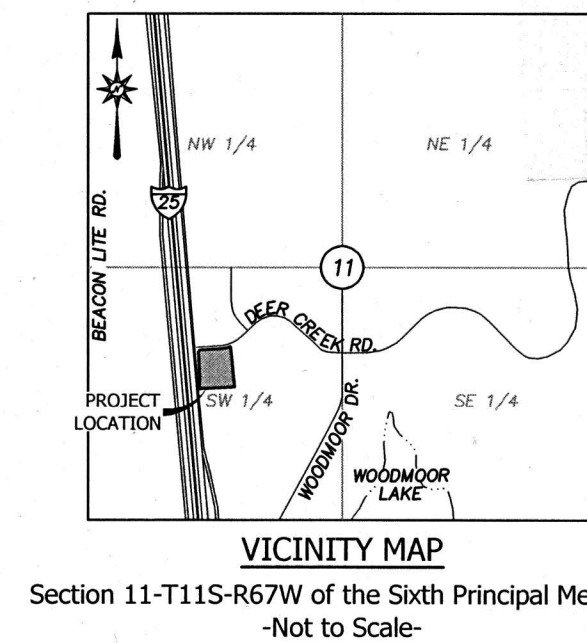
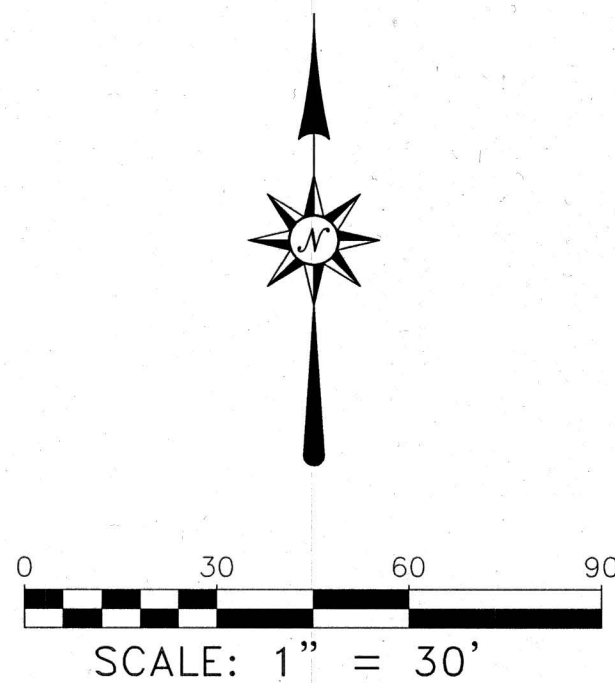


# Condominium Map of the MONUMENT HILL BUSINESS PARK PERSONAL WAREHOUSE CONDOMINIUMS

A Condominium in Lot 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, a subdivision of land in the Southwest Quarter of Section 11, Township 11 South, Range 67 West of the Sixth Principal Meridian, County of El Paso, State of Colorado

1023



LEGEND	
●	FOUND MONUMENT, AS NOTED
⊕	BENCHMARK
—	SUBJECT PARCEL BOUNDARY LINE
- - -	ADJACENT PROPERTY LINE
- · - · -	EASEMENT LINE, AS NOTED
— · — · —	RIGHT-OF-WAY LINE
—	CENTER LINE
— · —	RIGHT-OF-WAY
R=	ARC RADIUS
L=	ARC LENGTH
ChB=	CHORD BEARING
ChL=	CHORD LENGTH
Δ	DELTA (INTERIOR ANGLE)
(M)	MONUMENTED
(P)	PLATTED DIMENSION
(D)	DEEDED DIMENSION
G.C.E.	GENERAL COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
REC.	RECEPTION NUMBER
ESMT.	EASEMENT

### GENERAL NOTES

- Basis of Bearings (Record): Bearings are based on the West line of Lot 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, having a bearing of South 07° 25' 35" East as shown the recorded plat, monumented at each end of said West line as shown on this map.
- Linear distances shown herein are U.S. Survey Feet.
- Building location dimensions from boundary line are to the outside edge of the exterior wall at ground level.
- Bearings and distances shown without a suffix in parentheses match the record dimensions. In the case of the Excepted Portion along the western line of Lot 3 conveyed to El Paso County, the deeded dimensions shown as (D) are referenced to that document, Reception Number 218037498.
- Existing ownership deeds of record at time of survey: Rec. 219023257 and Rec. 219026985.
- This property contains 137,585 square feet or 3.16 acres.
- Total number of Condominium Units created by this map: 36; averaged size: 843 square feet.

### EASEMENT NOTES

- Notes regarding the easements appearing in the title commitment referenced in SURVEY NOTE 2:
- The location of the easement referenced in Schedule B item 9, American Telephone and Telegraph easement recorded in Bk. 1312, Pg. 243, is not described other than stating it is one rod (16.5 feet) in width and "...shall be a line parallel to and five feet westerly of the first cable laid...", and is therefore not plottable from the document. The second easement referenced in item 9 lies in an entirely different quarter-section than the subject property.
  - The location of the easement referenced in Schedule B item 12 to Mountain View Electric Association recorded in Bk. 2259, Pg. 725, is not described other than stating it is 10 feet in width and "...lying adjacent to and parallel to the west side of a certain right of way previously granted to Mountain States Telephone Co...", and is therefore not plottable from the document. The plat of WOODMOOR BUSINESS-TECHNOLOGICAL PARK depicts a 10' wide easement to Mountain View Electric adjacent to a 16.5' wide Mountain Bell easement (but does not state either easement's recording information), the nearest point of which lies approximately 30' East of the Southeast corner of the subject property.
  - The document for the easement referenced as Schedule B item 15 to Mountain View Electric Association in Rec. 098153983 grants "an easement ten feet either side of the power line and guy wires in Lot 5 WOODMOOR BUSINESS, County of El Paso, State of Colorado". No power line or guy wires exist on the subject property, therefore the easement could not be plotted.
  - WOODMOOR BUSINESS-TECHNOLOGICAL PARK, the original plat of this property, dedicated access restrictions from this property to the Interstate 25 frontage road, and noted utility and drainage easements on side lot lines and all boundary lines. GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, the replat of this property, contains notes that state: "The approval of this replat vacated all prior plats for the areas described by this replat," and (Note 8) "Access restrictions imposed in WOODMOOR BUSINESS/TECHNOLOGICAL PARK are hereby removed from the lots in this subdivision." Therefore the easements and restrictions dedicated by said WOODMOOR BUSINESS-TECHNOLOGICAL PARK are deemed no longer in existence and are not shown hereon.
  - Other Schedule B items in said title commitment reference matters such as, but not limited to, reservation of mineral rights and/or water rights, which are not plottable survey matters and are not addressed hereon.

