

SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

4

Reception Fee

Number of Pages

File Number

Crossroads Mixed Use Filing No3
Name of Plat

Crossroads Development Company LLC
Owner's Name

Subdivision



Condominium



C&R/016 Revised 6/06

Steve Schleiker

06/13/2025 11:13:44 AM

Doc \$0.00

Rec \$43.00

4

Pages

El Paso County, CO



225715536

CROSSROADS MIXED USE FILING NO. 3

A REPLAT OF TRACT C "CROSSROADS MIXED USE FILING NO. 2", 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

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 C, "CROSSROADS MIXED USE FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 224715294 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 218,776 SQUARE FEET (5.022 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 AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CROSSROADS MIXED USE FILING NO. 3". ALL SAID IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO THE PUBLIC AND TO THE PUBLIC USE AND BENEFIT OF THE PEOPLE OF THE STATE OF COLORADO, AND SAID IMPROVEMENTS SHALL BE CONSIDERED AS PUBLIC UTILITIES AND 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 OWNERS' 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 ENTIRE RESPONSIBLE FOR DESIGNING THE EASEMENTS FOR WHICH EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTING THE EASEMENTS TO THE PUBLIC AND TO THE PUBLIC USE AND BENEFIT OF THE PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

BY: DANNY MENTVA, MANAGER, CROSSROADS DEVELOPMENT COMPANY LLC, A COLORADO LIMITED LIABILITY COMPANY

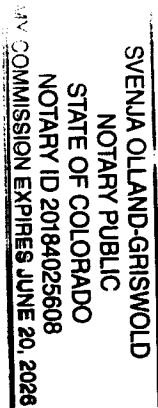
NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS 10 DAY OF June, 2025 BY
DANNY MENTVA AS MANAGER AND SOLE MEMBER, CROSSROADS DEVELOPMENT
COMPANY LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: June 20, 2026

NOTARY PUBLIC: S. S.



LIEN HOLDER STATEMENT:

SOLEIRA NATIONAL BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOW AS "CROSSROADS MIXED USE FILING NO. 3", SAID LIEN BEING EVIDENCED BY A DEED OF TRUST OF RECORD DECEMBER 13, 2023 UNDER RECEPTION NO. 2243101566 OF THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO, AND SAID LIEN BEING A FIRST LIEN, AND SAID LIEN BEING A FIRST LIEN SHOWN ON THE PLAT AND DO HEREBY IN ALL THINGS SUBJECT TO SAID PLAT SAID LENS. I HEREBY CONFERM THAT I AM THE PRESENT OWNER OF SAID LENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: Ryan Zender AS Lender

SOLEIRA NATIONAL BANK

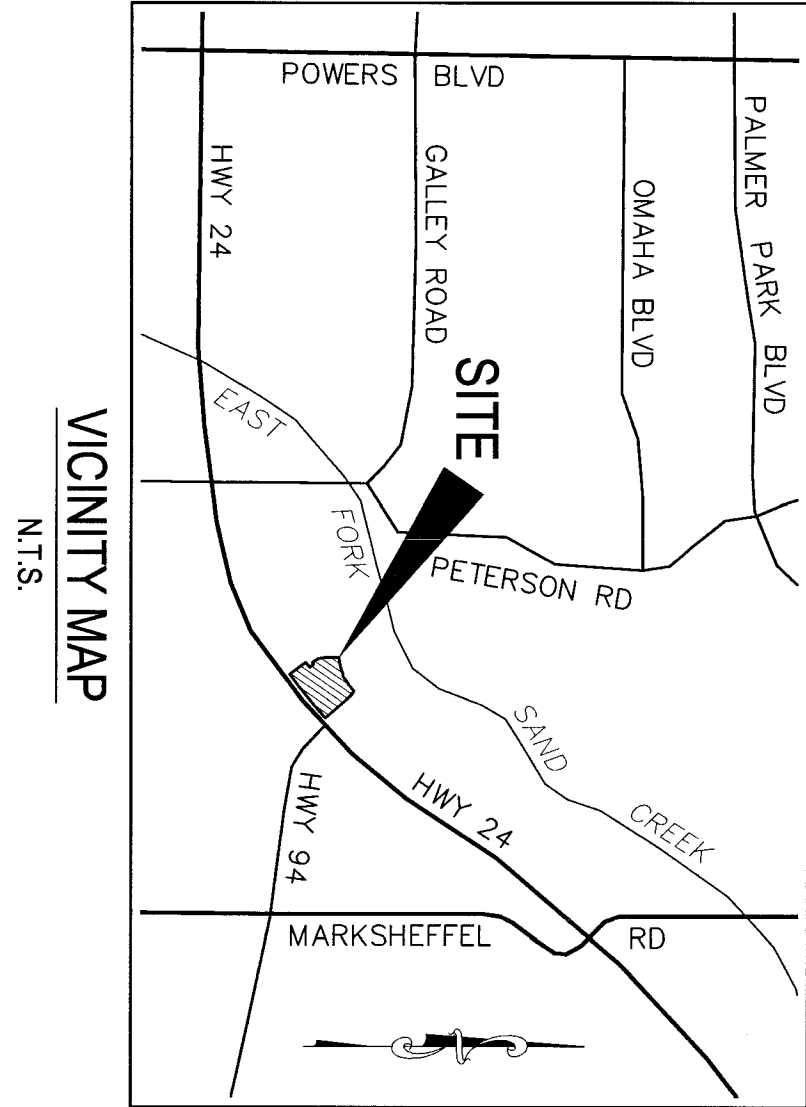
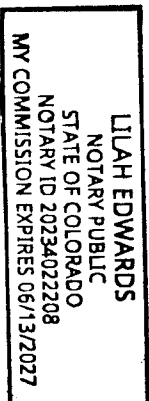
NOTARIAL:

STATE OF Colorado }
COUNTY OF Jefferson }

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
THIS 11th DAY OF June, 2025, A.D. BY Ryan Zender
AS Lender OF SOLEIRA NATIONAL BANK

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 06/13/27

NOTARY PUBLIC: Lilah Edwards Will



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.

ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224026331 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.

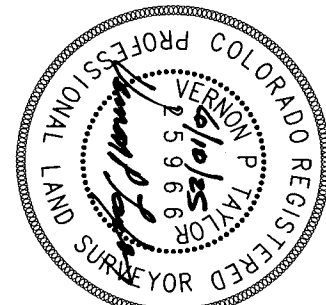
TRACT TABLE			
TRACT (ACRES)	USE	MAINT.	OWNER
A	0.200 ACCESS, PUBLIC UTILITIES	CMO1	CMO1
B	3.792 FUTURE DEVELOPMENT	DDC	DDC
TOTAL	3.992		
CMO1 - CROSSROADS METROPOLITAN DISTRICT NO. 1			
DDC - CROSSROADS DEVELOPMENT COMPANY, LLC			

SURVEYORS' CERTIFICATE

I, VERNON P. TAYLOR, A DUTY 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 CLOSING ERRORS ARE LESS THAN 1/10,000', AND THAT SAID PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT THE STATE OF COLORADO DEALING WITH MONUMENTS SUBDIVISION SURVEYING OR LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS 10th DAY OF JUNE, 2025.

Vernon P. Taylor DATE
VERNON P. TAYLOR
COLORADO P.S. 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. 3" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THE 11th DAY OF JUNE, 2025, SUBJED TO ANY NOTES HEREON. THE PLAT IS HEREBY APPROVED FOR FILING FOR THE PUBLIC, AND THE DEDICATIONS OF LAND TO THE PUBLIC, UTILITIES AND DRAINAGE ARE HEREBY 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.

Margaret Davis DATE 06/18/25
EXECUTIVE DIRECTOR, PLANNING AND
COMMUNITY DEVELOPMENT DEPARTMENT

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT
11:15 O'CLOCK AM THIS 13th DAY OF JUNE, 2025, A.D.,
AND DUTY RECORDED UNDER RECEPTION NO. 2250715536 OF THE
RECORDS OF EL PASO COUNTY, COLORADO.

FEE: 40⁰⁰ STEVE SCHLEMER, RECORDER

SURCHARGE: 3⁰⁰ BY: Margaret Davis
DEPUTY

FEES:

DRAINAGE FEE: \$27,698.30
BRIDGE FEE: \$11,329.02
SCHOOL FEE: N/A
URBAN PARK FEE: N/A
REGIONAL PARK FEE: N/A

SUMMARY:

1 LOT 1.030 ACRES 205.1%

2 TRACTS 3.992 ACRES 79.49%

TOTAL 5.022 ACRES 100.00%

PREPARED FOR & OWNER:
CROSSROADS DEVELOPMENT COMPANY LLC
2025 WASHATCH AVE, SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: 719-475-7621

PREPARED BY: ERIC L. YOKOM
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.

