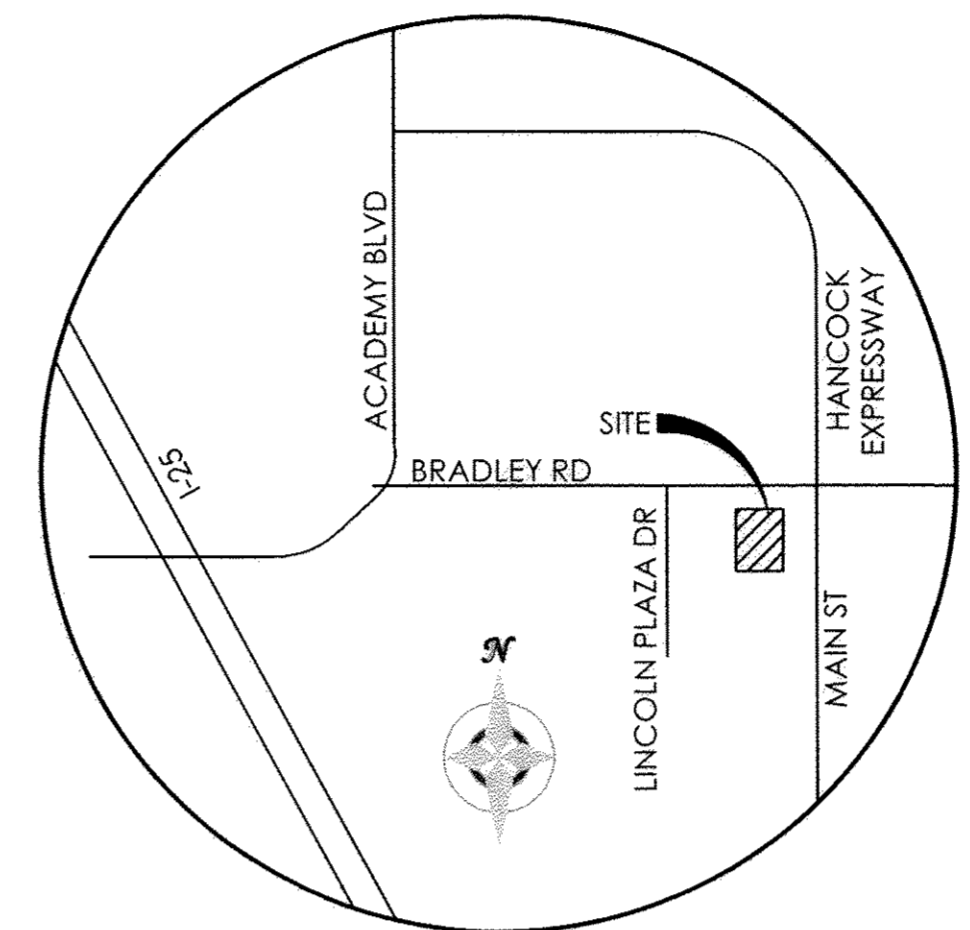
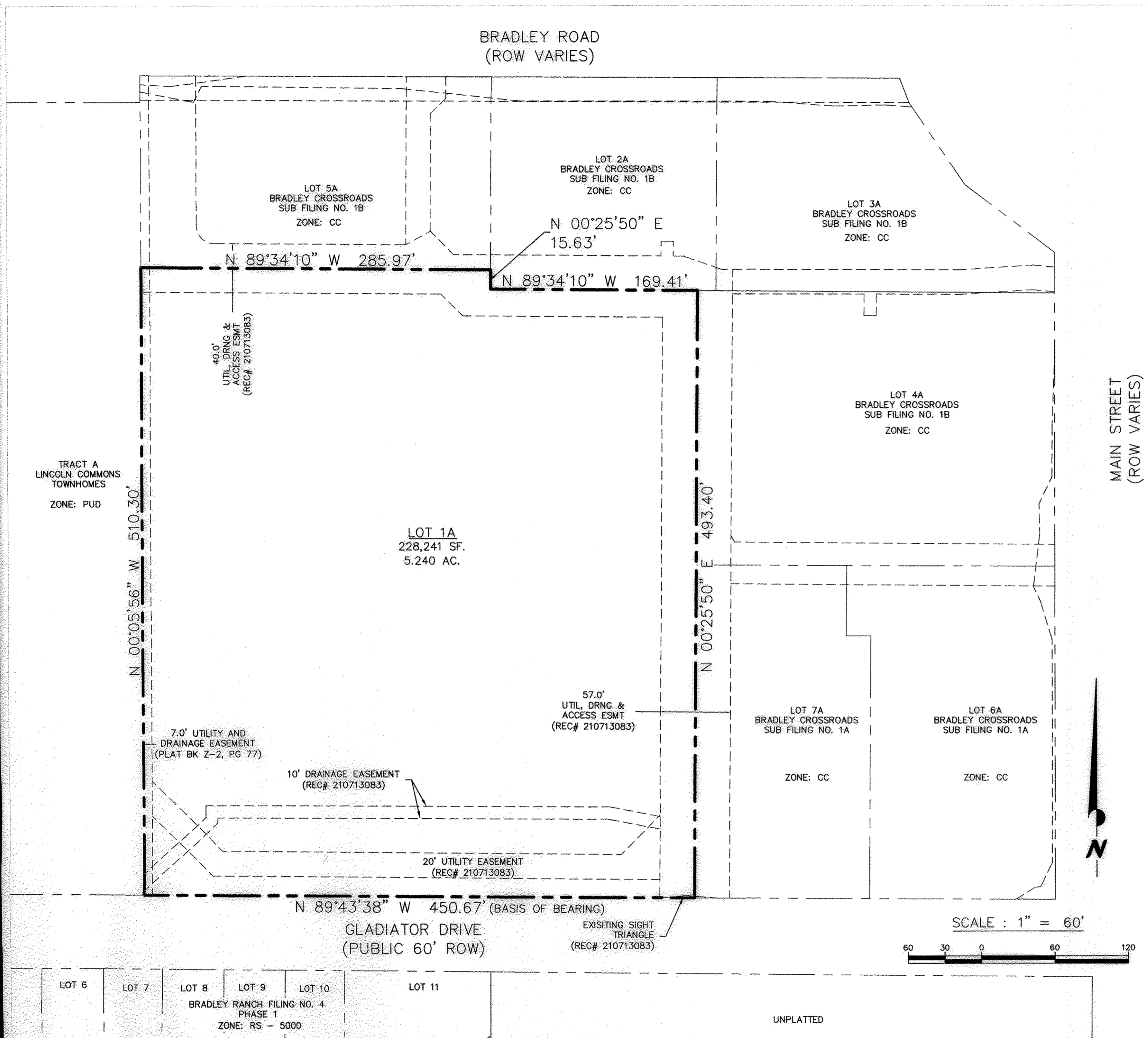


