HIGHWAY 24 EASTGATE BUSINESS PARK

A CONDOMINIUM PLAT OF LOT 3, HILLCREST ACRES
EL PASO COUNTY, COLORADO

BUILDING NO. 5

1027

Know all men by these presents:
That 7235 E HWY 24, LLC, A COLORADO LIMITED LIABILITY COMPANY, being the owner of the following tract of land to wit:
A portion of Lot 1, Highway 24 Eastgate Business Park, recorded October 21, 2009 under Reception No. 209600917, formerly Lot 3, Hillcrest Acres, recorded May 12, 1960 in Plat Book B-2 at Page 64, County of El Paso, State of Colorado, except those portions conveyed to the Department of Transportation by instruments recorded July 1, 1993 in Book 6206 at Page 523 and Order and Decree Recorded January 3, 2003 at reception No. 203001280, describing the building footprint for Condominium Building 3, being more particularly described as follows:
Commencing at the Northeast corner of said Lot 1, Highway 24 Eastgate Business Park; thence S02°39'44"E, 218.19' to the Point of Beginning;
Thence S09°08'20"E, 96.42'; thence S80°51'40"W, 161.17'; thence N09°08'20"W, 49.08'; thence N57°10'31"E, 117.85'; thence N80°51'40"E, 53.25' to the Point of Beginning and containing 12,986 SF / 0.298 AC.

Owners Certificate
The aforesaid owner has executed this instrument this 14th day of April, 2021 A.D.

By: James E. Whidden
James E. Whidden, Laco-Loja, LLC, authorized agent for 7235 E HWY 24, LLC, A COLORADO LIMITED LIABILITY COMPANY

Notary

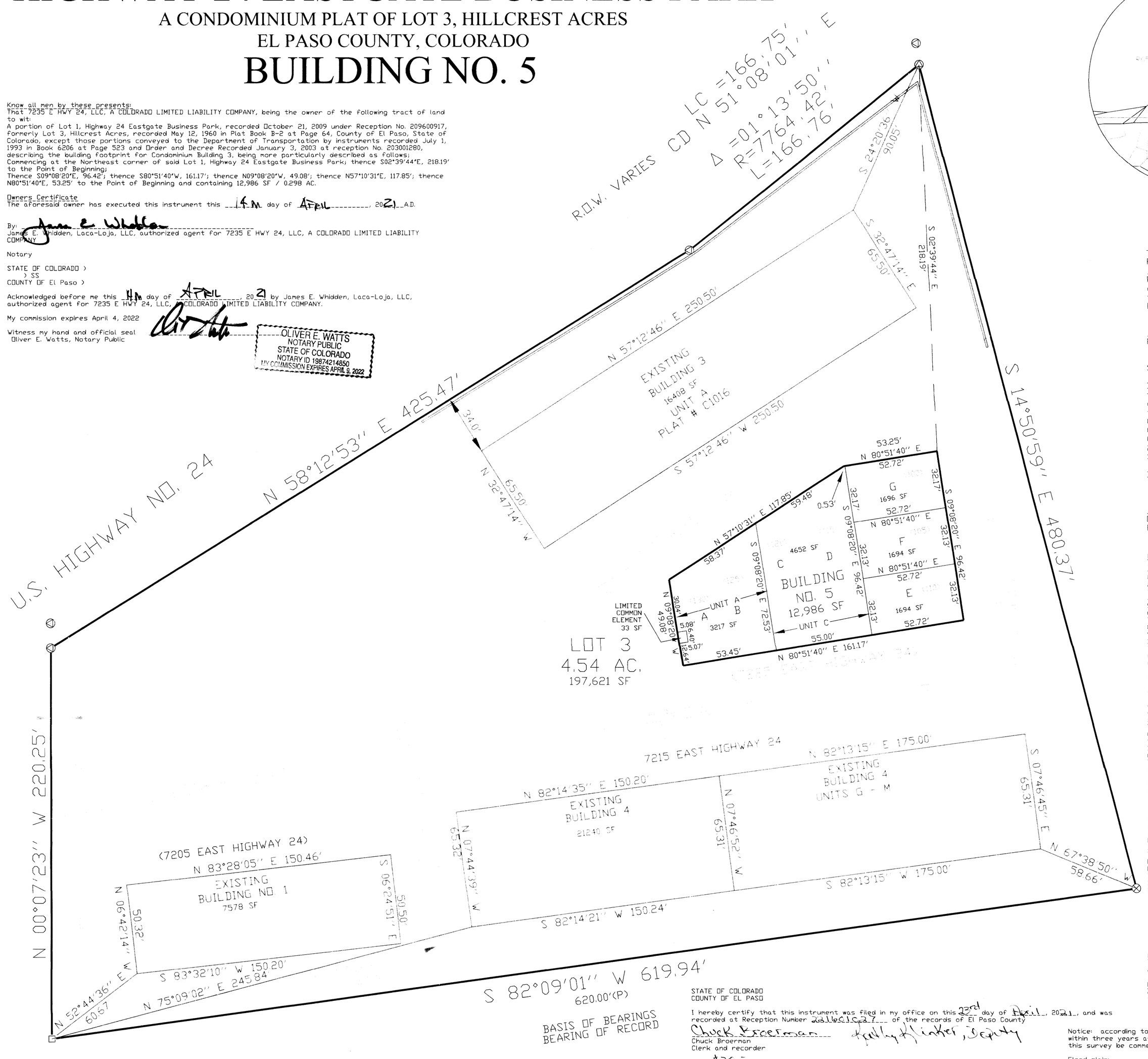
STATE OF COLORADO)
) SS
COUNTY OF El Paso)

