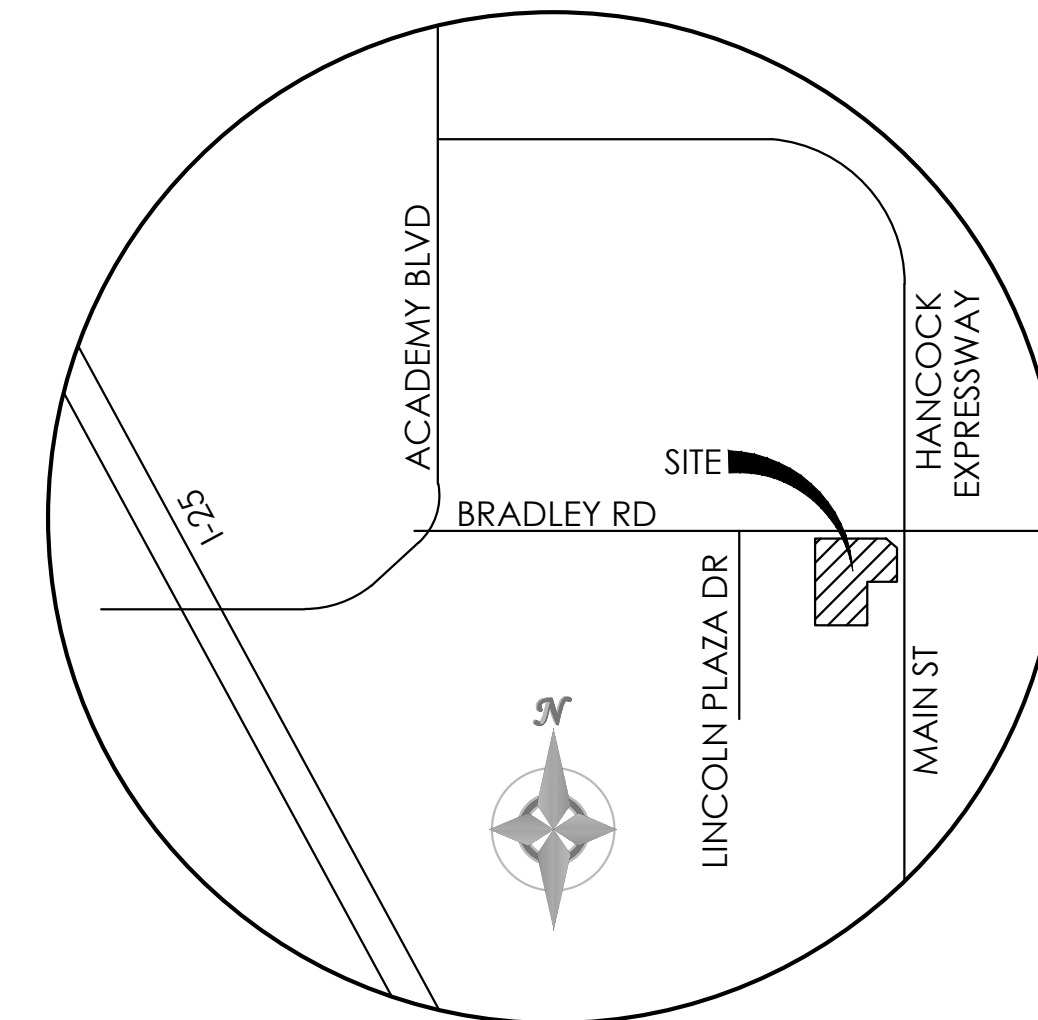
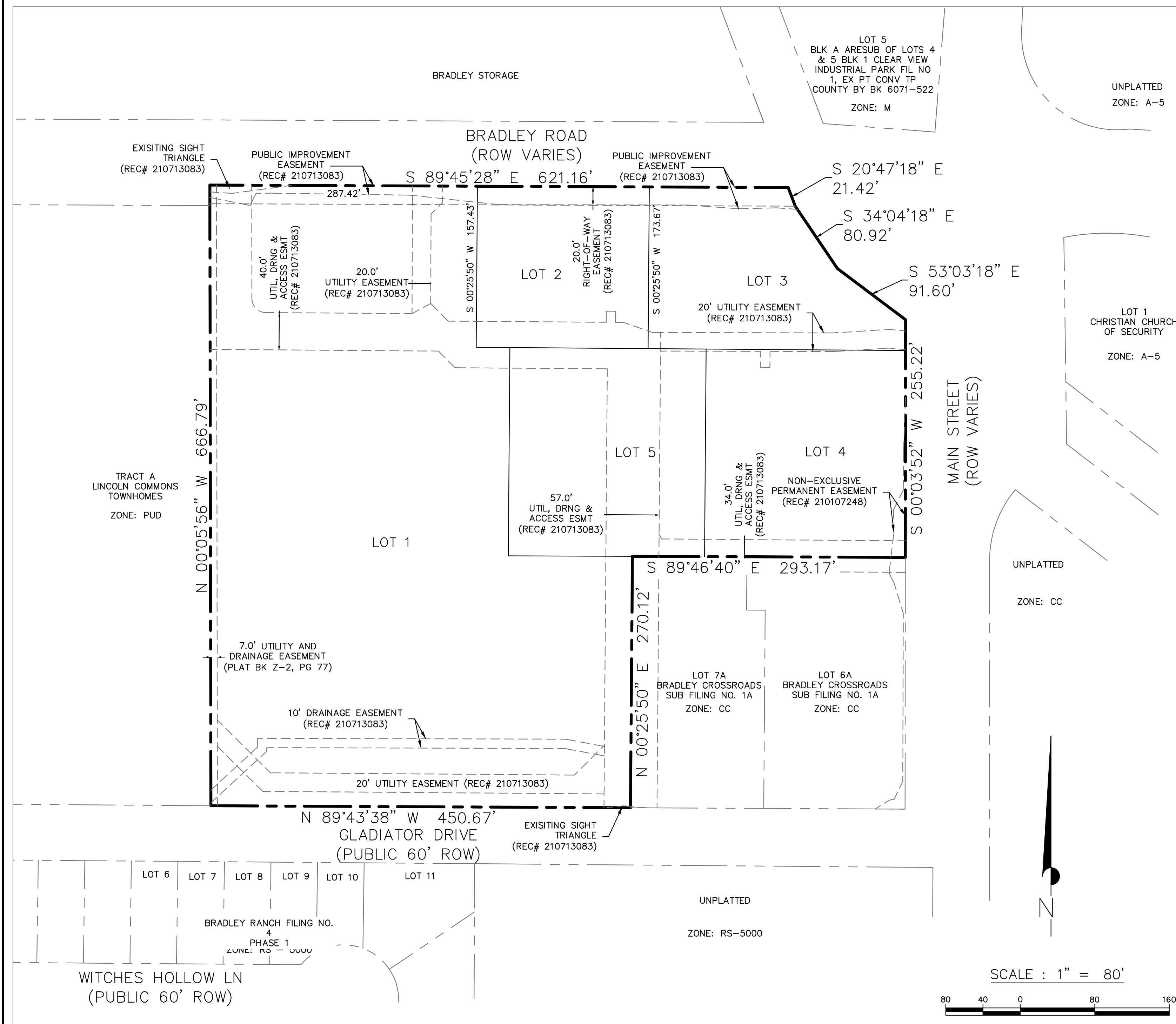


