

Steve Schleiker
10/06/2023 10:25:10 AM
Doc \$0.00
Rec \$23.00

El Paso County, CO



2
Pages 223601051

SUBDIVISION/CONDOMINIUM PLAT

Reception Number Date Time

Reception Fee Number of Pages File Number

Highway 24 Eastgate Business Park
Name of Plat

Larry Durada
Owner's Name

Subdivision

Condominium

HIGHWAY 24 EASTGATE BUSINESS PARK

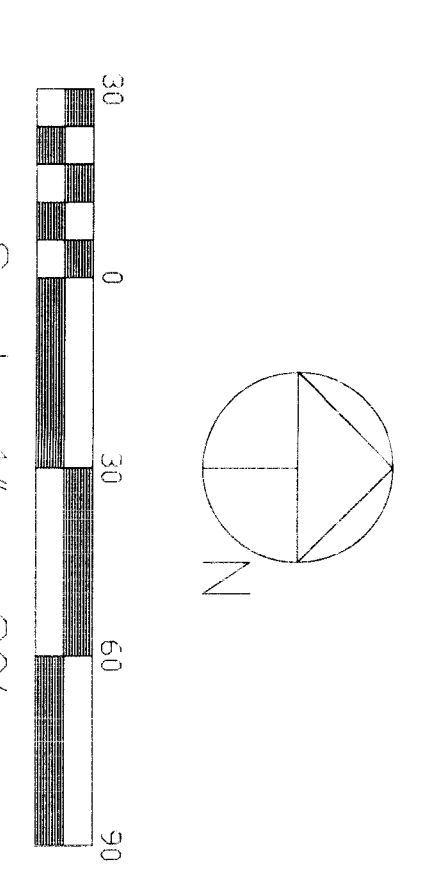
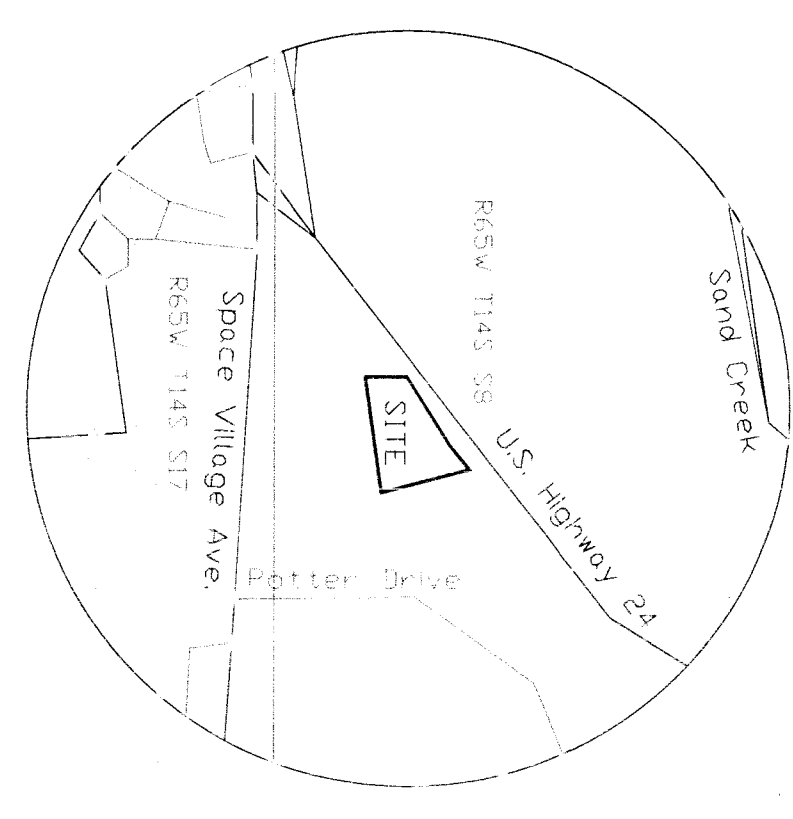
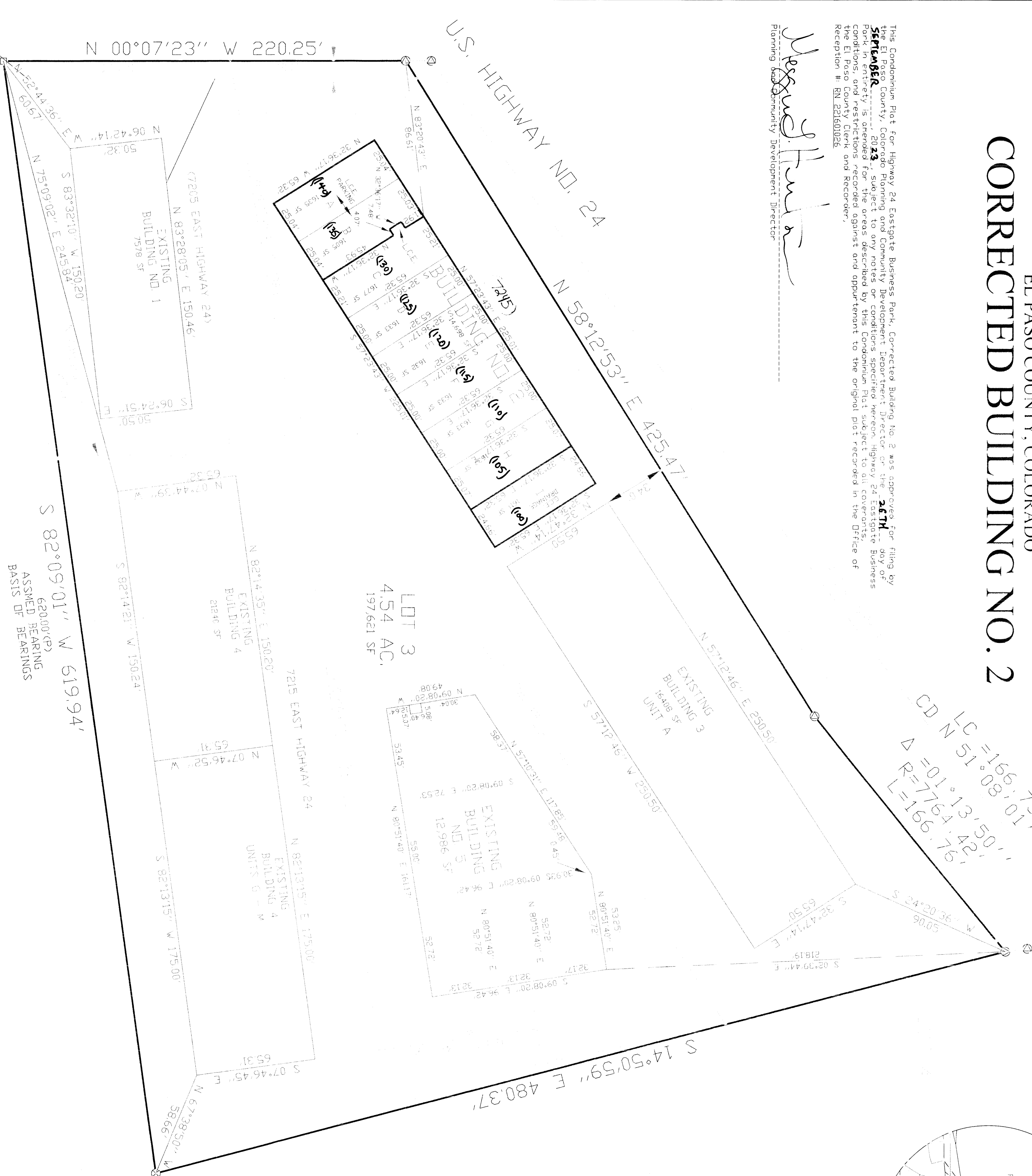
A CONDOMINIUM PLAT OF LOT 3, HILLCREST ACRES
EL PASO COUNTY, COLORADO