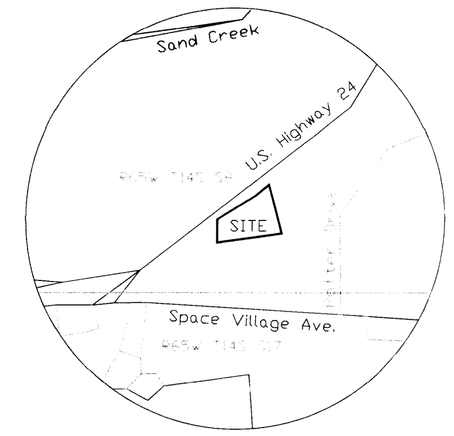
Acknowledged before me this 14th day of April, 2021 by James E. Whidden, Laco-Loja, LLC, authorized agent for 7235 E HWY 24, LLC, A COLORADO LIMITED LIABILITY COMPANY.

My commission expires April 4, 2022

Witness my hand and official seal
Oliver E. Watts, Notary Public

OLIVER E. WATTS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874214850
MY COMMISSION EXPIRES APRIL 9, 2022





VICINITY MAP
1"=1000'

N

30 0 30 60 90
Scale 1" = 30'

LEGEND:

- FOUND 1-1/4" AL. CAP, #19620 ON #5 REBAR
- FOUND 1/2" IRON PIPE
- FOUND 3-1/4" AL. CAP, #25381 ON #5 REBAR

This Condominium Plat for Highway 24 Eastgate Business Park, Building No. 5 was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20___, subject to any notes or conditions specified hereon. Highway 24 Eastgate Business Park 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,
Reception # 221000040

Planning and Community Development Director

Surveyors Certificate

I, Oliver E. Watts, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on 9-29-20 by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000 ; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code. These drawings and maps accurately depict the condominiums as required by the Condominium Declaration for Highway 24 Eastgate Business Park as recorded October 21, 2009, at Reception No. 209122752 of the records of El Paso County, Colorado. This plat contains all that information required by Section 38-33.3-209 C.R.S.

I attest the above on this 14th day of April, 2021.

Oliver E. Watts, Colorado PE-LS No. 9853
For and On Behalf of: Oliver E. Watts, Consulting Engineer, Inc.

