

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

**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);  
 CONTAINING 3.246 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 HEREIN 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 EASEMENTS FOR "MY GARAGE AT NORTHCREST" CONDOMINIUM OWNERS ASSOCIATION, INC., RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO, DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 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: \_\_\_\_\_  
 SEAN L. EDWARDS, MANAGER

**NOTARIAL:**

STATE OF FLORIDA }  
 COUNTY OF PINELLOS } SS  
 THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_ 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

**LENDER:**

DEDICATION ACKNOWLEDGED AND CONSENT EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_ A.D.

PIKES PEAK NATIONAL BANK

BY: \_\_\_\_\_  
 FRANK DELAY, PRESIDENT

**NOTARIAL:**

STATE OF COLORADO }  
 COUNTY OF EL PASO } SS  
 THE AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_ A.D., BY FRANK DELAY, PRESIDENT OF PIKES PEAK NATIONAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**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 PERIMETER LOT LINES OF THE DESCRIBED TRACT OF LAND THEREOF; AND THAT THIS CONDOMINIUM MAP FOR THE "MY GARAGE AT NORTHCREST", CONTAINS: ALL THE INFORMATION REQUIRED BY C.R.S. 38-33.3-209 AND 38-51-106 AND THE ABOVE DESCRIBED CONDOMINIUM DECLARATION AND THAT IT SUBSTANTIALLY DEPICTS 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 DESIGNATIONS AND LOCATION; THE ELEVATION OF THE 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  
 COLORADO PROFESSIONAL LAND SURVEYOR NO. 20681  
 FOR AND ON BEHALF OF LDC, INC.

**PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:**

THIS CONDOMINIUM PLAT FOR "MY GARAGE AT NORTHCREST" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026 A.D., SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. PREVIOUS PLAT NAME IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS CONDOMINIUM PLAT 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 AT RECEPTION NO. 222715061.

MEGGAN HERINGTON, EXECUTIVE DIRECTOR, EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE \_\_\_\_\_

**RECORDING:**

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_ A.D. AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER

FEE: \_\_\_\_\_  
 SURCHARGE: \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY

**NOTES:**

- ALL ANGLES OF MEASUREMENT ARE 90° FROM PROPERTY LINE UNLESS SHOWN OTHERWISE.
- INTERIOR NON-DEMISING WALLS ARE NOT DEPICTED ON THE DRAWINGS.
- ALL BUILDING LOCATION MEASUREMENTS ARE TO THE OUTSIDE EDGE OF THE EXTERIOR WALLS.
- UNIT DIMENSIONS ARE SHOWN ON SUBSEQUENT SHEET 2 AND 3 OF 3.
- BASIS OF BEARINGS: ALL BEARINGS SHOWN ON SHEET 1 OF 3 OF THIS CONDOMINIUM MAP ARE BASED ON THE EASTERLY LINE OF LOT 3A, "NORTHCREST CENTER NO. 1A", MONUMENTED WITH A NO. 4 REBAR W/0.1" DIA. YELLOW PLASTIC CAP W/E. RLS 17665' 6" BELOW GROUND AT ITS NORTHERLY END AND A NO. 4 REBAR 6" BELOW GROUND AT ITS SOUTHERLY END, AND A LINE BETWEEN THEM ASSUMED TO BEAR S0017°30'W, A DISTANCE OF 336.23 FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LDC, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, LDC, INC. RELIED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY CORE TITLE GROUP LLC, FILE/AMENDMENT NO. 634100R-C4, COMMITMENT DATE FEBRUARY 24, 2026 AT 8:00 A.M.
- 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 (13-80-105).
- ALL ELEMENTS, EXCLUDING UNITS AND LIMITED COMMON ELEMENTS (LCE) ARE TO BE CONSIDERED GENERAL COMMON ELEMENTS, ALSO KNOWN AS COMMON AREA (GCE):
  - ALL OF THE LANDSCAPING, DRIVEWAY, CERTAIN PARKING SPACES AND EASEMENTS AS DESIGNATED ON THE MAP; AND,
  - ALL FOUNDATIONS, COLUMNS, GIRDERS, BEAMS AND SUPPORTS OF THE BUILDING; AND,
  - THE EXTERIOR WALLS OF THE BUILDING, THE MAIN BEARING OR UTILITY WALLS WITHIN THE BUILDING, THE MAIN OR BEARING SUB-FLOORING AND THE ROOFS OF THE BUILDING; AND,
  - IN GENERAL, ALL OTHER PARTS OF THE CONDOMINIUM PROJECT NECESSARY FOR COMMON USE TO ITS EXISTENCE AND MAINTENANCE EXCEPT THE LAND; AND,
  - 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, TILES, WALLPAPER, PAINT, FINISHED FLOORING AND ANY OTHER MATERIALS CONSTITUTING ANY PART OF THE FINISHED SURFACES THEREOF ARE PART OF THE UNITS; AND, IF ANY ELEMENT SUCH AS A CHUTE, FLUE, DUCT, WIRE, CONDUIT, ELECTRICAL OUTLETS, HEATERS, BEARING WALL, BEARING COLUMN, OR ANY FIXTURES LIES WITHIN, PARTIALLY WITHIN AND/OR PARTIALLY OUTSIDE THE DESIGNATED BOUNDARIES 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 DESIGNED TO SERVE 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 MAN 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 GCE AND LCE IMPROVEMENTS.