### SITE DATA

Parcel Number: 7111304026  
Addresses: 1925 and 1945 Deer Creek Road

### COUNTY RECORDING

Clerk and Recorder

STATE OF COLORADO  
COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this 29 day of December, 2020 and was duly recorded as  
Reception No. 202001023

Elevation = 7119.75  
*Cassandra Finkbeiner*  
El Paso County Clerk and Recorder

### APPROVAL

This Condominium Map for MONUMENT HILL PERSONAL WAREHOUSE CONDOMINIUMS was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the 23 day of December, 2020.

*Mark A. Gabert*  
Planning and Community Development Director

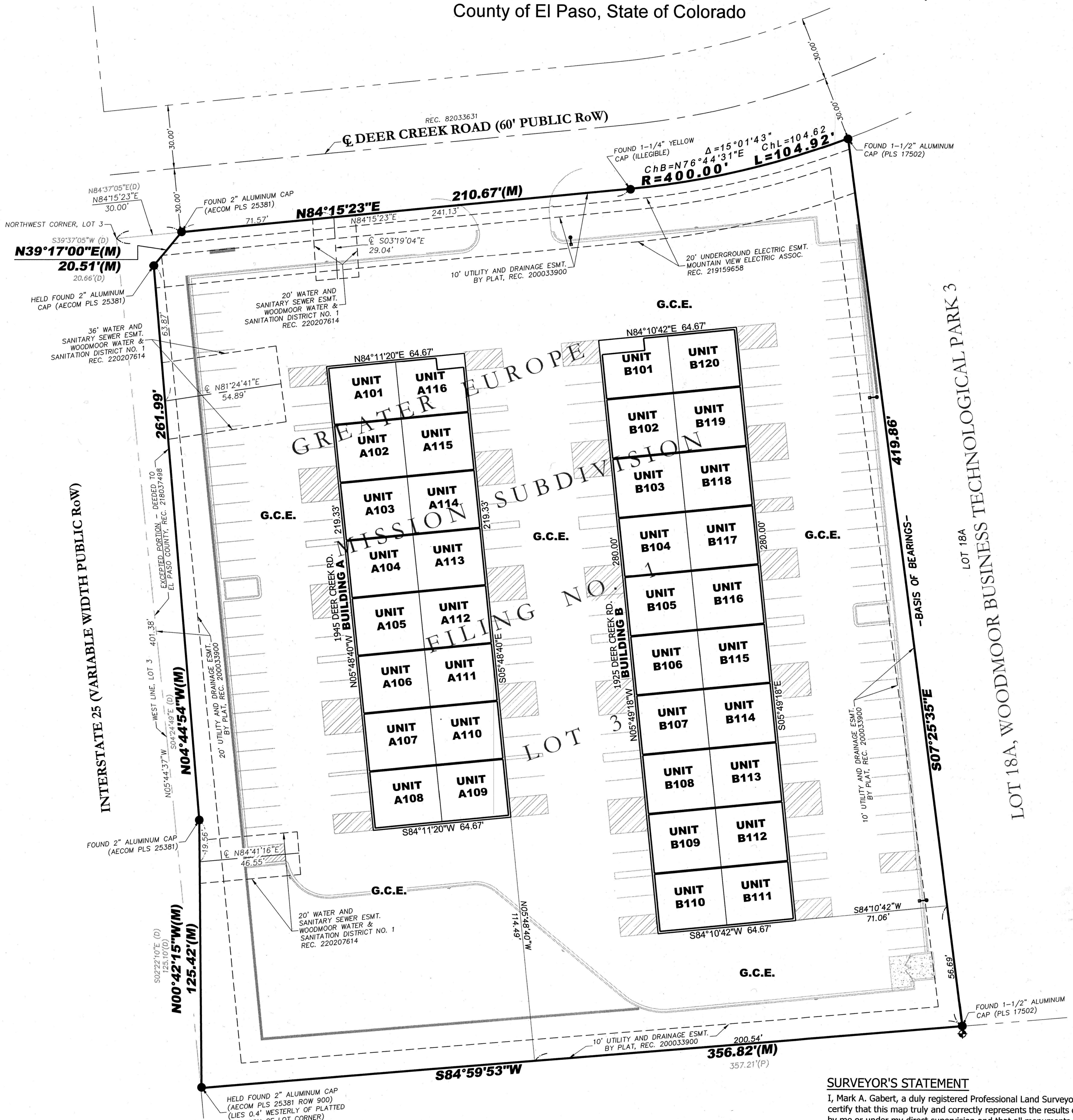
### SURVEYOR'S STATEMENT

I, Mark A. Gabert, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this map truly and correctly represents the results of a survey made on August 31, 2020 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 map 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.