BRADLEY CROSSROADS FILING NO. 1B

A RE-PLAT OF LOTS 1 THRU 5, FINAL PLAT BRADLEY CROSSROADS, SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST of
the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



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:
LOTS 1 THRU 5, FINAL PLAT BRADLEY CROSSROADS, EL PASO COUNTY, COLORADO
CONTAINING A CALCULATED AREA OF 9.357 ACRES, MORE OR LESS.

NOTES

- BEARING REFERRED TO HEREIN ARE BASED ON THE NORTH LINE, FINAL PLAT BRADLEY CROSSROADS, ASSUMED TO BEAR S89°45'28"E AND MONUMENTED AT EACH END WITH _____
- 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 13-80-105 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 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.
- A DRIVEWAY PERMIT SHALL BE ISSUED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- ACCESS TO MAIN STREET WILL BE LIMITED TO A RIGHT-IN / RIGHT-OUT. ACCESS TO BRADLEY ROAD WILL BE A 3/4 MOVEMENT INTERSECTION. ACCESS TO GLADIATOR DRIVE WILL BE A FULL MOVEMENT INTERSECTION. fill in from old subdivision plat - I did not see that in the exceptions- If there was no previous SIA delete note.
- 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 _____ 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.

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 "BRADLEY CROSSROADS FILING NO. 1B". 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 PROVIDED 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. 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.

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

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

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

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "BRADLEY CROSSROADS FILING NO. 1B" 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____
EL PASO COUNTY ASSESSOR, STEVE SCHLEIKER _____ DATE _____
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 FEE: _____
BRIDGE FEE: _____
URBAN PARK FEE: _____
REGIONAL PARK FEE: _____
DRAINAGE FEE: _____
Delete all these fee blocks

AS PLATTED

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.

BRADLEY CROSSROADS FILING NO. 1B

A RE-PLAT OF LOTS 1 THRU 5, FINAL PLAT BRADLEY CROSSROADS, SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



SCALE 1" = 80'

REVISIONS		DATE	APPROVED
ZONE	REV	DESCRIPTION	

DRAWN BY: TJW

DATE: 5 APRIL 2018

CHECKED BY: RDH

DRAWING NO: --Plat Amend

JOB NO: 170620

SHEET: 1 of 2

POLARIS SURVEYING, INC.