9. SITE BENCHMARK: "4" AT BACK OF CONCRETE CROSSSPAN CENTERPOINT AT THE ACCESS DRIVE IN THE NORTHWESTERLY PORTION OF THIS PROPERTY; ELEVATION = 6532.0 CSU FMS DATUM.

10. ALL COMMON WALL LOCATIONS (CENTERLINES) BETWEEN UNITS ARE BASED ON PHYSICAL MEASUREMENTS AND/OR ARCHITECTURAL PLAN CONFIGURATION DIMENSIONS (EXPECTED TO BE BUILT WITHIN ACCEPTABLE CONSTRUCTION TOLERANCES), AND NON-STRUCTURAL COMMON WALLS CAN BE ELIMINATED FOR MULTIPLE UNIT PURCHASE.

11. USES AND AVAILABLE PARKING SPACES, AS DELINEATED OR NOT, FOR EACH INDIVIDUAL UNIT ARE SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN (PPR2142 DATED OCTOBER 23, 2024) AND ZONING REGULATIONS ON FILE (CC ZONING DISTRICT) WITH THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. ANY USES TO OCCUR WITHIN ANY UNIT NOT COMPLYING WITH SAID SITE DEVELOPMENT PLAN AND/OR CC ZONING DISTRICT COULD BE APPLICABLE TO SUBMITTING AN ASSOCIATED SITE DEVELOPMENT PLAN AND COULD BE SUBJECT TO AMENDED ROAD IMPACT FEES.

12. THE DETENTION POND (GCE), ENVELOPED BY A PRIVATE DRAINAGE EASEMENT CREATED WITH THIS CONDOMINIUM PLAT, IS TO BE OWNED AND MAINTAINED BY THE HOA PER THE RECORDED PRIVATE DETENTION BASIN STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT (RECEPTION NO. 224085115, EL PASO COUNTY, COLORADO RECORDS), AND AS AMENDED AS REQUIRED.

13. PRIMARY UTILITY SERVICE PROVIDERS: GAS - COLORADO SPRINGS UTILITIES; ELECTRIC - MOUNTAIN VIEW ELECTRIC ASSOCIATION; WATER/SANITARY SEWER - CHEROKEE WATER AND SANITATION DISTRICT.

