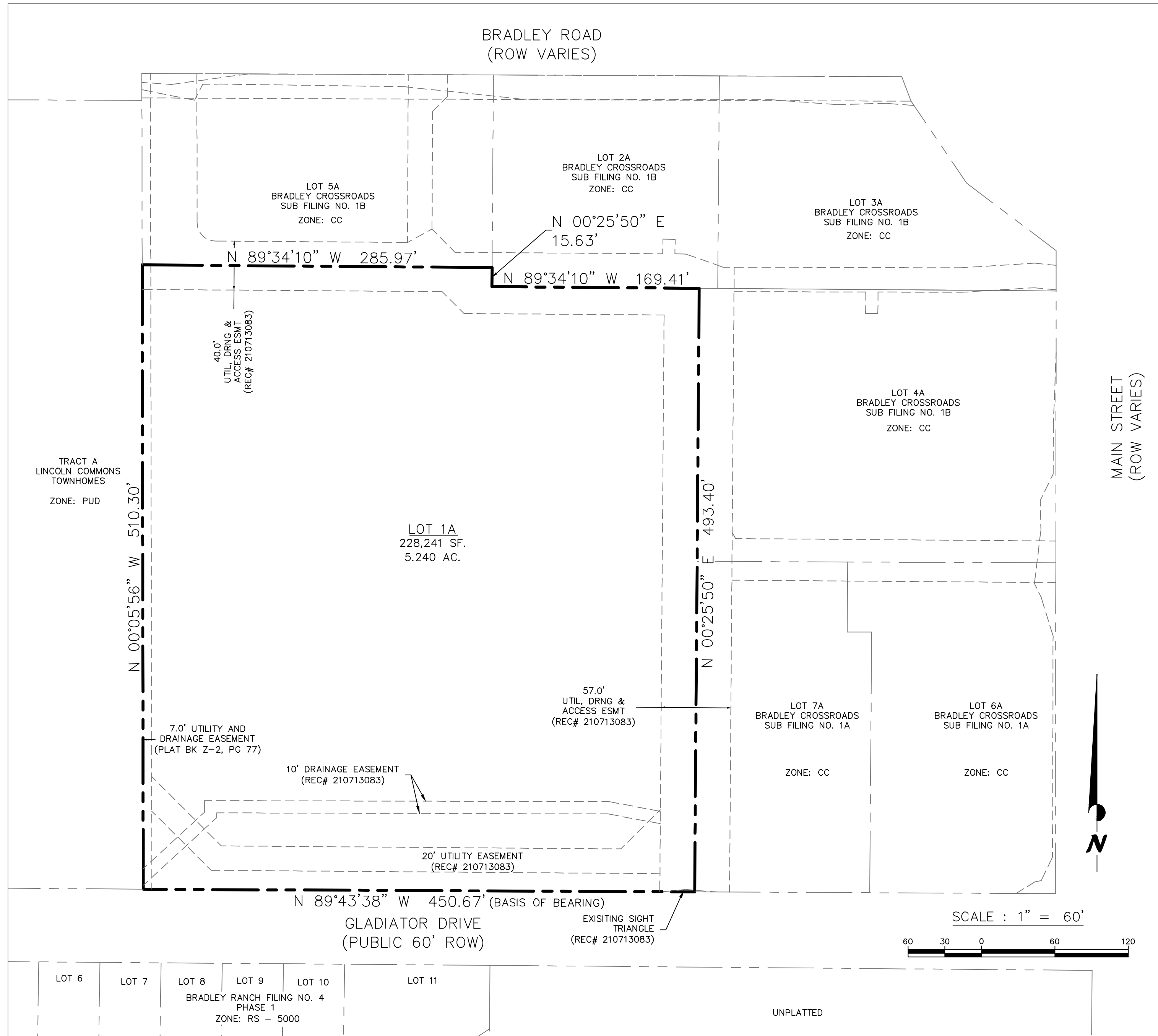


THE TOWNHOMES AT BRADLEY CROSSROADS

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

NO- A townhome plat
not a replat



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.

Add note: No driveway shall be established unless an access permit has been granted by El Paso County

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.
- 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. 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 LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER 210107248 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 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 LOTS 33-40 AND LOTS 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.

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.

BRADLEY INVESTMENT GROUP, LLC.

BY: _____

STATE OF COLORADO)

COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 BY _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

SURVEYOR'S STATEMENT

I, RANDALL D. HENRY, 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.

THIS CERTIFICATION IS NEITHER A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2018.

