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BRADLEY POINT FILING NO. 1

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, T15S, R66W, OF THE 6TH P.M., EL PASO COUNTY , COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT BRADLEY POINT, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 3, T15S, R66W OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1, "ROCKY MOUNTAIN MATERIALS AND ASPHALT EXEMPTION PLAT MAP" AS RECORDED UNDER REC. NO. 211713132 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N49°09'00"E ALONG THE SOUTHERLY LINE THEREOF 363.30 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
THENCE S36°35'31"E A DISTANCE OF 762.98 FEET;
THENCE S36°32'54"E A DISTANCE OF 609.95 FEET;
THENCE S48°15'16"W A DISTANCE OF 256.33 FEET TO A POINT ON AFORESAID EASTERLY RIGHT-OF-WAY OF HIGHWAY 85/87;
THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:
1) THENCE N40°49'47"W A DISTANCE OF 823.77 FEET;
2) THENCE N89°57'24"W A DISTANCE OF 6.60 FEET;
3) THENCE N40°47'37"W A DISTANCE OF 58.44 FEET;
4) THENCE N40°50'47"W A DISTANCE OF 486.58 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 424,094 SQUARE FEET (9.736 ACRES, MORE OR LESS).

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID PARCEL TO BE PLATTED INTO LOTS, A TRACT, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY COLORADO THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. THIS PARCEL OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "BRADLEY POINT FILING NO. 1", IN EL PASO COUNTY, COLORADO.

OWNER: BRADLEY POINT, A COLORADO LIMITED LIABILITY COMPANY
2010 FOX MOUNTAIN POINT
COLORADO SPRINGS, COLORADO 80906

BY: STEPHEN J. SCHNURR, FOR AND ON BEHALF OF BRADLEY POINT, LLC, A COLORADO LIMITED LIABILITY COMPANY

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, A.D. BY STEPHEN J. SCHNURR, FOR AND ON BEHALF OF BRADLEY POINT, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

EASEMENTS:

EASEMENTS ARE AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT. ADDITIONAL SEVEN (7) FOOT DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG THE NORTHERLY AND EASTERLY LINES OF LOT 1.

THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.

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 NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

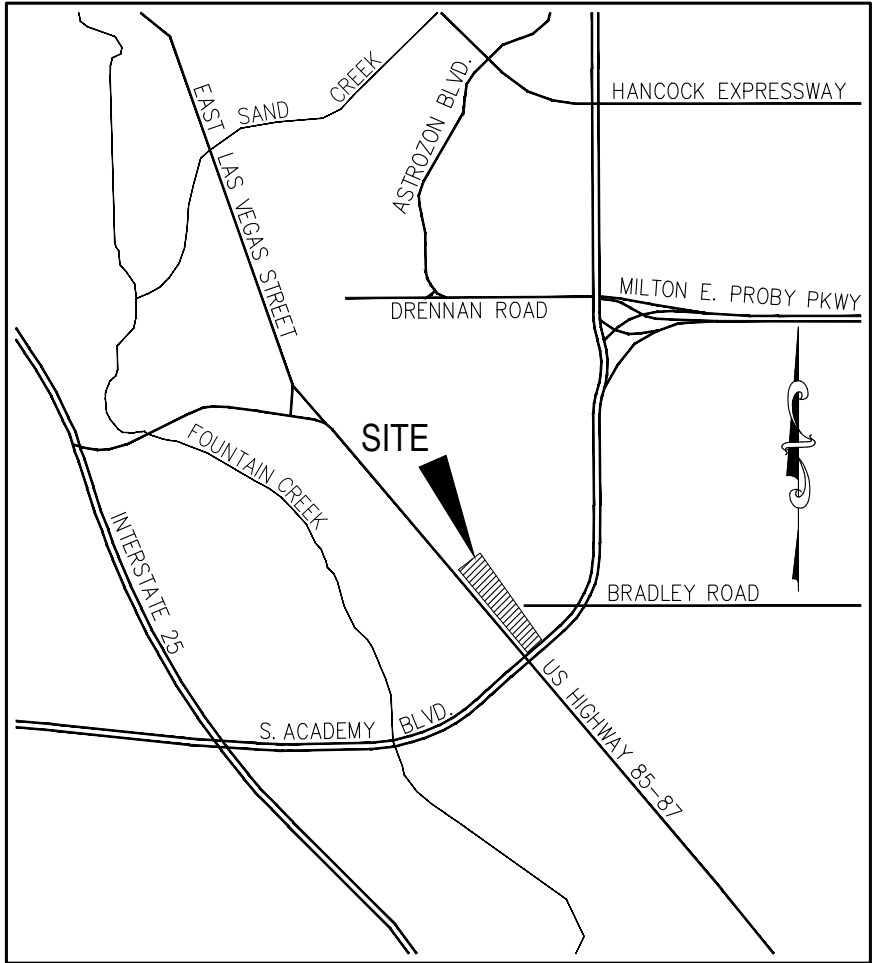
ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

