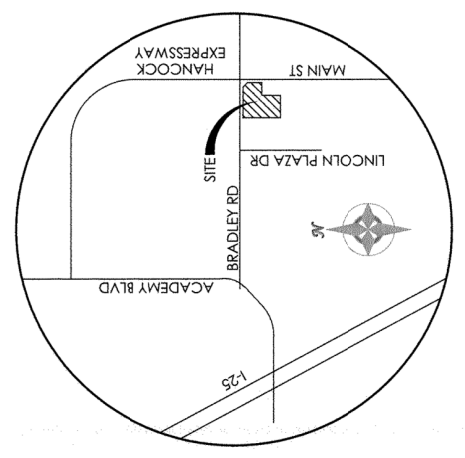
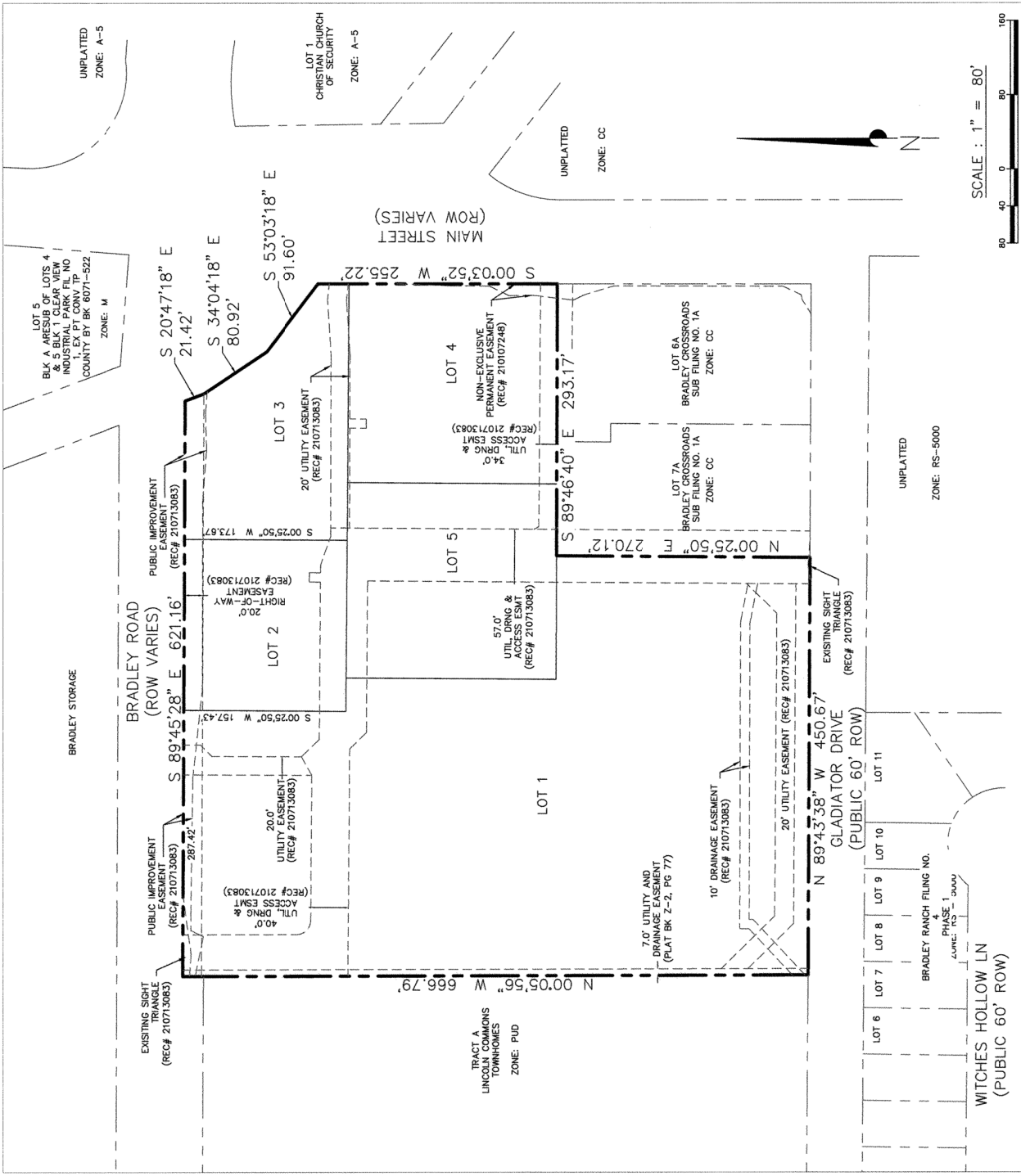


