

1067

CONDOMINIUM MAP OF MY GARAGE AT NORTHCREST 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., STATE OF EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: LOT 3A, NORTHCREST CENTER NO. 1A (RECEPTION NO. 2227506), EL PASO COUNTY, COLORADO RECORDS; CONTAINING 3.216 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 HEREBY DESCRIBED PROPERTY, HEREBY STATES THAT THIS CONDOMINIUM MAP OF THE "MY GARAGE AT NORTHCREST" HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "MY GARAGE AT NORTHCREST" CONDOMINIUM OWNERS ASSOCIATION, INC., RECORDED UNDER RECEPTION NUMBER 22601815 OF THE RECORDS OF EL PASO COUNTY, COLORADO, DATED THE 30 DAY OF April 20 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: S.L. Edwards, m. SEAN L. EDWARDS, MANAGER

NOTARIAL:

STATE OF COLORADO, COUNTY OF EL PASO, I, SEAN L. EDWARDS, MANAGER OF K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE ABOVE AND AUTHORIZED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 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: 1/13/2030 Kelly M. Kille NOTARY PUBLIC

LEND: KYLE M. KILLE, Notary Public, State of Colorado, My Commission Expires 1/13/2030

DEDICATION ACKNOWLEDGED AND CONSENT EXECUTED THIS 30 DAY OF April 20 26 A.D.

FRANK DELAY, PRESIDENT

NOTARIAL:

STATE OF COLORADO, COUNTY OF EL PASO, I, FRANK DELAY, PRESIDENT OF Pikes Peak National Bank, BEING THE ABOVE AND AUTHORIZED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF April 20 26 A.D., BY FRANK DELAY, PRESIDENT OF Pikes Peak National Bank.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: Nov 25 2029 Chloé Elaine Notary Public

CHLOE ELAINE, Notary Public, State of Colorado, My Commission Expires 11/25/2029

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 FORESHOWN LOT LINES OF THE FORESHOWN TRACT OF LAND THEREOF, AND THAT THIS CONDOMINIUM MAP FOR THE "MY GARAGE AT NORTHCREST" CONTAINS ALL THE INFORMATION REQUIRED BY C.R.S. 38-123-209 AND 38-124-101 AND THE ABOVE DESCRIBED CONDOMINIUM MAP AND THAT IT SUBSTANTIALLY CORRECTLY SHOWS 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 SUBDIVISIONS AND THE LOCATION AND 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, 1725 MAIN STREET, SUITE 100, DENVER, CO 80202, FOR AND ON BEHALF OF L.S.C., INC.

PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

THIS CONDOMINIUM MAP FOR "MY GARAGE AT NORTHCREST" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THE 27 DAY OF May 2026 A.D., SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. PREVIOUS PLAT NAME IN EFFECT IS HEREBY AMENDED FOR THE HEREIN DESCRIBED BY THIS CONDOMINIUM MAP 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 RECORDED AT RECEPTION NO. 2227506.

BY: Steve Schaejfer, 4/30/26

RECORDING:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 08:04 O'CLOCK P.M. THIS 1 DAY OF May 2026 A.D. AND DULY RECORDED UNDER RECEPTION NO. 22601815 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER Steve Schaejfer, Fee: \$140.00, Surcharges: \$3.00

NOTES:

- 1. ALL ANGLES OF MEASUREMENT ARE 90° FROM PROPERTY LINE UNLESS SHOWN OTHERWISE.
2. INTERIOR NON-LOADING WALLS ARE NOT SHOWN ON THE DRAWINGS.
3. ALL BUILDING LOCATION MEASUREMENTS ARE TO THE OUTSIDE EDGE OF THE EXTERIOR WALLS.
4. UNIT DIMENSIONS ARE SHOWN ON SUBSEQUENT SHEET 2 AND 3 OF 3.
5. BASIS OF BEARINGS: ALL BEARINGS SHOWN ON SHEET 1 OF 3 OF THIS CONDOMINIUM MAP ARE BASED ON THE EASTERLY END OF LOT 3A, NORTHCREST CENTER NO. 1A, MONUMENTED WITH A NO. 4 REBAR W/1" DIA. YELLOW PLASTIC CAP W/V.E. PLS 17665" 6" BELOW GROUND AT ITS NORTHERLY END AND A NO. 4 REBAR 5" BELOW GROUND AT ITS SOUTHERLY END, AND A LINE BETWEEN THEM ASSUMED TO BEAR 300°17'10"E, A DISTANCE OF 336.23 FEET.
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY L.S.C., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE OF RECORDS, L.S.C., INC. HELD UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY CORE TITLE GROUP LLC, FILE/AMENDMENT NO. E543108-C4, COMMITMENT DATE FEBRUARY 24, 2026 AT 8:00 A.M.
7. ACCORDING TO COLORADO LAW, YOU MUST COMMERCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IF YOU DO NOT DISCOVER SUCH DEFECT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, YOU MUST COMMERCE ANY LEGAL ACTION WITHIN 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 (CCA).