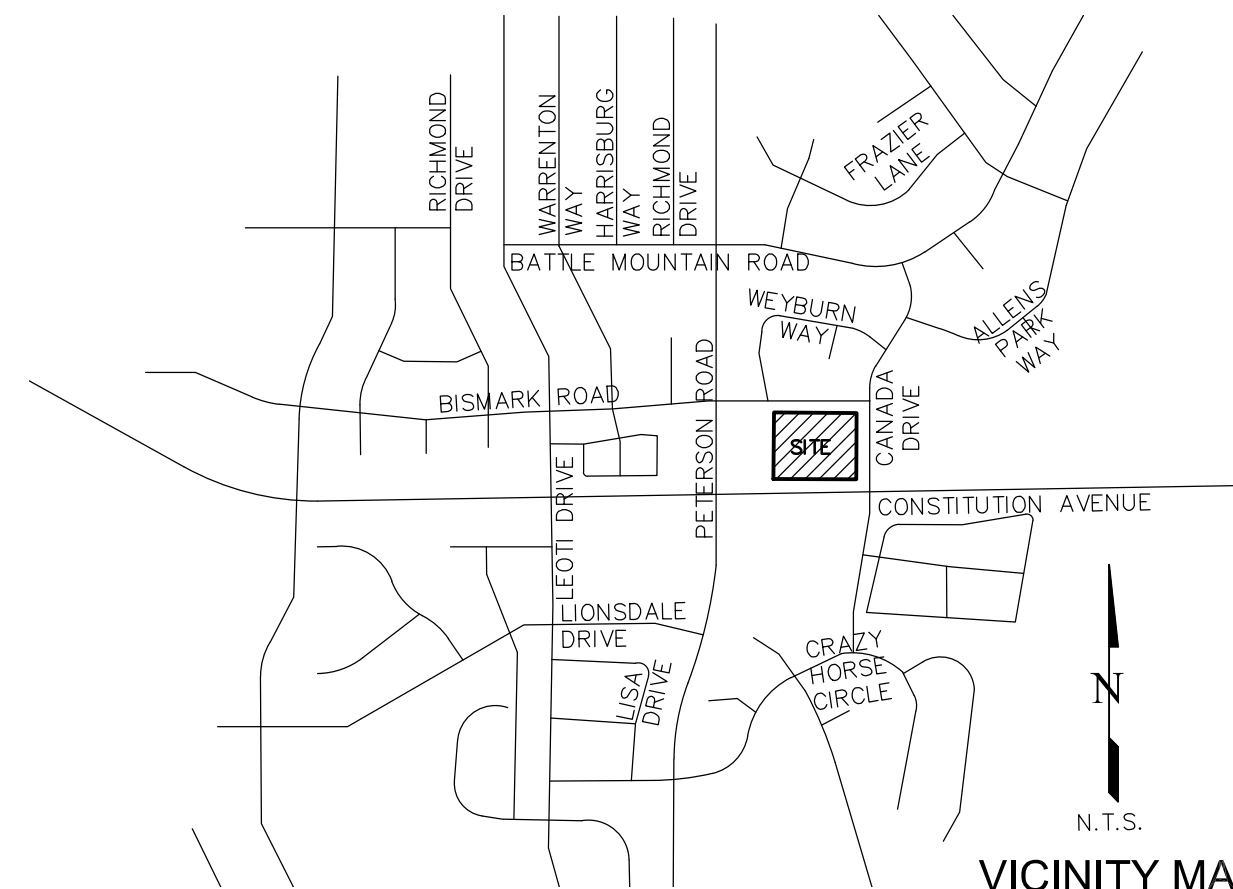
**SITE DATA:**

BOUNDARY = 3.246 ACRES (141,390 SQ. FT.)  
 BUILDING A EXTERIOR FOUNDATION FOOTPRINT = 0.379 ACRES (16,510.5 SQ. FT.)  
 BUILDING B EXTERIOR FOUNDATION FOOTPRINT = 0.715 ACRES (31,160 SQ. FT.)  
 BUILDING C EXTERIOR FOUNDATION FOOTPRINT = 0.349 ACRES (15,207.5 SQ. FT.)  
 COMMON AREA (GCE) = 1.802 ACRES (78,512 SQ. FT.)

**LEGEND:**

- EB - ELECTRIC BOX/VAULT
- EM - ELECTRIC METER
- SM - SANITARY SEWER MANHOLE
- SSM - STORM SEWER MANHOLE
- WV - WATER VALVE
- FH - FIRE HYDRANT
- TP - TELEPHONE PEDESTAL
- TS - TRAFFIC SIGN
- TCB - TRAFFIC CONTROL BOX
- TS - TRAFFIC SIGNAL
- EW - EXISTING WALL (GCE)
- PC - PROPOSED CURB, SIDEWALK AND PARKING (GCE)
- AW - PROPOSED WALL (GCE)
- A101,C101 - UNIT DESIGNATION
- FB - FIRE BOLLARD
- E - EASEMENT "TO BE CREATED"
- AS - "AS MEASURED" DATA
- DR - DATA "OF RECORD"

N00°37'10"E  
 338.63'  
 (338.68')