FINAL PLAT

CROSSROADS MIXED USE FILING NO. 3

PROJECT NO.: 18-0071 DATE OF PREPARATION: 10/25/2024

NO. DATE BY DESCRIPTION

1 02/06/2025 ELY ADDRESS PER 1st REVIEW COMMENTS

2 06/10/2025 ELY REVISED PER UPDATED TITLE COMMITMENT

ISSUED FOR REVIEW

REVISIONS

DRAWN BY: ELY CHECKED BY: VPT

PCD FILE NO.: SF-24-032

2025 WASHATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719/353.5465

CIVIL CONSULTANTS, INC.

SHEET 1 OF 4

GENERAL PLAT NOTES:

1. BASIS OF BEARINGS: THE EAST LINE OF TRACT C "CROSSROADS MIXED USE PLING NO. 2" RECORDED UNDER RECEPTION NO. 222714975 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING COMMENCED AT EACH END WITH A SET NO. 5 BEARING WITH AN ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25866", WHICH BEARS N00°07'04" E A DISTANCE OF 671.79 FEET. THE UNIT OF MEASUREMENT FOR THIS PLAT IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANELS NO. 0804100752 G AND 0804100754 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 JUNE 9, 2025 BY LAND TITLE GUARANTEE COMPANY, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. SOB5317446.1, WITH AN EFFECTIVE DATE OF JUNE 4, 2025 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, 1906 IN BOOK 358 AT PAGE 565. SAID EASEMENT WAS ASSIGNED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN WARRANTY DEED RECORDED AUGUST 3, 1911 IN BOOK 482 AT PAGE 190.
- (TC#11) 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#12) EACH AND EVERY RIGHT OR RIGHTS OF ACCESS AS CONVEYED BY INSTRUMENT RECORDED FEBRUARY 24, 1967 IN BOOK 2167 AT PAGE 591.
- (TC#13) THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE CHEROKEE HILLS FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 13, 1972, UNDER RECEPTION NO. 941974.
- (TC#14) 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 CHAMRON 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. 208127666.
- (TC#15) THE EFFECT OF RESOLUTIONS, RECORDED AUGUST 08, 1985, IN BOOK 5045 AT PAGE 248.
- (TC#16) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN POSSESSION AND USE AGREEMENT RECORDED SEPTEMBER 04, 2002 UNDER RECEPTION NO. 202148485.
- (TC#17) THE EFFECT OF RESOLUTION NO. 02--384 REGARDING SKETCH PLAN, RECORDED FEBRUARY 19, 2003, UNDER RECEPTION NO. 203036141.
- (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, 2006 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 CANON METROPOLITAN DISTRICT NO. 4, AS EVIDENCED BY INSTRUMENTS RECORDED OCTOBER 3, 2016 UNDER RECEPTION NO. 216172221 AND DECEMBER 27, 2016 UNDER RECEPTION NO. 216149731 AND DECEMBER 27, 2016 UNDER RECEPTION NO. 216149731 AND JANUARY 27, 2017 UNDER RECEPTION NO. 217071026, 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, 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 FOREFEITURE 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. 220727023.
- (TC#31) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 20--386 RECORDED DECEMBER 08, 2020 UNDER RECEPTION NO. 220200094.
- (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. 221093230.
- (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. 222040203.
- (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) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RECORD OF ADMINISTRATIVE ACTION RECORDED JANUARY 26, 2024 UNDER RECEPTION NO. 224005812.
- (TC#45) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CROSSROADS MIXED USE FILING NO. 2 RECORDED JANUARY 26, 2024 UNDER RECEPTION NO. 224715294.
- (TC#46) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JANUARY 26, 2024 UNDER RECEPTION NO. 224005813.
- (TC#47) THIS ITEM WAS INTENTIONALLY DELETED.
- (TC#48) (THIS ITEM WAS INTENTIONALLY DELETED)

GENERAL PLAT NOTES: (CONT.)

