

# HIGHWAY 24 EASTGATE BUSINESS PARK

## A CONDOMINIUM PLAT OF LOT 3, HILLCREST ACRES

### EL PASO COUNTY, COLORADO

# BUILDING NO. 3

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 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, Laca-Loja, LLC, authorized agent for 7235 E HWY 24, LLC, A COLORADO LIMITED LIABILITY COMPANY

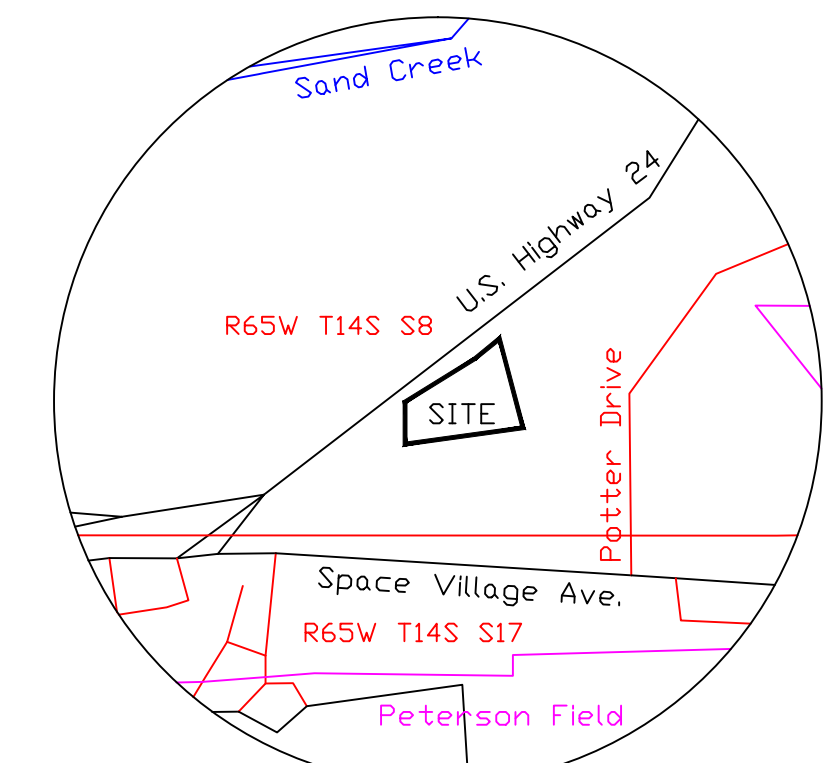
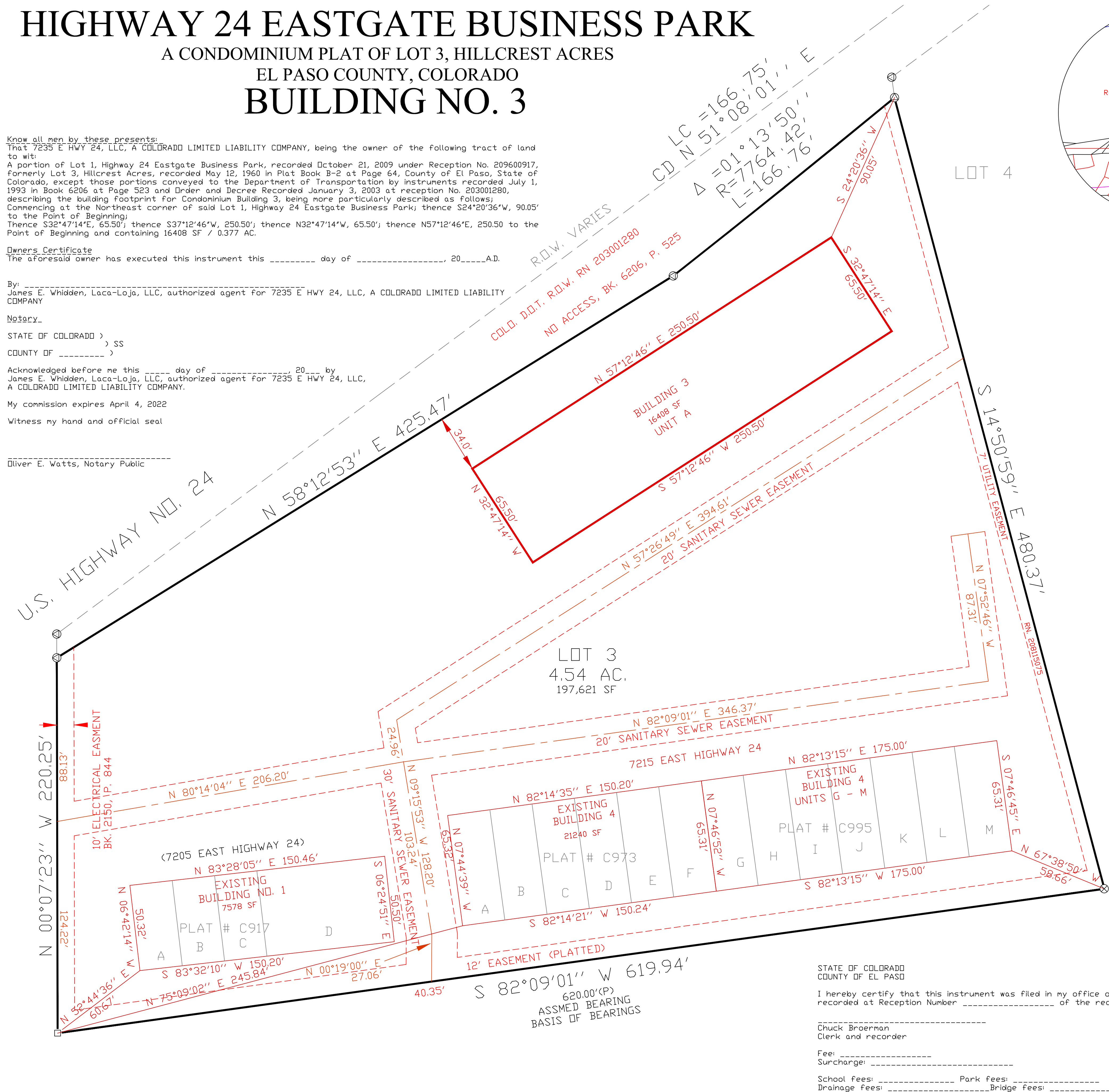
Notary: \_\_\_\_\_  
STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by  
James E. Whidden, Laca-Loja, LLC, authorized agent for 7235 E HWY 24, LLC, A COLORADO LIMITED LIABILITY COMPANY.

