

Steve Schleiker

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Doc \$0.00

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2

Pages

El Paso County, CO



225715497

## SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

Reception Fee

Number of Pages

File Number

Site 5-1166 (RR) site addition to crystal Park sub No 2

Name of Plat

Owner's Name

Subdivision



Condominium



C&R/016 Revised 6/06

SITE S-166 (RR)

15497

SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT CRYSTAL PARK HOMEOWNERS ASSOCIATION, A COLORADO NON-PROFIT CORPORATION, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT

SITE S-166(RR), SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK F-5 AT PAGE 37 UNDER RECEPTION NO. 2393361 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTH ONE-HALF (N1/2) OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE NORTHWEST CORNER OF SAID SECTION 17, AS MONUMENTED BY A GRANITE STONE FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 17, AS MONUMENTED BY A 3" BRASS CAP STAMPED "U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT 1975", BEARS S 02° 07' 34" W, A DISTANCE OF 5,354.20 FEET AND IS THE BASIS OF BEARINGS USED HEREIN:

THENCE S31°15'26"E TO THE SOUTHERLY LINE OF SITE S-126(VR) OF SAID CRYSTAL PARK SUBDIVISION NO. 2 AS RECORDED UNDER RECEPTION NO. 205018927 OF THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 3238.11 FEET AND THE POINT OF BEGINNING (P.O.B.) OF THE SITE HEREIN DESCRIBED:

THENCE S83°40'22"E (S82°06'38"E OF RECORD) ALONG THE SOUTHERLY LINE OF SAID SITE S-126(VR) A DISTANCE OF 138.68 FEET TO THE SOUTHEAST CORNER OF SAID SITE S-126(VR);

THENCE N10°55'55"E (N12°32'26"E OF RECORD) ALONG THE EASTERLY LINE OF SAID SITE S-126(VR), A DISTANCE OF 47.81 FEET;

THENCE S86°33'41"E, A DISTANCE OF 47.27 FEET;

THENCE S11°01'25"W, A DISTANCE OF 118.87 FEET TO THE MOST NORTHERLY CORNER OF SITE S-22(VR) OF SAID CRYSTAL PARK SUBDIVISION NO. 2 AS RECORDED UNDER RECEPTION NO. 204009005 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S49°52'18"W (N50°35'31"E OF RECORD) ALONG THE NORTHWESTERLY LINE OF SAID SITE S-22(VR), A DISTANCE OF 113.43 FEET;

THENCE S02°30'19"E, A DISTANCE OF 38.41 FEET;

THENCE N84°16'37"W, A DISTANCE OF 106.93 FEET;

THENCE N06°04'16"E, A DISTANCE OF 190.56 FEET TO THE POINT OF BEGINNING (P.O.B.).

SAID SITE CONTAINS 30.493 SQUARE FEET (0.70 ACRES) OF LAND, MORE OR LESS.

NOTES

SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. ALL SEPTIC SYSTEMS SHALL BE DESIGNED BY A COLORADO REGISTERED ENGINEER AND APPROVED BY THE EL PASO COUNTY HEALTH DEPARTMENT PRIOR TO PERMIT APPROVAL.

THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCES, SEWERAGE, SOILS & GEOLOGICAL, WATER RESOURCES WERE EVALUATED DURING FINAL PLAT FOR CRYSTAL PARK SUBDIVISION NO. 2. SOIL & GEOLOGY REPORT WILL NOT BE SUBMITTED UNTIL SITE PLAN STAGE.

EXTREME WILDFIRE FIRE POTENTIAL EXISTS FOR PROPERTY WITHIN THIS SUBDIVISION. LIMITATIONS THAT INCREASE FIRE DANGER INCLUDE NO FIRE PROTECTION FROM AN ORGANIZED FIRE PROTECTION DISTRICT, SINGLE ACCESS INTO THE PROPERTY, TOPOGRAPHY AND VEGETATION.

ALL FUTURE DEVELOPMENT OF CRYSTAL PARK SHALL COMPLY WITH THE DEVELOPMENT PLAN AS RECORDED IN BOOK 6321, PAGE 438, AND THE DEVELOPMENT GUIDE AS RECORDED IN BOOK 6321, PAGE 443, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR AS OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARING.

