

HIGHWAY 24 EASTGATE BUSINESS PARK

A CONDOMINIUM PLAT OF LOT 3, HILLCREST ACRES

EL PASO COUNTY, COLORADO

BUILDING NO. 2

Know all men by these presents:
That LARRY DURADA, being the owner of the following tract of land to wit:
A portion of Lot 1, Highway 24 Eastgate Business Park, recorded October 21, 2009 under Reception No. 209600917, formerly Lot 3, Hillcrest Acres, recorded May 12, 1960 in Plat Book B-2 at Page 64, County of El Paso, State of Colorado, except those portions conveyed to the Department of Transportation by instruments recorded July 1, 1993 in Book 6206 at Page 523 and Order and Decree Recorded January 3, 2003 at Reception No. 203001280, describing the building footprint for Condominium Building 3, being more particularly described as follows:
Commencing at the Northwest corner of said Lot 1, Highway 24 Eastgate Business Park; thence N83°20'43"E, 86.61' to the Point of Beginning;
Thence N57°23'43"E, 150.28'; thence S32°36'17"E, 65.32'; thence S57°23'43"W, 150.28'; thence N32°36'17"W, 49.93'; thence S57°23'43"W, 4.07'; thence N32°36'17"W, 7.48'; thence N57°23'43"E, 4.07'; thence N32°36'17"W, 11.92' to the Point of Beginning and containing 9,847 SF / 0.226 AC.

Owners Certificate
The aforesaid owner has executed this instrument this _____ day of _____, 20____A.D.