7. THERE SHALL BE NO DIRECT ACCESS TO U.S. HIGHWAY 24, NEW ROAD, OR MADONNBROOK PARKWAY ALLOWED. ACCESS IS BY SOUTHERN RAIL POINT, PACIFIC RAIL POINT, AND CENTRAL RAIL POINT.
8. NO DRAINWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICES REGULATIONS.
10. NOTICE OF POTENTIAL AIRPORT OVERTIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVICE AS NOTICE OF POTENTIAL AIRPORT OVERTIGHT 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 OVERTIGHT 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. 206093824 OF THE RECORDS OF THE EL PASO COUNTY CLERK, AND RECORDERS 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 401 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, AVIATION, 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 SOUND-PROOFING USING FAA RECOMMENDED CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACUSTICAL ENGINEER.
- IF A CRANE IS USED DURING CONSTRUCTION, AN FAA FORM 7460-1 WILL NEED TO BE FILLED 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 INDICATED STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPIDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENT.
13. THE PROPERTY IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THE 24/94 BUSINESS PARK FILING NO. 1" RECORDED APRIL 26, 2017 AT RECEPTION NO. 217047403. IN THE RECORDS OF EL PASO COUNTY, COLORADO.
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: DRAINAGE REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, NOXIOUS WEED MANAGEMENT PLAN, SOILS & GEOLOGY REPORT, TRAFFIC IMPACT STUDY, TRANSPORTATION IMPACT STUDY, WASTEWATER TREATMENT REPORT, AND WATER RESOURCES REPORT.
15. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS, NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, FOR SAID BUILDING PERMITS BE ISSUED UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE DEVELOPER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO.224005812, 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 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.

GENERAL PLAT NOTES: (CONT.)

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.
18. THE SUBDIVISION 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 OFFRACS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMIT'S A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.
20. A "SOILS AND GEOLOGY STUDY, CROSSROADS APARTMENTS - CROSSROADS MIXED USE FILING NO. 2, PARCEL NO. 5406305005, EL PASO COUNTY, COLORADO" WAS COMPLETE BY THE ROCKY MOUNTAIN GROUP (RMG) ON MARCH 22, 2023. JOB NO. 177025-2.
- THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, WINDSTORM MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE APPROPRIAD STUDY IN FILE ST2238 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
- COMPRESSIBLE SOILS: ALL LOTS AND TRACTS
- FAULTS AND SEISMICITY: ALL LOTS AND TRACTS
- RADON: ALL LOTS AND TRACTS
- STEEP SLOPES: TRACT C, LOT 1 -- ISOLATED STEEP SLOPES THAT MAY REQUIRE A ROCKY MOUNTAIN WALL, IF NOT SLOPED BACK TO 3:1 (HORIZONTAL:VERTICAL).
- ROCKY MOUNTAIN GROUP (RMG) CONCLUDES IN THEIR REPORT THAT DEVELOPMENT OF THE SITE CAN BE ACHIEVED IF THE ITEMS MENTIONED ABOVE ARE MITIGATED. THESE ITEMS CAN BE MITIGATED THROUGH PROPER DESIGN AND CONSTRUCTION OR THROUGH AVOIDANCE.
21. PER THE PRELIMINARY PLAN OF CROSSROADS MIXED USE (FILE NO. SP-20-011), THE STATE HAS DETERMINED WATER SUFFICIENCY FOR THE SITE.
22. DRAINAGE: THE INDIVIDUAL LOT PURCHASERS(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL ASSURANCES.
- INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.
23. TRACT A IS FOR ACCESS AND PUBLIC UTILITIES, AND SHALL BE OWNED AND MAINTAINED BY CROSSROADS METROPOLITAN DISTRICT NO. 1. PRIVATE ROADS, DRAVES, AND ASSOCIATED FEATURES SHALL BE THE RESPONSIBILITY OF CROSSROADS METROPOLITAN DISTRICT NO. 1.
24. GAS AND ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRING UTILITIES, SUBJECT TO THE PROVIDER'S RULES, REGULATIONS, AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
25. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

