

# THE BRADLEY RANCH SUBDIVISION FILING NO. 1A

A REPLAT OF TRACT Q, "THE BRADLEY RANCH SUBDIVISION FILING NO. 1" BEING A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 25, T12S, R66W OF THE SIXTH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

## BE IT KNOWN BY THESE PRESENTS:

THAT EAGLE DEVELOPMENT COMPANY, A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

## LEGAL DESCRIPTION:

A REPLAT OF TRACT Q, "THE BRADLEY RANCH SUBDIVISION FILING NO. 1" UNDER RECEPTION NO. 219714442

BEING A TRACT IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 25, T12S, R66W OF THE SIXTH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SAID PARCEL CONTAINS A CALCULATED AREA OF 6,605 SQUARE FEET, MORE OR LESS.

## DEDICATION:

THE ABOVE OWNERS HAVE HEREBY CAUSED SAID TRACT TO BE PLATTED INTO A LOT AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT, AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS; PROVIDED, HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE, OR QUITCLAIM ALL OR ANY DEDICATED PUBLIC STREETS, TRACTS, AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "THE BRADLEY RANCH SUBDIVISION FILING NO. 1A" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

THE AFOREMENTIONED, EAGLE DEVELOPMENT COMPANY, A COLORADO CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

NAME: JEFF MARK, VICE PRESIDENT:  
EAGLE DEVELOPMENT COMPANY, A COLORADO CORPORATION

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D., BY  
JEFF MARK, VICE PRESIDENT:

