

A CONDOMINIUM MAP OF
MY GARAGE AT NORTHCREST-AMENDMENT NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., 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 P.M., 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.

OWNER'S 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-AMENDMENT NO. 1" 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 _____ DAY OF _____

20 _____ A.D., AND AS IT MAY BE AMENDED OR SUPPLEMENTED FROM TIME TO TIME.

K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
SEAN L. EDWARDS, MANAGER

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 _____ 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: _____

NOTARY PUBLIC

LENDER:

DEDICATION ACKNOWLEDGED AND CONSENT EXECUTED THIS _____ DAY OF _____, 20 _____ A.D.

PIKES PEAK NATIONAL BANK

BY: _____
FRANK DELAY, PRESIDENT

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 _____ A.D., BY FRANK DELAY, PRESIDENT OF PIKES PEAK NATIONAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S STATEMENT:

I, DAVID V. HOSTETLER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING MAP AND DRAWINGS REPRESENT SURVEYED STRUCTURE/SITE IMPROVEMENTS EXISTING AS OF JANUARY 28, 2026, DRAWN UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION AND ACCURATELY SHOWS THE RELATIONSHIP OF CONSTRUCTED STRUCTURE FOOTPRINTS, TOGETHER WITH PLANNED GENERAL COMMON ELEMENT IMPROVEMENTS TO THE PERIMETER LOT LINES OF THE DESCRIBED TRACT OF LAND THERE-
IN THAT THIS CONDOMINIUM MAP FOR THE "MY GARAGE AT NORTHCREST-AMENDMENT NO. 1", CONTAINS: ALL THE INFORMATION REQUIRED BY C.R.S. 38-33.3-209 AND 38-51-106 AND THE ABOVE DESCRIBED CONDOMINIUM DECLARATION AND THAT IT SUBSTANTIALLY DEPICTS LOCATION AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE UNITS; THE LOCATION OF THE GENERAL COMMON ELEMENTS LIMITED COMMON ELEMENTS; THE UNIT DESIGNATIONS AND LOCATION; THE ELEVATION OF THE CONSTRUCTION OF THE FINISHED AND UNFINISHED FLOORS AND CEILINGS AS ESTABLISHED FROM THE ON-SITE DATUM PLANE . . . AND THAT SUCH MAPS WERE PREPARED SUBSTANTIAL STRUCTURAL COMPLETION OF THE IMPROVEMENTS SHOWN HEREON.

DAVID V. HOSTETLER
COLORADO PROFESSIONAL LAND SURVEYOR NO. 20681
FOR AND ON BEHALF OF LDC, INC.

PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

THIS CONDOMINIUM PLAT FOR "MY GARAGE AT NORTHCREST-AMENDMENT NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR ON THE _____ DAY OF _____, 2026, ALL ANY NOTES OR CONDITIONS SPECIFIED HEREON, PREVIOUS PLAT NAME IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT IN OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 222715061.

MEGGAN HERTINGTON, EXECUTIVE DIRECTOR, EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE _____

RECORDING:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____

O'CLOCK _____ M. THIS _____ DAY OF _____, 20 _____ A.D. AND DULY RECORDED UNDER

RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER

FEE: _____

BY: _____
DEPUTY

SURCHARGE: _____

NOTES:

- ALL ANGLES OF MEASUREMENT ARE 90° FROM PROPERTY LINE UNLESS SHOWN OTHERWISE.
- INTERIOR NON-DEMISING WALLS ARE NOT DEPICTED ON THE DRAWINGS.
- ALL BUILDING LOCATION MEASUREMENTS ARE TO THE OUTSIDE EDGE OF THE EXTERIOR WALLS.
- UNIT DIMENSIONS ARE SHOWN ON SUBSEQUENT SHEET 2 OF 2.

5. BASIS OF BEARINGS: ALL BEARINGS SHOWN ON SHEET 1 OF 2 OF THIS CONDOMINIUM MAP ARE BASED ON THE EASTERLY LINE OF LOT 3A, "NORTHCREST CENTER NO. 1A", MONUMENTED WITH A NO. 4 REBAR W/0.1" DIA YELLOW PLASTIC CAP "M.V.E. RLS 17665" 6" BELOW GROUND AT ITS NORTHERLY END AND A NO. 4 REBAR 6" BELOW GROUND AT ITS SOUTHERLY END, AND A LINE BETWEEN THEM ASSUMED TO BEAR S001°7'30"W, A DISTANCE OF 336.23 FEET.

6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LDC, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, LDC, INC. RELIED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY CORE TITLE GROUP LLC, FILE/AMENDMENT NO. 6341COR-C4, COMMITMENT DATE FEBRUARY 24, 2026 AT 8:00 A.M.

