

Steve Schleiker

El Paso County, CO

09/21/2026 11:40:58 AM

Doc \$0.00

2

Rec \$43.00

Pages



226601069

SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

Reception Fee

Number of Pages

File Number

My Garage at Northcrest Filing No. 2

Name of Plat

K & S Development LLC

Owner's Name

Subdivision

☐

Condominium

☒

1069

MY GARAGE AT NORTHCREST FILING NO. 2
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH PM., EL PASO COUNTY, COLORADO

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PM., SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
LOT 3A, NORTHCREST CENTER NO. 1A (RECEPTION NO. 222715061, EL PASO COUNTY, COLORADO RECORDS),
CONTAINING 3,246 ACRES (141,390 SQUARE FEET), MORE OR LESS.

OWNERS STATEMENT:

K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE HEREIN DESCRIBED PROPERTY, HEREBY STATES THAT THIS CONDOMINIUM MAP OF THE "MY GARAGE AT NORTHCREST FILING NO. 2" HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS FOR "MY GARAGE AT NORTHCREST" CONDOMINIUMS OWNERS ASSOCIATION, INC., RECORDED UNDER RECEPTION NUMBER 226041345 OF THE RECORDS OF EL PASO COUNTY, COLORADO, DATED THE 14th DAY OF September 2026 A.D., AND AS IT MAY BE AMENDED OR SUPPLEMENTED FROM TIME TO TIME.

K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: *[Signature]*
SEAN L. EDWARDS, MANAGER

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }
THE ABOVE AND FOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF September 2026 A.D., BY SEAN L. EDWARDS, MANAGER OF K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 11/17/2029



LENDER:

DEDICATION ACKNOWLEDGED AND CONSENT EXECUTED THIS 14th DAY OF September 2026 A.D.

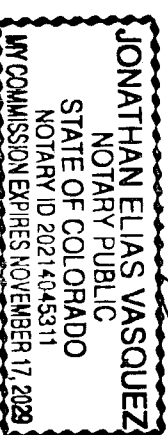
PICKS PEAK NATIONAL BANK

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }
THE AGREEMENTED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF September 2026 A.D., BY FRANK DELAY, PRESIDENT OF PICKS PEAK NATIONAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 11/17/2029

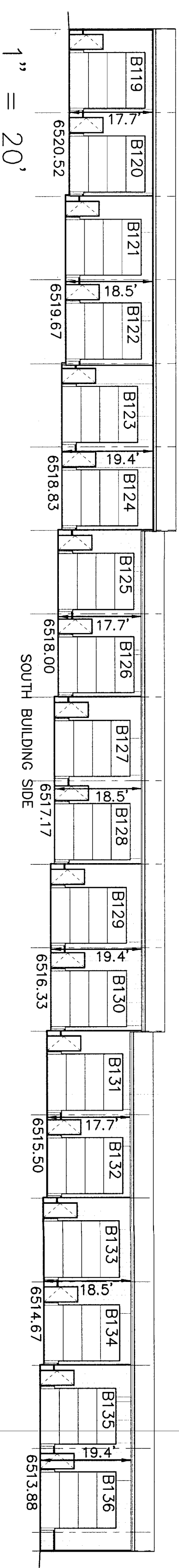
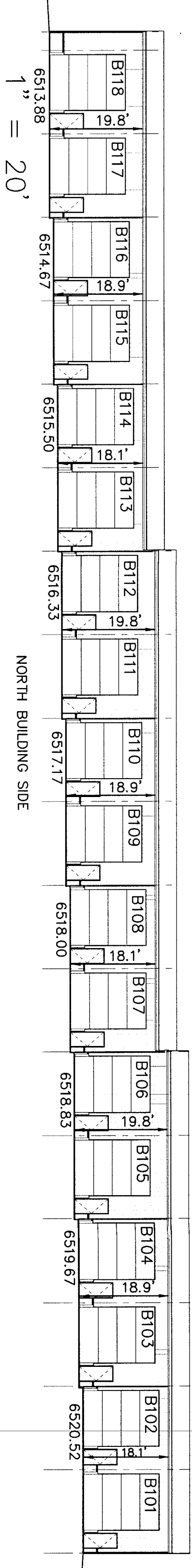
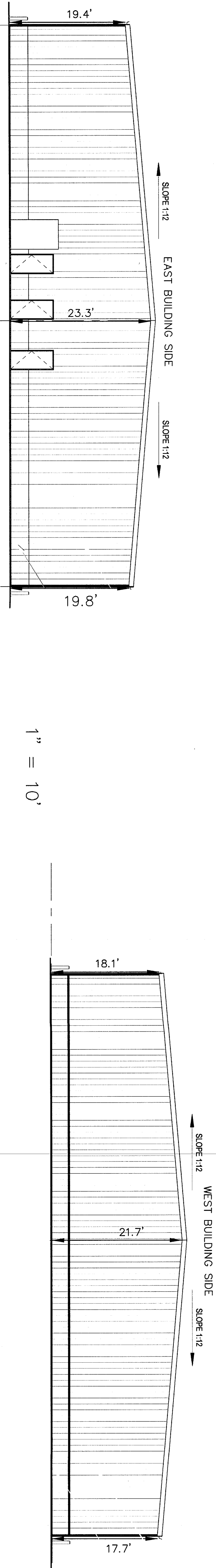