I attest the above this 21st day of December, 2020

Mark A. Gabert, PLS #0038567  
for and on behalf of R & R Engineers-Surveyors



### PARENT PROPERTY DESCRIPTION

Lot 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, a subdivision of land in the Southwest Quarter of Section 11, Township 11 South, Range 67 West of the Sixth Principal Meridian, El Paso County, Colorado, according to the plat recorded March 30, 2000 as Reception No. 2000033900 in the office of the El Paso County Clerk and Recorder,

EXCEPTING THEREFROM that portion conveyed to the County of El Paso by the deed recorded April 3, 2018 under Reception No. 218037498.

### SURVEY NOTES

- NOTICE: Pursuant to Colorado Revised Statutes Title 13, Article 80, Section 105 (C.R.S. 13-80-105) - 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.
- This survey does not constitute a title search by R&R Engineers-Surveyors to determine ownership or easements of record. Easement research and ownership information were provided by client in a title commitment prepared by Land Title Guarantee Company as Order Number SC55084531-6 with an effective date of August 21, 2020 at 5:00 P.M. See also EASEMENT NOTES on left side of this page.

### CONDOMINIUM NOTES

- 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.
- Interior non-demising walls are not depicted on this map.
- See the "Condominium Declaration of The Monument Hill Business Park Personal Warehouse Condominiums" recorded as Reception Number 202001023 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.
- 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.

### OWNER'S CERTIFICATE

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out said lands into Condominium Units, Common Elements and Limited Common Elements as shown hereon under the name and subdivision of "MONUMENT HILL BUSINESS PARK PERSONAL WAREHOUSE CONDOMINIUMS."

Monument Hill Business Park, LLC, a Colorado Limited Liability Company

By *Stan Sievers*  
Stan Sievers, Manager of Monument Hill Business Park, LLC, a Colorado limited liability company

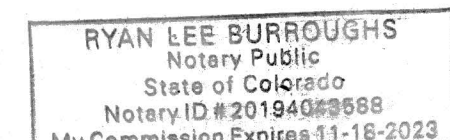
### ACKNOWLEDGEMENT

State of Colorado )  
  )SS  
County of El Paso )

This instrument was acknowledged before me this 22<sup>nd</sup> day of December, 2020 by Stan Sievers, manager of Monument Hill Business Park, LLC, a Colorado limited liability company.

Witness my hand and official seal

*Ryan Lee Burroughs*  
Notary Public  
My commission expires 11-18-2023



El Paso County PCD File No. SF-20-023

**R&R ENGINEERS-SURVEYORS, INC.**  
1635 W. 18TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
303-753-6730  
WWW.RRENGINERS.COM

REVISIONS	File No. MH2016_Condom
	Date Drawn 11/19/2020
	Drawn By DD
	Checked By MG
	Job No. MH20116