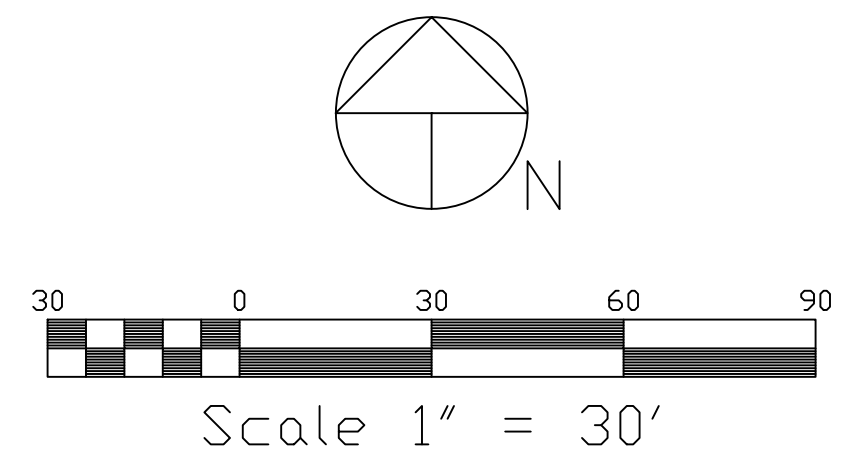
My commission expires April 4, 2022

Witness my hand and official seal

Oliver E. Watts, Notary Public



VICINITY MAP  
1"=1000'



- 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

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, 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 12-26-19 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 edge3 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. 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 (eg., 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 No: SC55081716  
Effective Date: 12/29/19 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

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

\_\_\_\_\_  
Chuck Broerman  
Clerk and recorder

Fee: \_\_\_\_\_  
Surcharge: \_\_\_\_\_

School fees: \_\_\_\_\_ Park fees: \_\_\_\_\_  
Drainage fees: \_\_\_\_\_ Bridge fees: \_\_\_\_\_

Prepared by the office of:  
Oliver E. Watts, Consulting Engineer, Inc.  
614 Elkton Drive  
Colorado Springs, CO 80907  
(719) 593-0173 office  
Olleiwatts@aol.com  
Celebrating over 40 years in business

COUNTY FILE NO.: SF-20-002

DRAWN BY: O.E. WATTS DATE: 12-20-19 DWG. NO.: 04-3486-14 SURVEYED BY: DEV, ESV, THRU 12-27-19	APPROVED BY: _____ PROJ. NO.: _____ DWG.: _____	REVISIONS 2-5-20 REVISED PER COUNTY REVIEW COMMENTS DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT HIGHWAY 24 EASTGATE BUSINESS PARK EL PASO COUNTY	SHEET NAME <b>CONDOMINIUM PLAT</b>	SHEET NO. 1 OF 1
--------------------------------------------------------------------------------------------------------	-------------------------------------------------------	------------------------------------------------------------	------------------------------------------------------------	----------------------------------------------------------------	---------------------------------------	---------------------------