NOTES:
1. Bearings are based on the record bearing of, S82°09'01"W for the south line of Highway 24 Eastgate Business Park monumented on the east by a ¾" iron pipe and on the west by a 1-1/4" aluminum cap, #19620 on a # 5 rebar as shown on the plat. Both pins were at ground level on the date of the fieldwork shown hereon.
2. Units of measurement: US Survey Feet
3. Bench Mark: US NGS Bench Mark No. R76 Elevation = 6286.32, NGVD 1929 Adjustment
4. All building locations measurements are to the edge of the outside walls
5. G.C.E. indicates general common elements as described by declaration
6. L.C.E. indicates limited common elements as described by declaration
7. The approval of the replat vacates all prior plats for the area described by this replat
8. All property within this subdivision is subject to an Avigation Easement as recorded in Book 3900 at Page 276
9. There are no plat notes that affect this site on the recorded subdivision plat of Hillcrest Acres
10. Cherokee Plat Note Re: Basin Transfer/Insufficiency:
Water and wastewater services for this subdivision are provided by the Cherokee Metropolitan District (Cherokee) subject to the District's rules, regulations and specifications. The Office of the State Engineer has issued an opinion of water inadequacy based on its analysis and interpretation of a stipulated agreement concerning the availability of certain water rights for use outside of the Upper Black Squirrel Creek Designated Basin, and thus found insufficiency of water resources for this subdivision based on that agreement. This interpretation differs from certain opinions issued by the Office in the past. Based on its own review of the stipulated agreement and its history (and not the amount of water actually available) the Board of County Commissioners in an open and public hearing did not accept the interpretation of the State Engineer's Office. The Board of County Commissioners found that Cherokee has committed to provide water service to the subdivision and asserted that its long term water service capabilities are sufficient. The Board of County Commissioners made this determination in reliance upon the testimony and expertise provided by Cherokee at the public hearing thereon. At the Hearing, Cherokee asserted that its plans and continued financial investment in infrastructure are designed to allow Cherokee to continue to provide this subdivision and its existing customers with water and wastewater services for 300 years or more.
Water and wastewater service for this subdivision is provided by the Cherokee Metropolitan District subject to the District's rules, regulations and specifications, per instruments recorded in Book 3779 at Page 789 and at Reception No. 201084507.11. Easements as shown on the plat with the sole responsibility for maintenance of these easements is hereby vested with the individual property owners
12. Developer shall comply with Federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
13. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
14. No driveway shall be established unless an access permit has been granted by El Paso County.
15. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
16. Note Regarding Reports on File:
The following reports have been submitted in association with the final plat for this Condominium Plat and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report
17. There shall be no direct access to Highway 24 per deed recorded in Book 6206 at Page 525
18. The property within this subdivision is subject to the Declarations as recorded at Reception no. 209122752 of the records of the EL Paso County Clerk and Recorder.
19. Title information was provided by the client as follows:
Title Company: Old Republic National Title Insurance Company
Order Number: SC55091915-3
Effective Date: 12/29/2020 at 5:00 P.M.
This survey does not constitute a Title search or opinion.
19. This map is being re-recorded to add the omitted unit designation
20. All property pins found or set as shown are at ground level unless otherwise noted.
21. Utility providers:
Cherokee Metropolitan District = water and sewer
City of Colorado Springs Utilities = electric and gas
22. Highway 24 Eastgate Business Park Condominium Association Inc. owns and is responsible for maintenance of all tracts on this site. Utility easements are the responsibility of Cherokee Metropolitan District or City of Colorado Springs Utilities depending on the utility contained therein. See Note 21.
23. Building 5 is a Commercial Condominium with 7 proposed units

Notice: according to Colorado law, you must commence any legal action based upon any defect in the 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.

Flood plain:
According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0754 G, dated December 7, 2018.

STATE OF COLORADO
COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this 23rd day of April, 2021, and was recorded at Reception Number 221061037 of the records of El Paso County.

Chuck Broerman
Chuck Broerman
Clerk and recorder

Fee: $20
Surcharge: $3

School Fees: _____ Park Fees: _____
Drainage Fees: _____ Bridge Fees: _____

Notice: according to Colorado law, you must commence any legal action based upon any defect in the 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.

Flood plain:
According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel

COUNTY FILE NO. SF-21-08

Prepared by the Office of:
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Drive, Colorado Springs, CO 80907
719-593-0173
olliewatts@aol.com
Celebrating over 42 years in business

DRAWN BY: O.E. WATTS	APPROVED BY:	REVISIONS 3-18-21 REVISED PER COUNTY REVIEW COMMENTS OEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT: HIGHWAY 24 EASTGATE BUSINESS PARK EL PASO COUNTY	SHT. NAME: CONDOMIMINIUM PLAT
DATE: 12-28-20	PROJ. NO.				SHT. NO. 1 OF 1
DWG. NO.: 04-3486-16	DWG.				
SURVEYED BY: OEW, ESW, THRU 12-9-20					