RANDALL D. HENRY (SIGNATURE) _____ DATE _____
COLORADO REGISTERED PLS #27605

PLANNING AND
COMMUNITY
DEVELOPMENT
CERTIFICATE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "THE TOWNHOMES AT BRADLEY CROSSROADS" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATION OF LAND TO THE PUBLIC (STREETS / EASEMENTS) IS ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

THE FINAL PLAT BRADLEY CROSSROADS IN ENTIRETY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT 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 DOSSETT

and unit _____

No this will not goto
the Board it is
administrative.

DSD Director Certificate (for plats not requiring BoCC action)

This plat for (name of plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 200____, subject to any notes or conditions specified hereon.

CLERK AND RECORDER

CLERK AND RECORDER: _____
STATE OF COLORADO)
COUNTY OF EL PASO)
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, Reception # _____.

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

NO SIA is required with a th plat- this does not plat lots it creates units all improvements should be tied to the SDP as a townhome plat is not required the units could be rented with the SDP and not platted for sale.

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

table number of units, remaining general common elements and limited common elements-tracts. Identify ownership and maintenance of said tracts. This does not create lots....

CCR's notes
General Common Elements and Limited Common Elements are and to be owned and maintained by....

Private Roads:
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.
When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.

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
A RE-PLAT OF LOT 1A, BRADLEY CROSSROADS FILING NO. 1B,
TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

REVISIONS			DRAWN BY: TJW	DATE: 26 SEPTEMBER 2018
DESCRIPTION	DATE	APPROVED	CHECKED BY: RDH	DRAWING NO: - TOWNHOME
			JOB NO: 170620 <th>SHEET: 1 of 2</th>	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

traffic impact fee note

school and park fees

THE TOWNHOMES AT BRADLEY CROSSROADS

A RE-PLAT OF 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. 87-38, LAND USE-18 REGARDING SKETCH PLAN, RECORDED JANUARY 11, 1988 IN BOOK 5483 AT PAGE 864.
 15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS 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, 1996 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. THE EFFECT OF RESOLUTION NO. 99-191 REGARDING VACATION OF A PORTION OF 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. 21001939.
 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 DE 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 5, 2011 UNDER RECEPTION NO. 21102214.
 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. 18-358 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.

UTILITY, DRAINAGE & ACCESS EASEMENT

Line #	Length	Direction
L1	33.95'	N89° 34' 10" W
L2	67.02'	S00° 25' 50" W
L3	183.50'	N89° 34' 10" W
L4	20.00'	S00° 25' 50" W
L5	183.50'	S89° 34' 10" E
L6	49.00'	S00° 25' 50" W
L7	28.28'	S45° 25' 50" W
L8	189.93'	N89° 34' 10" W
L9	28.00'	S00° 05' 56" E
L10	18.17'	S89° 34' 10" E
L11	14.00'	S00° 25' 50" W
L12	20.00'	S89° 34' 10" E
L13	14.00'	N00° 25' 50" E
L14	151.50'	S89° 34' 10" E
L15	28.28'	S44° 34' 10" E
L16	118.00'	S00° 25' 50" W
L17	28.28'	S45° 25' 50" W
L18	151.50'	N89° 34' 10" W
L19	14.00'	N00° 25' 50" E
L20	20.00'	N89° 34' 10" W
L21	14.00'	S00° 25' 50" W
L22	16.71'	N89° 34' 10" W
L23	24.00'	S00° 05' 56" E
L24	423.32'	S89° 34' 10" E
L25	24.00'	N00° 25' 50" E
L26	164.05'	N89° 34' 10" W
L27	17.00'	N00° 25' 50" E
L28	23.28'	N89° 34' 10" W
L29	121.00'	N00° 25' 50" E
L30	28.28'	N45° 25' 50" E
L31	167.33'	S89° 34' 10" E
L32	28.00'	N00° 25' 50" E
L33	187.33'	N89° 34' 10" W
L34	128.02'	N00° 25' 50" E
L35	28.62'	N12° 25' 25" E

Revise drainage easement so that drainage channel is completely within the easement. See comment on GEC and ECM section 3.3.3.K for channel easement width.

