

**OLIVER E. WATTS PE-LS**

OLIVER E. WATTS, CONSULTING ENGINEER, INC.  
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**Celebrating over 40 years in business**

January 6, 2020

Mark Francis  
Attorney at Law  
1125 Kelly Johnson Blvd  
Suite 321  
Colorado Springs, CO 80920

ATTN: Mark Francis

SUBJECT: Highway 24, Eastgate Subdivision  
Non-Disturbance Calculation

Please revise the text used to describe the existing undeveloped land. By indicating it as "area of disturbance" you are essentially saying that the area of disturbance is greater than 1 acre. The disturbance must be limited to less than 1 acre.

Gentlemen

For the next condominium submittal, Building No. 3 Revised, the following areas represent the total area of disturbance for construction of the remaining two buildings.

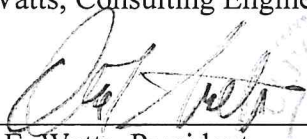
Building No 2 Area of Disturbance: 0.544 Acres  
Building No. 5 Area of Disturbance: 0.496 Acres  
Total gross Area of Disturbance: 1.040 Acres  
Proposed No Build area in NO.2: 0.041 Acres  
Net Area of Disturbance: 0.999 Acres

No Build/No Disturbance

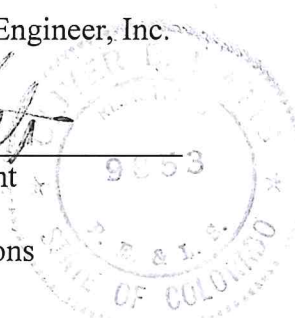
The above is based on our as-built survey of the site and is correct as indicated.

The areas of disturbance may be easily flagged in the field; however they represent the areas that are unpaved at this time. The limits of the two future buildings and the proposed area of Non-Disturbance will be surveyed and flagged this morning. By limiting the work to these areas the total disturbed are will be less than one acre as discussed in our meeting with the County. Detailed site plans and computations will be available for review upon request and are enclosed.

Oliver E. Watts, Consulting Engineer, Inc.

BY:   
Oliver E. Watts, President

Cc: Site Plan and Computations



User Name: OLIVER E. WATTS  
 Project: 04-3486 HWY24 EG SITE PLAN

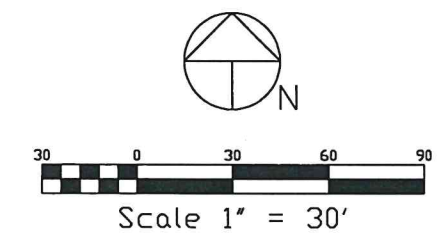
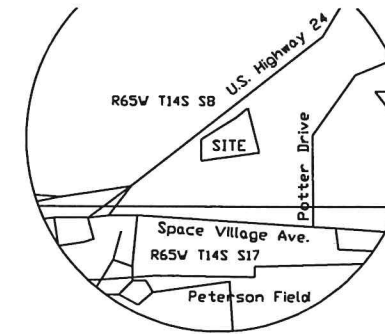
*BLD < NO 2 NO BUILD AREA*

Calculate Area by EPoly

		Northing	Easting Node #
Beginning Point		5112.8227	4571.3133 n/a
Direction	Distance	Northing	Easting Node #
N 00° 07' 23" W	48.14	5160.9623	4571.2099 n/a
Direction	Distance	Northing	Easting Node #
N 58° 12' 53" E	37.44	5180.6850	4603.0376 1138
Direction	Distance	Northing	Easting Node #
S 00° 07' 23" E	64.47	5116.2137	4603.1761 1139
Direction	Distance	Northing	Easting Node #
S 80° 55' 20" W	6.46	5115.1940	4596.7940 n/a
Direction	Distance	Northing	Easting Node #
S 84° 41' 00" W	25.59	5112.8227	4571.3133 n/a

Area: 1799.8834 Square Feet  
 0.0413 Acres  
 Perimeter: 182.11 Feet

A CONDOMINIUM PLAT OF LOT 3, HILLCREST ACRES  
 EL PASO COUNTY, COLORADO  
**BUILDING NO. 3**  
 CORRECTED TO ADD OMITTED UNIT DESIGNATION



- LEGEND:**
- FOUND 1-1/4" AL. CAP, #19620 DN #5 REBAR
  - ⊗ FOUND 1/2" IRON PIPE
  - ⊗ FOUND 3-1/4" AL. CAP, #25381 DN #5 REBAR

**VICINITY MAP**  
 1"=1000'

This Condominium Plat for Highway 24 Eastgate Business Park, Building No. 3 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.