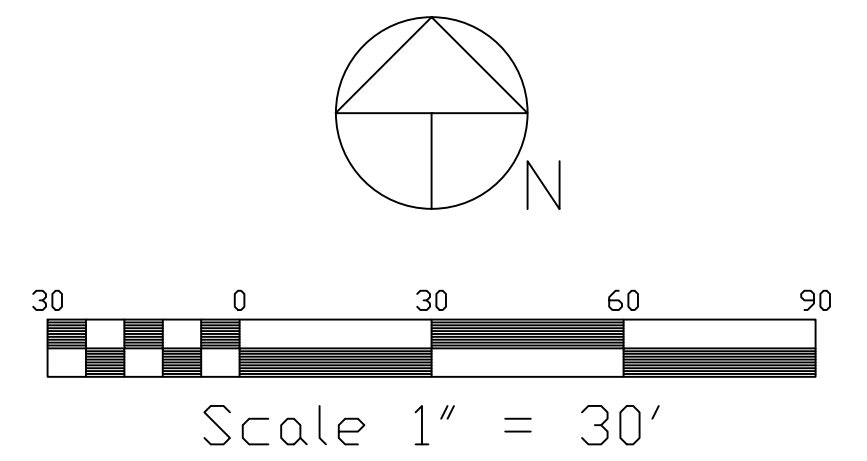
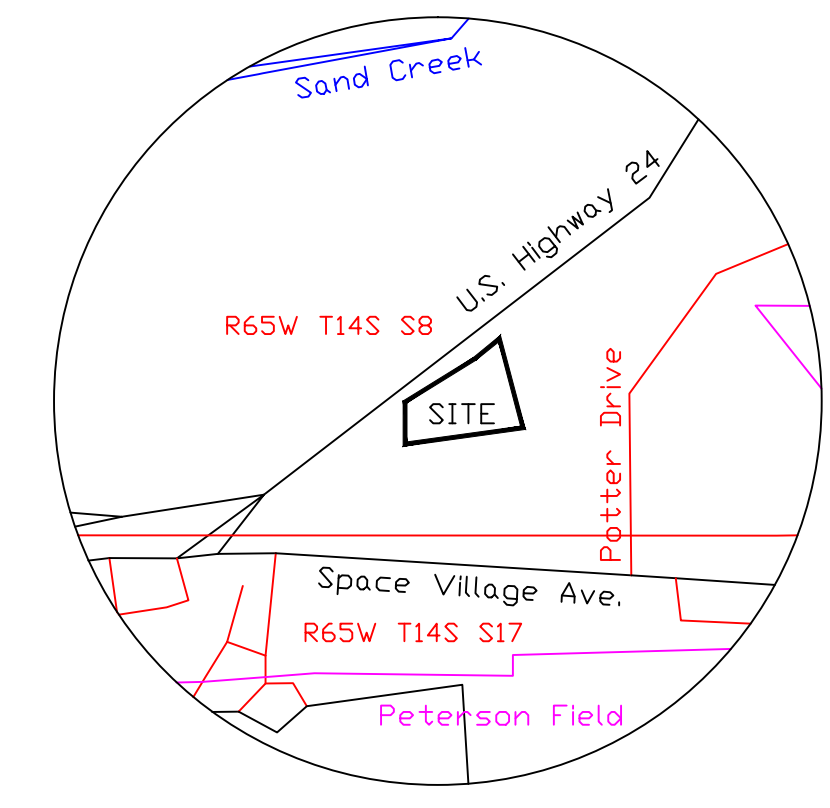
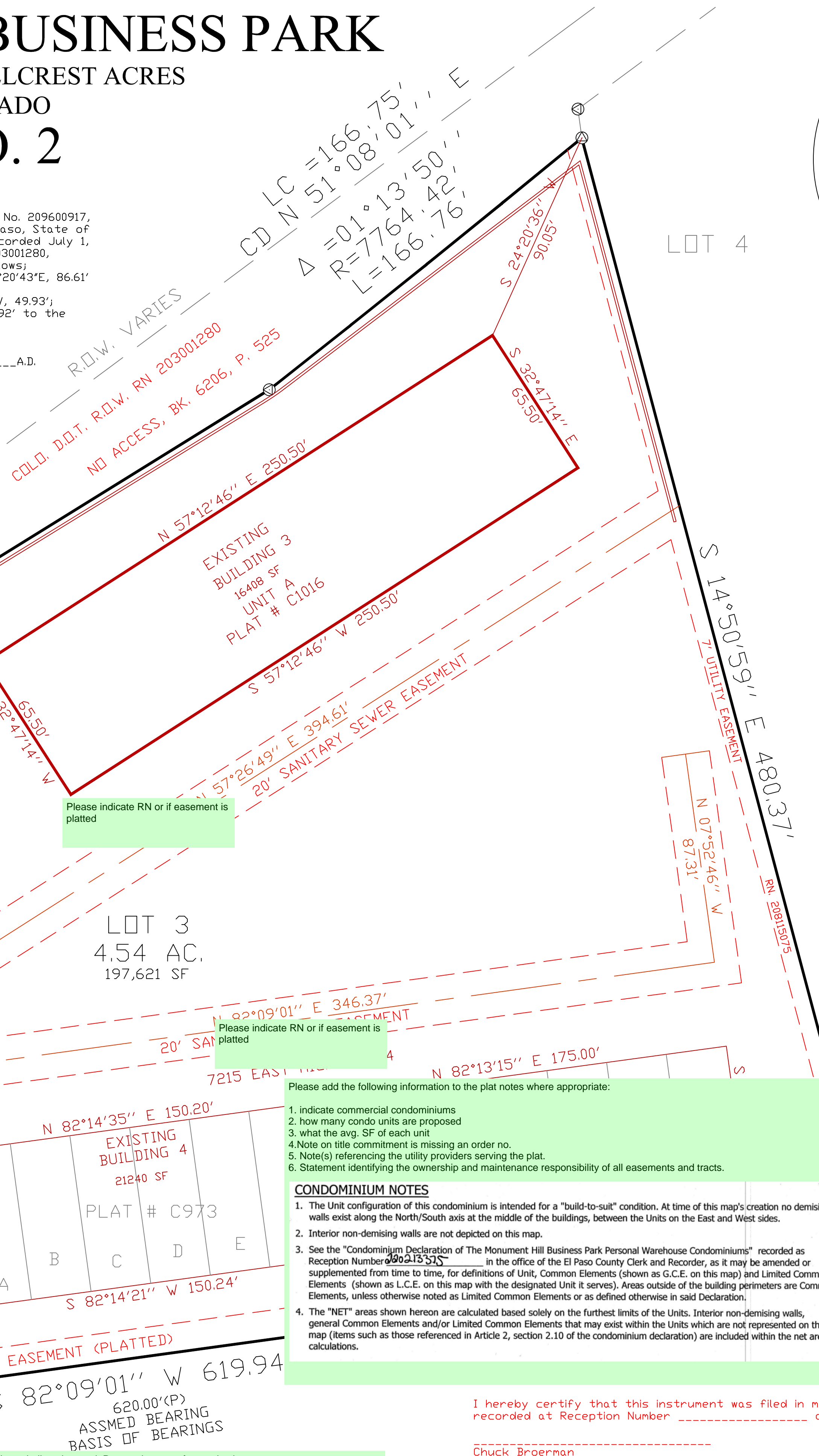
By: _____
Larry Durada

Notary
STATE OF COLORADO >
> SS
COUNTY OF EL PASO >

Acknowledged before me this _____ day of _____, 20____ by Larry Durada.

