

HIGHWAY 24 EASTGATE BUSINESS PARK

A CONDOMINIUM PLAT OF LOT 3, HILLCREST ACRES
EL PASO COUNTY, COLORADO

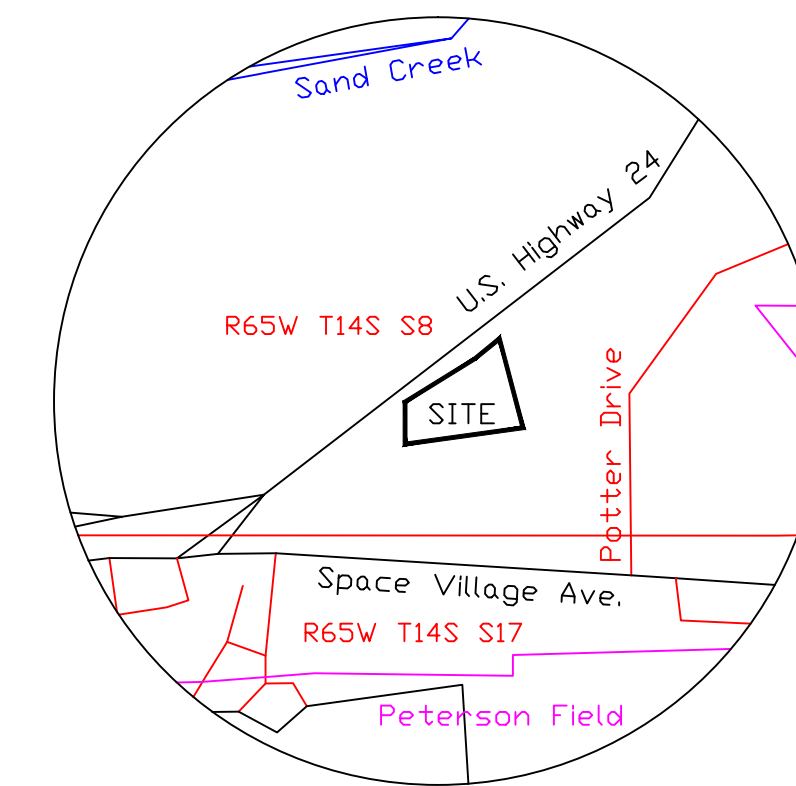
CORRECTED BUILDING NO. 2

Surveyors Certificate

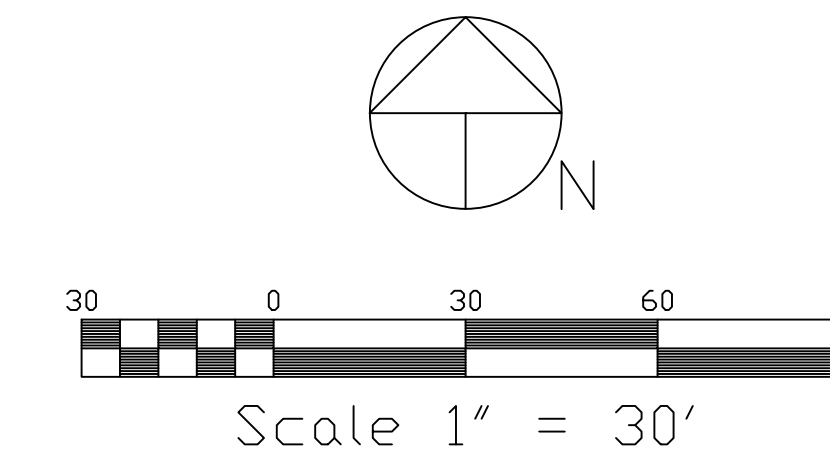
I, Oliver E. Watts, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on 9-29-20 by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure 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.



VICINITY MAP
1"=1000'



LEGEND:

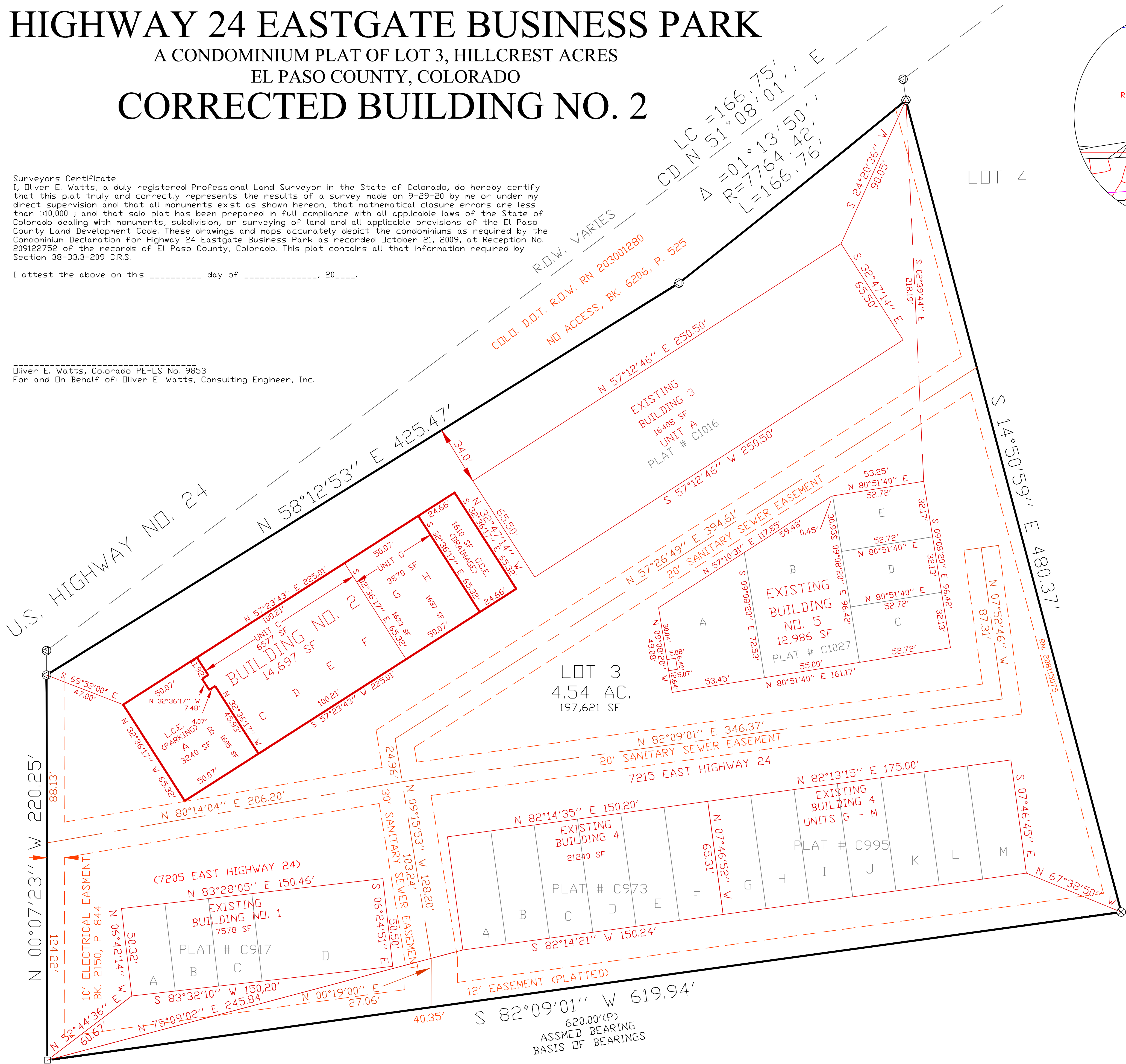
- FOUND 1-1/4" AL. CAP, #19620 DN #5 REBAR
- ⊗ FOUND 1/2" IRON PIPE
- ⊙ FOUND 3-1/4" AL. CAP, #25381 DN #5 REBAR

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 Avigation 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
10. Water and wastewater service for this subdivision is provided by the Cherokee Metropolitan District subject to the District's rules, regulations and specifications, per instruments recorded in Book 3779 at Page 789 and at Reception No. 201084507.
11. Easements as shown on the plat with the sole responsibility for maintenance of these easements is hereby vested with the individual property owners
12. 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 (e.g., Preble's Meadow Jumping Mouse).
13. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
14. No driveway shall be established unless an access permit has been granted by El Paso County.
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 Highway 24 Eastgate Business Park 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, as amended thereafter.
19. Title information was provided by the client as follows:
Title Company: Stewart Title Guaranty Company
Commitment Number: 211566A
Commitment Date: February 02, 2023 at 8:00 A.M.
This survey does not constitute a Title search or opinion.
20. All property pins found or set as shown are at ground level unless otherwise noted.
21. Utility providers:
Cherokee Metropolitan District = water and sewer
City of Colorado Springs Utilities = electric and gas
All City of Colorado Springs Utilities easements (gas and electric) 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 21212548 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.
22. Highway 24 Eastgate Business Park Condominium Association Inc. owns and is responsible for maintenance of all tracts on this site. Utility easements are the responsibility of Cherokee Metropolitan District or City of Colorado Springs Utilities depending on the utility contained therein. See Note 21.
23. Building 2 is a Commercial Condominium with nine proposed units
24. The approval of this replat vacates all prior plats for the area described by this replat.
25. 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 impede the flow of runoff shall not be placed in drainage easements.

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.



AS CURRENTLY PLATTED

Prepared by the office of:
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Celebrating over 44 years in business

County File No: SF232

DRAWN BY: O.E. WATTS DATE: 5-4-23 DWG. NO.: 04-3486-16 SURVEYED BY: DEW, ESV, THRU 12-9-20	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS 8-23-23 REVISED PER CITY REVIEW COMMENTS DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT HIGHWAY 24 EASTGATE BUSINESS PARK EL PASO COUNTY	SHEET NAME CONDOMINIUM PLAT	SHEET NO. 1 OF 2
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