CORRECTED BUILDING NO. 2

1051

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 or the **26TH** day of **September**, 20**23**, subject to any notes or conditions specified herein, Highway 24 Eastgate Business Park in entirety is intended 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.
Recording # **RL260025**

Messiah Huter
Planning and Community Development Director



VICINITY MAP
1"=1000'

LEGEND:
 FOUND 1-1/4" AL. CAP. #19620 DN #9 REBAR
 FOUND 1/2" IRON PIPE
 FOUND 3-1/4" AL. CAP. #25381 DN #5 REBAR

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 PARKING, CONDOMINIUM BUILDING 2, HIGHWAY 24 EASTGATE BUSINESS PARK, IN ACCORDANCE WITH THE HIGHWAY 24 EASTGATE BUSINESS PARK SECOND AMENDMENT RECORD DECEMBER 18, 2011 AT RECEPTION NO. 21101895, SEPTEMBER 03, 2009 AT RECEPTION NO. 21101895, FEBRUARY 03, 2009 AT RECEPTION NO. 21101895, JULY 14, 2009 AT RECEPTION NO. 21101895, MAY 03, 2009 AT RECEPTION NO. 21660095, MARCH 12, 2009 AT RECEPTION NO. 21660095, MAY 03, 2009 AT RECEPTION NO. 21660095, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HIGHWAY 24 EASTGATE BUSINESS PARK, RECORDED DECEMBER 21, 2009 AT RECEPTION NO. 20914035, AS AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 07, 2009 AT RECEPTION NO. 20914035, SECOND AMENDMENT RECORDED DECEMBER 22, 2006 AT RECEPTION NO. 20914035, THIRD AMENDMENT RECORDED DECEMBER 22, 2006 AT RECEPTION NO. 20914035, FOURTH AMENDMENT RECORDED DECEMBER 22, 2006 AT RECEPTION NO. 20914035, FIFTH AMENDMENT RECORDED MAY 07, 2009 AT RECEPTION NO. 216148888, SIXTH AMENDMENT RECORDED APRIL 23, 2021 AT RECEPTION NO. 221080955, AND SEVENTH AMENDMENT RECORDED APRIL 23, 2021 AT RECEPTION NO. 221080955, COUNTY OF EL PASO, STATE OF COLORADO.
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 DECEMBER 21, 2009 AT RECEPTION NO. 21101895, AS AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 18, 2011 AT RECEPTION NO. 21101895, SEPTEMBER 03, 2009 AT RECEPTION NO. 21101895, FEBRUARY 03, 2009 AT RECEPTION NO. 21101895, JULY 14, 2009 AT RECEPTION NO. 21101895, MAY 03, 2009 AT RECEPTION NO. 21660095, MARCH 12, 2009 AT RECEPTION NO. 21660095, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HIGHWAY 24 EASTGATE BUSINESS PARK, RECORDED DECEMBER 21, 2009 AT RECEPTION NO. 20914035, AS AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 07, 2009 AT RECEPTION NO. 20914035, SECOND AMENDMENT RECORDED DECEMBER 22, 2006 AT RECEPTION NO. 20914035, THIRD AMENDMENT RECORDED DECEMBER 22, 2006 AT RECEPTION NO. 20914035, FOURTH AMENDMENT RECORDED DECEMBER 22, 2006 AT RECEPTION NO. 20914035, FIFTH AMENDMENT RECORDED MAY 07, 2009 AT RECEPTION NO. 216148888, SIXTH AMENDMENT RECORDED APRIL 23, 2021 AT RECEPTION NO. 221080955, COUNTY OF EL PASO, STATE OF COLORADO.

Dwight Certificate
The aforesaid owner has executed this instrument this 7 day of Sept., 2023 A.D.
By Larry Durada
Notary
STATE OF COLORADO)
COUNTY OF EL PASO) SS

Acknowledged before me this 7 day of September, 2023 by LARRY DURADA.
My commission expires 06-06-26
Witness my hand and official seal
[Signature], 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)
COUNTY OF EL PASO) SS

Acknowledged before me this 7 day of September, 2023 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 expires 06-06-26
Witness my hand and official seal
[Signature], Notary Public

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this 7th day of October, 2023, and was recorded at Reception Number RA31610251 of the records of El Paso County.
[Signature], Notary Public

Prepared by the office of:
Drew E. Watts, Consulting Engineer, Inc.
614 Elston Drive
Colorado Springs, CO 80907
(719) 593-0173 Office
(719) 245-9660 Fax
Dlew@des.com
Celebrating over 44 years in business

DATE: 12-28-20	APPROVED BY: [Signature]	REVISIONS: 1-11-23 SUBDIVIDE BUILDING NO. 2	DATE: 12-28-20	DELIVERED BY: [Signature]	PROJECT: HIGHWAY 24 EASTGATE BUSINESS PARK	SHEET NO.: 2
DWG. NO.: 04-3486-15	DWG. NO.:	5-4-23 CORRECTED BUILDING NO. 2	DWG. NO.:	CONSULTING ENGINEER	EL PASO COUNTY	OF 2
SERVICE BY: REV. ENV. INSTR. 12-9-20		8-23-23 REVISED PER CITY REVIEW COMMENTS		CDLORADO SPRINGS	CONDOMINIUM PLAT	

