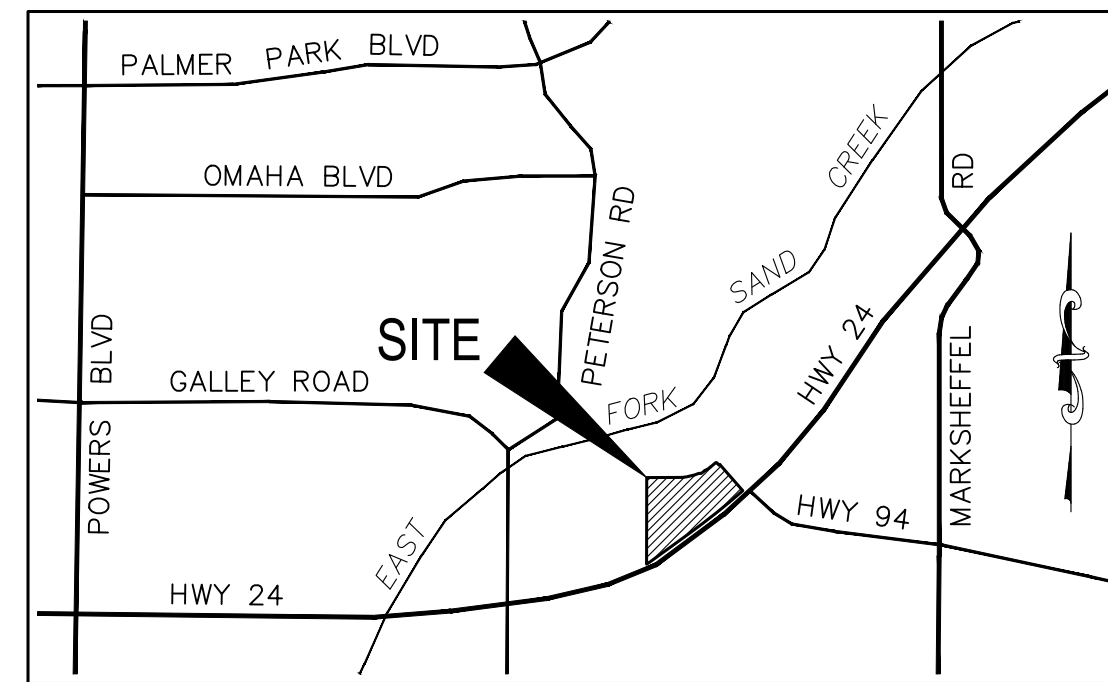


# CROSSROADS MIXED USE FILING NO. 2

A REPLAT OF TRACT D "CROSSROADS MIXED USE FILING NO. 1", BEING A TRACT OF LAND IN THE SOUTH HALF (S 1/2) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO



VICINITY MAP  
N.T.S.

**BE IT KNOWN BY THESE PRESENTS:**

THAT CROSSROADS DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**LEGAL DESCRIPTION:**

TRACT D, "CROSSROADS MIXED USE FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 222714975 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PARCEL OF LAND IN THE SOUTH HALF OF SECTION 8, T14S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO.

SAID PARCEL CONTAINS A CALCULATED AREA OF 523,425 SQUARE FEET (12.016 ACRES MORE OR LESS).

SEE GENERAL PLAT NOTE 1 FOR BASIS OF BEARING.

**DEDICATION:**

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, TRACTS, STREETS, AND EASEMENTS (USE WHICH ARE APPLICABLE) AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CROSSROADS MIXED USE FILING NO. 2". 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.

Remove the text "use which are applicable"

**LIEN HOLDER STATEMENT:**

NICHOLSON GROUP LENDING LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS "CROSSROADS MIXED USE FILING NO. 2", SAID LIEN BEING EVIDENCED BY A DEED OF TRUST OF RECORD UNDER RECEPTION NO. \_\_\_\_\_ OF THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO, DO HEREBY RATIFY AND CONFIRM SAID SUBDIVISION AND DEDICATION, AND DO HEREBY IN ALL THINGS SUBJECT TO SAID PLAT SAID LIENS. I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_, AS  
NICHOLSON GROUP LENDING LLC, A FLORIDA LIMITED LIABILITY COMPANY

**NOTARIAL:**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY \_\_\_\_\_, AS \_\_\_\_\_ OF NICHOLSON GROUP LENDING LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

BY: DANIEL MIENKA  
MANAGER AND SOLE MEMBER, CROSSROADS DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

**NOTARIAL:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY DANIEL MIENKA AS MANAGER AND SOLE MEMBER, CROSSROADS DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

**EASEMENTS:**

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A SEVEN (7) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

EASEMENTS ARE AS SHOWN ON SHEETS 4 OF THIS PLAT.