HIGHWAY 24 EASTGATE BUSINESS PARK

A CONDOMINIUM PLAT OF LOT 3, HILLCREST ACRES
EL PASO COUNTY, COLORADO

BUILDING NO. 5

1027

Know all men by these presents:
That 7235 E HWY 24, LLC, A COLORADO LIMITED LIABILITY COMPANY, being the owner of the following tract of land to wit:
A portion of Lot 1, Highway 24 Eastgate Business Park, recorded October 21, 2009 under Reception No. 209600917, formerly Lot 3, Hillcrest Acres, recorded May 12, 1960 in Plat Book B-2 at Page 64, County of El Paso, State of Colorado, except those portions conveyed to the Department of Transportation by instruments recorded July 1, 1993 in Book 6206 at Page 523 and Order and Decree Recorded January 3, 2003 at reception No. 203001280, describing the building footprint for Condominium Building 3, being more particularly described as follows;
Commencing at the Northeast corner of said Lot 1, Highway 24 Eastgate Business Park; thence S02°39'44"E, 218.19' to the Point of Beginning;
Thence S09°08'20"E, 96.42'; thence S80°51'40"V, 161.17'; thence N09°08'20"V, 49.08'; thence N57°10'31"E, 117.85'; thence N80°51'40"E, 53.25' to the Point of Beginning and containing 12,986 SF / 0.298 AC.

Owners Certificate
The aforesaid owner has executed this instrument this _____ day of _____, 20____A.D.

By: _____
James E. Whidden, Laco-Lojo, LLC, authorized agent for 7235 E HWY 24, LLC, A COLORADO LIMITED LIABILITY COMPANY

