

KNOW ALL MEN BY THESE PRESENTS:

THAT K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3, 4 AND 5, "NORTHCREST CENTER, A VACATION AND REPLAT OF TRACT B NORTHCREST FILING NO. 2 PHASE 1" (Plat Book B-4, Page 176, EL PASO COUNTY, COLORADO RECORDS); CONTAINING A CALCULATED AREA OF 3.246 ACRES.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNER, IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, VACATED AND REPLATED SAID LANDS INTO A LOT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "NORTHCREST CENTER NO. 1A". ALL PUBLIC IMPROVEMENTS ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER'S STATEMENT:

THE FOREMENTIONED, K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022 A.D.

K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

SEAN L. EDWARDS, MANAGER

DATE

NOTARIAL:

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, 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: _____

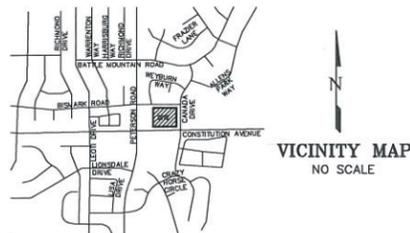
NOTARY PUBLIC

GENERAL NOTES:

- ALL LOT CORNERS SET NO. 4 REBAR WITH SURVEYORS CAP L.S. NO 17665 UNLESS OTHERWISE SHOWN.
- BEARINGS ARE RELATIVE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., ASSUMED N00°37'10"W AS RECORDED IN "NORTHCREST CENTER, A VACATION AND REPLAT OF TRACT B NORTHCREST FILING NO. 2 PHASE 1" PAGE 142 OF THE EL PASO COUNTY RECORDS. *add note per revision 1*
- REPORTS AND EVIDENCE RE ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)
- ACCESS EASEMENTS ARE SI All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder. (Use when the Notice Engineer CURRENTLY REGI has previously been recorded)
- ALL STRUCTURAL FOUNDATI recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing aviation easement as reflected in the title policy)
- ACCESS: NO DRIVEWAY SH granted by El Paso County Clerk and Recorder. (Use only when the property is subject to an existing aviation easement as reflected in the title policy)
- DIRECT ACCESS TO AND/OR CONSTITUTION AVENUE IS PROHIBITED.
- PROPERTY SUBJECT TO ASSESSMENT FOR THE CONSTITUTION AVENUE/PETERSON ROAD SPECIAL IMPROVEMENT DISTRICT. FOR FURTHER INFORMATION CONTACT THE EL PASO COUNTY BOND COORDINATOR.
- NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF ALL NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN BOOK 5112 AT PAGE 1141 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- PROPERTY SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER. IN INSTRUMENT RECORDED IN BOOK 5129 AT PAGE 1242 OF THE EL PASO COUNTY RECORDS.
- MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- ADDRESSES: THE ADDRESSES IN PARENTHESIS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

NORTHCREST CENTER NO. 1A

A VACATION AND REPLAT OF LOTS 3, 4 AND 5, "NORTHCREST CENTER", BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



GENERAL NOTES (CONTINUED):

- STORMWATER DRAINAGE: ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORMWATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS ARE SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- EASEMENTS: UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES (ONLY ALONG CONSTITUTION AVENUE) ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND REPLAT THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

DAVID V. HOSTETLER, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 20681

FOR AND ON BEHALF OF LAND DEVELOPMENT CONSULTANTS, INC.

PCD DIRECTOR SIGNATURE:

THIS PLAT (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 2022, subject to any notes or conditions specified hereon.

DEVELOPMENT: Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment 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, Reception # _____

DIRECTOR: Planning and Community Development Director

CLERK AND RECORDER:

STATE OF COLORADO

COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 2022 A.D., AND DULY RECORDED UNDER RECEPTION NUMBER _____

RECORDER: CHUCK BROERMAN BY: _____ DEPUTY

FEE: _____

SURCHARGE: _____

FEES:

SCHOOL FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____ - SAND CREEK DRAINAGE BASIN

BRIDGE FEE: _____ - SAND CREEK DRAINAGE BASIN (19)528-6133

NO.	BEARING	DIST.
1	N00°37'10"E	338.68'
2	S89°22'50"E	418.06'
3	S00°17'30"W	336.23'
4	N89°42'30"W	419.99'
5	N00°37'10"E	338.68'
6	S89°22'50"E	418.06'
7	S00°17'30"W	336.23'
8	N89°42'30"W	419.99'

"AS REPLATTED"

NOTE: ALL PRIVATE EASEMENTS DENOTED BY DOUBLE ASTERISKS (**) TO BE RECORDED BY SEPARATE DOCUMENT

"AS PLATTED"