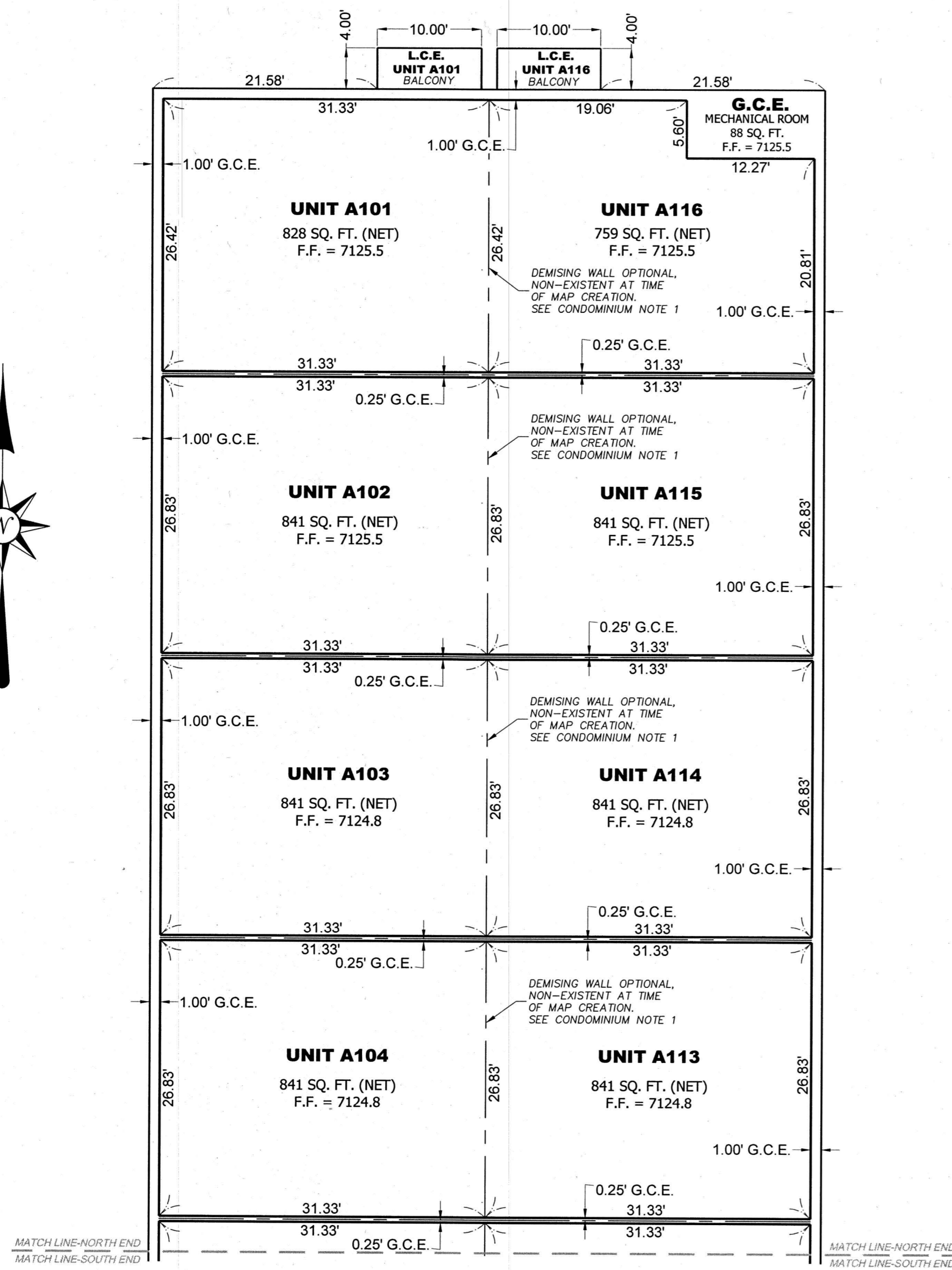


# Condominium Map of the MONUMENT HILL BUSINESS PARK PERSONAL WAREHOUSE CONDOMINIUMS

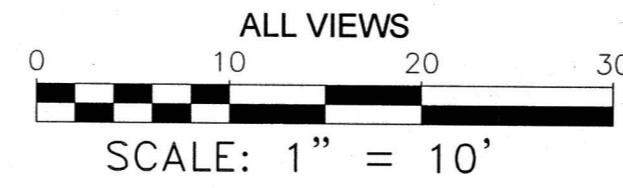
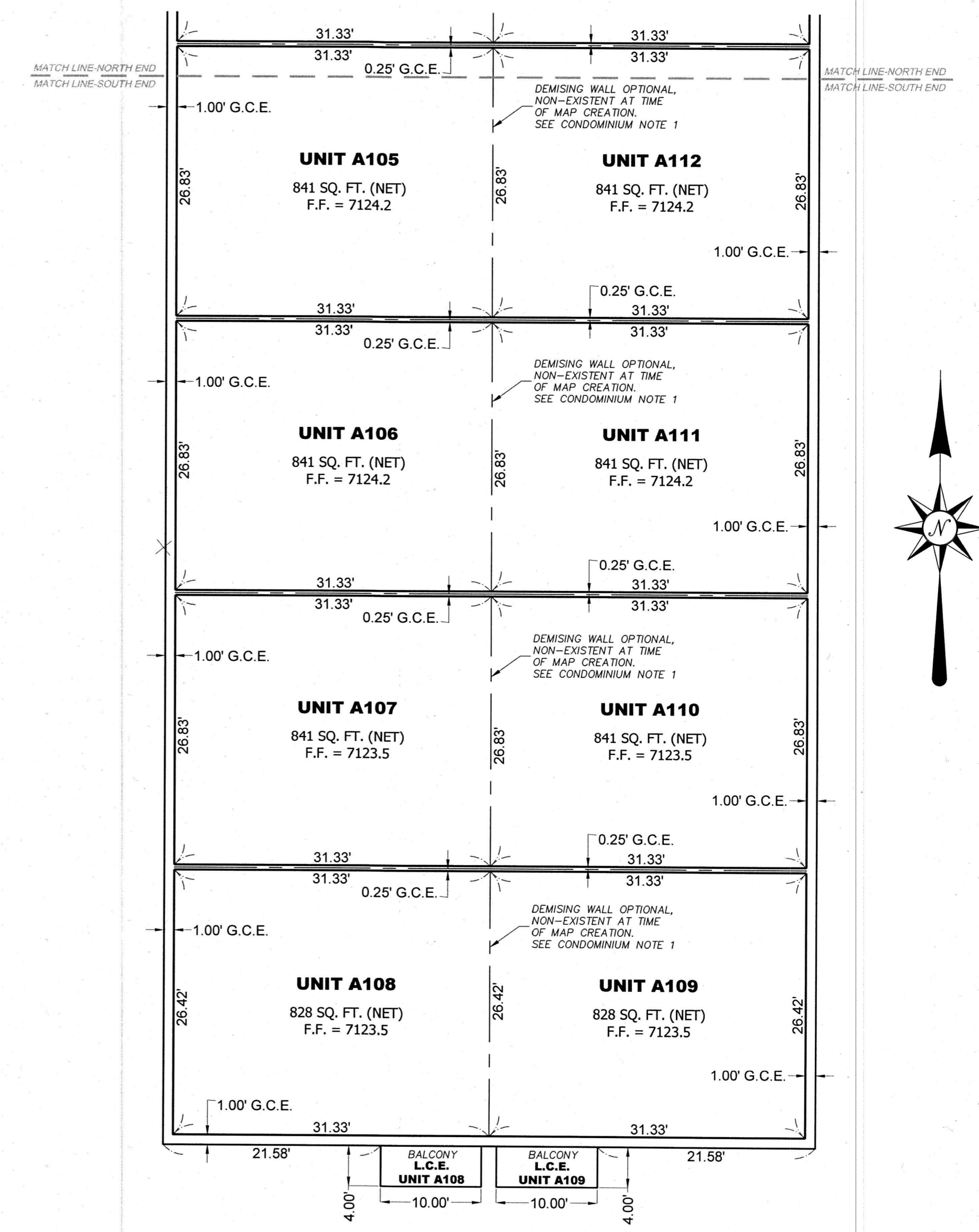
A Condominium in Lot 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, a subdivision of land in the Southwest Quarter of Section 11, Township 11 South, Range 67 West of the Sixth Principal Meridian, County of El Paso, State of Colorado

