

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 REPLATTED 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 AFOREMENTIONED, 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 WAS RECORDED IN NORTHCREST FILING NO. 2 PHASE 1 AS RECORDED IN PLAT BOOK Z-3, AT PAGE 142 OF THE EL PASO COUNTY RECORDS.
- REPORTS AND EVIDENCE REGARDING SOILS, GEOLOGY, WATER, SANITATION, AND WILDFIRE HAZARDS ON THE SUBDIVISION ARE ON FILE IN THE OFFICE OF THE EL PASO COUNTY LAND USE DEPARTMENT.
- WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CHEROKEE WATER AND SANITATION DISTRICT.
- ACCESS EASEMENTS ARE SHOWN ARE FOR USE BY ADJACENT OWNERS.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION MUST BE NOTIFIED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- DIRECT ACCESS FROM ADJACENT LOTS TO PETERSON ROAD AND 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.
- PROPERTY SUBJECT TO AN AVIGATION EASEMENT RECORDED IN BOOK 5112 AT PAGE 1141 OF THE EL PASO COUNTY RECORDS.
- 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.

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.

NOTICE:

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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "NORTHCREST CENTER NO. 1A" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO DIRECTOR OF PLANNING AND COMMUNITY

DEVELOPMENT ON THIS ____ DAY OF _____, 20____.

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

DATE

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: \$20.00 PAID

SURCHARGE: \$3.00 PAID

SCHOOL FEE: \$24,480.00 PAID - DISTRICT 2

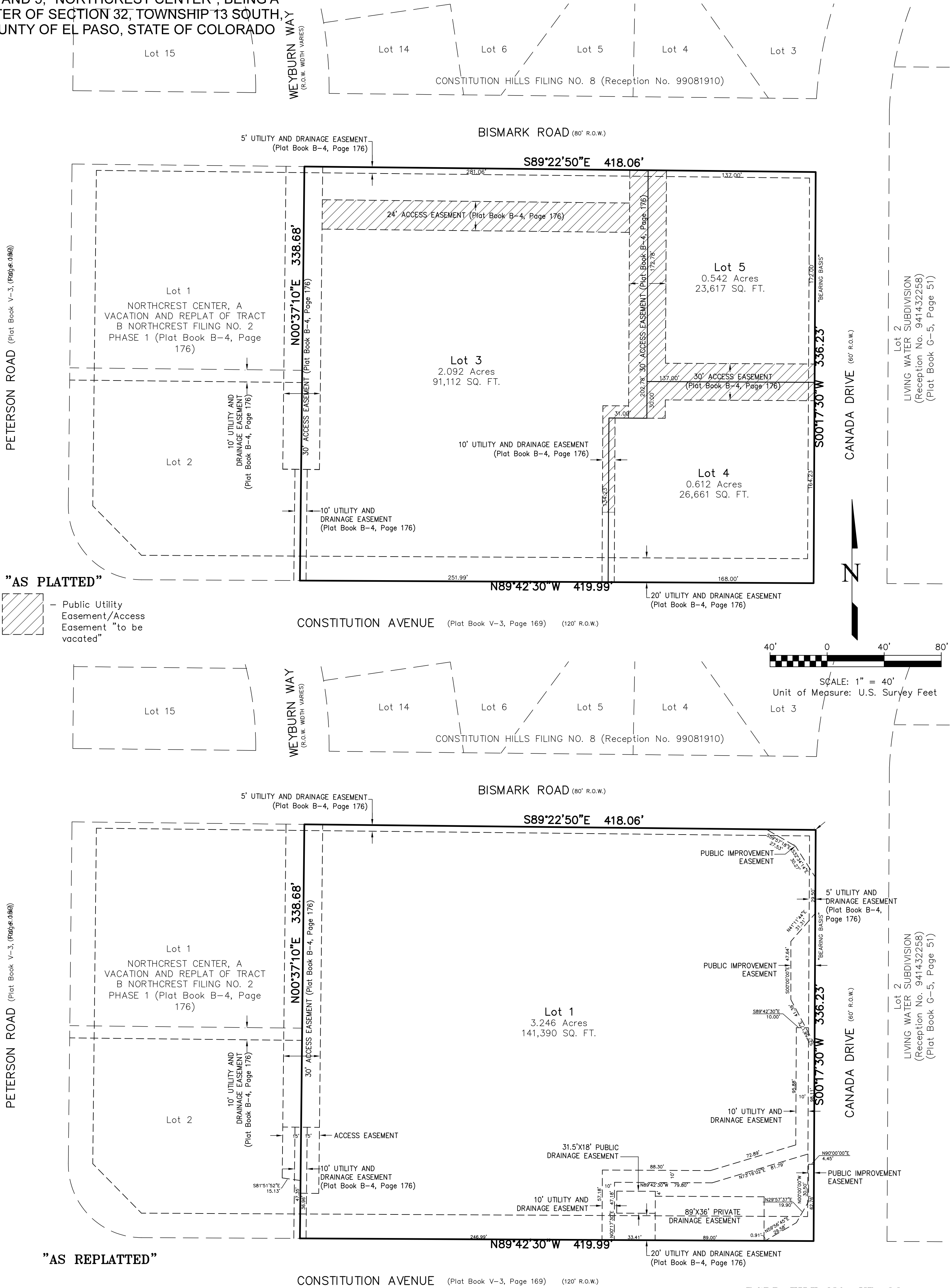
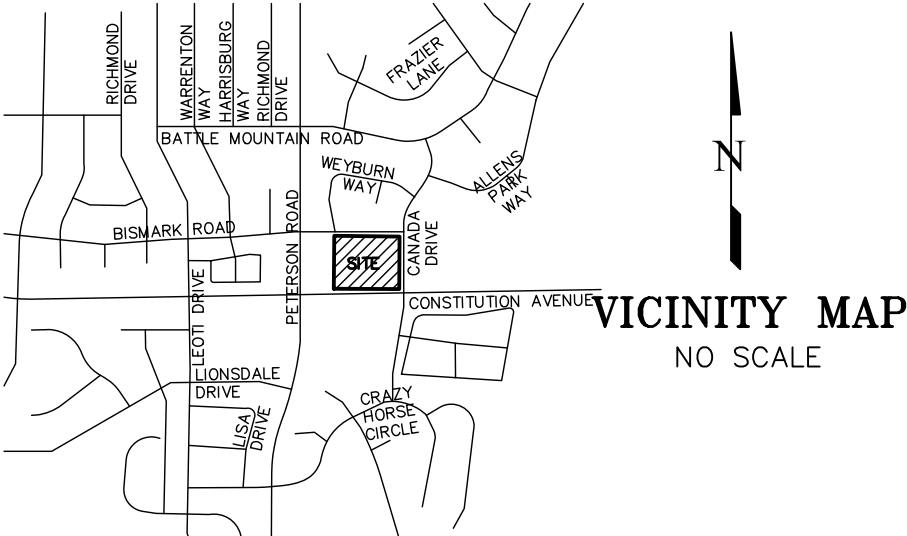
BRIDGE FEE: \$2,053.70 PAID - STRATTON DRAINAGE BASIN

PARK FEE: \$71,520.00 PAID - REGIONAL 3 \$45,120.00 PAID - URBAN 4

DRAINAGE FEE: \$45,920.45 PAID - STRATTON DRAINAGE BASIN

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



According to Colorado law, 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.

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

| No. | Description | By | Date |
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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) 528-8548
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

NORTHCREST CENTER NO. 1A
FINAL PLAT

Project No.: 21012

Sheet: 1 of 1

PCDD FILE NO. VR-22-_____