My commission expires April 4, 2022

Witness my hand and official seal _____
Oliver E. Watts, Notary Public



- LEGEND:**
- FOUND 1-1/4" AL. CAP, #19620 DN #5 REBAR
 - ⊗ FOUND 1/2" IRON PIPE
 - ⊙ FOUND 3-1/4" AL. CAP, #25381 DN #5 REBAR

This Condominium Plat for Highway 24 Eastgate Business Park, Building No. 2 was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to all notes or conditions specified hereon. Highway 24 Eastgate Business Park in entirety is amended for the areas described by this Condominium 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, Reception # _____

Planning and Community Development Director

Surveyors Certificate

I, Oliver E. Watts, 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 9-29-20 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. These drawings and maps accurately depict the condominiums as required by the Condominium Declaration for Highway 24 Eastgate Business Park as recorded October 21, 2009, at Reception No. 209122752 of the records of El Paso County, Colorado. This plat contains all that information required by Section 38-33.3-209 C.R.S.

I attest the above on this _____ day of _____, 20____.

Oliver E. Watts, Colorado PE-LS No. 9853
For and On Behalf of: Oliver E. Watts, Consulting Engineer, Inc.

NOTES:

1. Bearings are based on the record bearing of S82°09'01"W for the south line of Highway 24 Eastgate Business Park monumented on the east by a 1/2" iron pipe and on the west by a 1-1/4" aluminum cap, #19620 on a # 5 rebar as shown on the plat. Both pins were at ground level on the date of the fieldwork shown hereon.
2. Units of measurement: US Survey Feet
3. Bench Mark: US NGS Bench Mark No. R76 Elevation = 6286.32, NGVD 1929 Adjustment
4. All building locations measurements are to the edge of the outside walls
5. G.C.E. indicates general common elements as described by declaration
6. L.C.E. indicates limited common elements as described by declaration
7. The approval of the replat vacates all prior plats for the area described by this replat
8. All property within this subdivision is subject to an Easement as recorded in Book 3900 at Page 276
9. There are no plat notes that affect this site on the recorded subdivision plat of Hillcrest Acres

Please rewrite Note #10 to fit the below standard plat note format for Cherokee Metro District:
Cherokee Plat Note Re: Basin Transfer/Insufficiency:
Water and wastewater services for this subdivision are provided by the Cherokee Metropolitan District (Cherokee) subject to the District's rules, regulations and specifications. The Office of the State Engineer has issued an opinion of water inadequacy based on its analysis and interpretation of a stipulated agreement concerning the availability of certain water rights for use outside of the Upper Black Squirrel Creek Designated Basin, and thus found insufficiency of water resources for this subdivision based on that agreement. This interpretation differs from certain opinions issued by the Office in the past. Based on its own review of the stipulated agreement and its history (and not the amount of water actually available) the Board of County Commissioners in an open and public hearing did not accept the interpretation of the State Engineer's Office. The Board of County Commissioners found that Cherokee has committed to provide water service to the subdivision and asserted that its long term water service capabilities are sufficient. The Board of County Commissioners made this determination in reliance upon the testimony and expertise provided by Cherokee at the public hearing thereon. At the hearing, Cherokee asserted that its plans and continued financial investment in infrastructure are designed to allow Cherokee to continue to provide this subdivision and its existing customers with water and wastewater services for 300 years or more.

15. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
16. Note Regarding Reports on File:
The following reports have been submitted in association with the final plat for this Condominium Plat and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report
17. There shall be no direct access to Highway 24 per deed recorded in Book 6206 at Page 525
18. The property within this subdivision is subject to the Declarations as recorded at Reception no. 209122752 of the records of the El Paso County Clerk and Recorder.
19. Title information was provided by the client as follows:
There are two (2) Republic National Title Insurance Company [notes numbered 19.

This survey does not constitute a Title search or opinion.
19. This map is being re-recorded to add the omitted unit designation
20. All property pins found or set as shown are at ground level unless otherwise noted.

Notice: according to Colorado law, you must commence any legal action based upon any defect in the 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.

Flood plain:
According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0754 G, dated December 7, 2018.