HIGHWAY 24 EASTGATE BUSINESS PARK

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

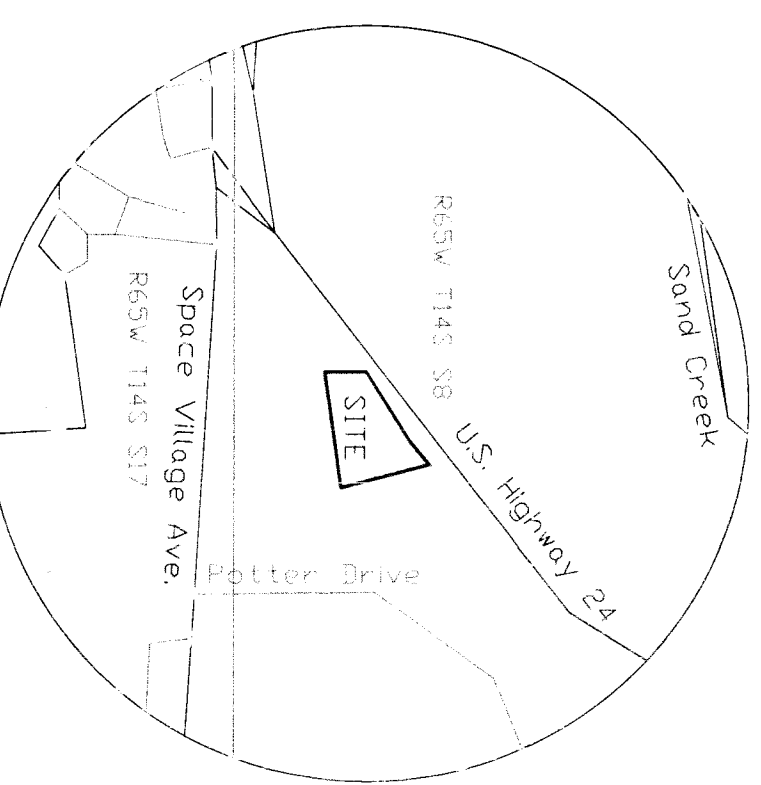
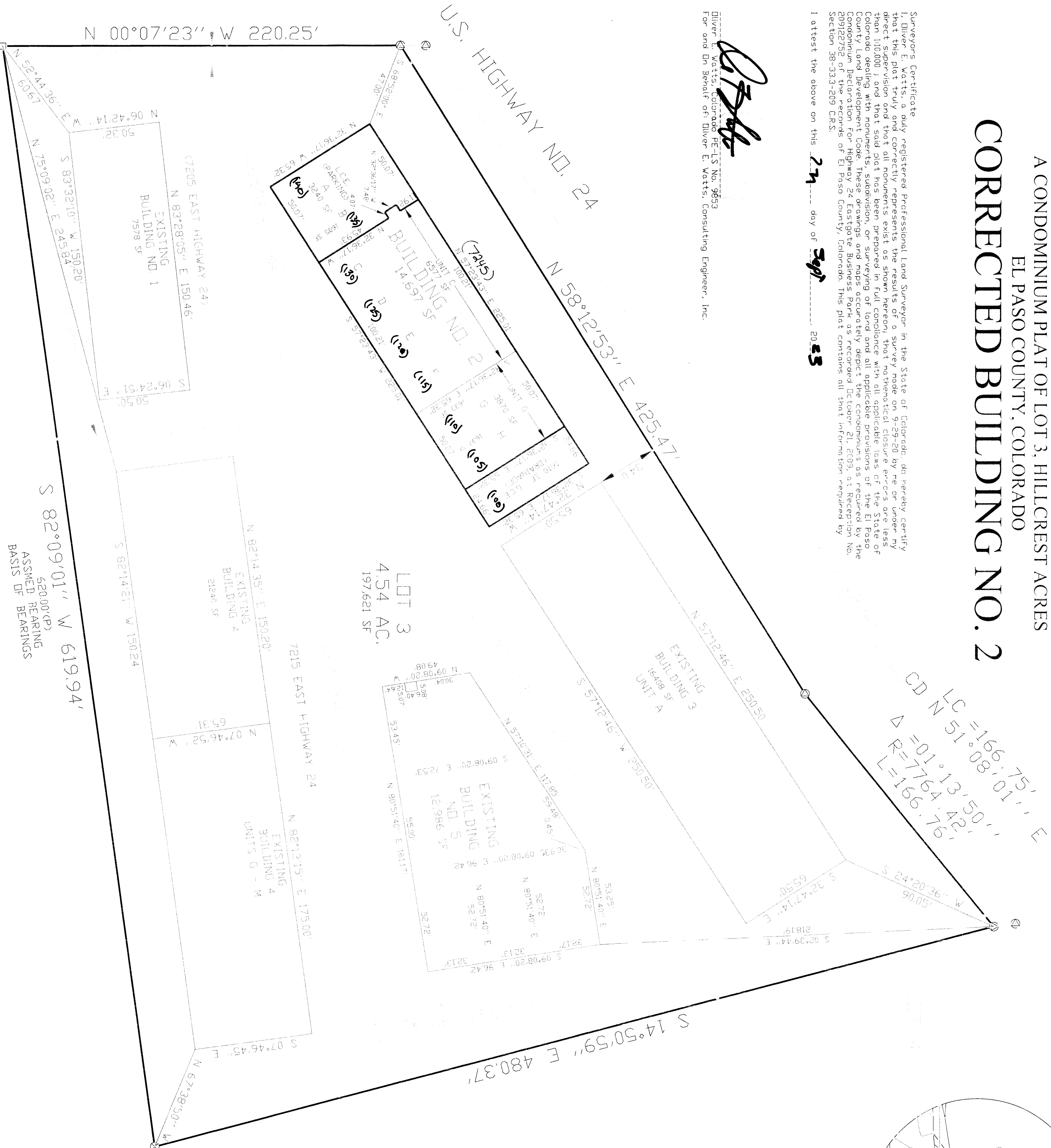
CORRECTED BUILDING NO. 2