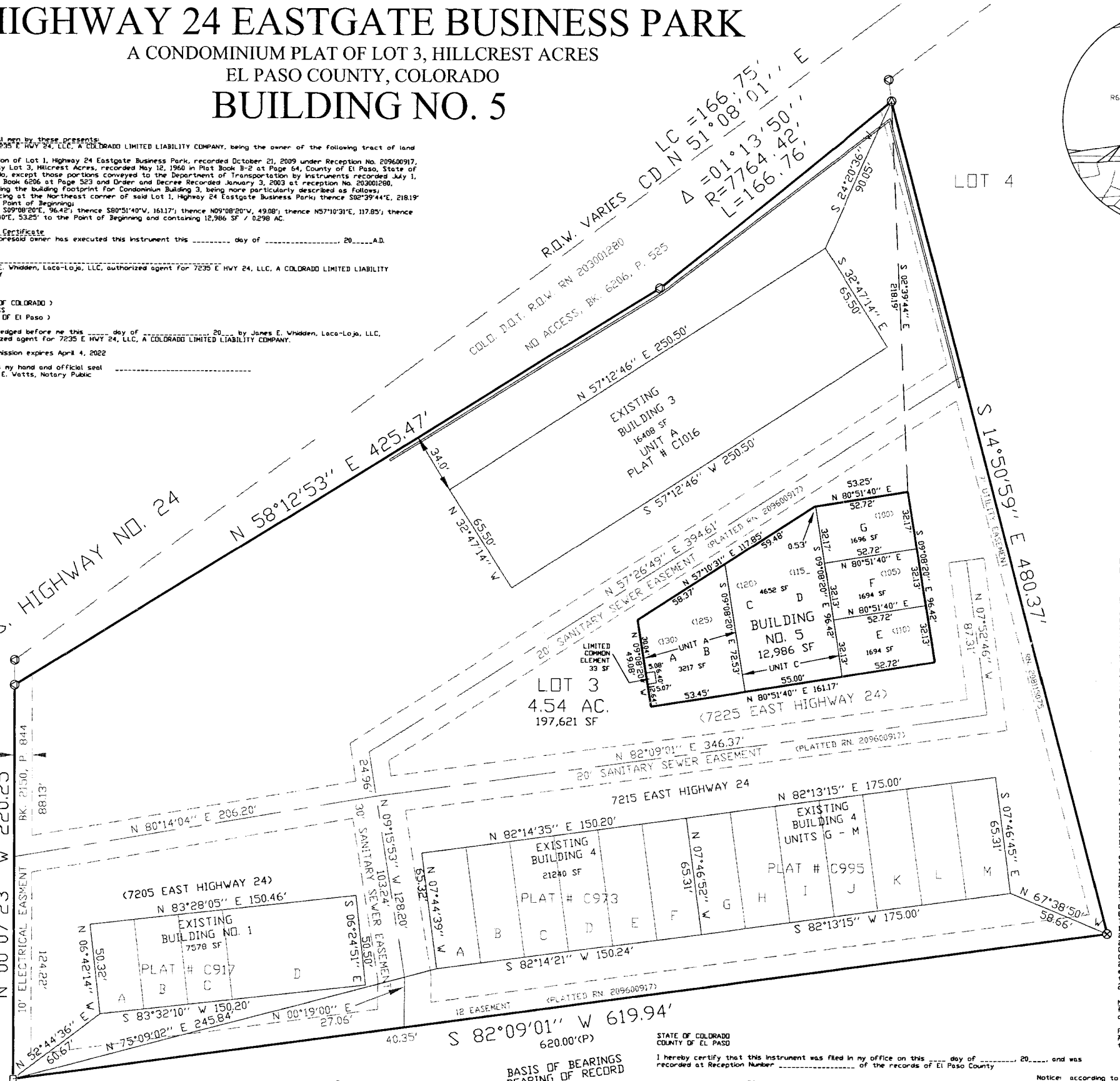
Notary

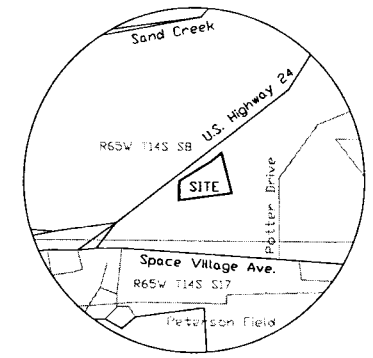
STATE OF COLORADO)
) SS
COUNTY OF El Paso)

Acknowledged before me this ____ day of _____ 20__ by James E. Whidden, Laco-Lojo, LLC, authorized agent for 7235 E HWY 24, LLC, A COLORADO LIMITED LIABILITY COMPANY.

My commission expires April 4, 2022

Witness my hand and official seal _____
Oliver E. Watts, Notary Public





VICINITY MAP
1"=1000'

N

30 0 30 60 90
Scale 1" = 30'

LEGEND:
- FOUND 1-1/4" AL. CAP, #19620 ON #5 REBAR
- FOUND 1/2" IRON PIPE
- FOUND 3-1/4" AL. CAP, #25381 ON #5 REBAR
- ( ) ADDRESS

This Condominium Plat for Highway 24 Eastgate Business Park, Building No. 5 was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon. Highway 24 Eastgate Business Park 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.
Reception # _____

_____
Planning and Community Development Director

Surveyors Certificate

I, Oliver E. Watts, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on 9-29-20 by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000 ; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code. These drawings and maps accurately depict the condominiums as required by the Condominium Declaration for Highway 24 Eastgate Business Park as recorded October 21, 2009, at Reception No. 209122752 of the records of El Paso County, Colorado. This plat contains all that information required by Section 38-33.3-209 C.R.S.

I attest the above on this _____ day of _____, 20____.

Oliver E. Watts, Colorado PE-LS No. 9853
For and On Behalf of: Oliver E. Watts, Consulting Engineer, Inc.