THE TOWNHOMES AT BRADLEY CROSSROADS

14353

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



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: *[Signature]*

STATE OF COLORADO)
COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS 11th DAY OF April, 2019 BY
Jordan E. Guzman as President of J. Elliot Homes, Inc.

MY COMMISSION EXPIRES July 20, 2019

WITNESS MY HAND AND OFFICIAL SEAL *[Signature]* 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 11th DAY OF April, 2019.

RANDALL D. HENRY (SIGNATURE) DATE 4-11-19
COLORADO REGISTERED PLS #27605

PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE

THIS PLAT FOR "THE TOWNHOMES AT BRADLEY CROSSROADS" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE 11th DAY OF April, 2019, 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
[Signature] CRAIG DOSSEY

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.

- 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/ALUMIN. 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 G, DATED DECEMBER 7, 2018, 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 13-80-105 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 212112548 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 UNIT OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT THEIR 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.
 - 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. 18-471), 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 210713083 OF THE RECORDS OF EL PASO COUNTY.
 - TRACT A (GENERAL COMMON ELEMENT) SHALL BE OWNED AND MAINTAINED BY BRADLEY CROSSROADS TOWNHOMES HOMEOWNERS ASSOCIATION.

LEGEND

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

AS PLATTED

UNIT / GCE TABLE

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

SCALE 1" = 60'