GENERAL PLAT NOTES:

1. BASIS OF BEARINGS: A PORTION OF THE EASTERLY RIGHT-OF-WAY OF HIGHWAY 85/87 (EAST LAS VEGAS STREET) BEING MONUMENTED AT THE SOUTHEAST WITH A NO. 5 REBAR WITH AN ORANGE PLASTIC CAP STAMPED "PLS 25955" AND AT THE NORTHWEST WITH A NO. 5 REBAR WITH AN ORANGE PLASTIC CAP STAMPED "PLS 25965", AND BEARS N40°50'47"W, A DISTANCE OF 486.58 FEET.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0744 G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 SHOWS THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
3. A TITLE COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY, AS AGENT FOR OLD REPUBLIC TITLE INSURANCE COMPANY, ORDER NO. RND55091618.1, WITH AN EFFECTIVE DATE OF JANUARY 11, 2021, AT 5:00 P.M., HAS BEEN EXAMINED AS IT RELATES TO THE SUBJECT PROPERTY. THE FOLLOWING EXCEPTIONS AS NUMBERED THEREIN ARE HEREBY NOTED.
 - i. (TC#9) RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO TELEPHONE COMPANY IN INSTRUMENT RECORDED NOVEMBER 22, 1905, IN BOOK 401 AT PAGE 115. (NO DEFINITIVE LOCATION IDENTIFIED.)
 - ii. (TC#10) RIGHT OF WAY EASEMENT AS GRANTED TO THE CITY OF COLORADO SPRINGS IN INSTRUMENT RECORDED JULY 02, 1975, IN BOOK 2761 AT PAGE 227 AS AMENDED BY WCD RECORDED OCTOBER 4, 2011 UNDER RECEPTION NO. 211096283. (AS SHOWN)
 - iii. (TC#11) RIGHT OF WAY EASEMENT AS GRANTED TO THE CITY OF COLORADO SPRINGS IN INSTRUMENT RECORDED JULY 02, 1975, IN BOOK 2761 AT PAGE 232. (AS SHOWN)
 - iv. (TC#12) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AGREEMENT AND GRANT OF RIGHT-OF-WAY RECORDED APRIL 22, 1983 IN BOOK 3709 AT PAGE 462. (AS SHOWN)
 - v. (TC#13) THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE SECURITY FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED SEPTEMBER 23, 1987, IN BOOK 5425 AT PAGE 728 AND APRIL 22, 1988 IN BOOK 5498 AT PAGE 1206. (NOTHING TO SHOW)
 - vi. (TC#14) TERMS, CONDITIONS AND PROVISIONS OF WASTE WATER AGREEMENT RECORDED MARCH 09, 1988 IN BOOK 5482 AT PAGE 1379. (NOTHING TO SHOW)
 - vii. (TC#15) 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 INSTRUMENT RECORDED APRIL 12, 1988, IN BOOK 5494 AT PAGE 1399. (NOTHING TO SHOW)
 - viii. (TC#16) THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE SECURITY SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 22, 1988, IN BOOK 5498 AT PAGE 1382. (NOTHING TO SHOW)
 - ix. (TC#17) TERMS, CONDITIONS AND PROVISIONS OF INCLUSION AGREEMENT RECORDED MARCH 09, 1988 IN BOOK 5482 AT PAGE 1384. (NOTHING TO SHOW)
 - x. (TC#18) INCLUSION OF SUBJECT PROPERTY IN THE SECURITY WATER DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 22, 1988, IN BOOK 5498 AT PAGE 1385. (NOTHING TO SHOW)
 - xi. (TC#19) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED DECEMBER 29, 2003 AT RECEPTION NO. 203294308. (AS SHOWN)
 - xii. (TC#20) RIGHT OF WAY EASEMENT AS GRANTED TO THE CITY OF COLORADO SPRINGS IN INSTRUMENT RECORDED SEPTEMBER 30, 2011, UNDER RECEPTION NO. 211095287. (AS SHOWN)
 - xiii. (TC#21) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED RECORDED JUNE 5, 2013 AT RECEPTION NO. 213073009. (NOTHING TO SHOW)
 - xiv. (TC#22) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT - COLORADO RECORDED MAY 10, 2013 UNDER RECEPTION NO. 213061193. (AS SHOWN)
 - xv. (TC#23). TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENTS RECORDED MAY 21, 2013 UNDER RECEPTION NO. 213065787. (NOT WITHIN PROPERTY BOUNDARY; DOES NOT AFFECT)
 - xvi. (TC#24) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT - COLORADO RECORDED JUNE 17, 2013 UNDER RECEPTION NO. 213078277. (AS SHOWN)
 - xvii. (TC#25) EASEMENT AND/OR RIGHT OF WAY OF ACADEMY BOULEVARD OVERPASS AS THE SAME MAY BE FOUND TO CROSS THE SUBJECT PROPERTY. (NOT WITHIN PROPERTY BOUNDARY; DOES NOT AFFECT)

GENERAL PLAT NOTES: (CONT.)