1051

Surveyors Certificate
I, Diver 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. I further certify that I am duly licensed and duly bonded in accordance with the rules and regulations of the Board of Professional Land Surveyors of the State of Colorado. These documents are required for the Condominium Declaration for Highway 24 Eastgate Business Park, as recorded October 21, 2009, as Reception No. 209122752 of the records of El Paso County, Colorado. This plat contains all the information required by Section 38-33-209 C.R.S.

I attest the above on this 27 day of Sept, 2023

Diver E. Watts, Colorado PE-LS No. 9653
For and on behalf of: Diver E. Watts, Consulting Engineer, Inc.



VICINITY MAP
1"=1000'



Scale 1" = 30'

- LEGEND:
- FOUND 1-1/4" AL. CAP, #19620 DN #5 REBAR
 - FOUND 1/2" REIN PIPE
 - FOUND 3-1/4" AL. CAP, #53981 DN #5 REBAR
 - ADJUST

NOTES:

1. Bearings are based on the record-bearing of S88°29'01"W for the south line of Highway 24 Eastgate Business Park monumented on the east by a 4" 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. All building locations measurements are to be described by declaration
6. UIC indicates general corner elements as described by declaration
7. The approval of the report votes all prior plats for the area described by this report
8. All property within this subdivision is subject to an Aviation 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. 20184507.
11. Easements as shown on the plat with the sole responsibility for maintenance of these easements is hereby assumed by the individual property owners
12. The owner shall comply with all applicable state laws, regulations, ordinances, review and permit requirements, and other applicable requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, US Army Corps of Engineers and the US Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Meadow Jumping Mouse).
13. The addressers 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. All markers 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. The records of the El Paso County Clerk and Recorder, as amended thereafter.
20. The plat was prepared by the architect as follows:
Title Company: Stewart Title Guaranty Company
Commitment Number: 2115664
Commitment Date: February 02, 2023 at 8:00 AM.
This survey does not constitute a title search or opinion.
21. All property pins found or set as shown are at ground level unless otherwise noted.
22. Utility providers:
Cherokee Metropolitan District = water and sewer
All of Colorado Springs Utilities = electric and gas
23. All utility easements are shown on the plat and are the responsibility of the respective utility providers.
24. All utility easements are shown on the plat and are the responsibility of the respective utility providers.
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.

Floodplain:
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. 0804100754 G, dated December 7, 2018.

AS CURRENTLY PLATTED

GRANTEE: DE. WATTS	APPROVED BY: [Signature]	REVISIONS: 8-23-23 REVISED PER CITY REVIEW COMMENTS	DATE: 5-4-23	PROJECT: HIGHWAY 24 EASTGATE BUSINESS PARK	SHEET NO. 1
DWG. NO. 04-3486-16	DWG. NO. [Signature]			EL PASO COUNTY	OF 2
SURVEYED BY: DEW, ESW, JMH, JR-9-20			COUNTY FILE NO.: SF232		
SURVEYED BY: DEW, ESW, JMH, JR-9-20			CONDOMINIUM PLAT		
SURVEYED BY: DEW, ESW, JMH, JR-9-20			PREPARED BY THE OFFICE OF: Diver E. Watts, Consulting Engineer, Inc. 614 Elkton Drive Colorado Springs, CO 80907 (719) 265-9643 dlw@dwes.com Celebrating over 44 years in business		