FINAL PLAT

CROSSROADS MIXED USE FILING NO. 3

PROJECT NO.: 18-0071 DATE OF PREPARATION: 10/25/2024

NO. 1 DATE: 02/09/2025 BY: DESCRIPTION: 1 02/09/2025 ELY ADDRESS EPC 1st REVIEW COMMENTS

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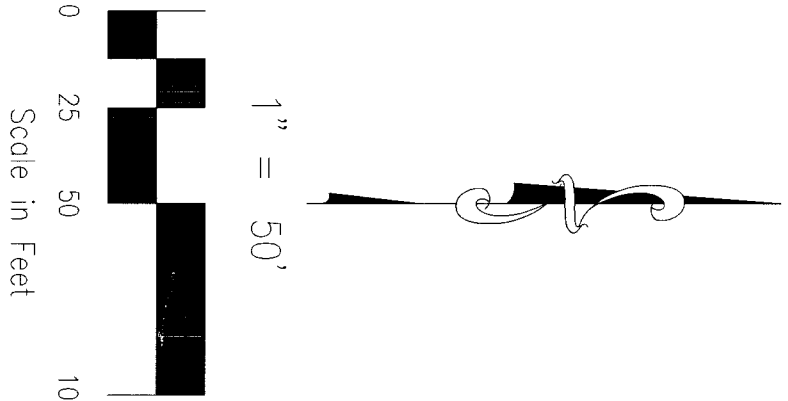
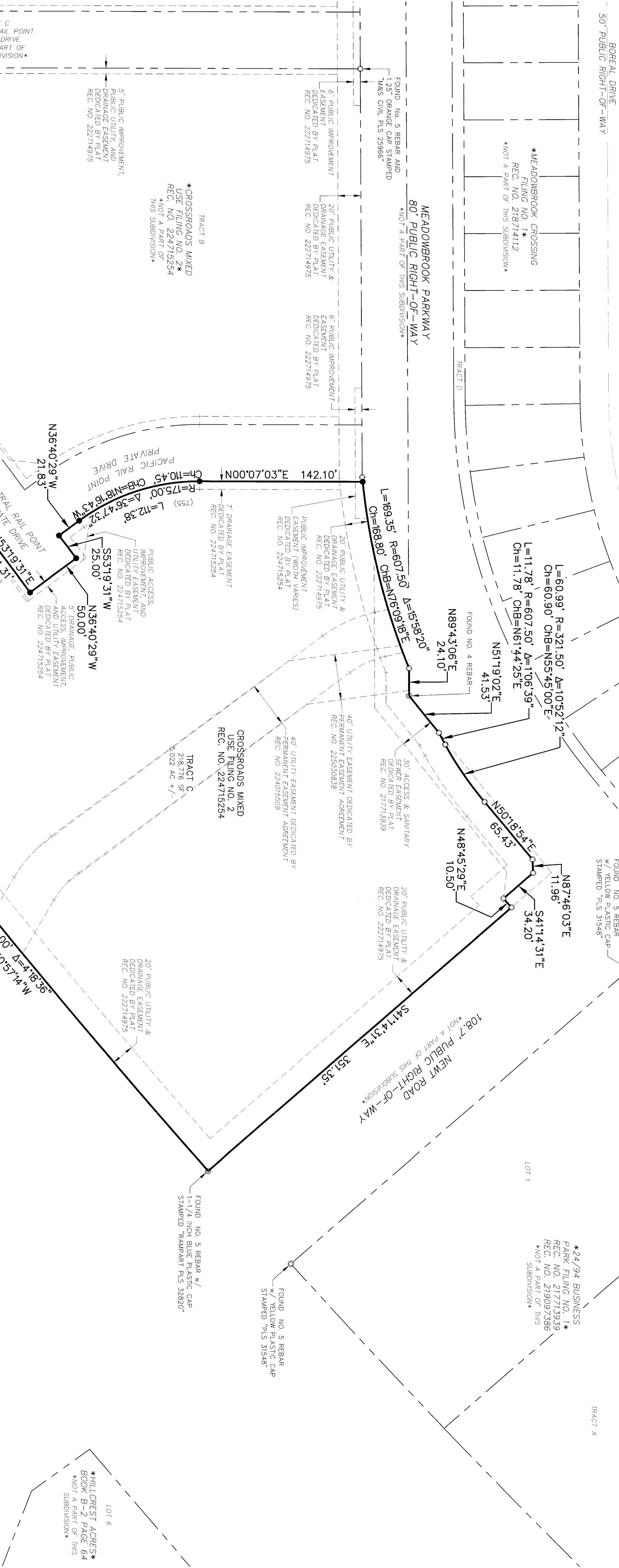
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CROSSROADS MIXED USE FILING NO. 3

A REPLAT OF TRACT C, "CROSSROADS MIXED USE FILING NO. 2", 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

15536


LEGEND:	
SF	SQUARE FEET
(R)	RADIAL BEARING
(0000)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "KAS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "KAS CIVIL PLS 25966" 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

REC. NO. 224715254

CROSSROADS MIXED USE FILING NO. 3			
FINAL PLAT			
PROJECT NO.: 18-0071		DATE OF PREPARATION: 10/25/2024	
NO.	DATE	BY	DESCRIPTION
1	02/06/2025	ELY	ADDRESS EPC 1st REVIEW COMMENTS
2	06/09/2025	ELY	REVISED PER UPDATED TITLE COMMITMENT
	09/10/2025		ISSUED FOR WYAR
DRAWN BY: ELY CHECKED BY: VPT PCD FILE NO.: SF-24-032			
212 N WASHCACH AVE, STE 305 COLORADO SPRINGS CO 80903 PHONE: 719.955.5465			



CIVIL CONSULTANTS, INC.