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINT.	OWNER
A	0.896	ACCESS, PUBLIC UTILITIES	CMD1	CMD1
B	2.815	FUTURE DEVELOPMENT	CMD1	CSE
C	5.022	FUTURE DEVELOPMENT	CMD1	CSE
TOTAL	8.733			
CMD1 - CROSSROADS METROPOLITAN DISTRICT NO. 1 CSE - COLORADO SPRINGS EQUITIES, LLC				

**SURVEYORS CERTIFICATE**

I VERNON P. TAYLOR, 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 APRIL 2021, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS 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 \_\_\_\_\_, 2022.

VERNON P. TAYLOR DATE  
COLORADO PLS NO. 25966,  
FOR AND ON BEHALF OF  
M&S CIVIL CONSULTANTS, 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 THE CERTIFICATION SHOWN HEREON.

**PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:**

THIS PLAT FOR "CROSSROADS MIXED USE FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, AND EASEMENTS) ARE 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.

Remove the word "interim"  
INTERIM EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

**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 \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D., AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: \_\_\_\_\_ CHUCK BROERMAN, RECORDER

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

**FEES:**

DRAINAGE FEE: \$ XXX,XXX.XX  
BRIDGE FEE: \$ XXX,XXX.XX  
SCHOOL FEE: \$ XXX,XXX.XX  
URBAN PARK FEE: \$ XXX,XXX.XX  
REGIONAL PARK FEE: \$ XXX,XXX.XX

Leave these blank

**SUMMARY:**

2 LOTS	3.283 ACRES	27.32%
3 TRACTS	8.733 ACRES	72.68%
TOTAL	12.016 ACRES	100.00%

**Include the following:**

Name, address and telephone number of the owner of record located in the lower right hand corner,

Date of preparation, date of survey (if applicable), north arrow, written and graphic scale located in the lower right hand corner of each sheet,

Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable),

Date of submission with provisions for dating revisions located in the lower right hand corner

EPC's EDARP File Number: SF2238 (with no dashes or extra zeros or extra spaces in the file number)

FINAL PLAT  
CROSSROADS MIXED USE  
FILING NO. 2  
JOB NO. 18-004  
DATE PREPARED: 09/23/2022  
DATE REVISED: 11/22/2022

PCD FIL. NO. SF-22-XXX



212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

# CROSSROADS MIXED USE FILING NO. 2

A REPLAT OF TRACT D "CROSSROADS MIXED USE FILING NO. 1", BEING A TRACT OF LAND IN THE SOUTH HALF (S 1/2) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

## GENERAL PLAT NOTES:

1. BASIS OF BEARINGS: THE EAST LINE OF TRACT C "CROSSROADS MIXED USE FILING NO. 2" RECORDED UNDER RECEPTION NO. 222714975 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END WITH A SET NO. 5 REBAR WITH AN ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", WHICH BEARS N00°07'04"E A DISTANCE OF 871.79 FEET. THE UNIT OF MEASUREMENT FOR THIS PLAT IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANELS NO. 08041C0752 G AND 08041C0754 G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 HAVE BEEN EXAMINED AS THEY RELATE TO THE PROPERTY BEING PLATTED. SUBJECT PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. SC55108456.1, WITH AN EFFECTIVE DATE OF NOVEMBER 15, 2022 AT 5:00 P.M., HAS BEEN EXAMINED AS IT RELATES TO THE SUBJECT PROPERTY. THE FOLLOWING EXCEPTIONS AS NUMBERED THEREIN ARE HEREBY NOTED.  

(TC#9) ALL RIGHTS AND RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED JANUARY 10, 1874 IN BOOK K AT PAGE 47 AND AUGUST 2, 1875 IN BOOK K AT PAGE 550.

(TC#10) RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO TELEPHONE COMPANY IN INSTRUMENT RECORDED MARCH 03, 1905, IN BOOK 358 AT PAGE 565. SAID EASEMENT WAS ASSIGNED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN WARRANTY DEED RECORDED AUGUST 5, 1911 IN BOOK 482 AT PAGE 190.