- A. ALL OF THE LANDSCAPING, ORNAMENTAL, CERTAIN PARKING SPACES AND EASEMENTS AS DESCRIBED ON THE MAP. AND
B. ALL FOUNDATIONS, COLUMNS, GIRDERS, BEAMS AND SUPPORTS OF THE BUILDING, AND
C. THE EXTERIOR WALLS OF THE BUILDING, THE MAIN BEARING OR UTILITY WALLS WITHIN THE BUILDING, THE MAIN OR BEARING SUB-FLOORING AND THE ROOF OF THE BUILDING, AND
D. IN GENERAL, ALL OTHER PARTS OF THE CONDOMINIUM PROJECT NECESSARY FOR COMMON USE TO ITS EXISTENCE AND MAINTENANCE EXCEPT THE LAND, AND
E. 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, FLOORS, WALLPAPER, PAINT, FINISHED FLOORING AND ANY OTHER MATERIALS FINISHING ANY PART OF THE FINISHED SURFACES THEREOF ARE PART OF THE UNIT. AND IF ANY ELEMENT SUCH AS A CURET, PILE, DIRT, BRICK, CONCRETE, ELECTRICAL, OUTLETS, HEATERS, BEARING WALL, BEARING COLUMN, OR ANY FIXTURES LIES WITHIN, PARTIALLY WITHIN AND/OR PARTIALLY OUTSIDE THE DESCRIBED BOUNDARY 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 FITTING TO SUCH 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 USE AND LCE IMPROVEMENTS.

9. SITE BENCHMARK "4" AT BACK OF CONCRETE CROSSPARK CENTERPIECE AT THE ACCESS DRIVE IN THE NORTHERLY PORTION OF THIS PROPERTY; ELEVATION = 6533.0 CSU FMS DATUM.
10. ALL COMMON WALL LOCATIONS (CENTERLINES) BETWEEN UNITS ARE BASED ON PHYSICAL MEASUREMENTS AND/OR ADJUSTED TO BE IN ACCORDANCE WITH THE FOLLOWING: (EXCEPT TO BE BUILT WITHIN ACCEPTABLE CONSTRUCTION TOLERANCES) AND NON-STRUCTURAL COMMON WALLS CAN BE ELIMINATED FOR MULTIPLE UNIT PURCHASE.

11. UNITS AND AVAILABLE PARKING SPACES, AS DELINEATED OR NOT, FOR EACH INDIVIDUAL UNIT ARE SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN (PHASE 1) DATED OCTOBER 23, 2024, AS WELL AS WAREHOUSE/STORAGE ONLY AND ZONING REGULATIONS ON FILE (CC ZONING DISTRICT WITH THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT) AND ANY 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 (CDE), ENCLOSED BY A PRIVATE DRAINAGE EASEMENT CREATED WITH THIS CONDOMINIUM PLAT, IS TO BE OWNED AND MAINTAINED BY THE HOA FOR THE RECORDED PRIVATE DETENTION BASIN STORMWATER QUALITY BEST MANAGEMENT PRACTICES MAINTENANCE AGREEMENT AND EASEMENT, AS AMENDED (RECEPTION NO. 22601815) 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 HOA FOR THE RECORDED PLAT AND IS SUBJECT TO THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

SITE DATA:

BOUNDARY = 3.216 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 = 0.549 ACRES (15,207.5 SQ. FT.) - 15 UNITS COMMON AREA (CCA) = 1.802 ACRES (78,512 SQ. FT.)