N.T.S. VICINITY MAP

**EASEMENTS:**

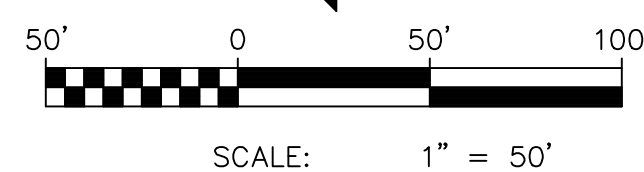
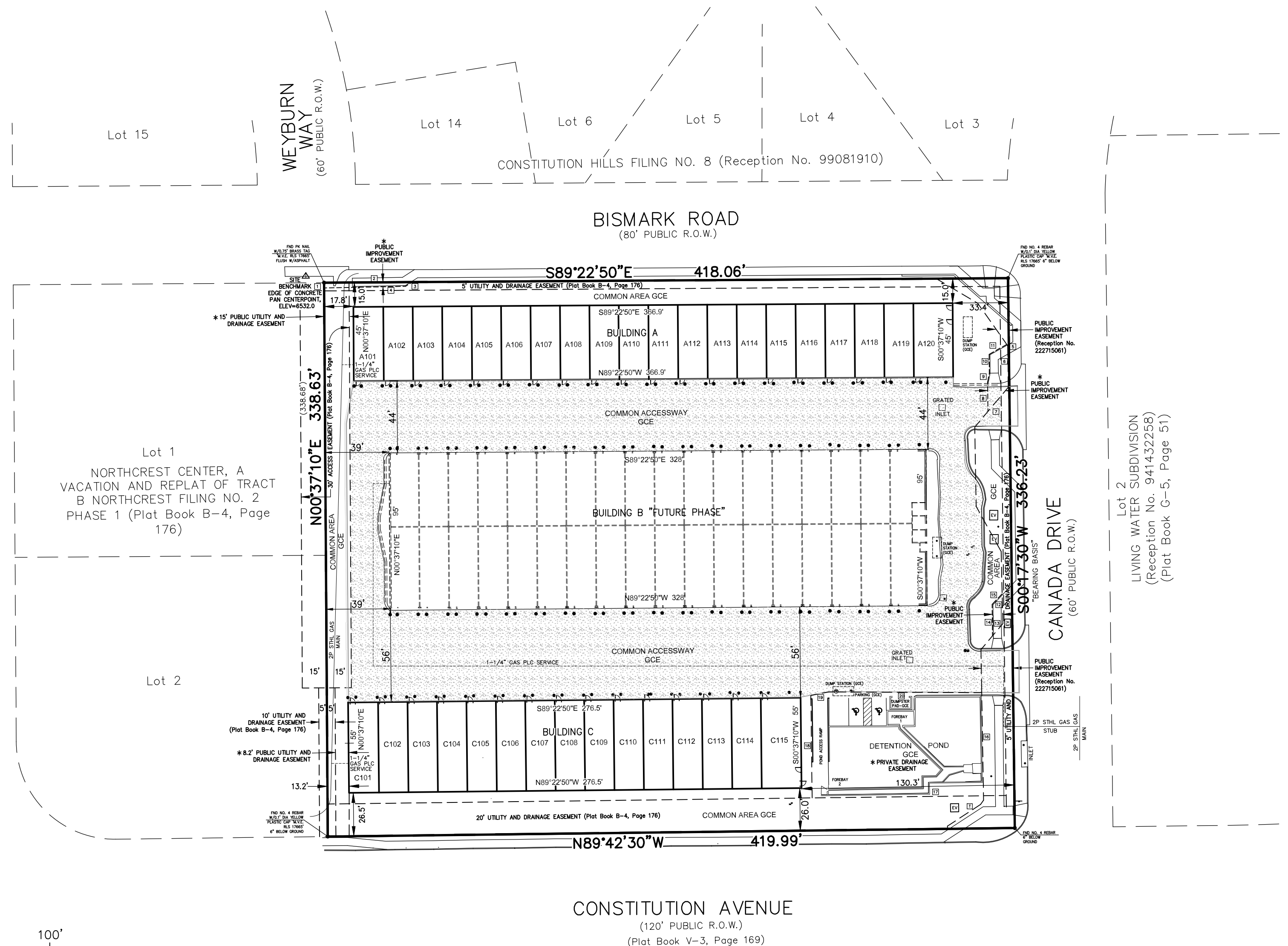
AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

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 THOSE TERMS AND CONDITIONS AS SPECIFIED BY EL PASO COUNTY AND/OR PER THE CSU INSTRUMENT RECORDED AT RECEPTION NO. 224026331 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.

**EASEMENT CREATION DATA:**

1 - N00°37'10"E, 3.18'	6 - S00°18'57"W, 25.47'	11 - N61°43'35"E, 12.35'	16 - S00°00'00"E, 63.03'
2 - S89°22'50"E, 53.87'	7 - S41°09'14"W, 19.25'	12 - S00°23'13"E, 18.16'	17 - N89°42'30"W, 104.78'
3 - S58°46'54"W, 4.80'	8 - N00°27'15"E, 18.09'	13 - S41°09'14"W, 9.84'	18 - N00°18'26"E, 62.64'
4 - S89°52'10"W, 49.80'	9 - N11°56'05"E, 5.46'	14 - N00°19'40"E, 19.24'	19 - N79°46'44"E, 11.00'
5 - S34°11'54"E, 0.98'	10 - N00°32'13"E, 11.50'	15 - N44°38'11"E, 8.89'	20 - N88°42'58"E, 93.64'

COURSES 1 THROUGH 15 - PUBLIC IMPROVEMENT EASEMENT; COURSES 16 THROUGH 20 - PRIVATE DRAINAGE EASEMENT



SCALE: 1" = 50'

Lot 1  
 EIGHT LINE SUBDIVISION  
 (Reception No. 97133746)

Lot 2  
 NORTHCREST FILING  
 NO. 4  
 (Plat Book A-4,  
 Page 187)

PCD File No. SF267

According to Colorado law, legal action based upon any defect in this survey must be commenced within the first discovery of 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 LOCATIONS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND SANITARY SERVICES.

