

A CONDOMINIUM MAP OF
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

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 FILING NO. 2" HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE
DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS FOR "MY GARAGE AT NORTHCREST" CONDOMINIUM 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 THEREOF; AND
THAT THIS CONDOMINIUM MAP FOR THE "MY GARAGE AT NORTHCREST FILING NO. 2", CONTAINS: ALL THE INFORMATION REQUIRED BY C.R.S.
38-33.3-209 AND 38-33-106 AND THE ABOVE DESCRIBED CONDOMINIUM DECLARATION AND THAT IT SUBSTANTIALLY DEPICTS THE LOCATION
AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE UNITS; THE LOCATION OF THE GENERAL COMMON ELEMENTS AND THE LIMITED
COMMON ELEMENTS; THE UNIT DESIGNATIONS AND LOCATION; THE ELEVATION OF THE CONSTRUCTION OF THE FINISHED AND/OR UNFINISHED
FLOORS AND CEILINGS AS ESTABLISHED FROM THE ON-SITE DATUM PLANE . . . AND THAT SUCH MAPS WERE PREPARED PRIOR TO 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 FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR ON THE _____ DAY OF _____, 2026 A.D., SUBJECT TO
ANY NOTES OR CONDITIONS SPECIFIED HEREON. PREVIOUS PLAT NAME 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 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 S0017°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 CROSSSPAN 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) | |
| ⊕ | - | SANITARY SEWER MANHOLE | - | PROPOSED WALL (GCE) | |
| ⊗ | - | STORM SEWER MANHOLE | - | UNIT DESIGNATION | |
| M | - | WATER VALVE | - | ● PROTECTION BOLLARD | |
| ⌵ | - | FIRE HYDRANT | - | * EASEMENT "TO BE CREATED" | |
| ⌵ | - | TELEPHONE PEDESTAL | - | | |
| ⌵ | - | TRAFFIC SIGN | - | | |
| ⌵ | - | TRAFFIC CONTROL BOX | - | | |
| ⊕ | - | TRAFFIC SIGNAL | - | | |
| - | - | EXISTING CURB/GUTTER (GCE) | - | | |
- N00°37'10"E
338.63'
(538.68')
(2510)
- "AS MEASURED" DATA
- DATA "OF RECORD"
- PROPERTY ADDRESS

EASEMENTS:

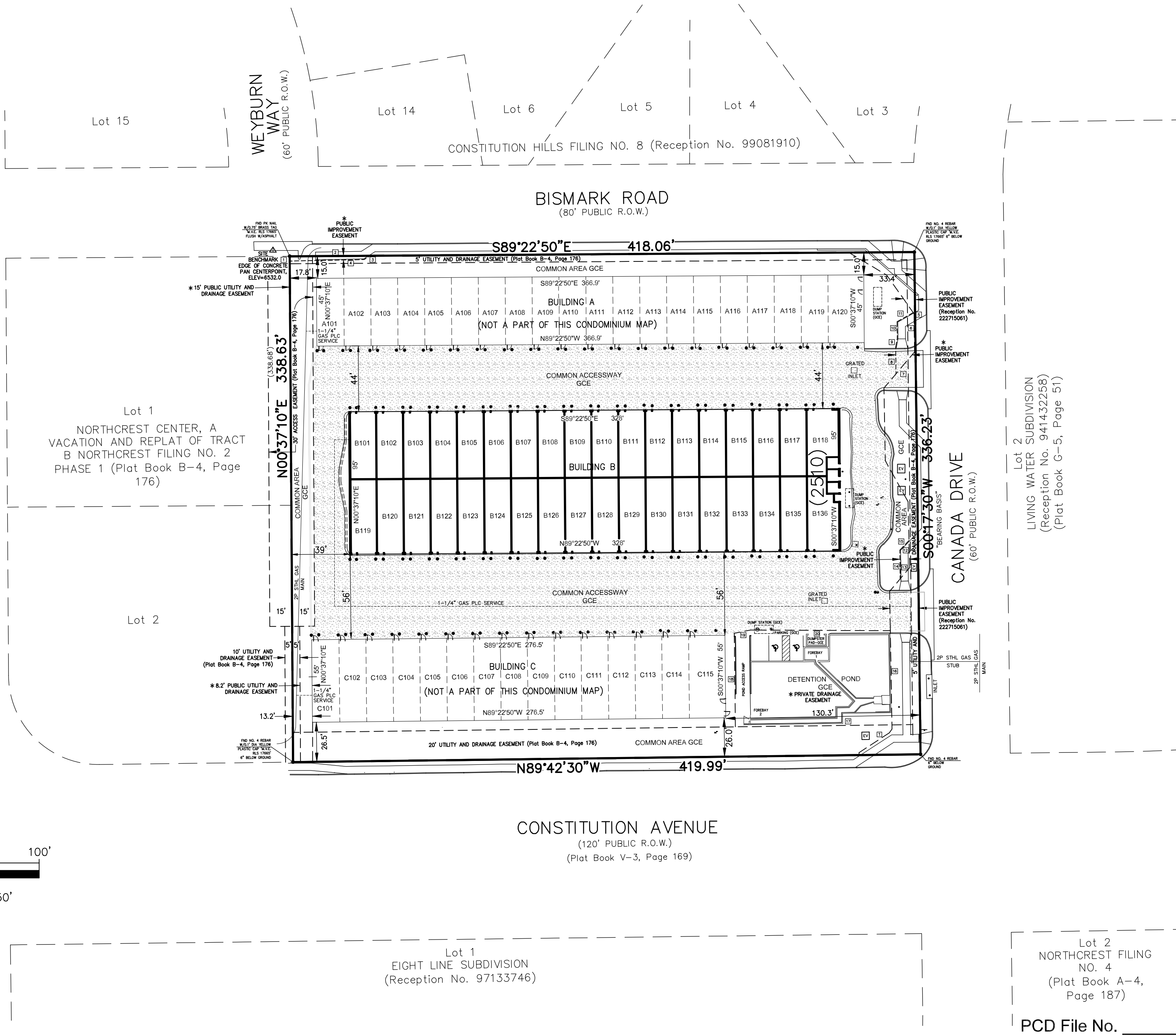
AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH
THE PROPERTY HOMEOWNERS (HOA).

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.
226080443 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.

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

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' |



According to Colorado law,
any legal action based upon
any defect in this survey
must be commenced within
three years after the date
of first discovery of the 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 herein.

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

No.	Description	By	Date
1	DATA CLARIFICATION	DVH	08/13/26
2	COUNTY/CSU COMMENTS	DVH	08/09/26

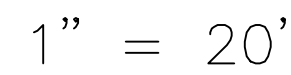
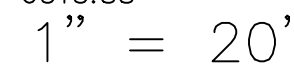
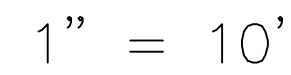
H Scale: 1" = 50'
V Scale: N/A
Designed By: N/A
Drawn By: WCS
Checked By: DVH
Date: 08/10/26

Land Development Consultants, Inc.
PLANNING • SURVEYING
www ldc inc com • TEL: (719) 528-6133 • FAX: (719) 528-8648
3988 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

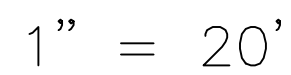
CONDOMINIUM MAP
MY GARAGE AT
NORTHCREST FILING NO. 2

Project No.: 25020
Sheet: 1 of 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



NORTH BUILDING SIDE



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

011

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

3898 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

No.: 25020

et:

of 2

PCD File No. _____