(TC#11) THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE CHEROKEE WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 25, 1984, IN BOOK 3862 AT PAGE 949 AND JULY 10, 1984, IN BOOK 3892 AT PAGE 529 AND WITHIN THE CIMARRON HILLS STREET IMPROVEMENT DISTRICT AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 2, 1984 IN BOOK 3923 AT PAGE 890, NOW COLLECTIVELY KNOWN AS CHEROKEE METROPOLITAN DISTRICT AS EVIDENCED BY INSTRUMENT RECORDED MAY 27, 1992 IN BOOK 5983 AT PAGE 83. ANY AND ALL WATER RIGHTS AS SET FORTH IN DECREE OF WATER COURT REGARDING CHEROKEE METROPOLITAN DISTRICT RECORDED DECEMBER 1, 2008 UNDER RECEPTION NO. 208127656.

(TC#12) THE EFFECT OF RESOLUTION NO. 02-384 REGARDING SKETCH PLAN, RECORDED FEBRUARY 19, 2003, UNDER RECEPTION NO. 203036141.

(TC#13) COAL RESERVATION AS CONTAINED IN WARRANTY DEEDS RECORDED NOVEMBER 27, 1918 IN BOOK 565 AT PAGE 97 AND OCTOBER 18, 1919 IN BOOK 610 AT PAGE 332.

(TC#14) EACH AND EVERY RIGHT OR RIGHTS OF ACCESS AS CONVEYED BY INSTRUMENT RECORDED FEBRUARY 24, 1967 IN BOOK 2167 AT PAGE 591.

(TC#15) THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE CIMARRON HILLS FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 13, 1972, UNDER RECEPTION NO. 941974.

(TC#16) THE EFFECT OF RESOLUTIONS, RECORDED AUGUST 08, 1985, IN BOOK 5045 AT PAGE 248.

(TC#17) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN POSSESSION AND USE AGREEMENT RECORDED SEPTEMBER 04, 2002 UNDER RECEPTION NO. 202148485.

(TC#18) EACH AND EVERY RIGHT OF ACCESS AS CONTAINED IN RULE AND ORDER RECORDED DECEMBER 3, 2004 UNDER RECEPTION NO. 204198867.

(TC#19) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT RECORDED FEBRUARY 08, 2008 UNDER RECEPTION NO. 208015362.

(TC#20) THE EFFECT OF RESOLUTION NO. 14-294, RECORDED AUGUST 13, 2014, UNDER RECEPTION NO. 214072945.

(TC#21) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT RECORDED AUGUST 12, 2016 UNDER RECEPTION NO. 216090669.

(TC#22) THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY INTO THE SANDS METROPOLITAN DISTRICT NO. 4, AS EVIDENCED BY INSTRUMENTS RECORDED OCTOBER 5, 2016 UNDER RECEPTION NO. 216114674 AND NOVEMBER 28, 2016, UNDER RECEPTION NO. 216137221 AND DECEMBER 27, 2016 UNDER RECEPTION NO. 216149730 AND DECEMBER 27, 2016 UNDER RECEPTION NO. 216149731 AND JANUARY 27, 2017 UNDER RECEPTION NO. 217011026. ORDER OF EXCLUSION OF PROPERTY RECORDED MARCH 31, 2020 UNDER RECEPTION NO. 220044159.

(TC#23) THE EFFECT OF RESOLUTION NO. 16-383, RECORDED NOVEMBER 08, 2016, UNDER RECEPTION NO. 216129983.

(TC#24) THE EFFECT OF RESOLUTION NO. 16-384, RECORDED NOVEMBER 08, 2016, UNDER RECEPTION NO. 216129984.

(TC#25) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF 24/94 BUSINESS PARK FILING NO. 1 RECORDED APRIL 14, 2017 UNDER RECEPTION NO. 217713939, AS AMENDED BY SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED JUNE 26, 2017 UNDER RECEPTION NO. 217074318. RATIFICATION OF PLAT RECORDED AUGUST 2, 2019 UNDER RECEPTION NO. 219089187.

(TC#26) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND LICENSE AS SET FORTH AND GRANTED IN LICENSE AGREEMENT RECORDED APRIL 14, 2017 UNDER RECEPTION NO. 217042639.