LEGEND:

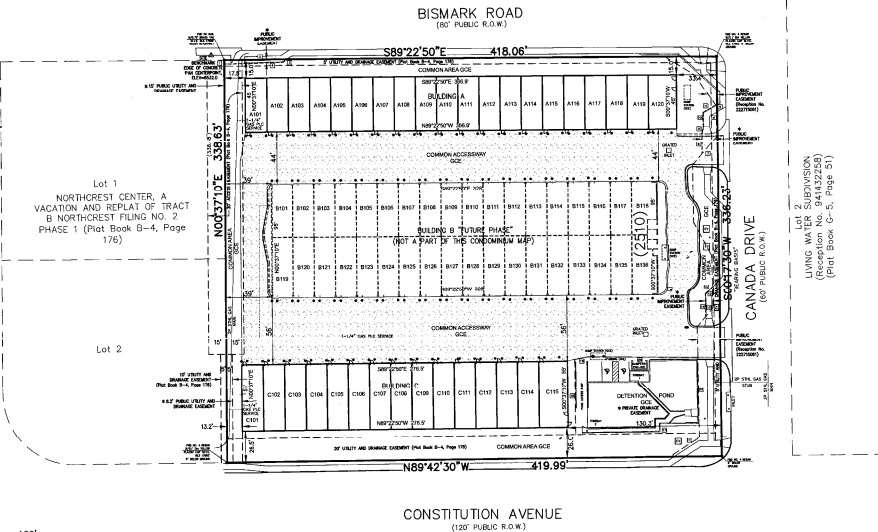
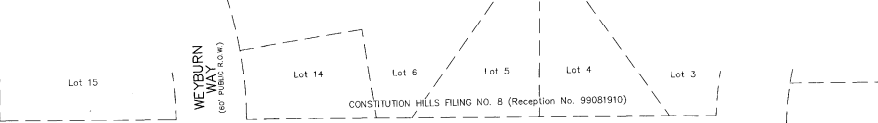
- EM - ELECTRIC BOX/MULTI
EM - ELECTRIC METER
SM - SANITARY SEWER MANHOLE
SM - STORM SEWER MANHOLE
W - WATER VALVE
F - FIRE HYDRANT
P - TELEPHONE PEDESTAL
T - TRAFFIC SIGN
EB - TRAFFIC CONTROL BOX
TS - TRAFFIC SIGNAL
E - EXISTING CURB/GUTTER (GCC) (338.68')
E - EXISTING WALL (CEE)
E - PROPOSED CURB, SIDEWALK AND PARKING (GCC)
E - PROPOSED WALL (CEE)
A101, C101 - UNIT DESIGNATION
P - PROTECTION BOLLARD
E - EASEMENT "TO BE CREATED"
AS MEASURED
"AS RECORDED" DATA
"AS MEASURED" DATA
"AS RECORDED" DATA
"AS RECORDED" ADDRESS

EASEMENTS:

AS SHOWN, WITH TITLE 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 THESE TERMS AND CONDITIONS AS SPECIFIED BY EL PASO COUNTY AND/OR PER THE CSU INSTRUMENT RECORDED AT RECEPTION NO. 224029331 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.

Table with 2 columns: COURSE 1 THROUGH 15 - PUBLIC IMPROVEMENT EASEMENT, COURSE 16 THROUGH 20 - PRIVATE DRAINAGE EASEMENT. Includes bearings and distances for various easement courses.



CONSTITUTION AVENUE (120' PUBLIC R.O.W.)
CANADA DRIVE (60' PUBLIC R.O.W.)
BISMARK ROAD (60' PUBLIC R.O.W.)
PETERSON ROAD (100' PUBLIC R.O.W.)

Lot 1 NORTHCREST FILING NO. 8 (Reception No. 97133746)
Lot 2 NORTHCREST FILING NO. 8 (Reception No. 97133746)

According to Colorado law, you must complete any final amendments to this survey within 90 days of the date of recording. If you do not, the survey will be deemed final and you will be liable for any errors or omissions. Please contact the surveyor for more information.

CALL BEFORE YOU DIG... 811 DIAL 811

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

Prepared By, Drawn By, Checked By, Date, Scale, and other project details.

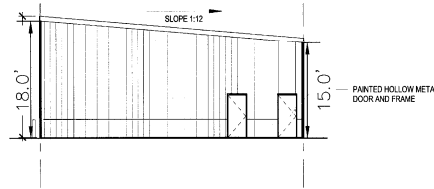
Land Development Consultants, Inc. PLANNING - SURVEYING

CONDOMINIUM MAP MY GARAGE AT NORTHCREST

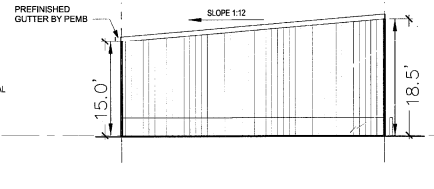
Project No.: 25020 Sheet: 1 of 3

PCD File No. SF267

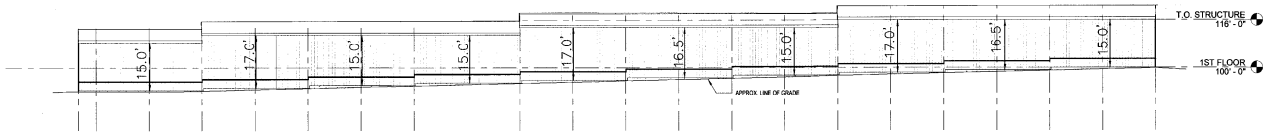
A CONDOMINIUM MAP OF
MY GARAGE AT NORTHCREST
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH,
 RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