7. 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 THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON (13-80-105).

8. ALL ELEMENTS, EXCLUDING UNITS AND LIMITED COMMON ELEMENTS (LCE) ARE TO BE CONSIDERED GENERAL COMMON ELEMENTS, ALSO KNOWN AS COMMON AREA (GCE):

- ALL OF THE LANDSCAPING, DRIVEWAY, CERTAIN PARKING SPACES AND EASEMENTS AS DESIGNATED ON THE MAP; AND,
- ALL FOUNDATIONS, COLUMNS, GIRDERS, BEAMS AND SUPPORTS OF THE BUILDING; AND,
- THE EXTERIOR WALLS OF THE BUILDING, THE MAIN BEARING OR UTILITY WALLS WITHIN THE BUILDING, THE MAIN OR BEARING SUB-FLOORING AND THE ROOFS OF THE BUILDING; AND,
- IN GENERAL, ALL OTHER PARTS OF THE CONDOMINIUM PROJECT NECESSARY FOR COMMON USE TO ITS EXISTENCE AND MAINTENANCE EXCEPT THE LAND; AND,
- THE LEASEHOLD INTEREST IN THE LAND SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE GROUND LEASE.

ALL BLOCK SIDING, WALL LINER PANEL, LATH, FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAINT, FINISHED FLOORING AND ANY OTHER MATERIALS CONSTITUTING ANY PART OF THE FINISHED SURFACES THEREOF ARE PART OF THE UNITS; AND, IF ANY ELEMENT SUCH AS A CHUTE, FLUE, DUCT, WIRE, CONDUIT, ELECTRICAL OUTLETS, HEATERS, BEARING WALL, BEARING COLUMN, OR ANY FIXTURES LIES WITHIN, PARTIALLY WITHIN AND/OR PARTIALLY OUTSIDE THE DESIGNATED BOUNDARIES OF A UNIT, ANY PORTION THEREOF SERVING ONLY THAT UNIT, SUCH ELEMENT IS A LIMITED COMMON ELEMENT ALLOCATED SOLELY TO THAT UNIT; AND, ANY EXTERIOR DOORS, WINDOWS OR OTHER FIXTURES DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE UNIT'S BOUNDARIES, ARE LIMITED COMMON ELEMENTS (LCE) ALLOCATED EXCLUSIVELY TO THAT UNIT. NOTWITHSTANDING THE FOREGOING, GARAGE DOORS AND MAIN DOORS ARE PART OF THE UNIT THAT THEY SERVE AND IT IS THE RESPONSIBILITY OF THE UNIT OWNER TO MAINTAIN SUCH ELEMENTS. THE DECLARATION MORE SPECIFICALLY DEFINES ALL INDICATED AND/OR INTENDED GCE AND LCE IMPROVEMENTS.

9. SITE BENCHMARK: "A" AT BACK OF CONCRETE CROSSPAN CENTERPOINT AT THE ACCESS DRIVE IN THE NORTHWESTERLY PORTION OF THIS PROPERTY; ELEVATION = 6532.0 CSU FMS DATUM.

10. ALL COMMON WALL LOCATIONS (CENTERLINES) BETWEEN UNITS ARE BASED ON PHYSICAL MEASUREMENTS AND/OR ARCHITECTURAL PLAN CONFIGURATION DIMENSIONS EXPECTED TO BE BUILT WITHIN ACCEPTABLE CONSTRUCTION TOLERANCES), AND NON-STRUCTURAL COMMON WALLS CAN BE ELIMINATED FOR MULTIPLE UNIT PURCHASE.

11. USES AND AVAILABLE PARKING SPACES, AS DELINEATED OR NOT, FOR EACH INDIVIDUAL UNIT ARE SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN (PPR2412 DATED OCTOBER 23, 2024) AS MINI WAREHOUSE/STORAGE ONLY AND ZONING REGULATIONS ON FILE (CC ZONING DISTRICT) WITH THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. ANY NEW USES TO OCCUR WITHIN ANY UNIT NOT COMPLYING WITH SAID SITE DEVELOPMENT PLAN AND/OR CC ZONING DISTRICT WILL BE REQUIRED TO SUBMIT AN ASSOCIATED SITE DEVELOPMENT PLAN AND ARE SUBJECT TO THE COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION 25-337.

12. THE DETENTION POND (GCE), ENVELOPED BY A PRIVATE DRAINAGE EASEMENT CREATED WITH THIS CONDOMINIUM PLAT, IS TO BE OWNED AND MAINTAINED BY THE HOA PER THE RECORDED PRIVATE DETENTION BASIN STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT, AS AMENDED (RECEPTION NO. 226062725, EL PASO COUNTY, COLORADO RECORDS).