EAGLE DEVELOPMENT COMPANY, A COLORADO CORPORATION

WITNESS MY HAND AND SEAL \_\_\_\_\_  
NOTARY PUBLIC

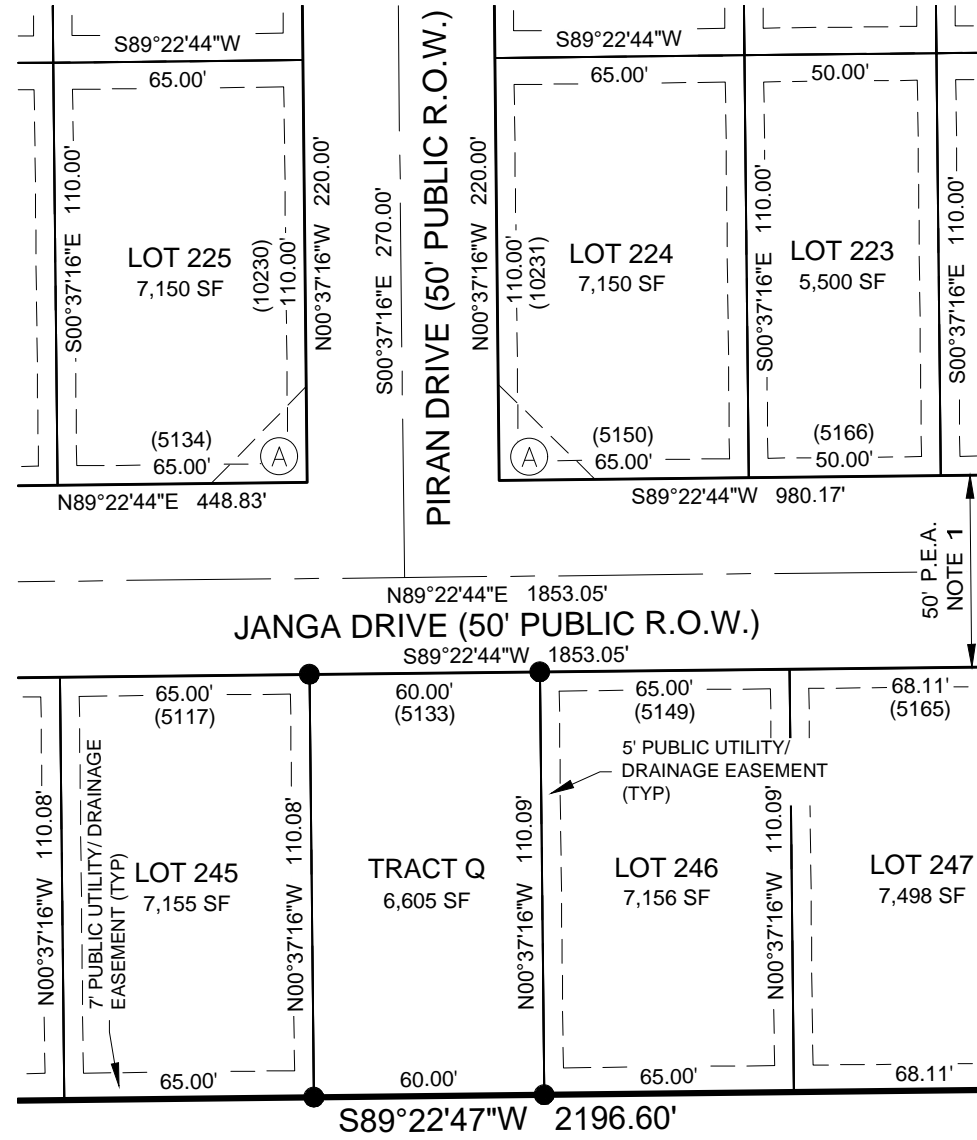
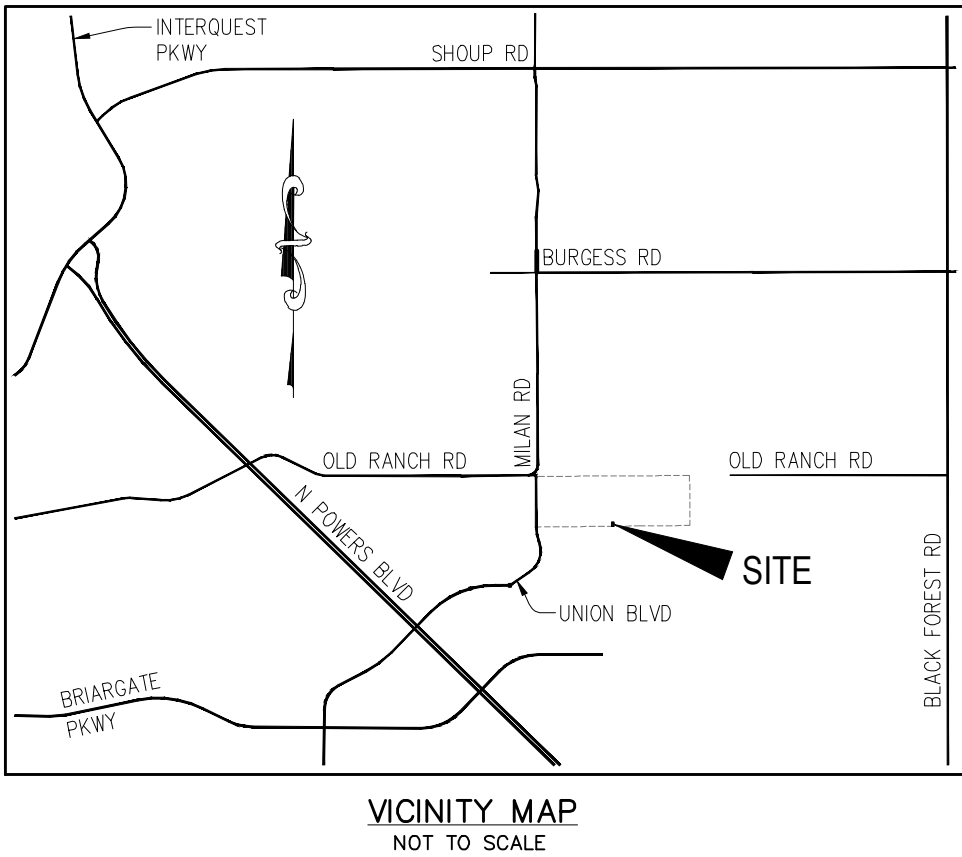
MY COMMISSION EXPIRES \_\_\_\_\_

## EASEMENTS:

- UNLESS SHOWN OTHERWISE, ALL SIDE LOTS ARE HEREBY PLATTED WITH A FIVE (5) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LINES ARE PLATTED WITH A FIVE (5) FEET WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT. 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 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.

## NOTES:

- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.