No.	Description	By	Date
1	COUNTY COMMENTS	DVH	04/15/26

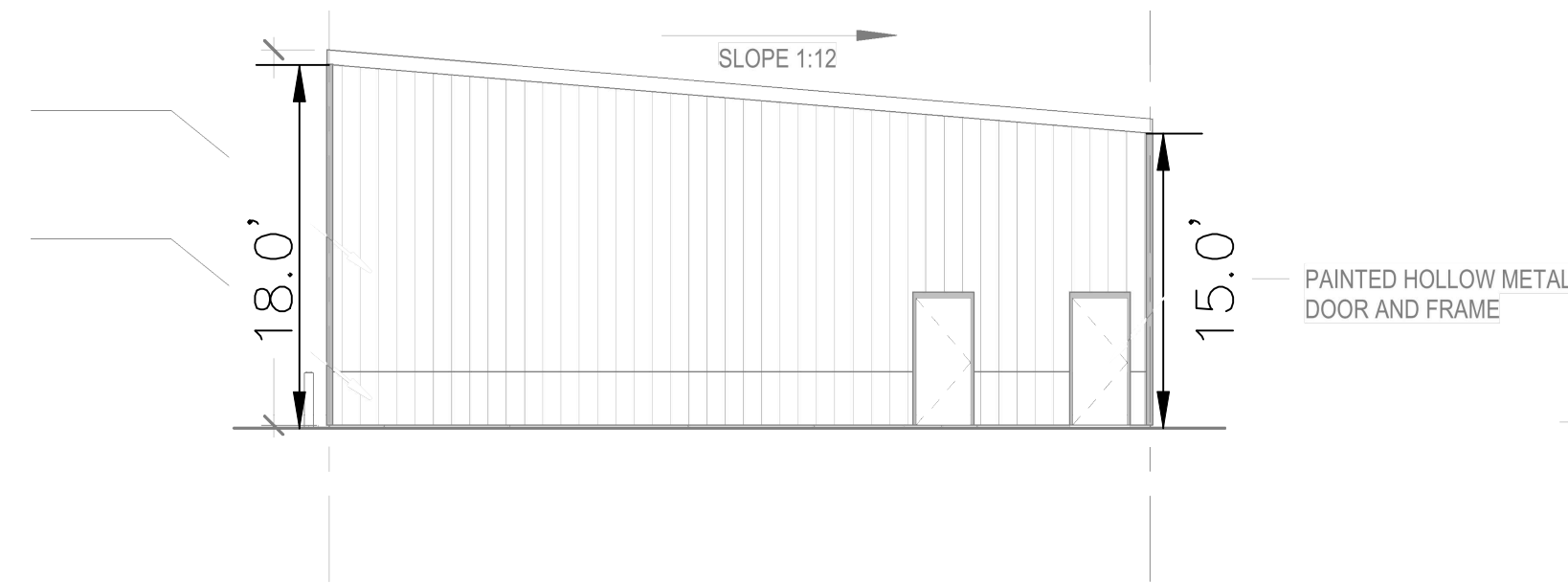
H Scale: 1" = 50'  
 V Scale: N/A  
 Designed By: N/A  
 Drawn By: WCS  
 Checked By: DVH  
 Date: 01/14/26

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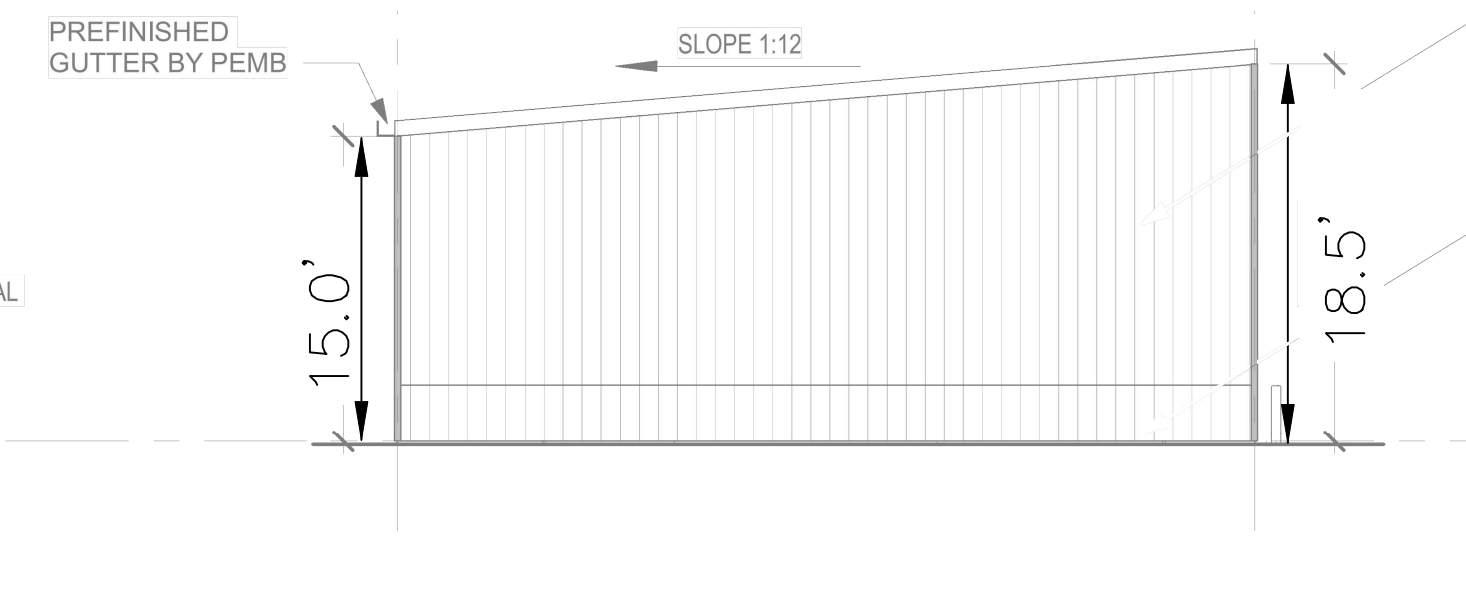
CONDOMINIUM MAP  
**MY GARAGE AT NORTHCREST**