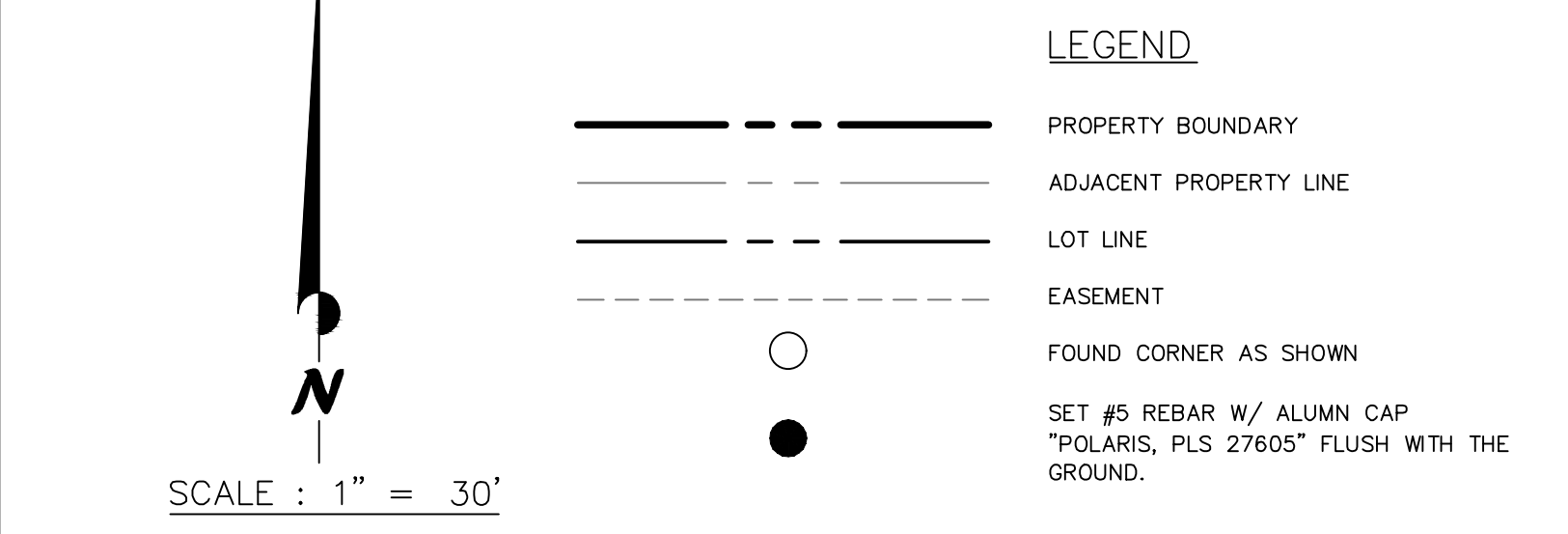
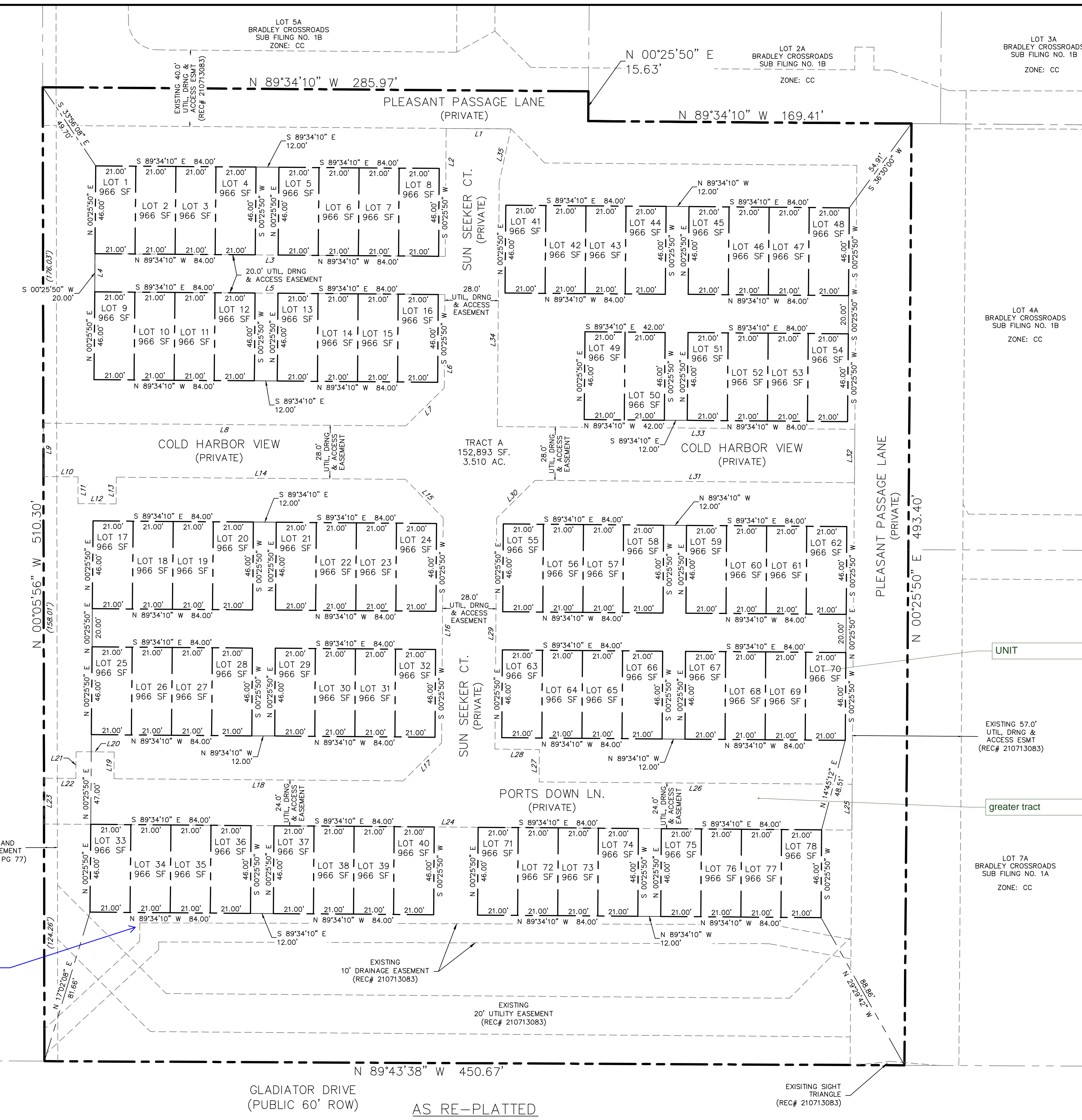
Adjust drainage easement so that new manhole shown on the GEC & Drainage Report is completely within the easement. Refer to comment on the GEC.