## GENERAL PLAT NOTES: (CONT.)

- (TC#27) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED APRIL 14, 2017 UNDER RECEPTION NO. 217042640.
- (TC#28) EASEMENTS AND 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, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE 24/92 BUSINESS PARK FILING NO. 1, RECORDED APRIL 26, 2017, UNDER RECEPTION NO. 217047603.
- (TC#29) THE EFFECT OF RESOLUTION NO. 19-158, RECORDED MAY 09, 2019, UNDER RECEPTION NO. 219049801.
- (TC#30) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 20-386 SERVICE PLAN FOR CROSSROADS METRO DIST. # 1 & 2 RECORDED NOVEMBER 27, 2020 UNDER RECEPTION NO. 220172025.
- (TC#31) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 20-386 RECORDED DECEMBER 08, 2020 UNDER RECEPTION NO. 220200054.
- (TC#32) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECREE REGARDING CROSSROADS METROPOLITAN DISTRICT NO. 1 RECORDED MARCH 11, 2021 UNDER RECEPTION NO. 221048427.
- (TC#33) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE REGARDING CROSSROADS METROPOLITAN DISTRICTS 1 & 2 RECORDED MARCH 17, 2021 UNDER RECEPTION NO. 221052090.
- (TC#34) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION RECORDED MAY 11, 2021 UNDER RECEPTION NO. 221093290.
- (TC#35) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDER RECORDED AUGUST 02, 2021 UNDER RECEPTION NO. 221146212.
- (TC#36) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS SET FORTH IN RESOLUTION RECORDED OCTOBER 27, 2021 UNDER RECEPTION NO. 221199436.
- (TC#37) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF COVENANTS IMPOSING AND IMPLEMENTING THE CROSSROADS RETAIL CENTER PUBLIC IMPROVEMENT FEE RECORDED MARCH 22, 2022 UNDER RECEPTION NO. 222040230.
- (TC#38) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE RECORDED JUNE 01, 2022, UNDER RECEPTION NO. 222075857.
- (TC#39) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CROSSROADS MIXED USE FILING NO. 1 RECORDED JUNE 22, 2022 UNDER RECEPTION NO. 222714975.
- (TC#40) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED JUNE 22, 2022 UNDER RECEPTION NO. 222085403.
- (TC#41) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JUNE 22, 2022 UNDER RECEPTION NO. 222085404.
- (TC#42) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RECORD OF ADMINISTRATIVE ACTION RECORDED JUNE 27, 2022 UNDER RECEPTION NO. 222087108.
- (TC#43) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ACCESS AND MAINTENANCE AGREEMENT RECORDED JULY 13, 2022 UNDER RECEPTION NO. 222094700.
- (TC#44) DEED OF TRUST, ASSIGNMENT OF RIGHTS AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING DATED NOVEMBER 15, 2022, FROM CROSSROADS DEVELOPMENT COMPANY LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EL PASO FOR THE BENEFIT NICHOLSON GROUP LENDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO SECURE THE AGGREGATE SUM OF \$4,500,000.00 RECORDED NOVEMBER 15, 2022 UNDER RECEPTION NO. 222141531.
4. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT SUBJECT TO THE DISTRICTS RULES REGULATIONS AND SPECIFICATIONS.
5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. THERE SHALL BE NO DIRECT ACCESS TO U.S. HIGHWAY 24, NEW ROAD, OR MEADOWBROOK PARKWAY ALLOWED. ACCESS IS BY SOUTHERN RAIL POINT AND PACIFIC RAIL POINT.
8. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

## GENERAL PLAT NOTES: (CONT.)

9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICES REGULATIONS.
10. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
11. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AVIGATION EASEMENTS AS RECORDED AT RECEPTION NO. 203019547 AND RECEPTION NO. 206095824 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. AS SUCH, FUTURE OWNERS SHOULD MAKE THEMSELVES FAMILIAR WITH THE FOLLOWING STIPULATIONS AND FACTS.
  - NO MAN-MADE OR NON MAN-MADE OBSTRUCTIONS SHALL BE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
  - ALL EXTERIOR LIGHTING PLANS SHALL BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
  - NO ELECTROMAGNETIC LIGHT, NOR ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIGATION, COMMUNICATIONS OR NAVIGATIONAL AIDS SHALL BE ALLOWED.
  - WHILE NOT A REQUIREMENT, A RECOMMENDATION IS MADE THAT A 25 DB REDUCTION IN INTERIOR NOISE (IN THE OFFICES OR ANY INHABITED WORK AREAS SUSCEPTIBLE TO AIRCRAFT NOISE) BE OBTAINED BY SOUNDPROOFING USING FAA RECOMMENDED CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
  - IF A CRANE IS USED DURING CONSTRUCTION, AN FAA FORM 7460-1 WILL NEED TO BE FILED THROUGH THE AIRPORT OPERATIONS OFFICE AND APPROVED BY THE FEDERAL AVIATION ADMINISTRATION BEFORE ANY BUILDING PERMIT IS ISSUED BY THE CITY OR COUNTY. NORMAL TIME REQUIRED FOR APPROVAL IS 30 TO 60 WORKING DAYS.
12. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICTED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENT.
13. THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND GRANT OF EASEMENTS AS RECORDED AT RECEPTION NO. 217042640 OF THE RECORDS OF EL PASO COUNTY.
14. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT.
15. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: 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 NO. 222085403 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.
16. 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 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.
17. 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.

