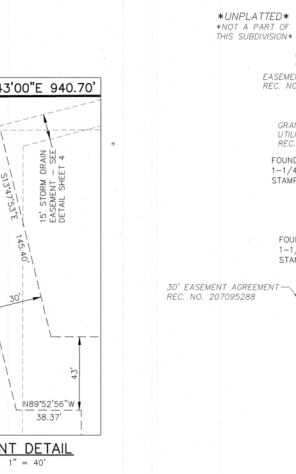
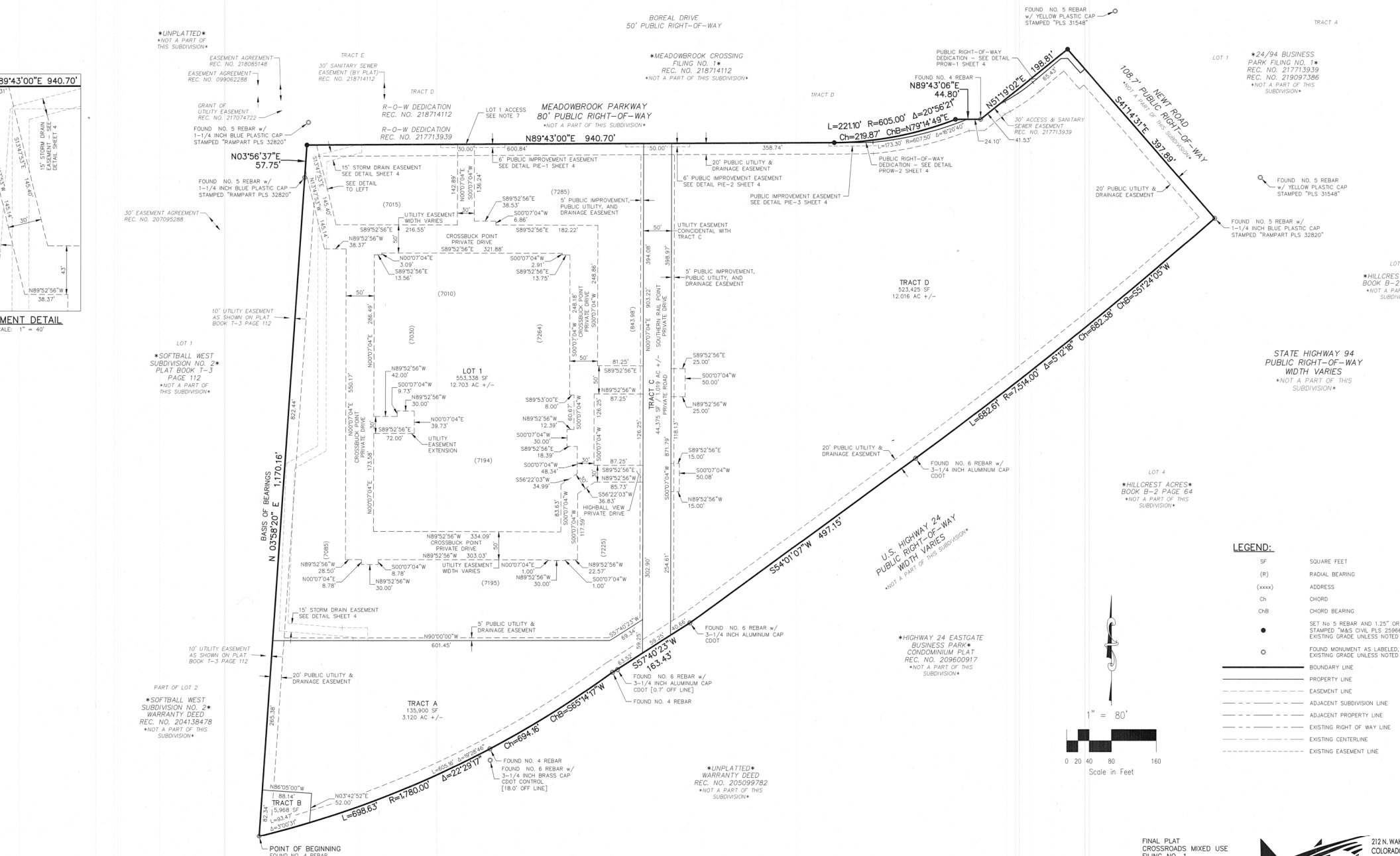


CROSSROADS MIXED USE FILING NO. 1

A REPLAT OF TRACT B #24/94 BUSINESS PARK 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



LOT 1
 SOFTBALL WEST SUBDIVISION NO. 2
 FLAT BOOK T-3 PAGE 112
 NOT A PART OF THIS SUBDIVISION

PART OF LOT 2
 SOFTBALL WEST SUBDIVISION NO. 2
 WARRANTY DEED REC. NO. 204138478
 NOT A PART OF THIS SUBDIVISION

BOREAL DRIVE
 50' PUBLIC RIGHT-OF-WAY

MEADOWBROOK CROSSING FILING NO. 1
 REC. NO. 218714112
 NOT A PART OF THIS SUBDIVISION

TRACT D
 523,425 SF
 12.016 AC +/-

LOT 1
 24/94 BUSINESS PARK FILING NO. 1
 REC. NO. 217713939
 REC. NO. 219097386
 NOT A PART OF THIS SUBDIVISION

FOUND NO. 5 REBAR w/ 1-1/4 INCH BLUE PLASTIC CAP STAMPED "RAMPART PLS 32820"

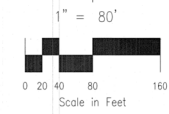
FOUND NO. 5 REBAR w/ 1-1/4 INCH BLUE PLASTIC CAP STAMPED "RAMPART PLS 32820"

STATE HIGHWAY 94
 PUBLIC RIGHT-OF-WAY WIDTH VARIES
 NOT A PART OF THIS SUBDIVISION

LOT 4
 HILLCREST ACRES
 BOOK B-2 PAGE 64
 NOT A PART OF THIS SUBDIVISION

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET NO. 5 REBAR AND 1.25" OR STAMPED "MAS CIVIL PLS 22966 EXISTING GRADE UNLESS NOTED
○	FOUND MONUMENT AS LABELED, EXISTING GRADE UNLESS NOTED
---	BOUNDARY LINE
- - - -	PROPERTY LINE
- · - · -	EASEMENT LINE
- · - - -	ADJACENT SUBDIVISION LINE
- · - - -	ADJACENT PROPERTY LINE
- · - - -	EXISTING RIGHT OF WAY LINE
- · - - -	EXISTING CENTERLINE
- · - - -	EXISTING EASEMENT LINE



AS REPLATTED



FINAL PLAT
 CROSSROADS MIXED USE
 FILING NO. 1
 JOB NO. 18-003
 DATE PREPARED: 06/23/2021
 DATE REVISED: 06/20/2022
 ISSUED FOR MYLAR



212N. WARRIOR
 COLORADO
 PHONE: 719-585-1111