EXISTING 7.0' UTILITY AND DRAINAGE EASEMENT (PLAT BK Z-2, PG 77)

EXISTING 10' DRAINAGE EASEMENT (REC# 210713083)

EXISTING 20' UTILITY EASEMENT (REC# 210713083)

EXISTING SIGHT TRIANGLE (REC# 210713083)



THE TOWNHOMES AT BRADLEY CROSSROADS
 A RE-PLAT OF 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	

DATE: 26 SEPTEMBER 2018
 DRAWING NO: -TOWNHOME
 SHEET: 2 of 2

THE TOWNHOMES AT BRADLEY CROSSROADS
 POLARIS SURVEYING, INC.
 1903 Lelary Street, Suite 102
 COLORADO SPRINGS, CO 80909
 (719)448-0844 FAX (719)448-9225
 For: BRADLEY INVESTMENT GROUP, LLC

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.

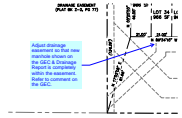
Markup Summary

Arrow (1)

IF ALL IMPROVEMENTS INCURRED TO IN COMPLIANCE WITH THE PARTIAL RELEASE OF EASEMENT AGREEMENT, THE PARTIAL RELEASE OF EASEMENT SHALL BE PLANNED PARTIAL RELEASE OF EASEMENT.
IN ANY CASE PRIOR TO APPROVAL OF THE GRADING AND DRAINAGE REPORT, THE GRADING AND DRAINAGE REPORT SHALL BE REVIEWED BY THE CITY DEVELOPMENT DEPARTMENT.
IMPROVEMENTS SHALL BE ADDRESSED OFF THE NAMED STREET AND THE GARAGE FACING THE NAMED STREET.

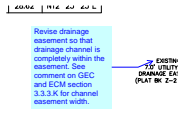
Subject: Arrow
Page Label: [1] 170620-Townhome Plat-SHEET 1
Author: dsdparsons
Date: 11/7/2018 12:02:21 PM
Color: ■

Callout (16)



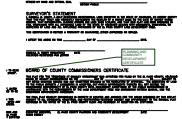
Subject: Callout
Page Label: [2] 170620-Townhome Plat-SHEET 2
Author: Daniel Torres
Date: 11/14/2018 5:25:38 PM
Color: ■

Adjust drainage easement so that new manhole shown on the GEC & Drainage Report is completely within the easement. Refer to comment on the GEC.



Subject: Callout
Page Label: [2] 170620-Townhome Plat-SHEET 2
Author: Daniel Torres
Date: 11/14/2018 5:29:00 PM
Color: ■

Revise drainage easement so that drainage channel is completely within the easement. See comment on GEC and ECM section 3.3.3.K for channel easement width.