DUE TO THE LACK OF HYDROGEOLOGICAL DATA ON THIS SUBDIVISION AND THE PARTICULAR HYDROGEOLOGIC CIRCUMSTANCES OF THIS PROPERTY, THE PURCHASER/OWNER OF ANY LOT BEARS THE RISK THAT A WELL DRILLED AT ANY GIVEN LOCATION ON THE PROPERTY WILL NOT PRODUCE ANY, OR ANY USABLE QUANTITY OF GROUNDWATER. EXISTING WATER SUPPLIES MAY BE IMPACTED WHEN ADDITIONAL WELLS ARE DRILLED. WATER SUPPLIES MAY ALSO BE AFFECTED BY CLIMATIC CONDITIONS.

ALL INGRESS, EGRESS AND ACCESS THROUGH THIS SUBDIVISION IS BY PRIVATE ROADS THAT ARE NOT MAINTAINED BY EL PASO COUNTY. SUCH INGRESS, EGRESS AND ACCESS SHALL ALSO SERVE AS PRIVATE DRAINAGE WAYS. ALL ROADS AND DRAINAGE WAYS SHALL BE MAINTAINED BY CRYSTAL PARK COMMUNITY AND THE INDIVIDUAL SITE OWNERS.

ELECTRIC EASEMENTS - THE OWNERS HEREBY DEDICATE TO THE CITY OF COLORADO SPRINGS DEPARTMENT OF PUBLIC UTILITIES A 30 FOOT WIDE EASEMENT, COMPRISED OF 15 FEET ON EACH SIDE OF ALL EXISTING ELECTRIC IMPROVEMENTS, FOR ELECTRIC TRANSMISSION AND DISTRIBUTION PURPOSES. ALL FUTURE ELECTRIC EASEMENTS SHALL REQUIRE APPROVAL OF THE BOARD OF DIRECTORS OF CRYSTAL PARK, INC.

THE SITE OWNER IS RESPONSIBLE FOR EXTENDING THE ELECTRICAL SERVICE FOR THIS SITE ADDITION. ELECTRICAL SERVICE TO BE EXTENDED IS OWNED BY COLORADO SPRINGS UTILITIES AND SHALL BE EXTENDED IN ACCORDANCE WITH THEIR RULES, REGULATIONS, AND SPECIFICATIONS.

THE SITE OWNER IS RESPONSIBLE FOR PROVIDING PROPANE GAS FOR THIS SITE ADDITION IN ACCORDANCE WITH THE PROPANE GAS COMPANY'S RULES, REGULATIONS, AND SPECIFICATIONS.

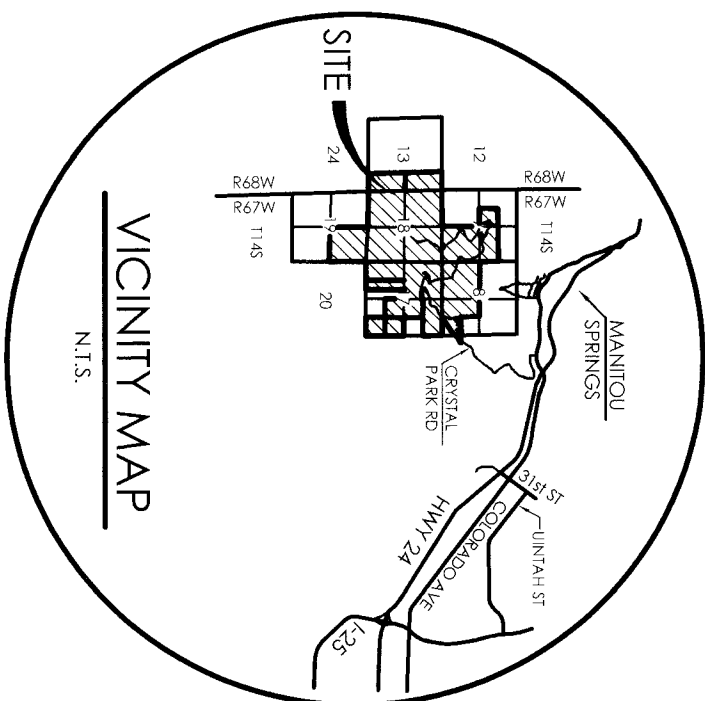
WASTEWATER TREATMENT EASEMENTS - THE OWNERS HEREBY DEDICATE EASEMENTS FOR ALL EXISTING INDIVIDUAL WASTEWATER TREATMENT SYSTEMS WHICH ARE NOT LOCATED WITHIN A PLATTED SITE. SAID EASEMENTS SHALL EXTEND 25 FEET FROM THE OUTSIDE EDGE OF THE EXISTING SEPTIC TANKS, PIPES, AND DRYWELLS, AND SHALL BE SUBJECT TO THE RESTRICTIONS CONTAINED IN THE CRYSTAL PARK DEVELOPMENT GUIDELINES, COVENANTS, AND BYLAWS.