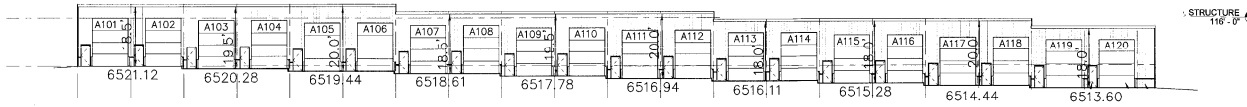
BUILDING ELEVATION - EAST
 1" = 10'



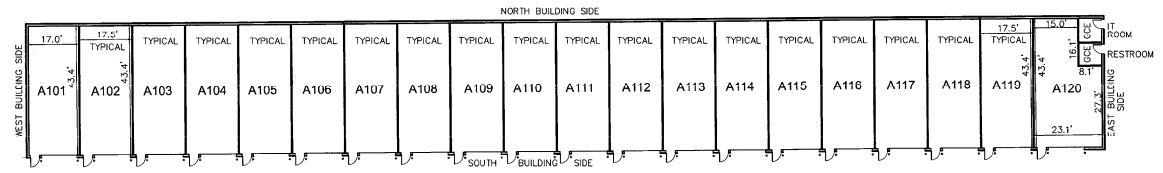
BUILDING ELEVATION - WEST
 1" = 10'



BUILDING ELEVATION - NORTH
 1" = 20'



BUILDING ELEVATION - SOUTH
 1" = 20'



UNIT A101 = 737.8 SQ. FT., UNITS A102 THROUGH A119 = 759.5 SQ.FT., UNIT A120 = 872.94 SQ. FT.

RBD ✓

According to Colorado law, you must commence any work within 10 days of the date of the survey. If you discover any defect in this survey, please notify the surveyor in writing within 10 days of the date of the survey. This notice is given from the date of the survey. No warranty is made by the surveyor.

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811
 DIAL 811
 AN AUTOMATIC MESSAGE CENTER
 FOR UTILITY LOCATIONS

NO.	REVISIONS	DATE	BY	CHKD.
1	COUNTY COMMENTS		DM	DM
2	COUNTY COMMENTS		DM	DM

H Scale: VARIES
 V Scale: VARIES
 Designed By: WJA
 Drawn By: WCS
 Checked By: DMH
 Date: 01/14/20

Land Development Consultants, Inc.
 PLANNING • SURVEYING
 www.ldc.com TEL: 719.538.8333 FAX: 719.538.8464
 389 MAIZE LAND ROAD • COLO SPRINGS, CO 80909

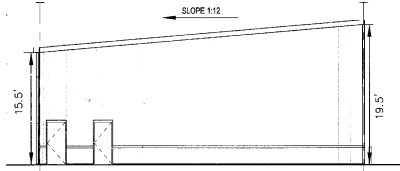
CONDOMINIUM MAP
MY GARAGE AT NORTHCREST
 BUILDING A

Project No.: 25020

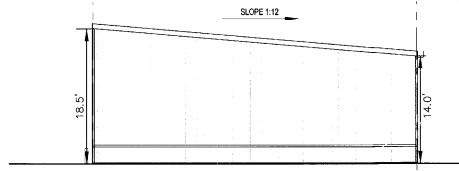
Sheet: 2 of 3

1067

A CONDOMINIUM MAP OF
MY GARAGE AT NORTHCREST
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH,
 RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

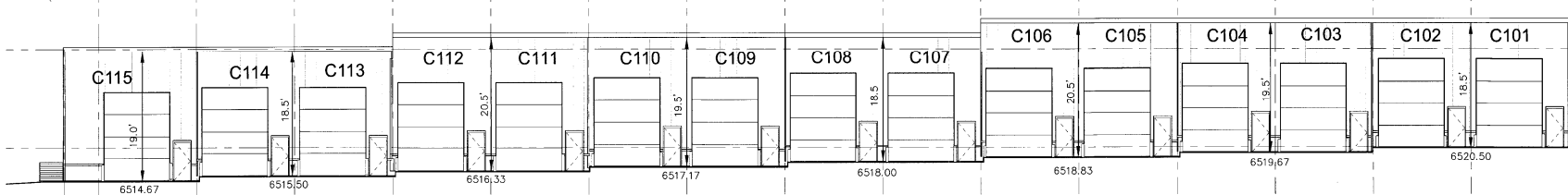


BUILDING ELEVATION - EAST
 1" = 10'