Subject: Callout
Page Label: [1] 170620-Townhome Plat-SHEET 1
Author: dsdparsons
Date: 11/7/2018 12:00:08 PM
Color: ■

PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE



Subject: Callout
Page Label: [1] 170620-Townhome Plat-SHEET 1
Author: dsdparsons
Date: 11/7/2018 12:01:18 PM
Color: ■

No this will not goto the Board it is administrative.



Subject: Callout
Page Label: [1] 170620-Townhome Plat-SHEET 1
Author: dsdparsons
Date: 11/7/2018 12:02:14 PM
Color: ■

this does not create lots it creates units Verify the unit numbers on SDP match the townhome plat



Subject: Callout
Page Label: [1] 170620-Townhome Plat-SHEET 1
Author: dsdparsons
Date: 11/7/2018 12:03:44 PM
Color: ■

NO SIA is required with a th plat- this does not plat lots it create units all improvements should be tied to the SDP as a townhome plat is not required the units could be rented with the SDP and not platted for sale.

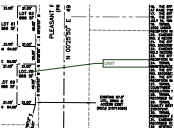


Subject: Callout
Page Label: [1] 170620-Townhome Plat-SHEET 1
Author: dsdparsons
Date: 11/7/2018 12:05:49 PM
Color: ■

DELETE



Subject: Callout
Page Label: [1] 170620-Townhome Plat-SHEET 1 and unit
Author: dsdparsons
Date: 11/7/2018 12:06:06 PM
Color: ■



Subject: Callout
Page Label: [2] 170620-Townhome Plat-SHEET 2 UNIT
Author: dsdparsons
Date: 11/7/2018 12:06:54 PM
Color: ■



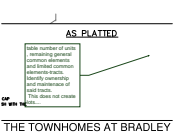
Subject: Callout
Page Label: [2] 170620-Townhome Plat-SHEET 2 greater tract
Author: dsdparsons
Date: 11/7/2018 12:07:17 PM
Color: ■



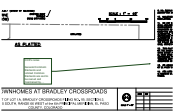
Subject: Callout
Page Label: [2] 170620-Townhome Plat-SHEET 2 No- A townhome plat
Author: dsdparsons
Date: 11/7/2018 12:07:37 PM
Color: ■



Subject: Callout
Page Label: [1] 170620-Townhome Plat-SHEET 1 NO- A townhome plat not a replat
Author: dsdparsons
Date: 11/7/2018 12:08:01 PM
Color: ■



Subject: Callout
Page Label: [1] 170620-Townhome Plat-SHEET 1 table number of units , remaining general common elements and limited common elements-tracts. Identify ownership and maintenace of said tracts. This does not create lots....
Author: dsdparsons
Date: 11/7/2018 12:17:20 PM
Color: ■



Subject: Callout
Page Label: [1] 170620-Townhome Plat-SHEET 1 CCR's notes
Author: dsdparsons
Date: 11/7/2018 12:17:24 PM
Color: ■



Subject: Callout
Page Label: [1] 170620-Townhome Plat-SHEET 1 school and park fees
Author: dsdparsons
Date: 11/7/2018 12:20:39 PM
Color: ■



Subject: Callout
Page Label: [1] 170620-Townhome Plat-SHEET 1 traffic impact fee note
Author: dsdparsons
Date: 11/7/2018 12:20:50 PM
Color: ■

Cloud (1)



Subject: Cloud
Page Label: [1] 170620-Townhome Plat-SHEET 1
Author: dsdparsons
Date: 11/7/2018 12:11:06 PM
Color: ■

Note (1)



Subject: Note
Page Label: [1] 170620-Townhome Plat-SHEET 1
Author: dsdparsons
Date: 11/7/2018 12:15:04 PM
Color: ■

Private Roads:
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.

Text Box (3)



Subject: Text Box
Page Label: [1] 170620-Townhome Plat-SHEET 1
Author: Daniel Torres
Date: 11/14/2018 5:32:14 PM
Color: ■

Add note: No driveway shall be established unless an access permit has been granted by El Paso County



Subject: Text Box
Page Label: [1] 170620-Townhome Plat-SHEET 1
Author: dsdparsons
Date: 11/7/2018 12:16:59 PM
Color: ■

Private Roads:
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.
When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder.



Subject: Text Box
Page Label: [1] 170620-Townhome Plat-SHEET 1
Author: dsdparsons
Date: 11/7/2018 12:20:15 PM
Color: ■

DSD Director Certificate (for plats not requiring BoCC action)

This plat for (name of plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 200__, 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, Reception # _____.