13. PRIMARY UTILITY SERVICE PROVIDERS: GAS - COLORADO SPRINGS UTILITIES; ELECTRIC - MOUNTAIN VIEW ELECTRIC ASSOCIATION; WATER/SANITARY SEWER - CHEROKEE WATER AND SANITATION DISTRICT.

14. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. 226041345 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

SITE DATA:

BOUNDARY = 3.246 ACRES (141,390 SQ. FT.)
BUILDING A EXTERIOR FOUNDATION FOOTPRINT = 0.379 ACRES (16,510.5 SQ. FT.) - 20 UNITS
BUILDING B EXTERIOR FOUNDATION FOOTPRINT = 0.715 ACRES (31,160 SQ. FT.) - 36 UNITS
BUILDING C EXTERIOR FOUNDATION FOOTPRINT = 0.349 ACRES (15,207.5 SQ. FT.) - 15 UNITS
COMMON AREA (GCE) = 1.815 ACRES (79,067.5 SQ. FT.)

LEGEND:

- | | | | | | |
|-----|----|---|----------------------------|---|---|
| EB | BY | - | ELECTRIC BOX/VAULT | - | EXISTING WALL (GCE) |
| EM | - | | ELECTRIC METER | - | PROPOSED CURB, SIDEWALK AND PARKING (GCE) |
| SS | - | | SANITARY SEWER MANHOLE | - | PROPOSED WALL (GCE) |
| MS | - | | STORM SEWER MANHOLE | - | UNIT DESIGNATION |
| WV | - | | WATER VALVE | - | PROTECTION BOLLARD |
| FH | - | | FIRE HYDRANT | - | EASEMENT "TO BE CREATED" |
| TP | - | | TELEPHONE PEDESTAL | - | "AS MEASURED" DATA |
| T | - | | TRAFFIC SIGN | - | "DATA "OF RECORD" |
| TCB | - | | TRAFFIC CONTROL BOX | - | PROPERTY ADDRESS |
| TS | - | | TRAFFIC SIGNAL | - | |
| | - | | EXISTING CURB/GUTTER (GCE) | - | |
- N00°37'10"E
338.63'
(338.68')
(2510)

EASEMENTS:

AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY HOMEOWNERS (HOA).

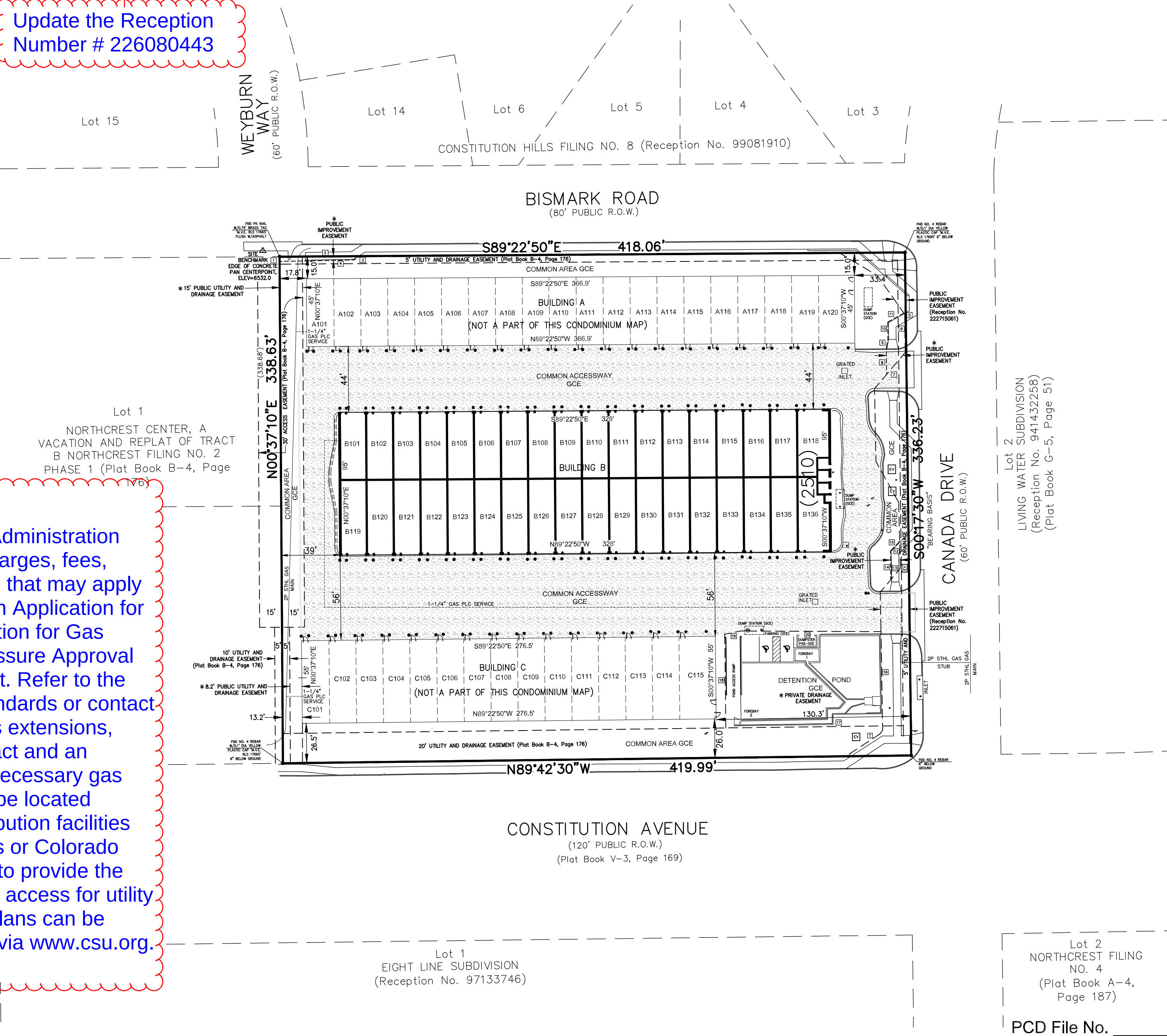
ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY/IMPROVEMENT PURPOSES FOR COLORADO SPRINGS UTILITIES (CSU) AND/OR EL PASO COUNTY SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED BY EL PASO COUNTY AND/OR PER THE CSU INSTRUMENT RECORDED AT RECEPTION NO. 224026331 OF THE RECORDS OF 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.