Public Utility Easement/Access Easement "to be vacated" by separate document

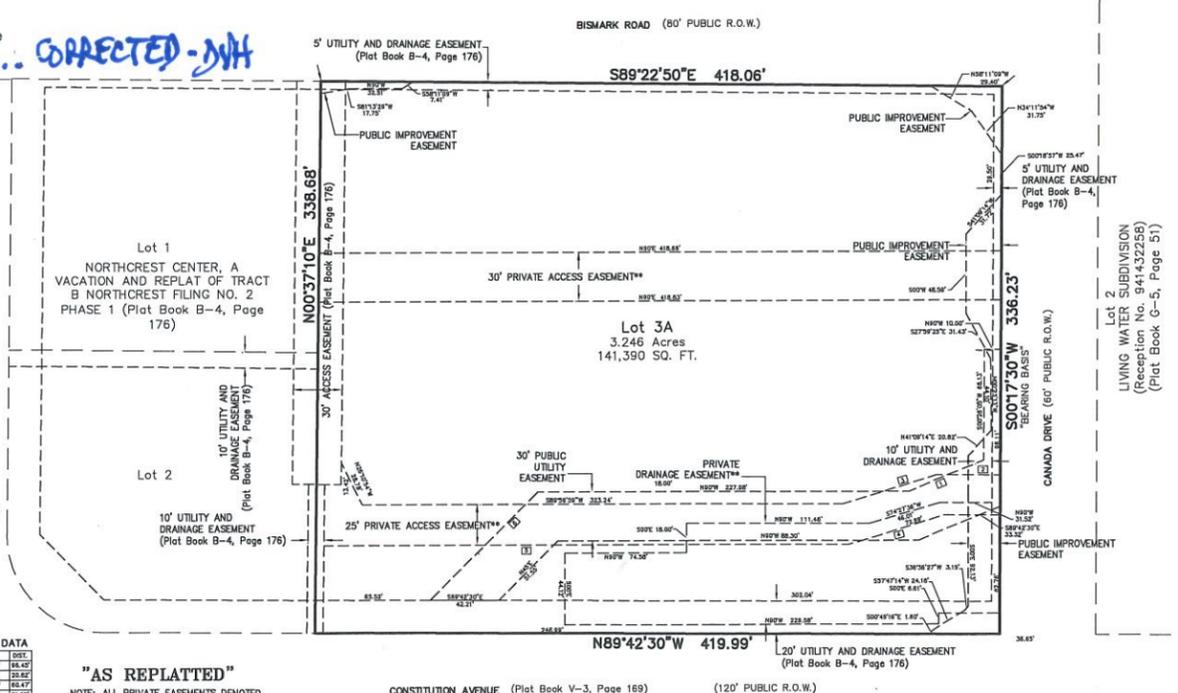
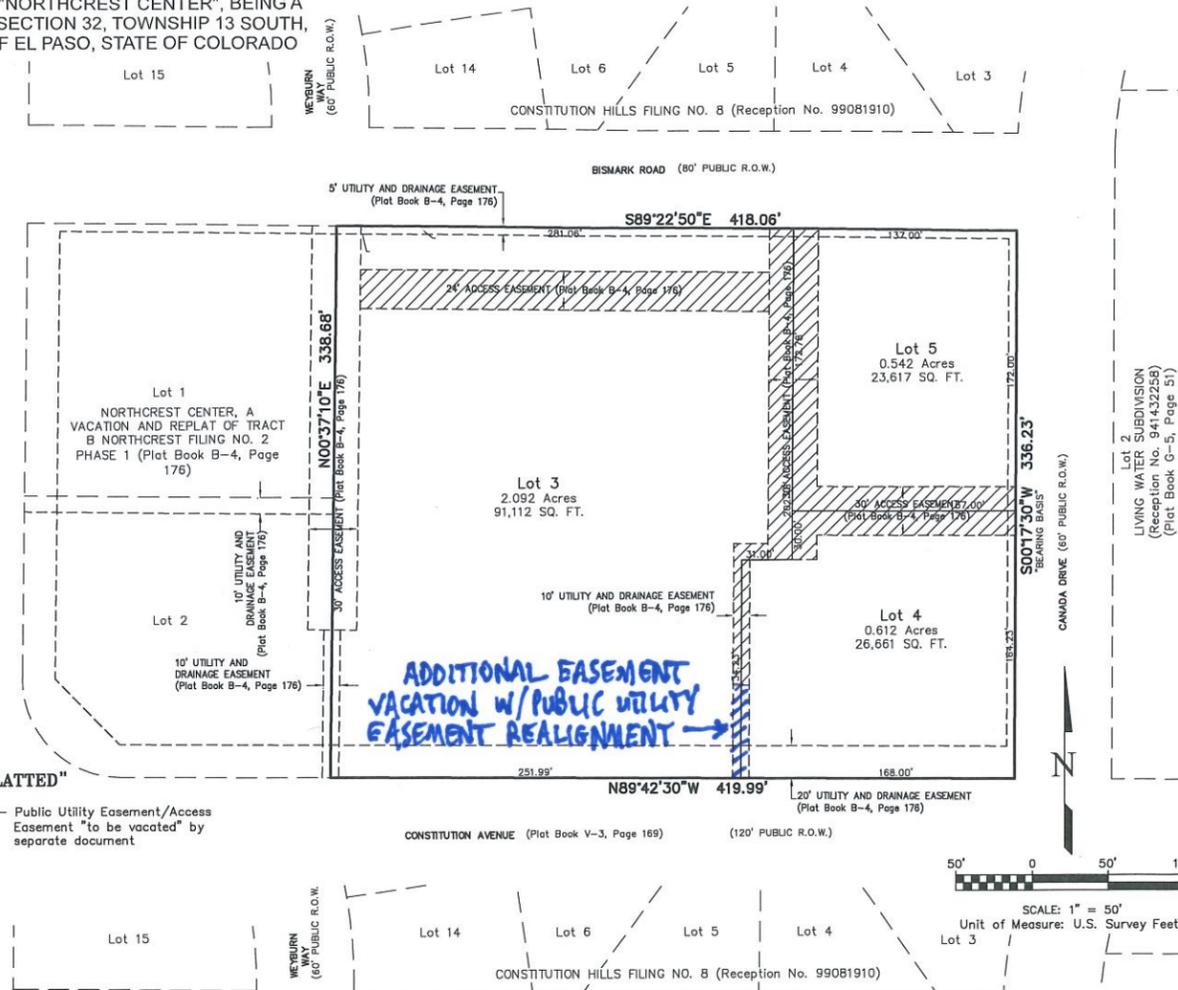
Use correct signature block as noted on version 1 ... CORRECTED - DVH