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 date of survey, 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"W for the south line of Highway 24 Eastgate Business Park monumented as shown on the plat.
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. 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. Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. 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 Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)
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:  
 Commitment No:  
 Effective Date:  
 This survey does not constitute a Title search or opinion.
20. This replat is being re-recorded to add the omitted unit designation

**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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County

El Paso County Clerk and Recorder  
 Fee: \_\_\_\_\_  
 Surcharge: \_\_\_\_\_  
 School fees: \_\_\_\_\_ Park fees: \_\_\_\_\_ Drainage fees: \_\_\_\_\_ Bridge fees: \_\_\_\_\_

Know all men by these presents, That Laca-Loja, 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 S24°20'36"W, 90.05' to the Point of Beginning; thence S32°47'14"E, 65.50'; thence S37°12'46"W, 250.50'; thence N32°47'14"W, 65.50'; thence N57°12'46"E, 250.50 to the Point of Beginning and containing 16408 SF / 0.377 AC.

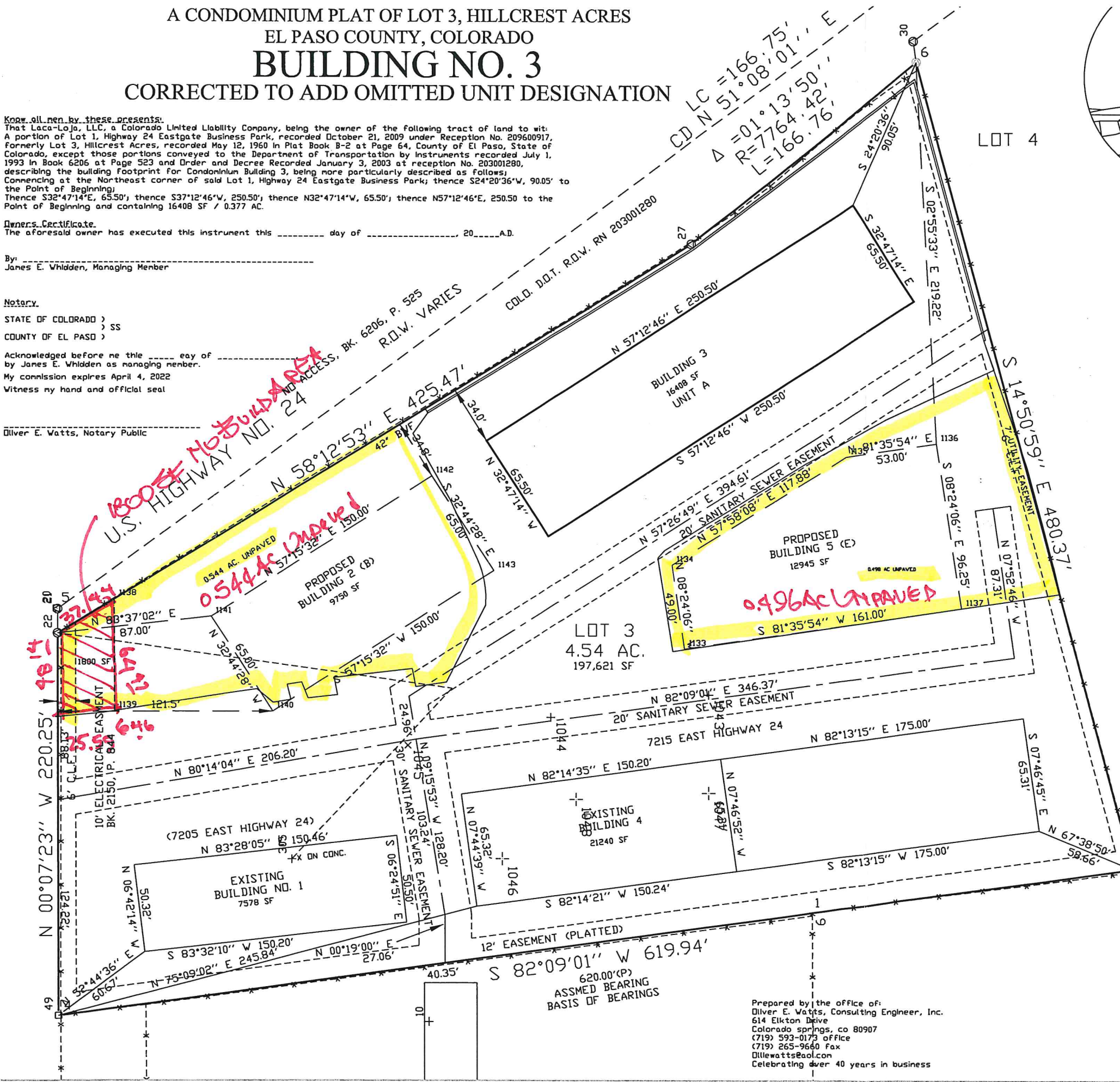
**Owners Certificate.**  
 The aforesaid owner has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

By: \_\_\_\_\_  
 James E. Whidden, Managing Member

**Notary.**  
 STATE OF COLORADO )  
 COUNTY OF EL PASO )

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ by James E. Whidden as managing member. My commission expires April 4, 2022. Witness my hand and official seal

Oliver E. Watts, Notary Public



Prepared by the office of:  
 Oliver E. Watts, Consulting Engineer, Inc.  
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 Colorado Springs, CO 80907  
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 (719) 265-9660 fax  
 Olliewatts@aol.com  
 Celebrating over 40 years in business