Project No.: 25020  
 Sheet: 1 of 3

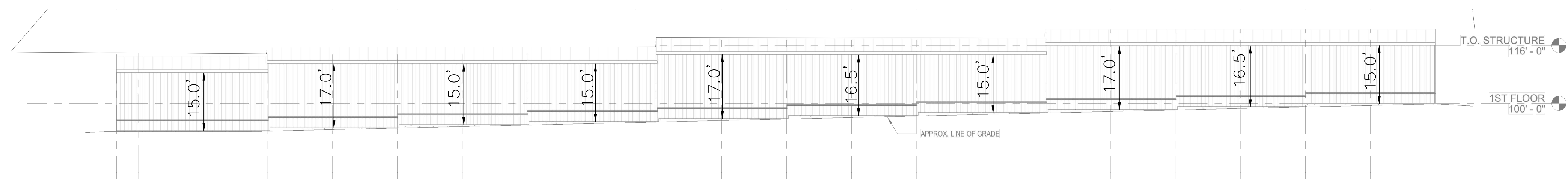
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 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH,  
 RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



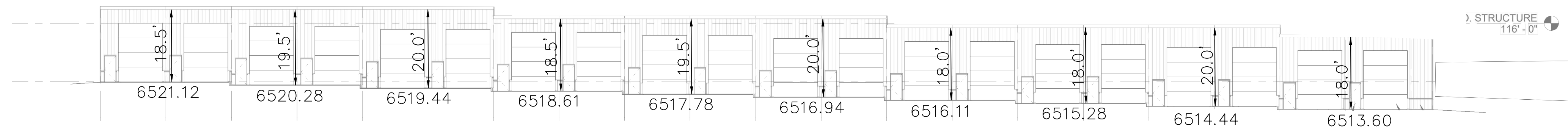
BUILDING ELEVATION - EAST  
 1" = 10'



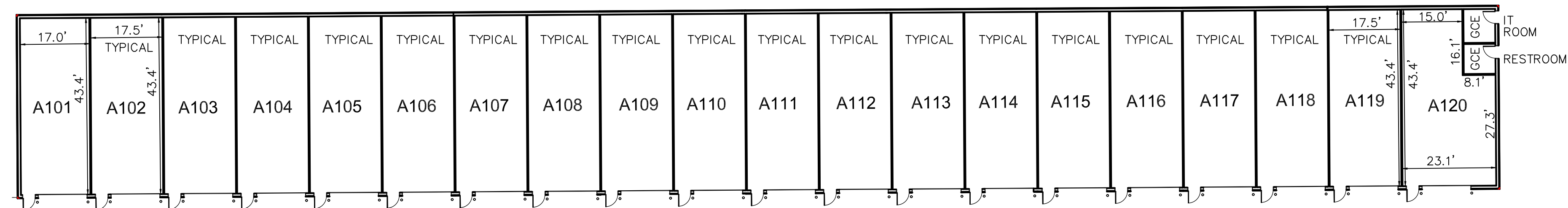
BUILDING ELEVATION - WEST  
 1" = 10'



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.

According to Colorado law, this map is a legal action based upon any defect in this survey within one year after the first discovery of a defect. In no event, may any action based upon any defect in this map be brought 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
1	COUNTY COMMENTS	DVH	04/15/26

H Scale: VARIES  
 V Scale: VARIES  
 Designed By: N/A  
 Drawn By: WCS  
 Checked By: DVH  
 Date: 01/14/26

