

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...

OWNER'S STATEMENT:

THE AFOREMENTIONED, K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 15th DAY OF December, 2022 A.D.

K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

Signature of Sean L. Edwards, Manager, dated 12-15-22.

NOTARIAL:

STATE OF Florida, COUNTY OF Teller.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY

OF December, 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:



Signature of Maureen C. Curles, Notary Public.

GENERAL NOTES:

- 1. ALL LOT CORNERS SET NO. 4 REBAR WITH SURVEYORS CAP L.S. NO 17665 UNLESS OTHERWISE SHOWN.
2. 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 N0037'10"W AS RECORDED IN "NORTHCREST FILING NO. 2 PHASE 1" AS RECORDED IN PLAT BOOK Z-3, AT PAGE 142 OF THE EL PASO COUNTY RECORDS.
3. 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.
4. WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CHEROKEE WATER AND SANITATION DISTRICT.
5. ACCESS EASEMENTS ARE SHOWN ARE FOR USE BY ADJACENT OWNERS.
6. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
7. ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
8. DIRECT ACCESS TO AND/OR FROM THIS ADJACENT LOT TO PETERSON ROAD AND CONSTITUTION AVENUE IS PROHIBITED.
9. PROPERTY SUBJECT TO ASSESSMENT FOR THE CONSTITUTION AVENUE/PETERSON ROAD SPECIAL IMPROVEMENT DISTRICT. FOR FURTHER INFORMATION CONTACT THE EL PASO COUNTY BOND COORDINATOR.
10. 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...
11. 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.
12. MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. 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.



GENERAL NOTES (CONTINUED):

- 14. 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.
15. 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.
16. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS...

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.

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



PCD DIRECTOR SIGNATURE:

THIS PLAT FOR "NORTHCREST CENTER NO. 1A" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE 19th DAY OF December, 2022 SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PREVIOUS PLAT NAME IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AMENDMENT 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, PLAT BOOK B-4 AT PAGE 176.

Signature of Planning and Community Development Director, dated 12-19-22.

CLERK AND RECORDER:

STATE OF COLORADO COUNTY OF EL PASO I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:55 O'CLOCK A.M. THIS 20th DAY OF December, 2022 A.D., AND DULY RECORDED UNDER RECEPTION NUMBER 222715061

RECORDER: CHUCK BROERMAN BY: [Signature] DEPUTY

FEE: \$10 SURCHARGE: \$3

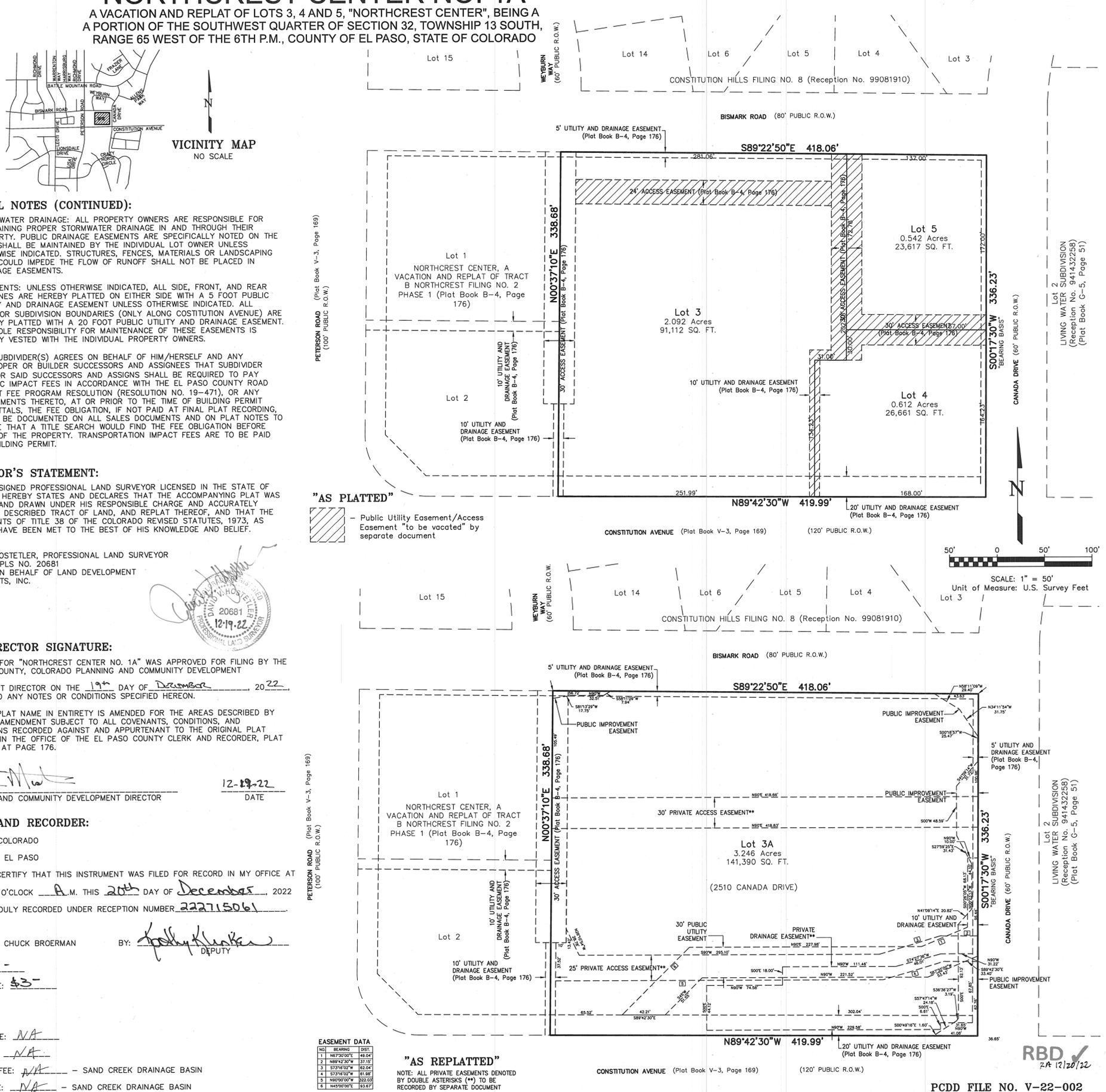
FEES:

SCHOOL FEE: NA PARK FEE: NA DRAINAGE FEE: NA - SAND CREEK DRAINAGE BASIN BRIDGE FEE: NA - SAND CREEK DRAINAGE BASIN

Table with 3 columns: NO., BEARING, DIST. containing easement data for various utility and drainage easements.

"AS REPLATTED"

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



According to Colorado law, any legal action based upon any defect in this survey must be brought within the first year after the date of the survey. In no event, may any action be based upon any defect in this survey more than ten years from the date of the certification shown hereon.

811 CALL BEFORE YOU DIG logo and contact information for utility locators.

REVISIONS table with columns for No., Description, Date, and By.

Scale and Designation table with columns for H Scale, V Scale, Designed By, Drawn By, Checked By, and Date.

Land Development Consultants, Inc. logo and contact information.

NORTHCREST CENTER NO. 1A FINAL PLAT

Project No.: 21012 Sheet: 1 of 1