MODIFIED STATEMENT. ORIGINAL PLAT DID NOT ADDRESS "NOTICE", SO COMBINED WITH AVIGATION EASEMENT ... DVH

OF RECORD ... DVH

LDC COUNTY COMMENT RESPONSE WRITE-UP 10-25-22 DAVID V. HOSTETLER - DVH dhostetler@ldc-inc.com

SHEET 1 OF 2



According to Colorado law, you must commence any legal action based upon this instrument within three years after you first discover such defect. This warranty is based upon any defect in this instrument being discovered on the date of the certification shown hereon.

CALL BEFORE YOU DIG ... 811 DIAL 811 FOR LOCATING AND MARKING CALL UTILITIES OWNER AND WATERWATER

NO.	DATE	DESCRIPTION	BY	DATE
1		COUNTY COMMENTS		

H Scale: 1" = 50'
V Scale: N/A
Designed By: N/A
Drawn By: BRH
Checked By: DVH
Date: 11/03/21

Land Development Consultants, Inc.
PLANNING - SURVEYING
www.ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-6848
3889 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

NORTHCREST CENTER NO. 1A
FINAL PLAT

Project No.: 21012
Sheet: 1 of 1

PCDD FILE NO. V-22-002



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

Surveying • Planning

www ldc-inc.com

PCDD File No. PPR-21-036, V-22-002

Revised ~~August 16,~~ ^{October 24} 2022

SHEET 2 OF 2

John Green, Project Manager . . . 'johngreen@elpasoco.com' (719) 520-6442
El Paso County, Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: NORTHCREST CENTER NO. 1A
Northwest corner of Canada Drive at Constitution Avenue
Lots 3, 4 and 5, NORTHCREST CENTER
El Paso County, Colorado 80922

Dear Mr. Green: It is our pleasure to submit this letter of intent for Amended Final Plat, in conjunction with RMG ENGINEERS ARCHITECTS, to pursue land use and related approvals for the development of the 3.246 total acres for the 3 properties in El Paso County, Colorado (EPC APN 53323-09-004, 005 and 006), currently owned by K & S Development LLC, 3442 Tampa Road, Suite B, Palm Harbor, FL 34684.

The proposed development is located at the Northwest corner of Canada Drive and Constitution Avenue. It will consist of 13 office /warehouse units (29,640 S.F. total) with dedicated outdoor storage yards (29,521 S.F.) screened by CMU walls. The site consists of proposed asphalt pavement for parking and driveway access from Canada and egress onto Bismark Road. Concrete sidewalks are proposed along Bismark Road, Canada Drive, and Constitution Avenue in the public right-of-way connecting to existing sidewalk of the adjacent parcel and some internal sidewalk for the office building. The development also consists of improved landscaping.