NOTES:
1. Bearings are based on the record bearing of, S82°09'01"V for the south line of Highway 24 Eastgate Business Park monumented on the east by a 1/2" iron pipe and on the west by a 1-1/4" aluminum cap, #19620 on a # 5 rebar as shown on the plat. Both pins were at ground level on the date of the fieldwork shown hereon.
2. Units of measurement: US Survey Feet
3. Bench Mark: US NGS Bench Mark No. R76 Elevation = 6286.32, NGVD 1929 Adjustment
4. All building locations measurements are to the edge of the outside walls
5. G.C.E. indicates general common elements as described by declaration
6. L.C.E. indicates limited common elements as described by declaration
7. The approval of the replat vacates all prior plats for the area described by this replat
8. All property within this subdivision is subject to an Avigation Easement as recorded in Book 3900 at Page 276
9. There are no plat notes that affect this site on the recorded subdivision plat of Hillcrest Acres
10. Cherokee Plat Note Re: Basin Transfer/Insufficiency:
Water and wastewater services for this subdivision are provided by the Cherokee Metropolitan District (Cherokee) subject to the District's rules, regulations and specifications. The Office of the State Engineer has issued an opinion of water inadequacy based on its analysis and interpretation of a stipulated agreement concerning the availability of certain water rights for use outside of the Upper Black Squirrel Creek Designated Basin, and thus found insufficiency of water resources for this subdivision based on that agreement. This interpretation differs from certain opinions issued by the Office in the past. Based on its own review of the stipulated agreement and its history (and not the amount of water actually available) the Board of County Commissioners in an open and public hearing did not accept the interpretation of the State Engineer's Office. The Board of County Commissioners found that Cherokee has committed to provide water service to the subdivision and asserted that its long term water service capabilities are sufficient. The Board of County Commissioners made this determination in reliance upon the testimony and expertise provided by Cherokee at the public hearing thereon. At the hearing, Cherokee asserted that its plans and continued financial investment in infrastructure are designed to allow Cherokee to continue to provide this subdivision and its existing customers with water and wastewater services for 300 years or more.
Water and wastewater service for this subdivision is provided by the Cherokee Metropolitan District subject to the District's rules, regulations and specifications, per instruments recorded in Book 3779 at Page 789 and at Reception No. 201084507(1). Easements as shown on the plat with the sole responsibility for maintenance of these easements is hereby vested with the individual property owners
12. Developer shall comply with Federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g. Preble's Meadow Jumping Mouse).
13. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
14. No driveway shall be established unless an access permit has been granted by El Paso County.
15. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
16. Note Regarding Reports on File:
The following reports have been submitted in association with the final plat for this Condominium Plat and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report
17. There shall be no direct access to Highway 24 per deed recorded in Book 6206 at Page 525
18. The property within this subdivision is subject to the Declarations as recorded at Reception no. 209122752 of the records of the El Paso County Clerk and Recorder.
19. Title information was provided by the client as follows:
Title Company: Old Republic National Title Insurance Company
Order Number: SC55091915-3
Effective Date: 12/29/2020 at 5:00 P.M.
This survey does not constitute a Title search or opinion.
19. This map is being re-recorded to add the omitted unit designation
20. All property pins found or set as shown are at ground level unless otherwise noted.
21. Utility providers:
Cherokee Metropolitan District = water and sewer
City of Colorado Springs Utilities = electric and gas
22. Highway 24 Eastgate Business Park Condominium Association Inc. owns and is responsible for maintenance of all tracts on this site. Utility easements are the responsibility of Cherokee Metropolitan District or City of Colorado Springs Utilities depending on the utility contained thereon. See Note 21.
23. Building 5 is a Commercial Condominium with 7 proposed units

Notice: according to Colorado law, you must commence any legal action based upon any defect in the 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.

Flood plain:
According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0754 G, dated December 7, 2018.

BASIS OF BEARINGS
BEARING OF RECORD

STATE OF COLORADO
COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this ____ day of _____, 20____, and was recorded at Reception Number _____ of the records of El Paso County

_____
Chuck Broerman
Clerk and recorder

Fee: _____
Surcharge: _____

School Fees: _____ Park fees: _____
Drainage fees: _____ Bridge fees: _____

04/14/2021 11:30:03 AM
amy
FNIIMFRATION

Notice: according to Colorado law, you must commence any legal action based upon any defect in the 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.

Flood plain:
According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel

COUNTY FILE NO. SF-21-08

Prepared by the Office of:
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Drive, Colorado Springs, CO 80907
719-593-0173
ollie-watts@aol.com
Celebrating over 42 years in business

DRAWN BY: O.E. WATTS	APPROVED BY:	REVISIONS 3-18-21 REVISED PER COUNTY REVIEW COMMENTS DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT: HIGHWAY 24 EASTGATE BUSINESS PARK EL PASO COUNTY	SHT. NAME: CONDOMIMINIUM PLAT
DATE: 12-28-20	PROJ. NO.				SHT. NO. 1 OF 1
DWG. NO.: 04-3486-16	DWG.				
SURVEYED BY: DEV, EEV, THBJ 12-9-20					