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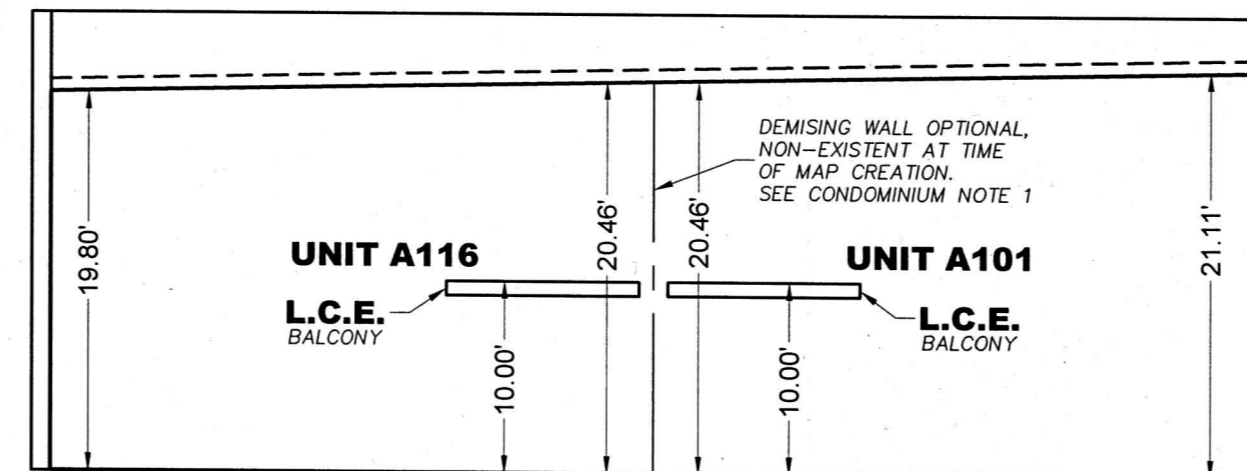
BUILDING A - PLAN VIEW (NORTH END)



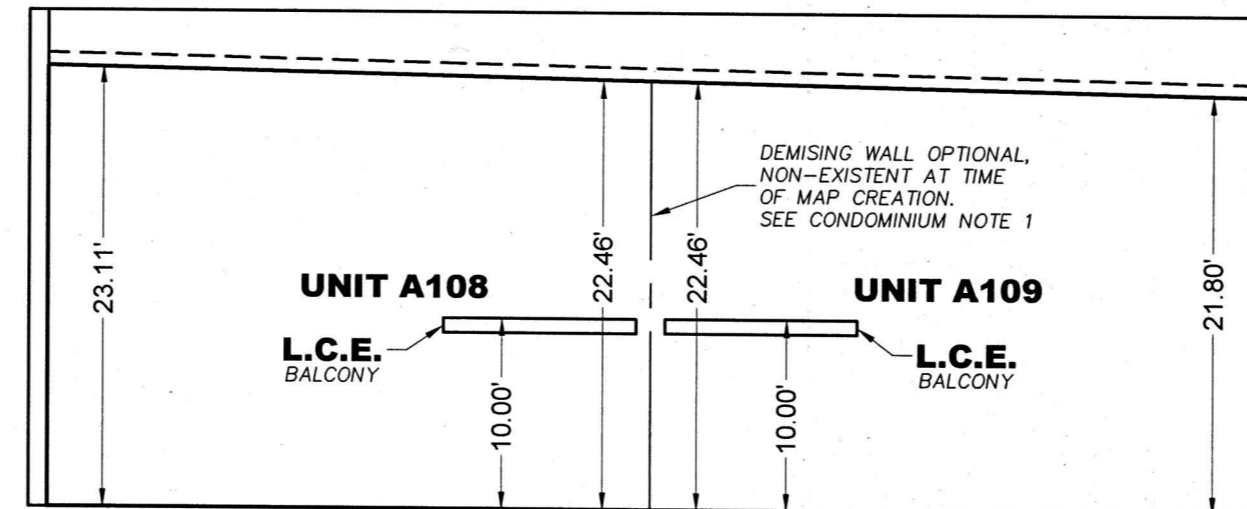
BUILDING A - PLAN VIEW (SOUTH END)



BUILDING A - SECTION VIEW: NORTH SIDE



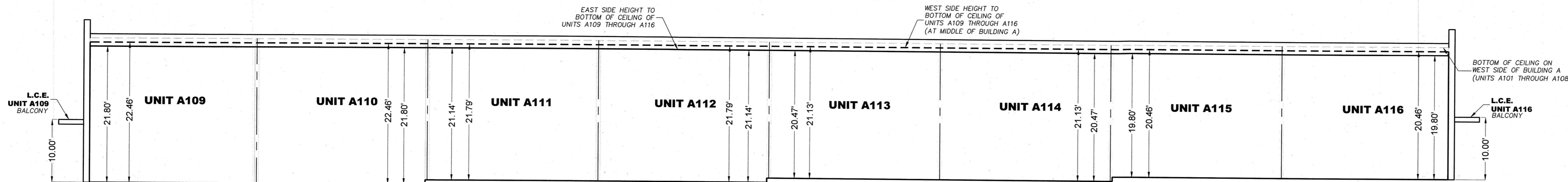
BUILDING A - SECTION VIEW: SOUTH SIDE



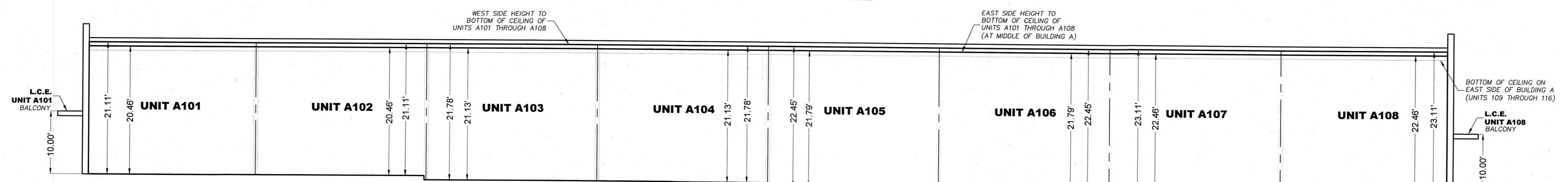
**GENERAL NOTES**

- See CONDOMINIUM NOTES and other GENERAL NOTES on Sheet 1.
- All angles in plan views are 90° unless otherwise noted. See Sheet 1 for bearings and distances shown along exterior building walls.