BRADLEY CROSSROADS FILING NO. 1B

14143

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 A 1" 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. 0804100783 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 210712549 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ANY EASEMENT RECORDED AT RECEPTION NUMBER 210712549 OF THE RECORDS OF EL PASO COUNTY, COLORADO 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 AROUNDABOUT THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS ARE SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPERE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEWS AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND RECREATION, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND OTHER AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR LISTED SPECIES (E.G., PEBBLE'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 GLADIATOR DRIVE WILL BE A 3/4 MOVEMENT INTERSECTION.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY, COLORADO OR THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATE, 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 IMPROVEMENTS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY AND 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 DIRECTOR OF EL PASO COUNTY, COLORADO. THE BOARD OF COUNTY COMMISSIONERS OR THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR OF EL PASO COUNTY SHALL BE THE AUTHORITY TO GRANT SUCH REMOVAL OR RESCINDMENT. THE BOARD OF COUNTY COMMISSIONERS OR THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR OF EL PASO COUNTY SHALL BE THE AUTHORITY TO GRANT SUCH REMOVAL OR RESCINDMENT. THE BOARD OF COUNTY COMMISSIONERS OR THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR OF EL PASO COUNTY SHALL BE THE AUTHORITY TO GRANT SUCH REMOVAL OR RESCINDMENT. THE BOARD OF COUNTY COMMISSIONERS OR THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR OF EL PASO COUNTY SHALL BE THE AUTHORITY TO GRANT SUCH REMOVAL OR RESCINDMENT.
- 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.

AS PLATTED

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- LOT LINE
- EASEMENT
- FOUND CORNER AS SHOWN
- SET #6 REBAR W/ ALUMIN CAP
- TOWNSHIP PLS 27605 FLUSH WITH THE GROUND.

NOTES

- 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 SUBMITTAL.

OWNERS CERTIFICATE
 THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS SHOWN HEREON, DO HEREBY CERTIFY THAT THE LANDS SHOWN HEREON ARE THE LANDS SHOWN HEREON AND THAT THE PUBLIC IMPROVEMENTS SHOWN HEREON 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 MEASURES WILL BE PROVIDED AT SAID OWNER'S EXPENSE. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THIS PLAT AND HAS GRANTED ITS APPROVAL OF THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THIS PLAT AND HAS GRANTED ITS APPROVAL OF THE UTILITY EASEMENTS SHOWN HEREON. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THIS PLAT AND HAS GRANTED ITS APPROVAL OF THE UTILITY EASEMENTS SHOWN HEREON. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THIS PLAT AND HAS GRANTED ITS APPROVAL OF THE UTILITY EASEMENTS SHOWN HEREON.

BRADLEY INVESTMENT GROUP, LLC.
 BY: *[Signature]*
 STATE OF COLORADO) SS
 COUNTY OF EL PASO)
 ACKNOWLEDGED BEFORE ME THIS 19th DAY OF May 2018 BY
[Signature]
 MY COMMISSION EXPIRES Nov 24, 2021
 WITNESS MY HAND AND OFFICIAL SEAL
 MAGGIE HUDDLESTON
 NOTARY PUBLIC
 NOTARY PUBLIC
 COUNTY OF EL PASO
 MY COMMISSION EXPIRES NOVEMBER 24, 2021

SURVEYOR'S STATEMENT
 I, RANDALL D. HENRY, A LICENSED 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 19th DAY OF May 2018.

RANDALL D. HENRY (SIGNATURE)
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 210718005
 5/19/18

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 MAY 17, 2018. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THIS PLAT AND HAS GRANTED ITS APPROVAL OF THE UTILITY EASEMENTS SHOWN HEREON. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THIS PLAT AND HAS GRANTED ITS APPROVAL OF THE UTILITY EASEMENTS SHOWN HEREON. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THIS PLAT AND HAS GRANTED ITS APPROVAL OF THE UTILITY EASEMENTS SHOWN HEREON.

THE FINAL PLAT BRADLEY CROSSROADS IN ENTIRETY IS HEREBY DECLARED AND APPROVED FOR THE AREAS DESCRIBED BY THIS 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
 CRAIG DOSSEY

CLERK AND RECORDER

STATE OF COLORADO) ss
 COUNTY OF EL PASO)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:26 A.M. THIS 19th DAY OF May 2018, A.D. AND IS DULY RECORDED AT RECEPTION NO. 218714143 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, CLERK AND RECORDER
 BY: *[Signature]*

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 210718005, RANDALL D. HENRY, HAS REVIEWED THIS PLAT AND HAS GRANTED ITS APPROVAL OF THE UTILITY EASEMENTS SHOWN HEREON. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THIS PLAT AND HAS GRANTED ITS APPROVAL OF THE UTILITY EASEMENTS SHOWN HEREON. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THIS PLAT AND HAS GRANTED ITS APPROVAL OF THE UTILITY EASEMENTS 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

DATE: 5 APRIL 2018
 DRAWING NO: -Plot Amend
 SHEET: 1 of 2

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