THE DEVELOPER CERTIFIES  
THAT THE PROJECT WILL  
COMPLY WITH ALL APPLICABLE  
LOCAL ORDINANCES.  
DATE: 3/5/2019 12:02:07 PM  
BY: dsdparsons

**Subject:** Callout  
**Page Label:** [1] 170620-Townhome Plat-SHEET 1  
**Author:** dsdparsons  
**Date:** 3/5/2019 12:02:07 PM  
**Color:** ■

Delete words "Board of"

3/5/2019 12:02:21 PM (1)

PLANNING AND COMMUNITY DEVELOPMENT  
CERTIFICATE

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**Author:** dsdparsons  
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PLANNING AND COMMUNITY DEVELOPMENT  
CERTIFICATE

3/5/2019 12:03:14 PM (1)

same comment- add UNIT \_they are not buying  
property but a structure

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