BUILDING A - SECTION VIEW: EAST SIDE



BUILDING A - SECTION VIEW: WEST SIDE



**BUILDING A ESTIMATED SQ. FT. CHART**  
(as stated in the Condominium Declaration)

UNIT	ESTIMATED SQ. FT.
A101	895
A102	884
A103	884
A104	884
A105	884
A106	884
A107	884
A108	895
A109	895
A110	884
A111	884
A112	884
A113	884
A114	884
A115	884
A116	819



El Paso County PCD File No. SF-20-023

**R&R ENGINEERS-SURVEYORS, INC.**  
1635 W. 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
303-753-6790  
WWW.RRENENGINEERS.COM

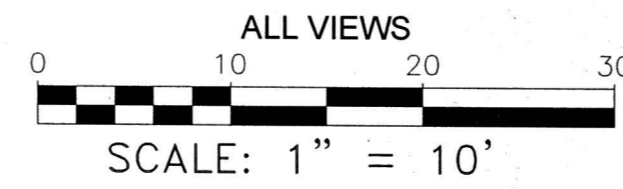
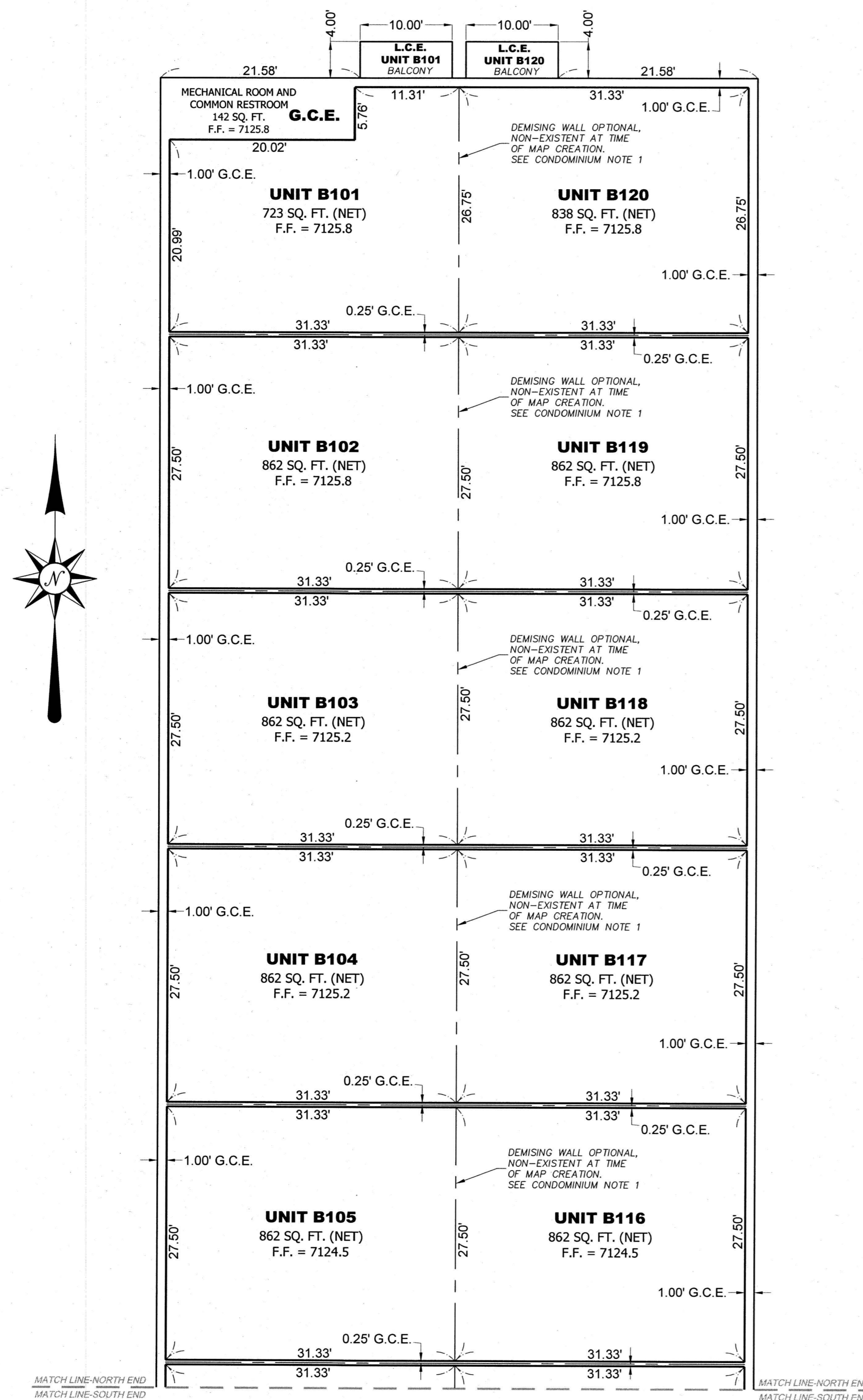
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Date: 11/19/2020	Drawn By: DD
Checked By: MG	Job No. MH20116



# Condominium Map of the MONUMENT HILL BUSINESS PARK PERSONAL WAREHOUSE CONDOMINIUMS

A Condominium in Lot 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, a subdivision of land in the Southwest Quarter of Section 11, Township 11 South, Range 67 West of the Sixth Principal Meridian, County of El Paso, State of Colorado