SURVEYORS STATEMENT:

I, DAVID V. HOSTETTER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE CONDOMINIUM MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCURATELY SHOWS THE RELATIONSHIP OF CONSTRUCTED STRUCTURE FOOTPRINTS, TOGETHER WITH PLANNED GENERAL COMMON ELEMENT IMPROVEMENTS TO THE PERMITS LOT LINES OF THE DESCRIBED TRACT OF LAND THEREOF; AND THAT THIS CONDOMINIUM MAP FOR THE "MY GARAGE AT NORTHCREST FILING NO. 2" CONTAINS ALL THE INFORMATION REQUIRED BY C.R.S. 38-12-101, 38-12-102, 38-12-103, 38-12-104, 38-12-105, 38-12-106, 38-12-107, 38-12-108, 38-12-109, 38-12-110, 38-12-111, 38-12-112, 38-12-113, 38-12-114, 38-12-115, 38-12-116, 38-12-117, 38-12-118, 38-12-119, 38-12-120, 38-12-121, 38-12-122, 38-12-123, 38-12-124, 38-12-125, 38-12-126, 38-12-127, 38-12-128, 38-12-129, 38-12-130, 38-12-131, 38-12-132, 38-12-133, 38-12-134, 38-12-135, 38-12-136, 38-12-137, 38-12-138, 38-12-139, 38-12-140, 38-12-141, 38-12-142, 38-12-143, 38-12-144, 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1069 MY GARAGE AT NORTHCREST FILING NO. 2
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

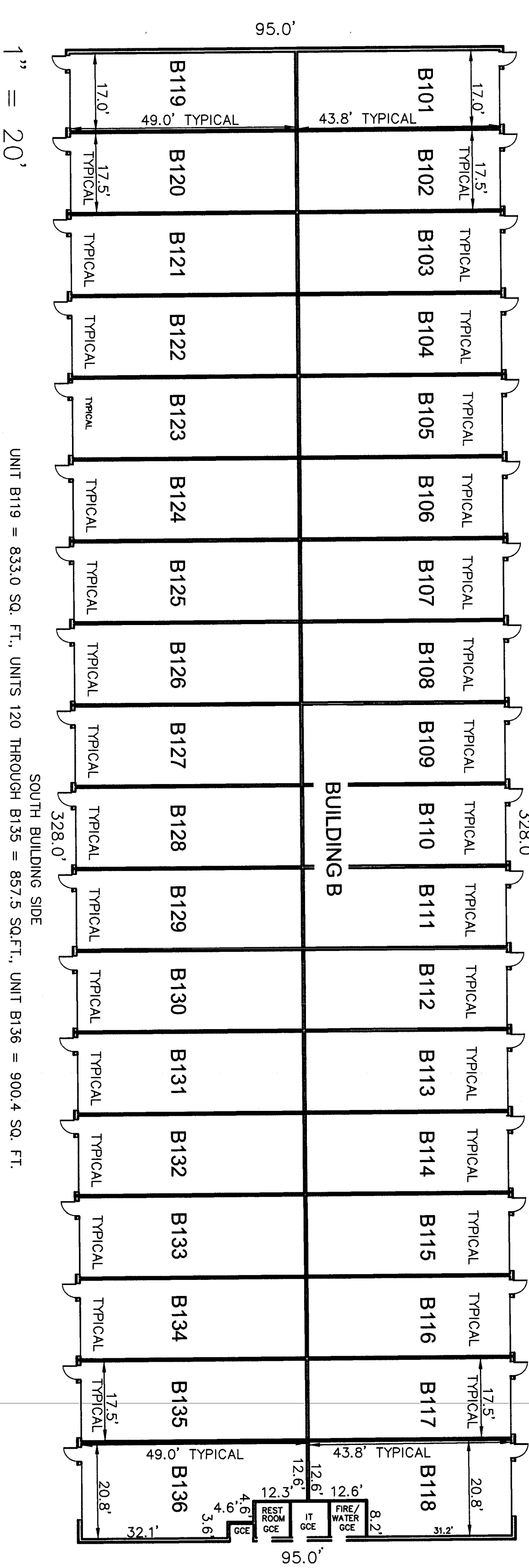
A CONDOMINIUM MAP OF



UNIT B101 = 744.6 SQ. FT., UNITS B102 THROUGH B117 = 766.5 SQ.FT., UNIT B118 = 807.7 SQ. FT.

NORTH BUILDING SIDE

SOUTH BUILDING SIDE



UNIT B119 = 833.0 SQ. FT., UNITS 120 THROUGH B135 = 857.5 SQ.FT., UNIT B136 = 900.4 SQ. FT.

SOUTH BUILDING SIDE

RBD

PCD File No. _____

According to Colorado law, 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 survey be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG ...
811
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48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

REVISIONS			
No.	Description	By	Date
1	COUNTY COMMENTS	DVH	09/09/26

H Scale: VARIES
V Scale: VARIES
Designed By: N/A
Drawn By: WCS
Checked By: DVH
Date: 08/10/26

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CONDOMINIUM MAP
MY GARAGE AT NORTHCREST FILING NO. 2
BUILDING B

Project No.: 25020
Sheet: 2 of 2