SHEET 3 OF 4

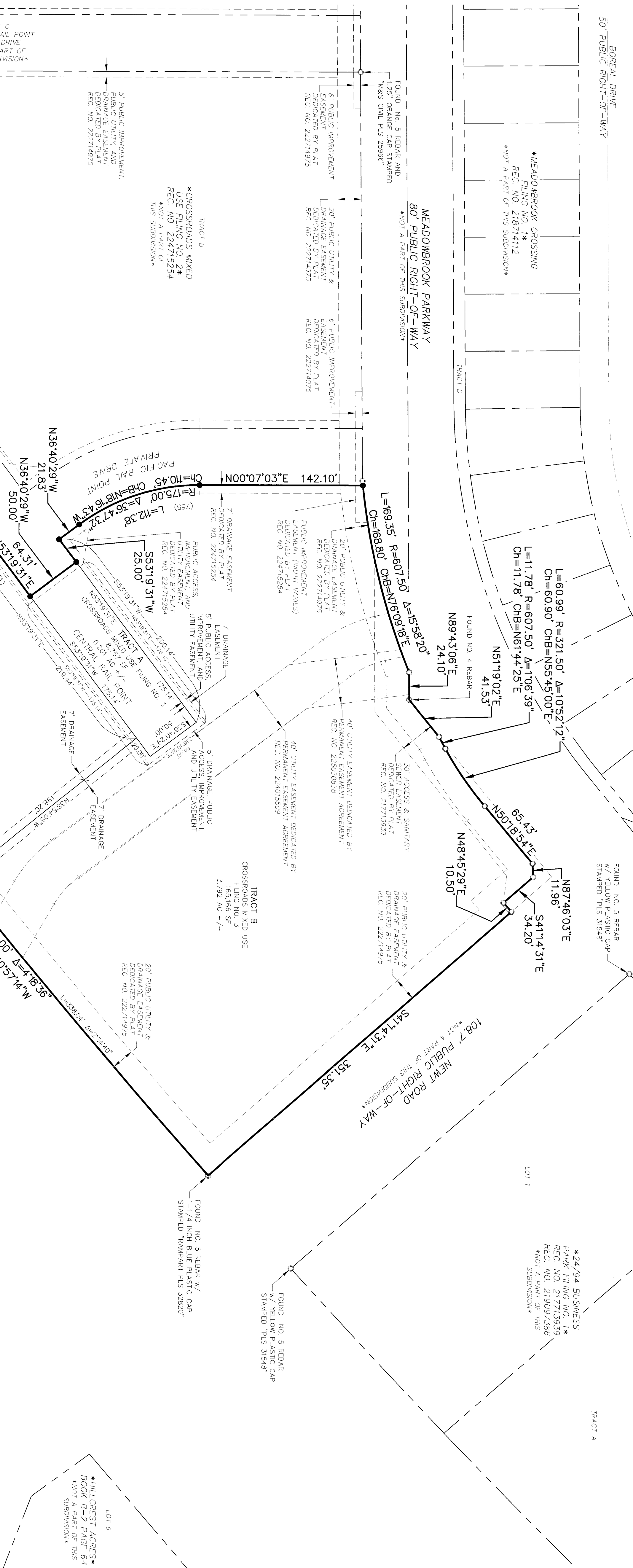
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15536

LEGEND:

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- (0000) ADDRESS
- CH CHORD
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- EXISTING CENTERLINES
- EXISTING EASEMENT LINES



AS REPLATTED

CROSSROADS MIXED USE FILING NO. 3

PROJECT NO.: 18-0071 DATE OF PREPARATION: 10/25/2024

NO. DATE BY DESCRIPTION


1 02/06/2025 ELY ADDRESS EPC 1st REVIEW COMMENTS

2 06/09/2025 ELY REVIEW PER UPDATED TITLE COMMITMENT

06/10/2025 ISSUED FOR MEAL

DRAWN BY: ELY CHECKED BY: WPT

POD FILE NO.: SF-24-032



221 N. WASHITACHIE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.553.9465

SHEET 4 OF 4