- xviii. (TC#26) THE COMPANY IS AWARE UNRECORDED DOCUMENTATION MAY EXIST IN THE FILES OF THE DENVER & RIO GRANDE WESTERN RAILROAD THAT MAY REFLECT THE FOLLOWING MATTERS: (1) DITCH, DITCH RIGHTS AND EASEMENTS AS MAY BE ASSOCIATED WITH THE DITCH OF THE FOUNTAIN VALLEY LAND AND IRRIGATION COMPANY AS THE SAME MAY BE FOUND TO COURSE THROUGH THE SUBJECT PROPERTY. (2) TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF AGREEMENT TO RIGHT OF WAY FOR GRADE SEPARATION AT S.H. 83 (ACADEMY BOULEVARD) WITH THE COLORADO DEPARTMENT OF TRANSPORTATION. (3) STORM SEWER PIPELINE CROSSING AGREEMENT WITH THE COLORADO DEPARTMENT OF TRANSPORTATION. (4) LICENSE FOR OVERHEAD CABLE TELEVISION LINE WITH COLORADO SPRINGS CABLEVISION. (5) LICENSE FOR OVERHEAD POWER LINE CROSSING TO THE CITY OF COLORADO SPRINGS. (6) WATER PIPELINE CROSSING AGREEMENT WITH SECURITY WATER DISTRICT. (7) PERMIT FOR UNDERGROUND CROSSING AND PERMIT FOR GUY-ANCHOR ENCROACHMENT WITH MOUNTAIN STATES TELEPHONE CO. AND (8) PERMIT FOR OVERHEAD POWER LINE CROSSING TO THE CITY OF COLORADO SPRINGS.
 - xix. (TC#27) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS SHOWN ON IMPROVEMENT SURVEY PLAT CERTIFIED AUGUST 25, 2014 PREPARED BY STEPHEN L. MC ANALLY FOR AND ON BEHALF OF SHAVANO LAND SURVEY, INC., JOB #SUR826: EXISTING UNDERGROUND TELEPHONE LINE MARKER POSTS, TRAFFIC SIGNAL BOXES AND CDOT SIGNS OVER WESTERLY PORTIONS OF THE SUBJECT PREMISES. EXISTING OVERHEAD ELECTRIC LINES OVER PORTIONS OF THE SUBJECT PREMISES. GRAVEL ROAD OVER A NORTHERLY PORTION OF THE SUBJECT PREMISES. EXISTING FIELD ROAD OVER AN EASTERLY PORTION OF THE SUBJECT PREMISES. (RECORDED JANUARY 6, 2015 UNDER RECEPTION NO. 215900001)
 - xx. (TC#28) SUCH STATE OF FACTS OCCURRING SUBSEQUENT TO AUGUST 25, 2014, DATE OF IMPROVEMENT SURVEY PLAT BY STEPHEN L. MC ANALLY FOR AND ON BEHALF OF SHAVANO LAND SURVEY, INC. AS WOULD BE DISCLOSED BY A CURRENT, ACCURATE SURVEY AND INSPECTION OF THE SUBJECT PREMISES.
4. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
 5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY CDOT.
 6. 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.
 7. 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: SOIL AND GEOLOGICAL CONDITIONS REPORT; TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT.
 8. THE INDIVIDUAL LOT PURCHASER(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 DETENTION PONDS/WATER QUALITY BMPS. ALL DETENTION PONDS/WATER QUALITY BMPS SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL 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.
 9. "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY, BRADLEY POINT FILING NO. 1, PARCEL NOS. 65034-00-038 AND 65034-00-040, EL PASO COUNTY, COLORADO", WAS COMPLETED BY ENTECH ENGINEERING, INC., DATED JANUARY 22, 2021. AREAS OF ARTIFICIAL FILL WERE OBSERVED THAT MAY IMPOSE CONSTRAINTS ON DEVELOPMENT AND LAND USE. MITIGATION MEASURES PERTAINING TO USE AND DEVELOPMENT CAN BE FOUND IN GREATER DETAIL WITHIN THE REPORT.
 10. BRADLEY POINT FILING NO. 1 IS A DRY SUBDIVISION AND AS SUCH USES ARE LIMITED TO THOSE THAT DO NOT USE WATER. ANY PROPOSAL TO USE WATER WILL REQUIRE THAT A FINDING OF WATER SUFFICIENCY BE MADE.