## GENERAL PLAT NOTES: (CONT.)

18. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE COUNTYWIDE TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 19-471), AS AMENDED, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FULL FEE OBLIGATION FOR LOT 1 SHALL BE PAID UP FRONT. THE METHOD OF PAYMENT FOR THE REMAINING PORTIONS OF THE OBLIGATED FEES SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE THE SALE OF THE PROPERTY.
19. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.
20. A "SOILS AND GEOLOGY STUDY, CROSSROADS COMMERCIAL, PARCEL NO. 5408007005, EL PASO COUNTY, COLORADO" WAS COMPLETE BY THE ROCKY MOUNTAIN GROUP (RMG) ON AUGUST 18, 2020, JOB NO. 177025, REVISED MARCH 3, 2021. MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS ARE IN SAID REPORT, PCD FILE NO. SP-2011, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
21. PER THE PRELIMINARY PLAN OF CROSSROADS MIXED USE (FILE NO. SP-20-011), THE STATE HAS DETERMINED WATER SUFFICIENCY FOR THE SITE.

**Update Note 20:**  
**Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)**  
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
• Downslope Creep: (name lots or location of area)  
• Rockfall Source: (name lots or location of area)  
• Rockfall Runout Zone: (name lots or location of area)  
• Potentially Seasonally High Groundwater: (name lots or location of area)  
• Other Hazard:  
In Areas of High Groundwater:  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Please include the rest of the reports that were submitted

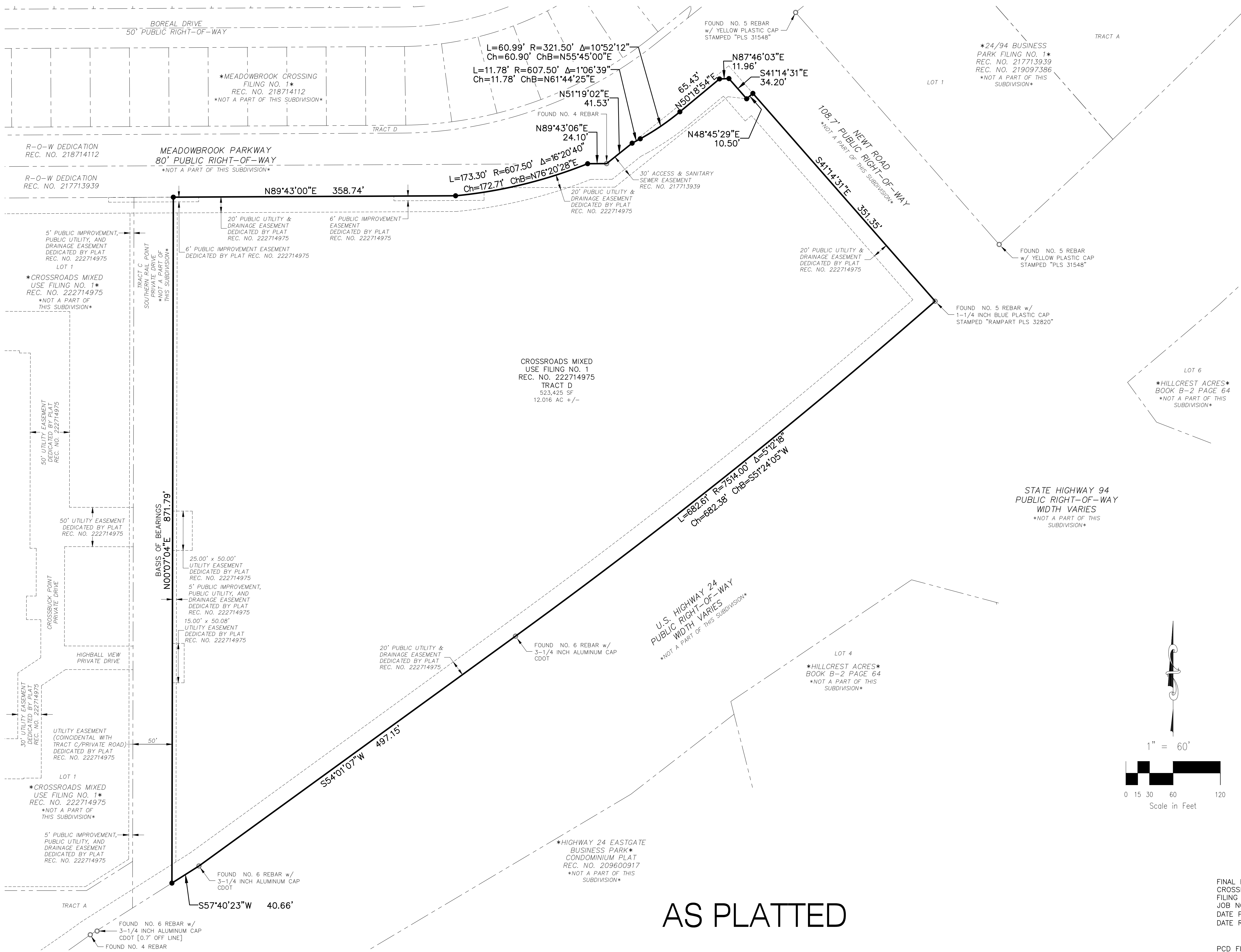
FINAL PLAT  
CROSSROADS MIXED USE  
FILING NO. 2  
JOB NO. 18-004  
DATE PREPARED: 09/23/2022  
DATE REVISED: 11/22/2022