**BUILDING B - PLAN VIEW (NORTH END)**



SEE SHEET 4 FOR SECTION VIEWS (ELEVATION) OF BUILDING B

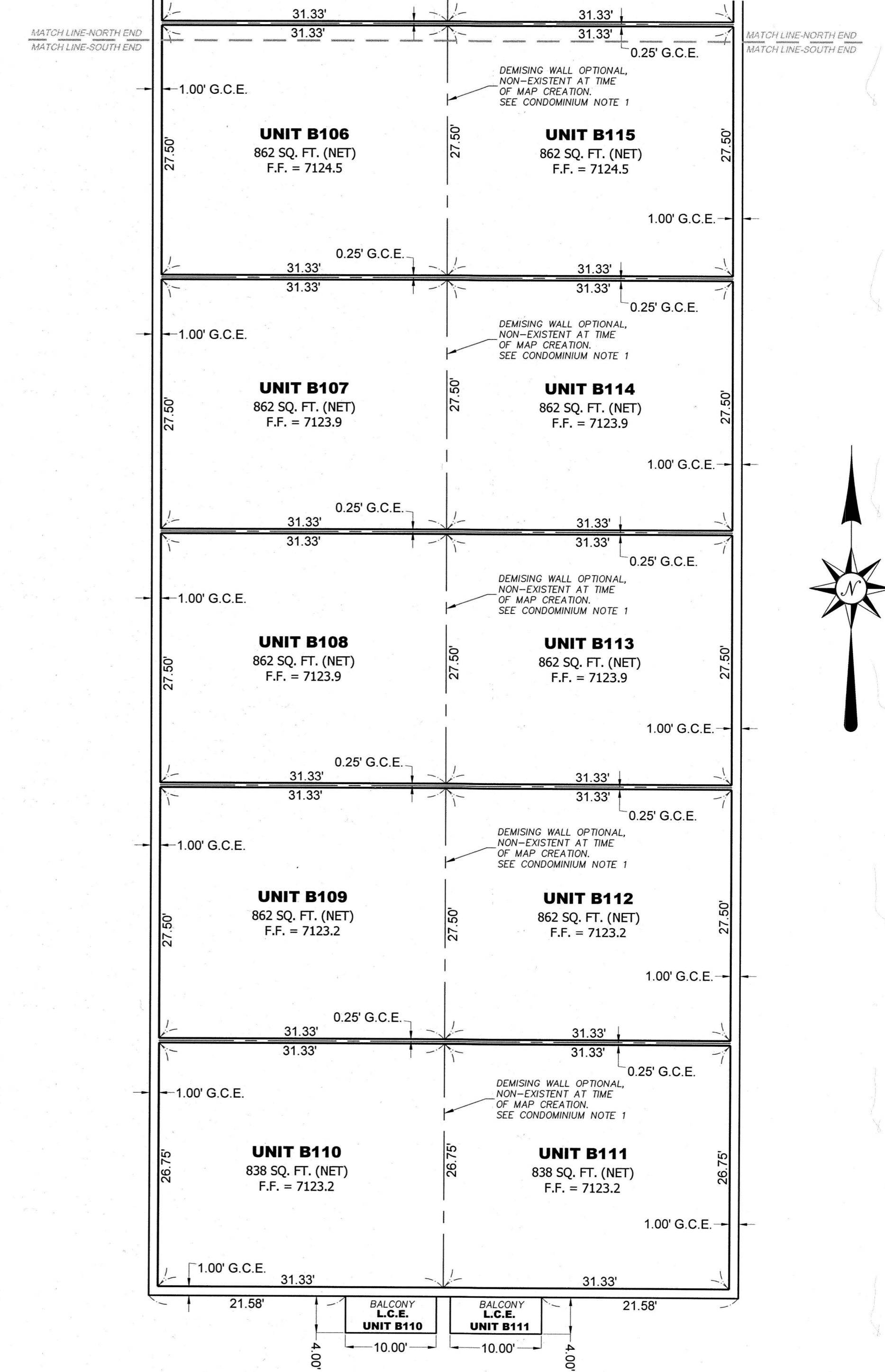
**BUILDING B ESTIMATED SQ. FT. CHART**  
(as stated in the Condominium Declaration)

UNIT	ESTIMATED SQ. FT.
B101	768
B102	905
B103	905
B104	905
B105	905
B106	905
B107	905
B108	905
B109	905
B110	905
B111	905
B112	905
B113	905
B114	905
B115	905
B116	905
B117	905
B118	905
B119	905
B120	905

**GENERAL NOTES**

- See CONDOMINIUM NOTES and other GENERAL NOTES on Sheet 1.
- All angles in plan views are 90° unless otherwise noted. See Sheet 1 for bearings and distances shown along exterior building walls.

**BUILDING B - PLAN VIEW (SOUTH END)**



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El Paso County PCD File No. SF-20-023

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1635 W. 15TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
303-753-6730  
WWW.RRENINEERS.COM

REVISIONS	File No. MH2016 Colorado
	Date Drawn 11/19/2020
	Drawn By DD
	Checked By MG
	Job No. MH20116