The parcel in its entirety consists of three lots to be vacated and combined into one lot for a total of 3.246 Acres (141,390 Square Feet) and is currently zoned "CC CAD-O" Commercial Community w/Commercial Airport District Overlay. Previously-platted Access and/or Utility Easements, where no longer needed, are planned to be vacated by separate documents, or platted within the Amended Plat.

A traffic memorandum was completed and previously submitted to demonstrate that the development does not overburden street capacity of local public facilities. The storage yards will be screened from the public way by an opaque an 8' min CMU wall that encloses each yard. The wall and the proposed building will step with the sites topography as to be less obtrusive. There is no anticipated noise pollution in excess of any typical Commercial use. Ingress and egress will be provided along Canada Drive and Bismark Drive to minimize impacts on Constitution Avenue. The proposed parking is more than adequate for the proposed uses. The design preserves the natural topographic features as much as possible. The existing vegetation on the site is native grasses and deciduous feeder trees. Landscaping is proposed to screen the perimeter of the property and to visually buffer the project.

The parcel shall be provided with water and sewer utility services by Cherokee Metropolitan District, emergency Fire Protection services by Cimarron Hills Fire Department, Electric Service from Mountain View Electric and CSU shall provide natural gas services. The client intends to access the site from Canada Drive on the East and Bismark Road from the North via existing access easement with the property to the West.

Utilities required to serve the new building and site are proposed to be installed in one phase including gas, electric, water, sanitary sewer, and storm sewer. Water and sanitary sewer are to be serviced by way of private service taps to public mains owned by Cherokee Metro District and located within the Canada Drive

right-of-way. Gas is to be serviced by connection to an existing Colorado Springs Utilities (CSU) gas line extension located within private property along the western boundary of the project limits, which ultimately connects to the existing gas main located within the Canada Drive right-of-way.

Both public and private improvements are planned for this development. Private improvements include driveway accesses, paved parking areas with curb and gutter, retaining walls, storm water detention pond, and commercial building. The detention pond will have public access by way of a drainage easement. Public improvements include sidewalk surrounding the development on the north, east, and south sides. Public improvement easements will be provided where public sidewalk enters private property. Ownership and maintenance of private improvements will be the responsibility of the owner, while ownership and maintenance of public improvements will be the responsibility of the County. Payment of the County's Road Impact Fee will be at time of building permit.

← ADDED ACCESS DEVIATION REQUEST - DVH

No known deviations from the Land Development Code are proposed, and no waivers are requested. No community outreach efforts were required or planned to be held. This site previously existed within the Constitution Avenue and Peterson Road Location Improvement District per previous plat and BOCC degree, however, this District no longer exists so there are no additional impacts or requirements.

As stated, the purpose and request of this application is to vacate Lots 3, 4, and 5, NORTHCREST CENTER, into a 1-lot Replat with the proposed 29,640 Square Foot, (1) one-story office/warehouse building with dedicated fenced and gated outdoor storage yards. Each unit tenant will be required to have trash receptacles housed within their respective fenced storage yard. All associated on-site parking, landscaping, utilities and drainage facilities as shown in the Site Development Plan supporting submittal plans and reports will be provided. The proposal complies with the current Commercial Community zoning regulations. Approval of this application shall not pose any negative effects to the surrounding or downstream properties.

Constraints, hazards, and potentially sensitive natural or physical features such as wetlands, protected species habitats, floodplains, and geological features, were not found to be within the development area.

The review criteria within the Amended Final Plat checklist provided by El Paso County Planning and Community Development are satisfied by this proposed development's intent and design. Provided to El Paso County with this Amended Final Plat document set includes: Adjacent Property Owner Notification, Application/Petition Form, Final Drainage Report, Letter of Intent, Title Commitment and Amended Final Vacation/Replat. This application is in complete conformance with the CC CAD-O zone and is a normal continuation of the development process.

I hope this provides the information you have requested. Should you have questions, please feel free to contact me at (719) 528-6133 or the Owner's Authorized Representative, Sean L. Edwards at (727) 424-5121.

SITE DEVELOPMENT PLAN PREPARER:
RMG ENGINEERS ARCHITECTS, Jennifer Zezlina 'jzezlina@rmg-engineers.com' (719) 488-2145
19375 Beacon Lite Road
Monument, CO 80132

Respectfully submitted,

David V. Hostetler
LAND DEVELOPMENT CONSULTANTS, INC.
'dhostetler@ldc-inc.com'