1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

BRADLEY CROSSROADS FILING NO. 1B

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.

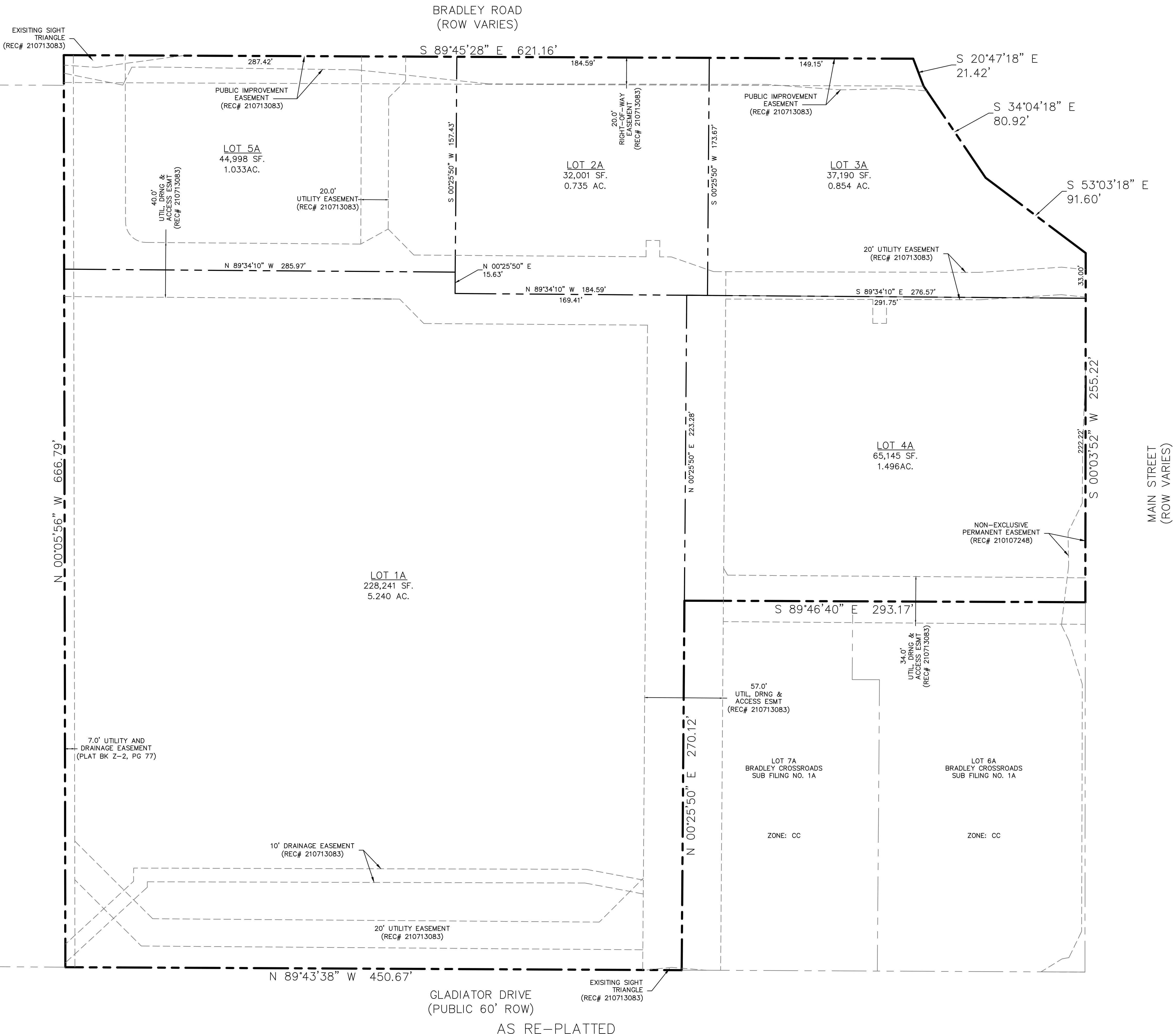
BRADLEY CROSSROADS FILING NO. 1B

A RE-PLAT OF LOTS 1 THRU 5, FINAL PLAT
BRADLEY CROSSROADS, 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. RELIED ON TITLE COMMITMENT FILE NO. 57082UTC AS PREPARED BY UNIFORM TITLE COMPANY, LLC AND DATED 04-03-2018.