212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

# CROSSROADS MIXED USE FILING NO. 2

A REPLAT OF TRACT D "CROSSROADS MIXED USE FILING NO. 1", BEING A TRACT OF LAND IN THE SOUTH HALF (S 1/2) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO



**LEGEND:**

SF	SQUARE FEET
(R)	RADIAL BEARING
(0000)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
—	BOUNDARY LINE
---	PROPERTY LINES
---	EASEMENT LINES
---	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
---	EXISTING CENTERLINES
---	EXISTING EASEMENT LINES

AS PLATTED

FINAL PLAT  
 CROSSROADS MIXED USE  
 FILING NO. 2  
 JOB NO. 18-004  
 DATE PREPARED: 09/23/2022  
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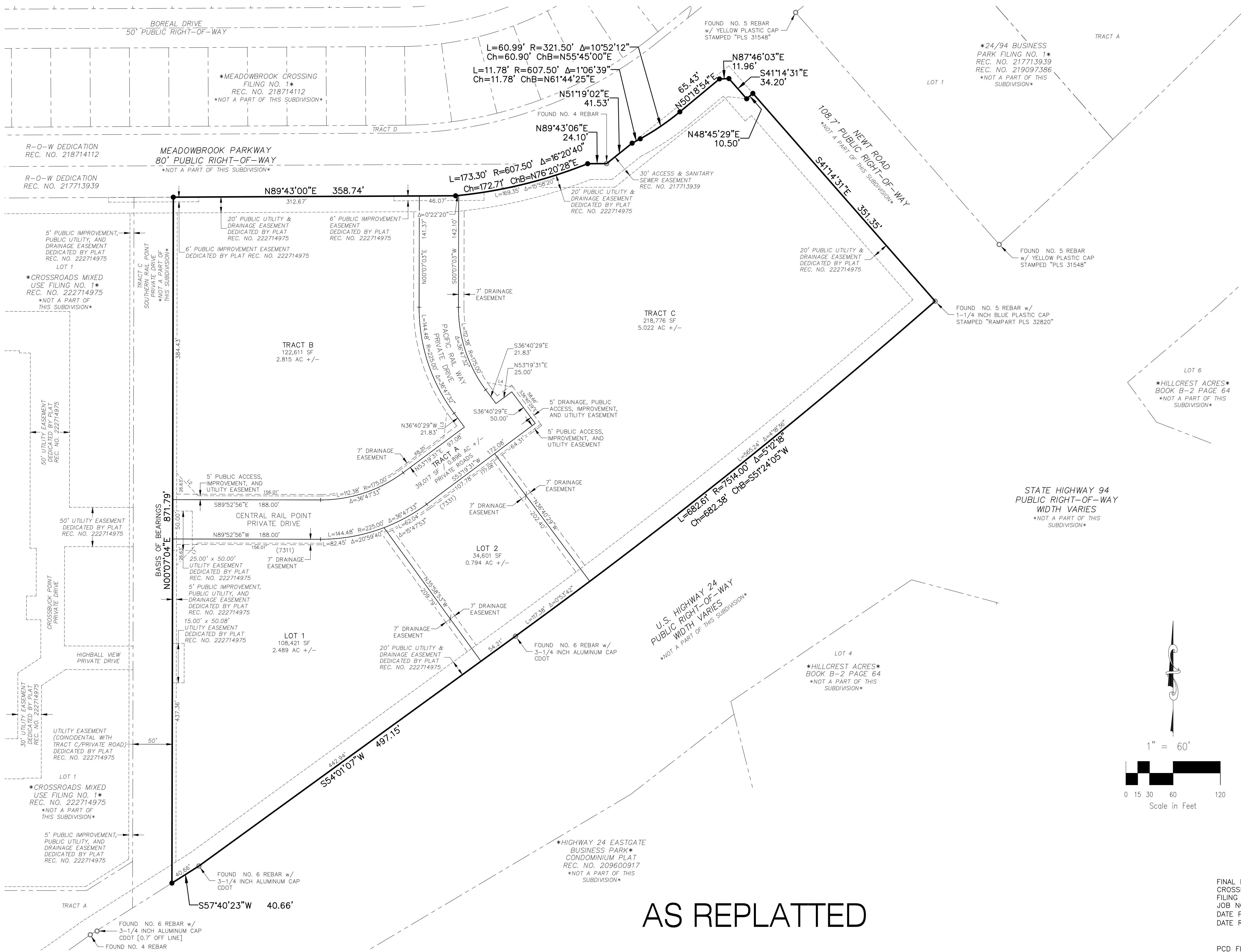
212 N. WAHSATCH AVE., STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

