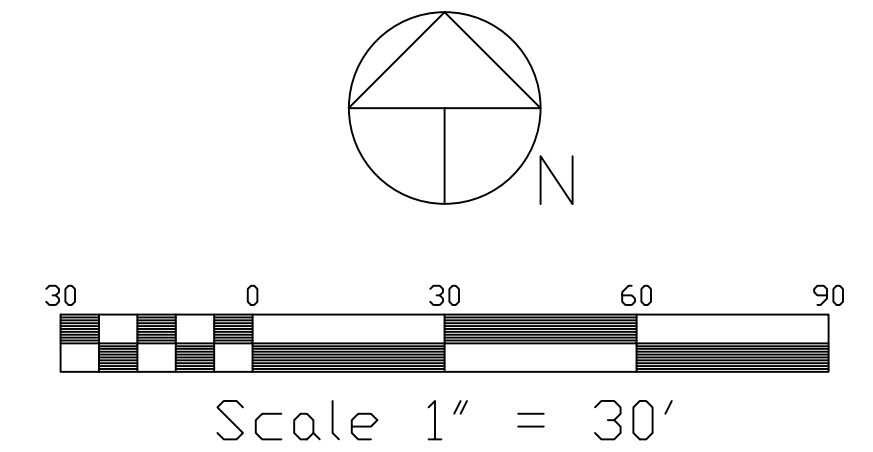


CORRECTED BUILDING NO. 2

For and On Behalf of: Oliver E. Watts, Consulting Engineer, Inc.

Call out existing 10-foot utility easement.

AS CURRENTLY PLATTED



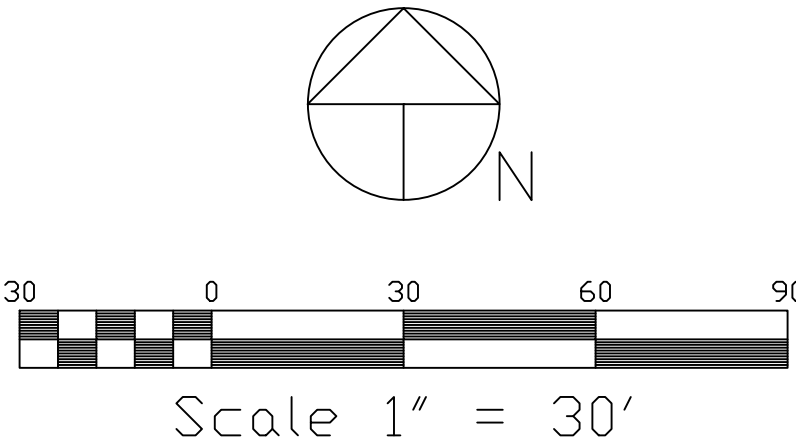
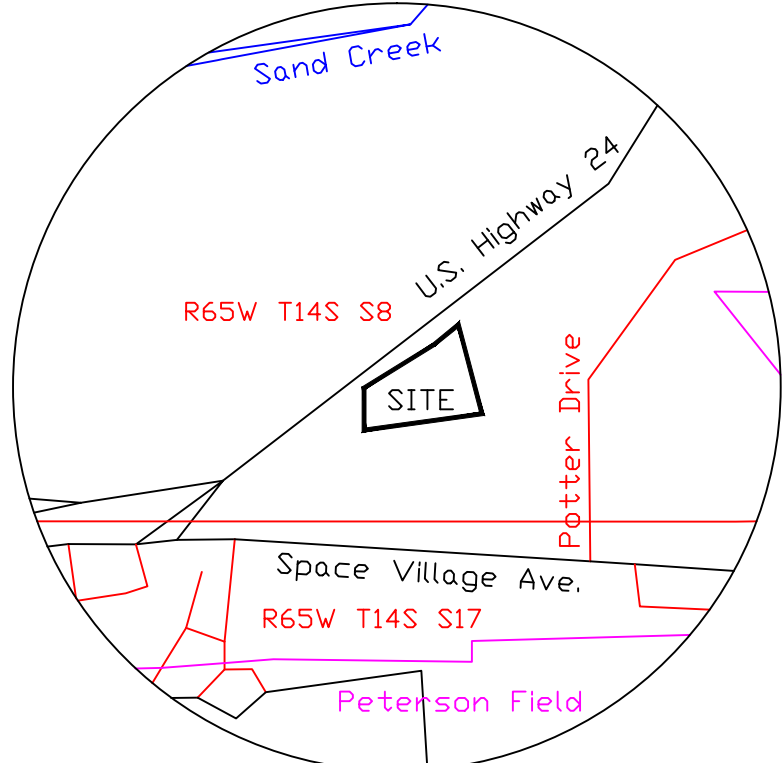
Prepared by the Office of:
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Drive, Colorado Springs, CO 80907
719-593-0173
olliewatts@aol.com
Celebrating over 44 years in business

DRAWN BY: O.E. WATTS DATE: 5-4-23 DWG. NO.: 04-3486-16	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. SHT. NAME CONDOMINIUM PLAT	SHT. NO. 1 OF 2

HIGHWAY 24 EASTGATE BUSINESS PARK
A CONDOMINIUM PLAT OF LOT 3, HILLCREST ACRES
EL PASO COUNTY, COLORADO
CORRECTED BUILDING NO. 2

This Condominium Plat for Highway 24 Eastgate Business Park, Corrected 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 any 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



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

VICINITY MAP
1"=1000'

Call out existing 7-foot public utility easement.

Add the following note to the General Notes on the cover sheet: All easements that are dedicated hereon for public utility purposes related to gas and electric 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.