VICINITY MAP
N.T.S.

Missing Planning and
Community
Development Director
signature line

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 ON DATE OF SURVEY, 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 _____, 2021.

VERNON P. TAYLOR
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, COLORADO 80903

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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS THIS PLAT FOR "BRADLEY POINT FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____
PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED _____ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER _____

EL PASO COUNTY ASSESSOR _____ 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 _____, 2021, 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: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
PARK FEE: _____

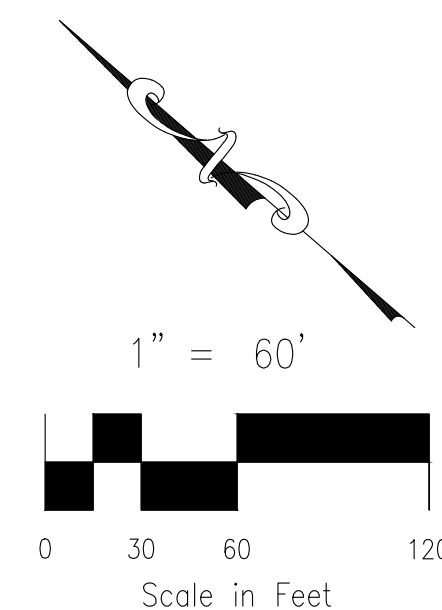
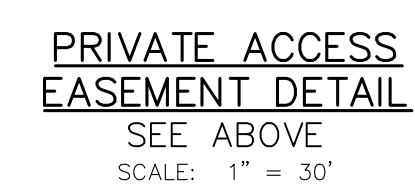
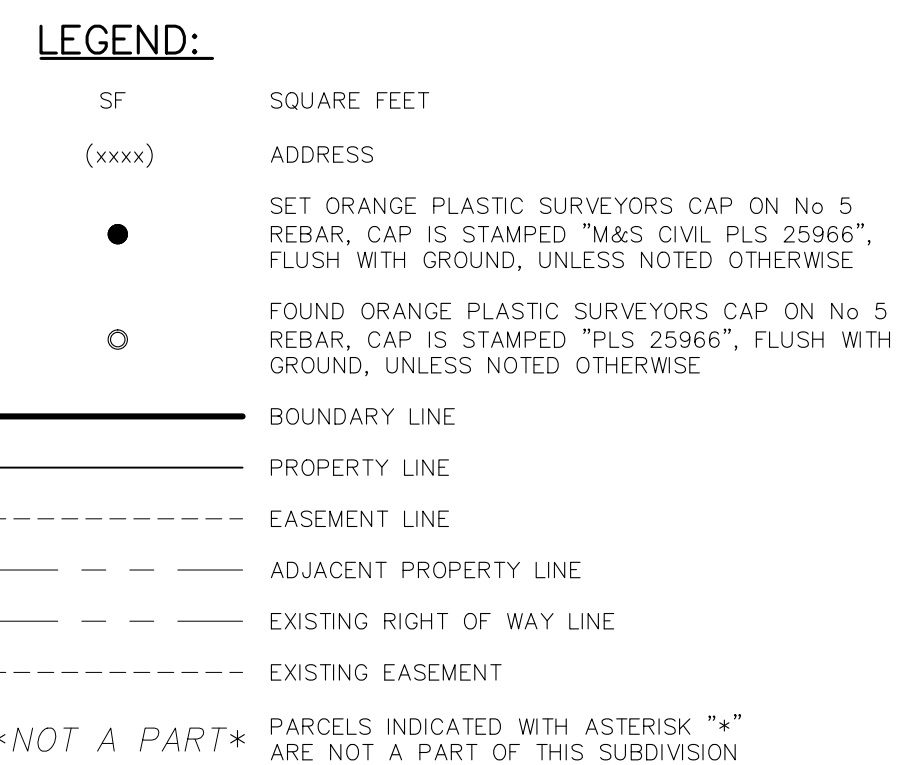
Add the values
from the drainage
report

FINAL PLAT
BRADLEY POINT FILING NO. 1
JOB NO. 70-074
DATE PREPARED: 01/29/2021
DATE REVISED: 05/27/2021



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

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3,
T15S, R66W, OF THE 6TH P.M., EL PASO COUNTY , COLORADO



K&S
CIVIL CONSULTANTS INC.

SHEET 2 OF 2