Please add the following information to the plat notes where appropriate:

1. indicate commercial condominiums
2. how many condo units are proposed
3. what the avg. SF of each unit
4. Note on title commitment is missing an order no.
5. Note(s) referencing the utility providers serving the plat.
6. Statement identifying the ownership and maintenance responsibility of all easements and tracts.

CONDOMINIUM NOTES

1. The Unit configuration of this condominium is intended for a "build-to-suit" condition. At time of this map's creation no demising walls exist along the North/South axis at the middle of the buildings, between the Units on the East and West sides.
2. Interior non-demising walls are not depicted on this map.
3. See the "Condominium Declaration of The Monument Hill Business Park Personal Warehouse Condominiums" recorded as Reception Number 209213515 in the office of the El Paso County Clerk and Recorder, as it may be amended or supplemented from time to time, for definitions of Unit, Common Elements (shown as G.C.E. on this map) and Limited Common Elements (shown as L.C.E. on this map with the designated Unit it serves). Areas outside of the building perimeters are Common Elements, unless otherwise noted as Limited Common Elements or as defined otherwise in said Declaration.
4. The "NET" areas shown hereon are calculated based solely on the furthest limits of the Units. Interior non-demising walls, general Common Elements and/or Limited Common Elements that may exist within the Units which are not represented on this map (items such as those referenced in Article 2, section 2.10 of the condominium declaration) are included within the net area calculations.

I hereby certify that this instrument was filed in my office on this _____ day of _____, 20____, and was recorded at Reception Number _____ of the records of El Paso County

Chuck Broerman
Clerk and recorder

Fee: _____
Surcharge: _____

School fees: _____ Park fees: _____
Drainage fees: _____ Bridge fees: _____

Assumed bearings shall not be used. Per requirements for condo plats:
A statement by the land surveyor explaining the basis of bearing. Assumed bearings shall not be used. The existing monuments that define the reference line shall be included on the exemption plat. One of the following methods of establishing a basis of bearing shall be used: (1) solar or polaris observation - the date of the observation and the method used shall be included in the basis of bearing note; or (2) GPS observations on the monuments at each end of the reference line. (Note: The observations shall be of sufficient time to ensure an accurate bearing. The methodology and length of the observation session shall be included in the basis of bearing note).

Please ensure that all of the below requirements are met per the Condo Plat checklist:

Easements and No-Build Areas to include, but not limited to, the following:
The sight distance triangles per Chapter 2 of the ECM shall be designated and dimensioned.
Sign easements for the development entryway signage.
All exemption plats having lots or units bordering a collector or larger roadway shall contain a note limiting or prohibiting ingress and egress to that roadway.
All no-build areas shall be graphically depicted on the exemption plat.
Floodplain elevations and boundaries, as applicable, or a Floodplain Certification Letter from a licensed professional engineer or surveyor indicating the absence of floodplain on the property.

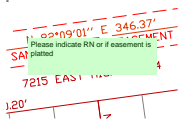
Summary Table to include the following information:
Total number, acreage, and use of all lots, units, and tracts proposed as part of the exemption.
Total number of square feet and usage of all dedicated right-of-way and tracts, as applicable.

DRAWN BY: O.E. WATTS DATE: 12-28-20 DWG. NO.: 04-3486-15 SURVEYED BY: DEV, ESV, THRU 12-9-20	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS:	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT: HIGHWAY 24 EASTGATE BUSINESS PARK EL PASO COUNTY	COUNTY FILE NO.: PCD File No. SF-21-09	SHEET NAME: CONDOMINIUM PLAT	SHEET NO.: 1 OF 1
---	-------------------------------------	------------	--	---	---	---------------------------------	----------------------

Prepared by the Office of:
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Drive, Colorado Springs, CO 80907
719-593-0173
oliewatts@aol.com
Celebrating over 41 years in business

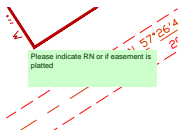
Plat Drawing_V1.pdf Markup Summary

Sophie Kiepe (9)



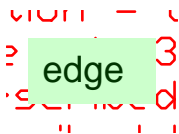
Subject: Cherokee Metro
Page Label: 1
Author: Sophie Kiepe
Date: 2/19/2021 1:16:20 PM
Status:
Color: ■
Layer:
Space:

Please indicate RN or if easement is platted



Subject: Cherokee Metro
Page Label: 1
Author: Sophie Kiepe
Date: 2/19/2021 1:16:20 PM
Status:
Color: ■
Layer:
Space:

Please indicate RN or if easement is platted



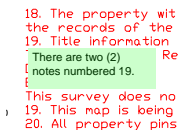
Subject: Cherokee Metro
Page Label: 1
Author: Sophie Kiepe
Date: 2/19/2021 1:16:20 PM
Status:
Color: ■
Layer:
Space:

edge



Subject: Cherokee Metro
Page Label: 1
Author: Sophie Kiepe
Date: 2/19/2021 1:16:42 PM
Status:
Color: ■
Layer:
Space:

PCD File No. SF-21-09



Subject: Cherokee Metro
Page Label: 1
Author: Sophie Kiepe
Date: 2/23/2021 3:27:40 PM
Status:
Color: ■
Layer:
Space:

There are two (2) notes numbered 19.



Subject: Cherokee Metro
Page Label: 1
Author: Sophie Kiepe
Date: 3/10/2021 7:52:16 AM
Status:
Color: ■
Layer:
Space:

Assumed bearings shall not be used. Per requirements for condo plats:
A statement by the land surveyor explaining the basis of bearing. Assumed bearings shall not be used. The existing monuments that define the reference line shall be included on the exemption plat. One of the following methods of establishing a basis of bearing shall be used: (1) solar or polaris observation - the date of the observation and the method used shall be included in the basis of bearing note; or (2) GPS observations on the monuments at each end of the reference line. (Note: The observations shall be of sufficient time to ensure an accurate bearing. The methodology and length of the observation session shall be included in the basis of bearing note).



Subject: Cherokee Metro
Page Label: 1
Author: Sophie Kiepe
Date: 3/10/2021 8:03:58 AM
Status:
Color: ■
Layer:
Space:

Please rewrite Note #10 to fit the below standard plat note format for Cherokee Metro District:

Cherokee Plat Note Re: Basin Transfer/Insufficiency:
Water and wastewater services for this subdivision are provided by the Cherokee Metropolitan District (Cherokee) subject to the District's rules, regulations and specifications. The Office of the State Engineer has issued an opinion of water inadequacy based on its analysis and interpretation of a stipulated agreement concerning the availability of certain water rights for use outside of the Upper Black Squirrel Creek Designated Basin, and thus found insufficiency of water resources for this subdivision based on that agreement. This interpretation differs from certain opinions issued by the Office in the past. Based on its own review of the stipulated agreement and its history (and not the amount of water actually available) the Board of County Commissioners in an open and public hearing did not accept the interpretation of the State Engineer's Office. The Board of County Commissioners found that Cherokee has committed to provide water service to the subdivision and asserted that its long term water service capabilities are sufficient. The Board of County Commissioners made this determination in reliance upon the testimony and expertise provided by Cherokee at the public hearing thereon. At the hearing, Cherokee asserted that its plans and continued financial investment in infrastructure are designed to allow Cherokee to continue to provide this subdivision and its existing customers with water and wastewater services for 300 years or more.



Subject: Group
Page Label: 1
Author: Sophie Kiepe
Date: 3/10/2021 8:06:38 AM
Status:
Color: ■
Layer:
Space:

Please add the following information to the plat notes where appropriate:

1. indicate commercial condominiums
2. how many condo units are proposed
3. what the avg. SF of each unit
4. Note on title commitment is missing an order no.
5. Note(s) referencing the utility providers serving the plat.
6. Statement identifying the ownership and maintenance responsibility of all easements and tracts.



Subject: Limited Access
Page Label: 1
Author: Sophie Kiepe
Date: 3/10/2021 8:28:52 AM
Status:
Color: ■
Layer:
Space:

Please ensure that all of the below requirements are met per the Condo Plat checklist:

Easements and No-Build Areas to include, but not limited to, the following:
The sight distance triangles per Chapter 2 of the ECM shall be designated and dimensioned.
Sign easements for the development entryway signage.
All exemption plats having lots or units bordering a collector or larger roadway shall contain a note limiting or prohibiting ingress and egress to that roadway.
All no-build areas shall be graphically depicted on the exemption plat.
Floodplain elevations and boundaries, as applicable, or a Floodplain Certification Letter from a licensed professional engineer or surveyor indicating the absence of floodplain on the property.

Summary Table to include the following information:

Total number, acreage, and use of all lots, units, and tracts proposed as part of the exemption.
Total number of square feet and usage of all dedicated right-of-way and tracts, as applicable.