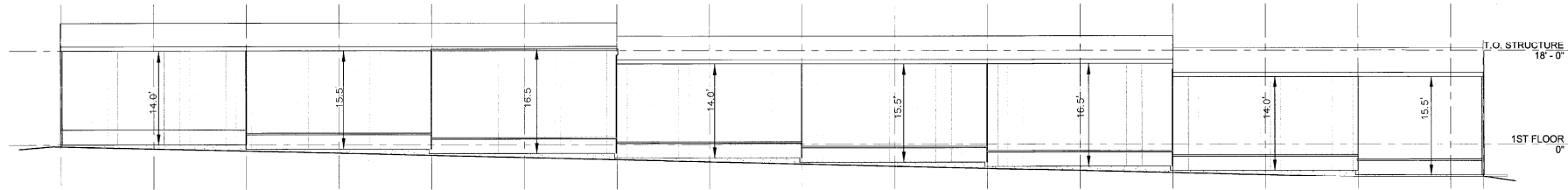


BUILDING ELEVATION - WEST
 1" = 10'

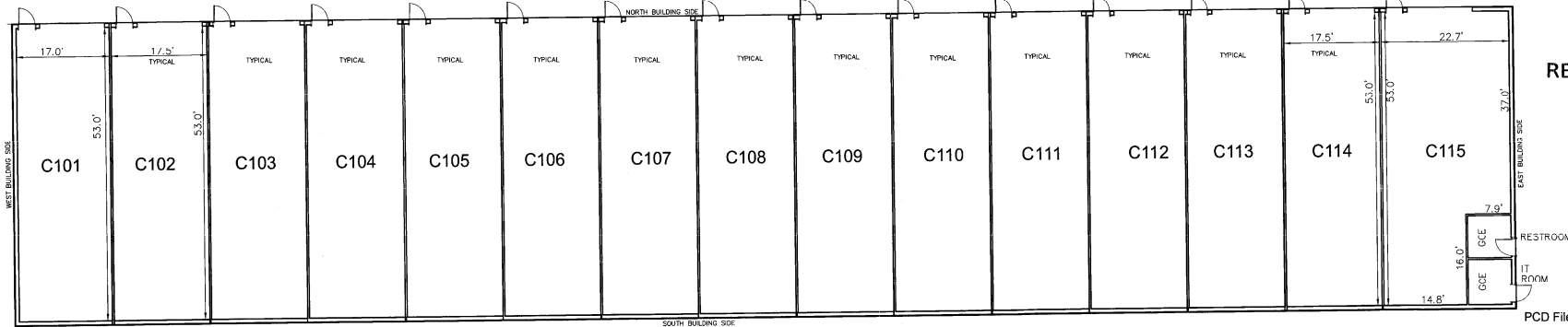
UNIT C101 = 901.0 SQ. FT., UNITS C102 THROUGH C114 = 927.5 SQ. FT., UNIT C115 = 1,076.7 SQ. FT.



BUILDING ELEVATION - NORTH
 1" = 10'



BUILDING ELEVATION - SOUTH
 1" = 10'



PCD File No. SF267

According to Colorado law, your work commences only when you are duly licensed and registered in this state. No person shall engage in any profession, occupation, trade, or business in this state until he or she has been duly licensed and registered in this state. If you are not a duly licensed and registered professional engineer, please do not rely on this drawing for any project. The use of this drawing for any project without the proper license and registration is a violation of the law. The use of this drawing for any project without the proper license and registration is a violation of the law. The use of this drawing for any project without the proper license and registration is a violation of the law.

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811
 DIAL 811
 FOR UTILITY INFORMATION
 BEFORE YOU DIG

NO.	DATE	BY	CHK'D	DESCRIPTION
1	04/15/24	CM	DM	COUNTY COMMENTS
2	04/15/24	CM	DM	COUNTY COMMENTS

H Scale: 1" = 10'
 V Scale: 1" = 10'
 SIA
 WCS
 DHI
 01/14/2025

Land Development Consultants, Inc.
 PLANNING - SURVEYING
 www.ldc.com TEL: (719) 583-1333 FAX: (719) 526-9464
 3811 MAZELAND ROAD COLO SPRINGS, CO 80909

CONDOMINIUM MAP
MY GARAGE AT NORTHCREST
 BUILDING C

Project No.: 25020

Sheet: 3 of 3