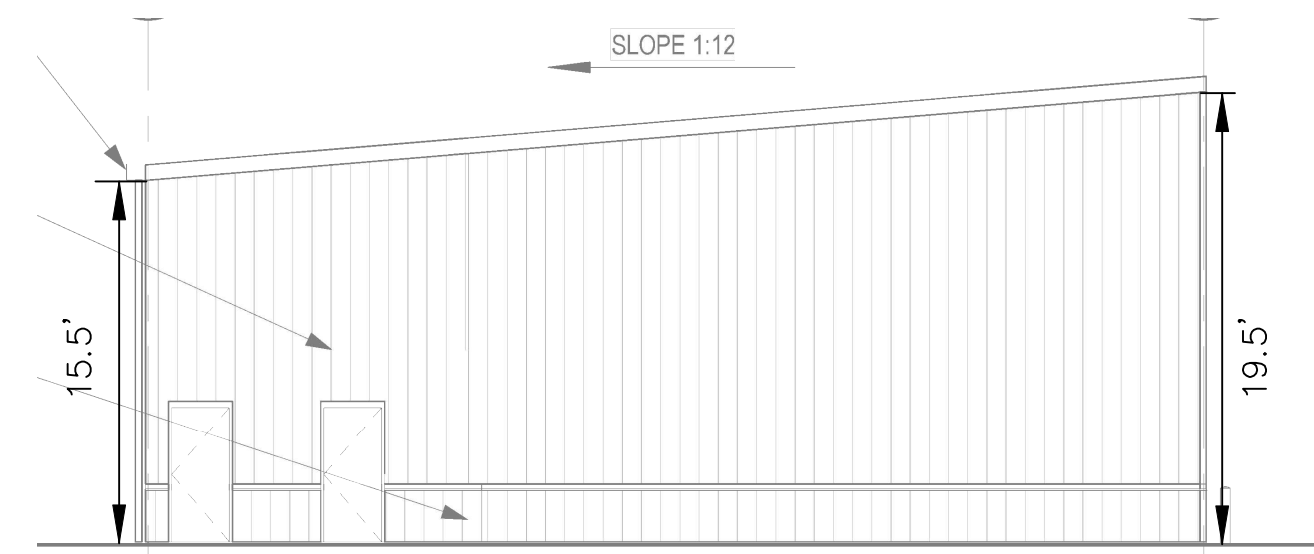
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 3888 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