Call out existing 10-foot public utility easement.

Know all men by these presents: That LARRY DURADA, being the owner of the following tract of land to wit: PARCEL A: UNITS G AND H, (DESIGNATED AS UNIT G), UNITS A AND B (DESIGNATED AS PARKING) AND UNIT I (DESIGNATED AS DRAINAGE), CONDOMINIUM BUILDING 2, HIGHWAY 24 EASTGATE BUSINESS PARK, IN ACCORDANCE WITH THE HIGHWAY 24 EASTGATE BUSINESS PARK CONDOMINIUM MAP, RECORDED OCTOBER 21, 2009 AT RECEPTION NO. 209600917, AS AMENDED BY MAPS RECORDED OCTOBER 18, 2011 AT RECEPTION NO. 211101896, SEPTEMBER 03, 2014 AT RECEPTION NO. 214600973, DECEMBER 22, 2016 AT RECEPTION NO. 216600995, MAY 03, 2018 AT RECEPTION NO. 218601005, MARCH 12, 2020 AT RECEPTION NO. 220601016, AND APRIL 23, 2021 AT RECEPTION NOS. 221601026 AND 221601027 AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HIGHWAY 24 EASTGATE BUSINESS PARK, RECORDED OCTOBER 21, 2009 AT RECEPTION NO. 209122752, AS AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 07, 2009 AT RECEPTION NO. 209140035, SECOND AMENDMENT RECORDED OCTOBER 18, 2011 AT RECEPTION NO. 211101895, THIRD AMENDMENT RECORDED AUGUST 29, 2014 AT RECEPTION NO. 214079078, FOURTH AMENDMENT RECORDED DECEMBER 22, 2016 AT RECEPTION NO. 216148888, FIFTH AMENDMENT RECORDED MAY 07, 2018 AT RECEPTION NO. 218051913, SIXTH AMENDMENT RECORDED APRIL 23, 2021 AT RECEPTION NO. 22108954, AND SEVENTH AMENDMENT RECORDED APRIL 23, 2021 AT RECEPTION NO. 221080955, COUNTY OF EL PASO, STATE OF COLORADO. AND That KC MOTOR WORKS, LLC, A COLORADO LIMITED LIABILITY COMPANY, being the owner of the following tract of land to wit: PARCEL B: UNITS C, D, E AND F (DESIGNATED AS UNIT C), CONDOMINIUM BUILDING 2, HIGHWAY 24 EASTGATE BUSINESS PARK, IN ACCORDANCE WITH THE HIGHWAY 24 EASTGATE BUSINESS PARK CONDOMINIUM MAP, RECORDED OCTOBER 21, 2009 AT RECEPTION NO. 209600917, AS AMENDED BY MAPS RECORDED OCTOBER 18, 2011 AT RECEPTION NO. 211101896, SEPTEMBER 03, 2014 AT RECEPTION NO. 214600973, DECEMBER 22, 2016 AT RECEPTION NO. 216600995, MAY 03, 2018 AT RECEPTION NO. 218601005, MARCH 12, 2020 AT RECEPTION NO. 220601016, AND APRIL 23, 2021 AT RECEPTION NOS. 221601026 AND 221601027 AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HIGHWAY 24 EASTGATE BUSINESS PARK, RECORDED OCTOBER 21, 2009 AT RECEPTION NO. 209122752, AS AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 07, 2009 AT RECEPTION NO. 209140035, SECOND AMENDMENT RECORDED OCTOBER 18, 2011 AT RECEPTION NO. 211101895, THIRD AMENDMENT RECORDED AUGUST 29, 2014 AT RECEPTION NO. 214079078, FOURTH AMENDMENT RECORDED DECEMBER 22, 2016 AT RECEPTION NO. 216148888, FIFTH AMENDMENT RECORDED MAY 07, 2018 AT RECEPTION NO. 218051913, SIXTH AMENDMENT RECORDED APRIL 23, 2021 AT RECEPTION NO. 22108954, AND SEVENTH AMENDMENT RECORDED APRIL 23, 2021 AT RECEPTION NO. 221080955, COUNTY OF EL PASO, STATE OF COLORADO. And containing 14,697 SF / 0.337 AC total

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 Witness my hand and official seal _____, Notary Public

By: KC Motor Works, LLC, a Colorado limited liability company, by Larry Durada as attorney-in-fact for Christopher Kuntzsch its member and manager Notary STATE OF COLORADO > SS COUNTY OF EL PASO Acknowledged before me this _____ day of _____, 20____ by Larry Durada as attorney-in-fact for Christopher Kuntzsch, its member and manager, KC Motor Works, LLC, a Colorado limited liability company. My commission Witness my hand and official seal _____, Notary Public

STATE OF COLORADO COUNTY OF EL PASO 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: -----

Prepared by the Office of: Oliver E. Watts, Consulting Engineer, Inc. 614 Elkton Drive, Colorado Springs, CO 80907 719-593-0173 olivewatts@aol.com Celebrating over 44 years in business

AS REPLATTED

DRAWN BY: O.E. WATTS	APPROVED BY:	REVISIONS 1-11-23 SUBDIVIDE BUILDING NO. 2 DEW 5-4-23 CORRECTED BUILDING NO. 2 DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT HIGHWAY 24 EASTGATE BUSINESS PARK EL PASO COUNTY	SHT. NAME CONDOMINIUM PLAT	SHT. NO. 2 OF 2
DATE: 12-28-20	PROJ. NO.					
DWG. NO.: 04-3486-15	DWG.					
SURVEYED BY: DEW, ESU, THRU 12-9-20						