AS PLATTED  
REC. NO. 219714442

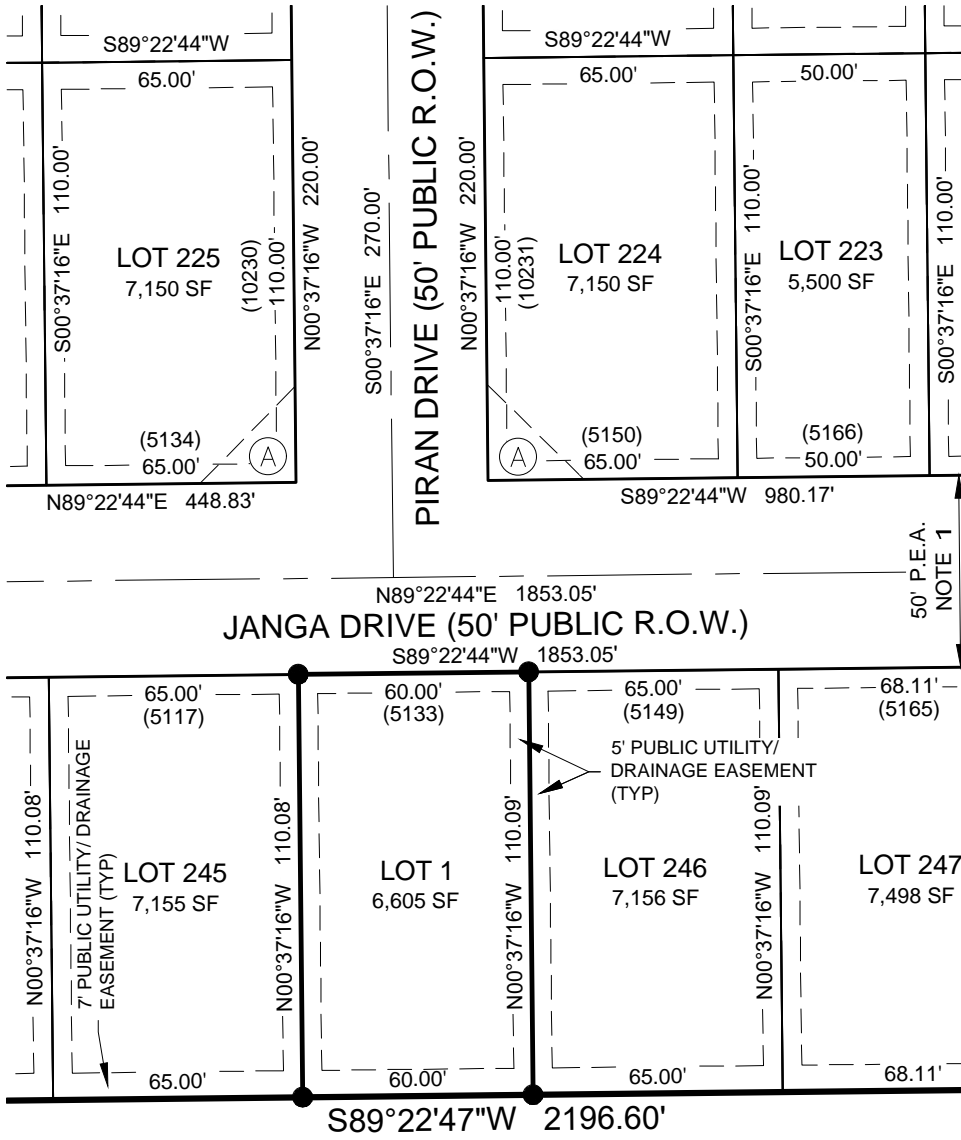
### LEGEND

SF	SQUARE FEET
(xxxx)	ADDRESS
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS25966"
—	BOUNDARY LINE
—	PROPERTY LINE
—	RIGHT-OF-WAY LINE
—	CENTERLINE
- - -	EASEMENT LINE

### NOTES:

- P.E.A. (PERMANENT EASEMENT AGREEMENT) REC. NO. 219063589.
- NO STRUCTURES OR PLANTINGS WITHIN THE SITE VISIBILITY TRIANGLES TALLER THAN 30" ABOVE THE FLOWLINE OF ADJACENT CURB IS PERMITTED.

DETAIL A  
NOT TO SCALE



AS REPLATTED

## OWNER ADDRESS:

EAGLE DEVELOPMENT, CO.  
JEFF MARK, VICE PRESIDENT  
212 N. WAHSATCH AVE., SUITE 301  
COLORADO SPRINGS, CO 80903  
719-635-3200

## SURVEYORS STATEMENT

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

VERNON P. TAYLOR, COLORADO PLS NO. 25966  
FOR AND ON BEHALF OF:  
M&S CIVIL CONSULTANTS, INC  
102 E. PIKES PEAK AVE., 5TH FLOOR,  
COLORADO SPRINGS, CO.

## 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.

## NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH SUBDIVISION BONDS OR COMBINATIONS THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING BUT NOT LIMITED TO DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

## CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "THE BRADLEY RANCH SUBDIVISION FILING NO. 1A".

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK \_\_\_\_\_ 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 \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D., AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_  
DEPUTY

FEES: \_\_\_\_\_

SURCHARGE FEE: \_\_\_\_\_

## FEES:

DRAINAGE FEE: \_\_\_\_\_ BRIDGE FEE: \_\_\_\_\_  
SCHOOL FEE: \_\_\_\_\_ PARK FEE: \_\_\_\_\_



102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465