REVISIONS		DATE	APPROVED
ZONE	REV	DESCRIPTION	

DRAWN BY: *TJW* DATE: 23 JANUARY 2019

CHECKED BY: *RDH* DRAWING NO: -TOWNHOME

JOB NO: 170620 SHEET: 1 of 2

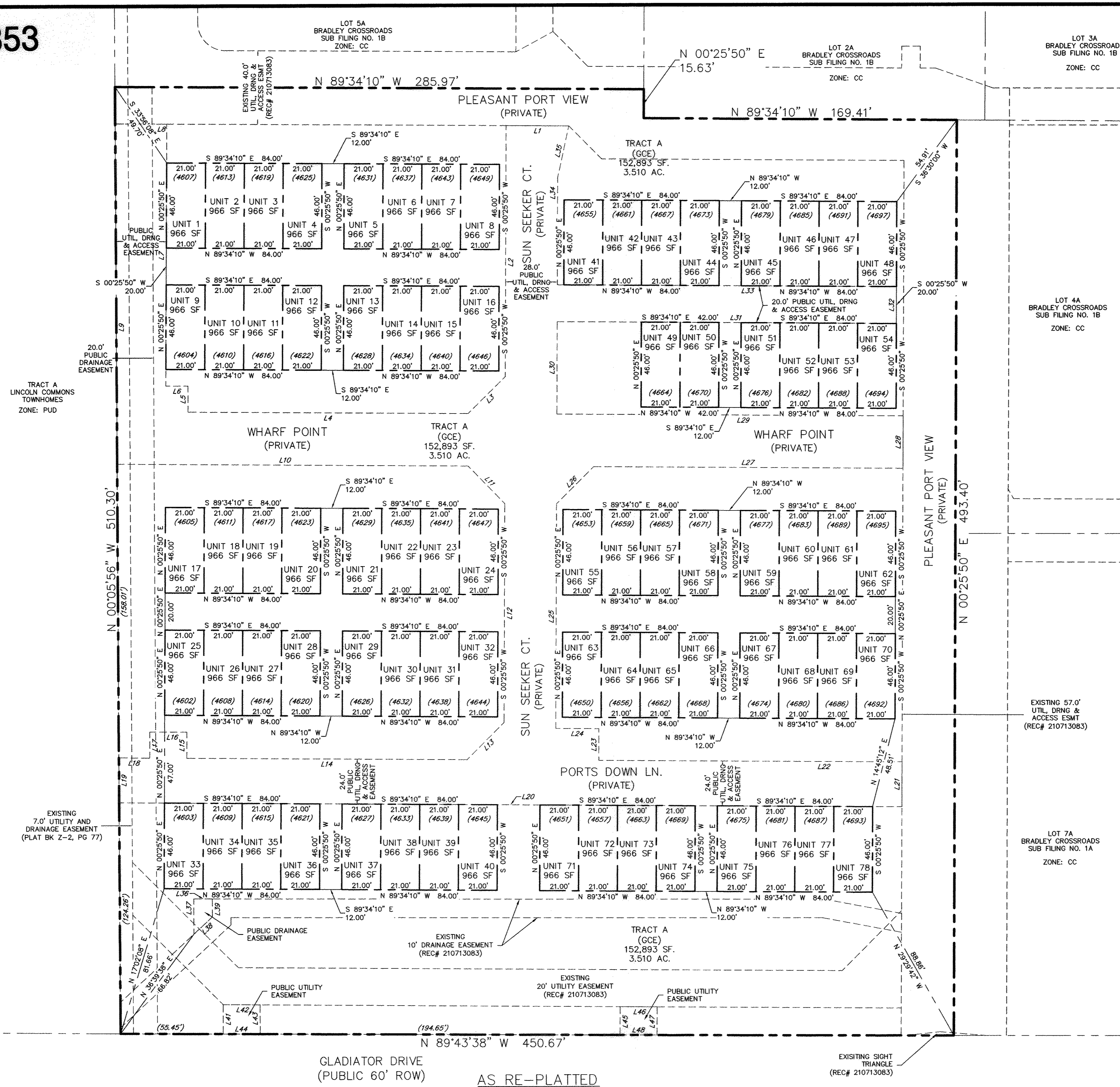
POLARIS SURVEYING, INC.
1903 Lelroy Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

THE TOWNHOMES AT BRADLEY CROSSROADS
For: BRADLEY INVESTMENT GROUP LLC

14353

EASEMENT LINE TABLE

Table with 3 columns: Line #, Length, Direction. Lists 48 lines of easement data.



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... 1-5, TITLE COMMITMENT EXCEPTIONS 1-5 INCLUDED IN 'SCHEDULE B' OF SAID TITLE COMMITMENT REFER TO STANDARD NON PLOTTABLE TITLE COMMITMENT EXCEPTIONS.

LEGEND: PROPERTY BOUNDARY, ADJACENT PROPERTY LINE, LOT LINE, EASEMENT, FOUND CORNER AS SHOWN, SET #5 REBAR W/ ALUMIN CAP, POLARIS, PLS 27605' FLUSH WITH THE GROUND, ADDRESS. 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.

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 table with columns: ZONE, REV, DESCRIPTION, DATE, APPROVED.

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

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