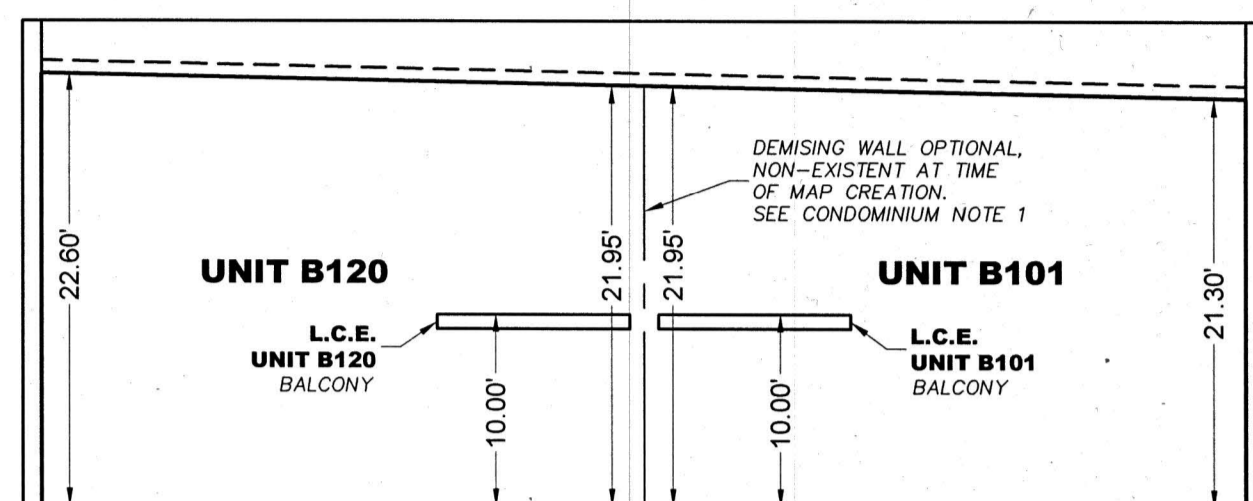


# Condominium Map of the MONUMENT HILL BUSINESS PARK PERSONAL WAREHOUSE CONDOMINIUMS

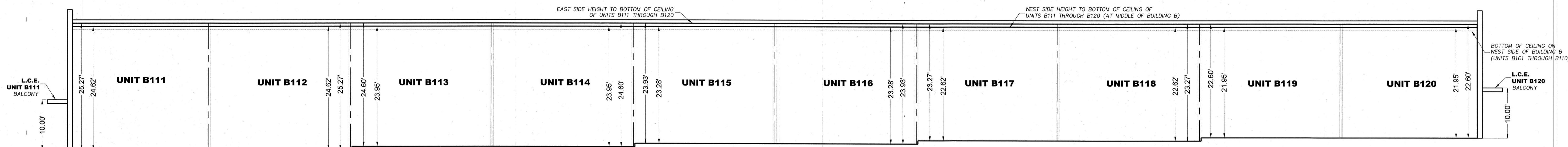
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A Condominium in Lot 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, a subdivision of land  
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County of El Paso, State of Colorado

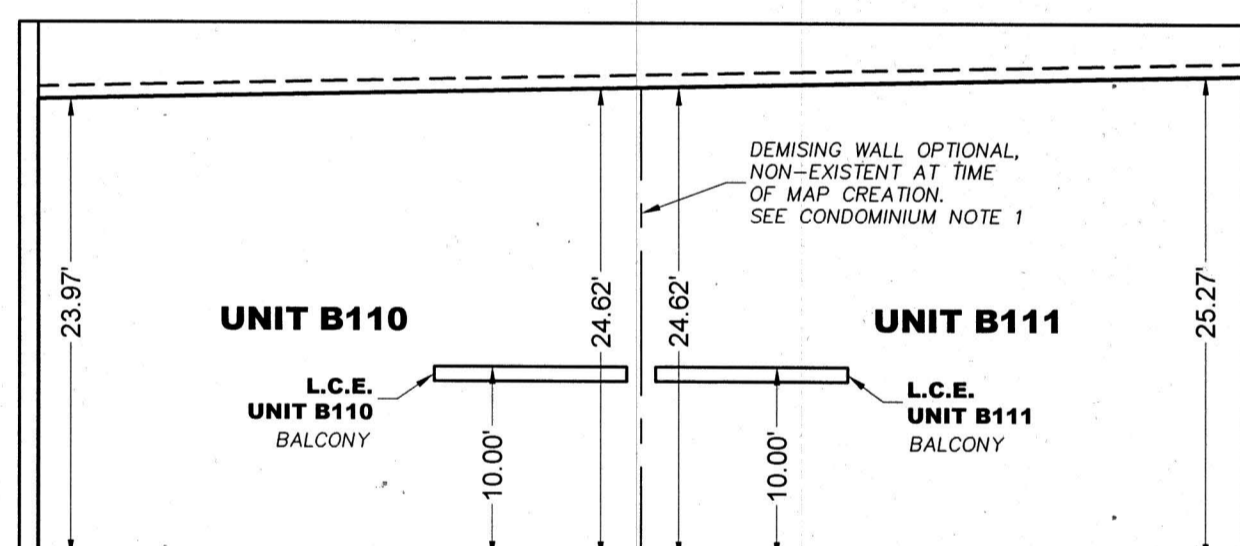
BUILDING B - SECTION VIEW: NORTH SIDE



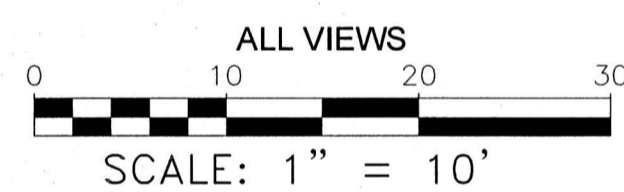
BUILDING B - SECTION VIEW: EAST SIDE



BUILDING B - SECTION VIEW: SOUTH SIDE



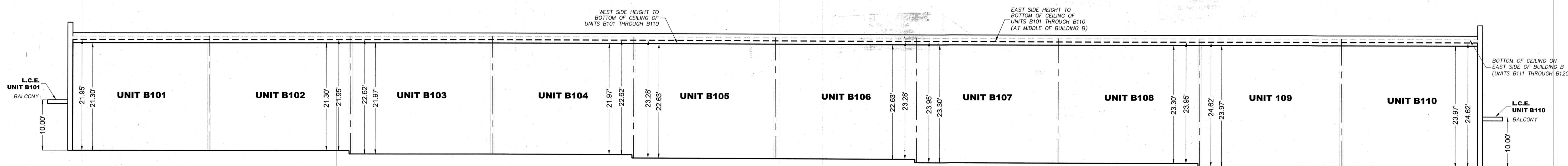
SEE SHEET 3 FOR PLAN VIEW OF BUILDING B



**GENERAL NOTES**

1. See CONDOMINIUM NOTES and other GENERAL NOTES on Sheet 1.
2. All angles in plan views are 90° unless otherwise noted. See Sheet 1 for bearings and distances shown along exterior building walls.

BUILDING B - SECTION VIEW: WEST SIDE



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El Paso County PCD File No. SF-20-023	
<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b>	
1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 WWW.RRENINEERS.COM	
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