

MY GARAGE AT NORTHCREST
Project No. 25020
April 16, 2026
Sheet 1 of 1

EXHIBIT "A"

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).

EXHIBIT "B"

LEGAL DESCRIPTION: PRIVATE DRAINAGE EASEMENT

A variable-width PRIVATE DRAINAGE EASEMENT over and across a portion of the Southwest Quarter of Section 32, Township 13 South, Range 65 West of the 6th P.M., also being a portion of Lot 3A, NORTHCREST CENTER NO. 1A (Reception No. 222715061, El Paso County, Colorado records), intended to envelop a "general common element" detention pond and/or above/below ground drainage improvement components, situate in El Paso County, Colorado, more particularly described as follows:

Commencing at the Southeasterly corner of said Lot 3A (all bearings in this description are relative to those platted in said NORTHCREST CENTER NO. 1A); thence N00°17'30"E along the Easterly line of said Lot 3A, 20.00 feet to a point on the Northerly line of that 20' Utility and Drainage Easement as platted within said NORTHCREST CENTER NO. 1A; thence N89°42'30"W along said Easement's Northerly line, 18.88 feet to the Point of Beginning of the EASEMENT herein described; thence continue N89°42'30"W along said Northerly line, 104.78 feet; thence N00°18'26"E, 62.64 feet; thence N79°46'44"E, 11.00 feet; thence S88°42'58"E, 93.64 feet to a point on the Westerly line of that Public Improvement Easement as platted within said NORTHCREST CENTER NO. 1A; thence S00°00'00"E along said Public Improvement Easement's Westerly line, 63.03 feet to the Point of Beginning and the terminus point of this description;

Containing 0.153 acres (6,676 sq. ft.), more or less.

SURVEYOR'S STATEMENT: I, David V. Hostetler, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION was prepared under my direct responsibility, supervision, and checking, and on the basis of my knowledge, information and belief, is correct.

David V. Hostetler, Professional Land Surveyor
Colorado P.L.S. No. 20681
For and on behalf of LDC, Inc.