Update the Reception
Number # 226080443

EASEMENT CREATION DATA:

- | | | | | | | | | | | | |
|---|---|---------------------|----|---|---------------------|----|---|---------------------|----|---|----------------------|
| 1 | - | N00°37'10"E, 3.18' | 6 | - | S00°18'57"W, 25.47' | 11 | - | N61°43'35"E, 12.35' | 16 | - | S00°00'00"E, 63.03' |
| 2 | - | S89°22'50"E, 53.87' | 7 | - | S41°09'14"W, 19.25' | 12 | - | S00°23'13"E, 18.16' | 17 | - | N89°42'30"W, 104.78' |
| 3 | - | S58°46'54"W, 4.80' | 8 | - | N00°27'15"E, 18.09' | 13 | - | S41°09'14"W, 9.84' | 18 | - | N00°18'26"E, 62.64' |
| 4 | - | S89°52'10"W, 49.80' | 9 | - | N11°56'05"E, 5.46' | 14 | - | N00°19'40"E, 19.24' | 19 | - | N79°46'44"E, 11.00' |
| 5 | - | S34°11'54"E, 0.98' | 10 | - | N00°32'13"E, 11.50' | 15 | - | N44°38'11"E, 8.89' | 20 | - | N88°42'58"E, 93.64' |

COURSES 1 THROUGH 15 - PUBLIC IMPROVEMENT EASEMENT; COURSES 16 THROUGH 20 - PRIVATE DRAINAGE EASEMENT



According to Colorado law, any legal action based upon any defect in this survey must be commenced 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.

811

CALL BEFORE YOU DIG . . .

DIAL 811

48 HOURS BEFORE YOU CALL, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTE WATER

No.	Description	By	Date
1	DATA CLARIFICATION	DVH	08/13/26

H Scale: 1" = 50'

V Scale: N/A

Designed By: N/A

Drawn By: WCS

Checked By: DVH

Date: 08/10/26

Land Development Consultants, Inc.

PLANNING • SURVEYING

www.ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-6848

3888 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

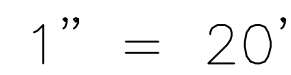
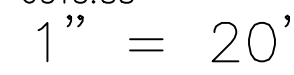
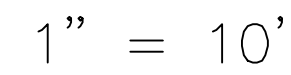
CONDOMINIUM MAP
MY GARAGE AT NORTHCREST-AMENDMENT NO. 1

Project No.: 25020

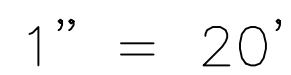
Sheet: 1 of 2

PCD File No. _____

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



NORTH BUILDING SIDE



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

011

[illegible]

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



3898 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

MY GARAGE AT
NORTHCREST-AMENDMENT NO. 1
BUILDING B

Project No.: 25020

et:

PCD File No. _____