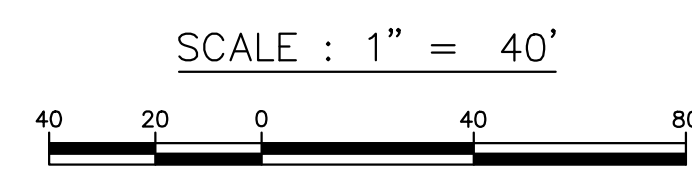
- 1.-8.) TITLE COMMITMENT EXCEPTIONS 1-8 INCLUDED IN "SCHEDULE B-SECTION TWO - EXCEPTIONS" OF SAID TITLE COMMITMENT REFER TO STANDARD NON PLOTTABLE TITLE COMMITMENT EXCEPTIONS.
9. Terms, agreements, provisions, conditions, obligations and easements as contained in Deeds recorded May 20, 1920 in Book 627 at Page 113 and recorded April 17, 1922 in Book 658 at Page 5121.
10. Terms, agreements, provisions, conditions and obligations as contained in Agreement recorded June 1, 1970 in Book 2346 at Page 507.
11. Terms, agreements, provisions, conditions and obligations as contained in Deed recorded May 25, 1971 in Book 2410 at Page 518.
12. The effect of inclusion of the subject property in the Security Fire Protection District as evidenced by instrument recorded July 24, 1986 in Book 5205 at Page 1329.
13. Terms, agreements, provisions, conditions and obligations as contained in Wastewater Agreement recorded August 18, 1986 in Book 5220 at Page 204.
14. The effect of Resolution No. 87-38, Land Use-18, recorded January 1, 1988 in Book 5463 at Page 864.
15. Terms, agreements, provisions, conditions, obligations and easements as contained in Avigation Easement recorded July 14, 1989 in Book 5649 at Page 347 and Order Approving Stipulation to retain Easement recorded August 16, 1996 at exception No. 96104134.
16. The effect of Resolution No. 89-239, Land Use-62 recorded November 21, 1989 in Book 5687 at Page 1195.
17. The effect of Resolution No. 09-68, recorded April 13, 2009 at Reception No. 209037276.
18. Terms, agreements, provisions, conditions and obligations as contained in Private Detention Basin Construction, Maintenance and Cost Recovery Agreement and Covenants recorded May 5, 2010 at Reception No. 210041939.
19. The effect of Resolution No. 10-302 recorded September 13, 2010 at Reception No. 210089276.
20. The effect of Resolution No. 10-303 recorded September 17, 2010 at Reception No. 210091802.
21. Terms, agreements, provisions, conditions and obligations as contained in Stipulated Agreement Regarding Interim Countywide Transportation Improvement Fee Payment recorded October 25, 2010 at Reception No. 210107245. Resolution No. 10-398 approving said agreement recorded October, 2010 at Reception No. 21009828.
22. Terms, agreements, provisions, conditions and obligations as contained in Subdivision Improvements Agreement recorded October 25, 2010 at Reception No. 210107246.
23. Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement recorded October 25, 2010 at Reception No. 210107247.
24. Terms, agreements, provisions, conditions, obligations and easements as contained in Non-Exclusive Permanent Easement, recorded October 25, 2010 at Reception No. 210107248.
25. Covenants, conditions, restrictions and easements, if any, which do not contain a forfeiture or reverter clause, (deleting any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as contained in instrument recorded October 25, 2010 at Reception No. 210107250 and Assignment recorded March 14, 2014 at Reception No. 214021117 and any and all amendments and/or supplements thereto.
26. Terms, agreements, provisions, conditions, restrictions and obligations as contained in Sign Agreement for Bradley Crossroads Subdivision recorded March 3, 2011 at Reception No. 211022614.
27. Terms, agreements, provisions, conditions and obligations as contained in Memorandum of Lease and Restrictive Covenants recorded March 3, 2011 at Reception No. 211022615.
28. Notes, easements and restrictions as shown on the plat of said subdivision recorded October 25, 2010 at Reception No. 210713083.
29. Any and all unrecorded leases or tenancies and any and all parties claiming by, through, or under such leases or tenancies.



MAIN STREET
(ROW VARIES)

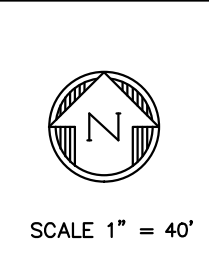
LEGEND

- 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.



BRADLEY CROSSROADS FILING NO. 1B

A RE-PLAT OF LOTS 1 THRU 5, FINAL PLAT BRADLEY CROSSROADS, SECTION 2,
TOWNSHIP 15 SOUTH, RANGE 66 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO
COUNTY, COLORADO



REVISIONS					
ZONE	REV	DESCRIPTION	DATE	APPROVED	

DRAWN BY: TJW
DATE: 5 APRIL 2018
CHECKED BY: RDH
DRAWING NO: -Plat Amend
JOB NO: 170620
SHEET: 2 of 2

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

BRADLEY CROSSROADS
FILING NO. 1B
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.