CONDOMINIUM MAP  
**MY GARAGE AT NORTHCREST**  
 BUILDING A

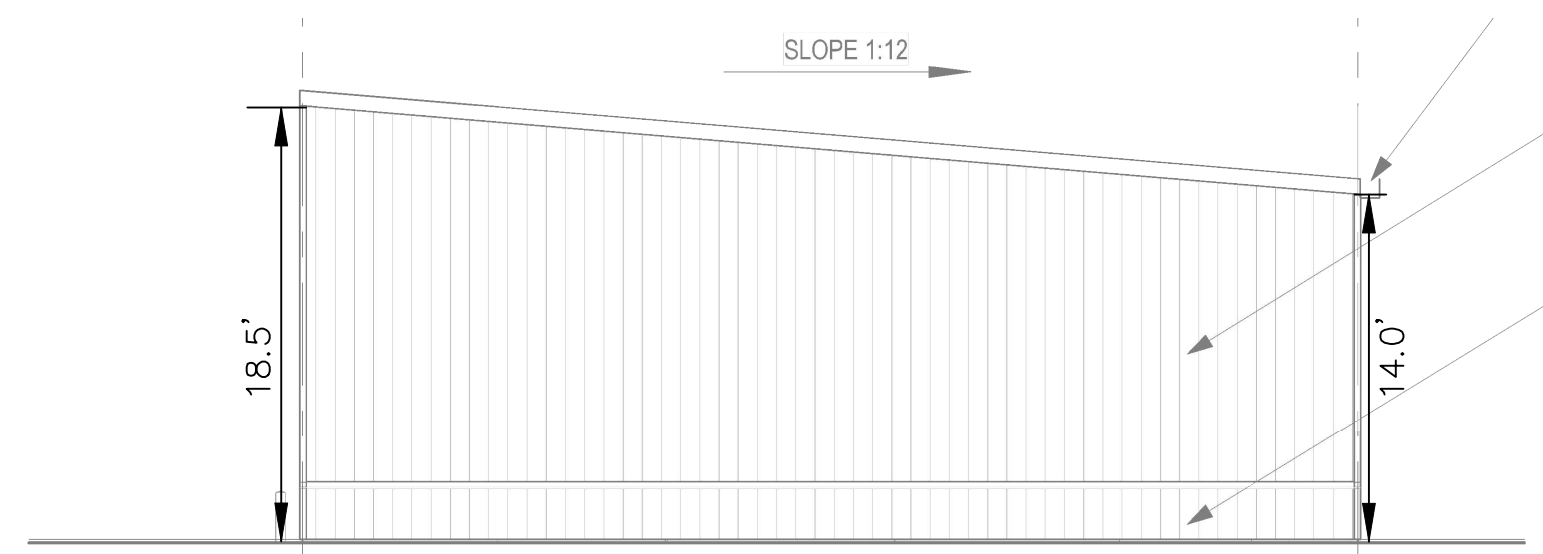
Project No.: 25020  
 Sheet: 2 of 3

# 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

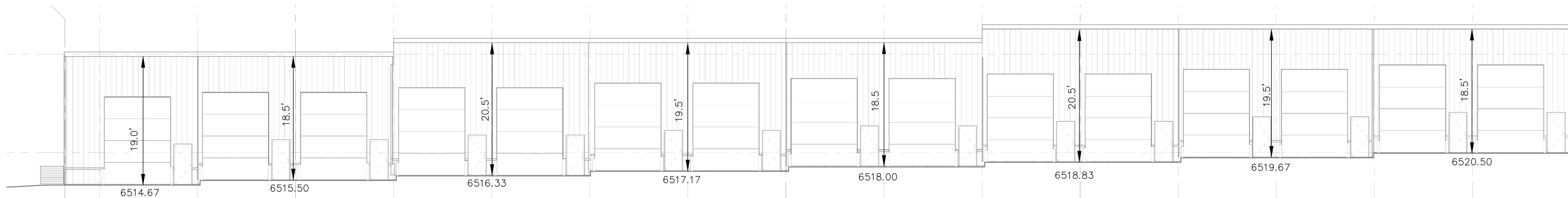


BUILDING ELEVATION - EAST  
1" = 10'

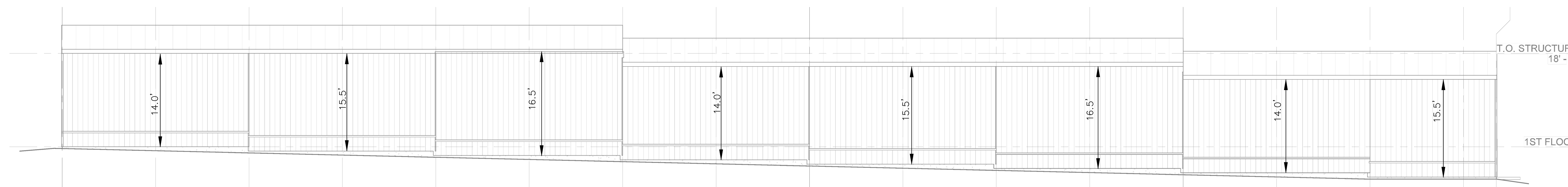


BUILDING ELEVATION - WEST  
1" = 10'

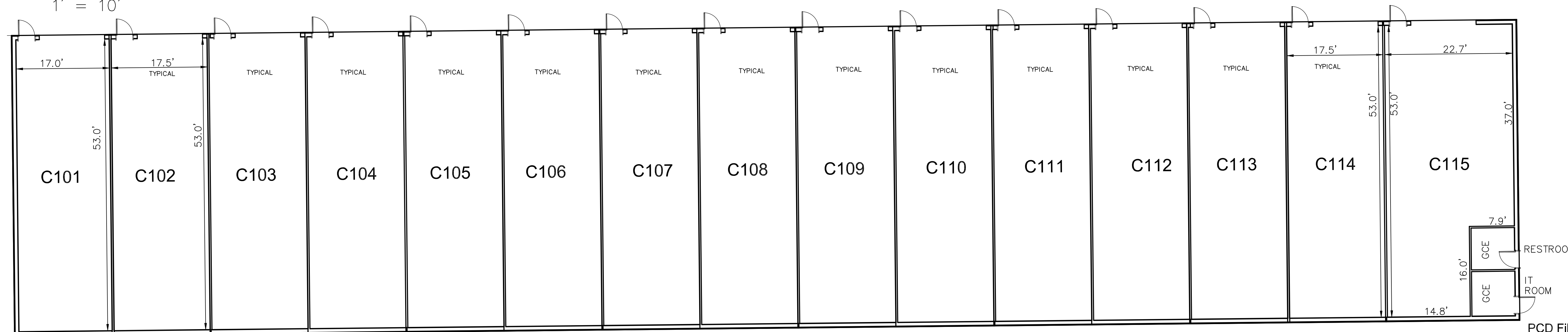
UNIT C101 = 901.0 SQ. FT., UNITS C102 THROUGH C114 = 927.5 SQ. FT., UNIT A120 = 1,076.7 SQ. FT.



BUILDING ELEVATION - NORTH  
1" = 10'



BUILDING ELEVATION - SOUTH  
1" = 10'



PCD File No. SF267

According to Colorado law, this survey is a legal action based upon any defect in this survey which is discovered within one year after the first discovery of a defect. In no event, may any action based upon any defect in this survey be brought more than ten years from the date of the certification shown herein.

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.	REVISIONS	Description	By	Date
1	COUNTY COMMENTS		DVH	04/15/26

H Scale: 1" = 10'  
V Scale: 1" = 10'  
Designed By: N/A  
Drawn By: WCS  
Checked By: DVH  
Date: 01/14/26

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CONDOMINIUM MAP  
**MY GARAGE AT NORTHCREST**  
BUILDING C

Project No.: 25020  
Sheet: 3 of 3