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# CROSSROADS MIXED USE FILING NO. 2

A REPLAT OF TRACT D "CROSSROADS MIXED USE FILING NO. 1", BEING A TRACT OF LAND IN THE SOUTH HALF (S 1/2) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

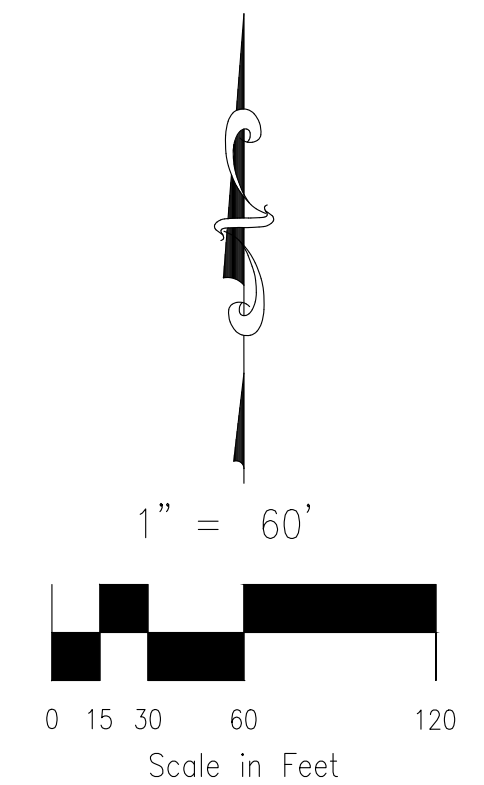


**LEGEND:**

- SF SQUARE FEET
- (R) RADIAL BEARING
- (0000) ADDRESS
- Ch CHORD
- ChB CHORD BEARING
- SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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- - - EASEMENT LINES
- - - EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
- - - EXISTING CENTERLINES
- - - EXISTING EASEMENT LINES

**EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S43°25'12"W	39.35
L2	S43°11'04"E	39.35
L3	N06°45'25"E	31.73
L4	S80°06'23"E	33.30



AS REPLATTED

FINAL PLAT  
CROSSROADS MIXED USE  
FILING NO. 2  
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