WATER WELL AND WATER SERVICE LINE EASEMENTS - THE OWNERS HEREBY DEDICATE EASEMENTS FOR ALL EXISTING INDIVIDUAL WATER WELLS AND ALL WATER SERVICE LINE COMPONENTS WHICH ARE NOT LOCATED WITHIN A PLATTED SITE. SAID EASEMENTS SHALL EXTEND 10 FEET FROM THE CENTERLINE OF SAID WATER WELLS AND WATER SERVICE LINES AND SHALL BE SUBJECT TO THE RESTRICTIONS CONTAINED IN THE CRYSTAL PARK DEVELOPMENT GUIDELINES, COVENANTS, AND BYLAWS.

PRIVATE ROAD AND UTILITY EASEMENTS - THE OWNERS HEREBY GRANT UNTO CRYSTAL PARK HOMEOWNERS ASSOCIATION, A COLORADO NONPROFIT CORPORATION (CRYSTAL PARK) THOSE PRIVATE ROAD AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT AND FURTHER RESTRICT THE USE OF SAID EASEMENTS TO CRYSTAL PARK, AND/OR ITS ASSIGNS; PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUIT CLAIM ALL OR ANY SUCH EASEMENT SHALL REMAIN EXCLUSIVELY VESTED IN CRYSTAL PARK.

WATER QUALITY, QUANTITY, AND DEPENDABILITY DETERMINED SUFFICIENT WITH SF-93-002 (RESOLUTION NO. 93-337).

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, M.V.E., INC. RELIED UPON TITLE INSURANCE COMMITMENT NO. 3916COR-C2 AS PREPARED BY CORE TITLE GROUP, LLC AND DATED FEBRUARY 14, 2025 AT 7:30 A.M. SAID TITLE COMMITMENT SHOULD BE USED FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- PROJECTED QUARTER SECTION LINE
- PROJECTED 1/16TH SECTION LINE
- SITE (LOT) BOUNDARY LINE
- PREVIOUSLY PLATTED SITE (LOT) LINE
- EASEMENT LINE

NOTES (CONT)

DRIVEWAY MAINTENANCE AND SNOW REMOVAL ON AND FROM SITE TO AN EXISTING CRYSTAL PARK ROAD SHALL BE THE RESPONSIBILITY OF THE SITE OWNER.

THE ADDRESS EXHIBITED ON THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT THE LEGAL DESCRIPTION AND IS SUBJECT TO CHANGE.

ALL LINEAL UNITS DEPICTED ON THIS PLAT ARE U.S. SURVEY FEET.

ABBREVIATIONS

TP	SITE TIE POINT
COR	CORNER
C	CORNER
SEC	SECTION
Sec 8-14-67	SECTION NUMBER-TOWNSHIP SOUTH-RANGE WEST
BLM	BUREAU OF LAND MANAGEMENT
FD	FOUND
AL	ALUMINUM
REB	REBAR
S-95	SITE NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

RECORDATION

STATE OF COLORADO  
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE THIS 21<sup>st</sup> DAY OF March, 2025, AND IS DULY RECORDED IN A PLAT BOOK UNDER RECEPTION NUMBER 225715497 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

Brian Deputis Recorder at 11:20am  
Fees: \$20.00  
Surcharges: \$3.00

RECORDING FEE: \$23

SCHOOL: \$185

PARK FEE: \$467

BRIDGE: 0

DRAINAGE FEE: 0

DEDICATION

THE OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED, AND PLATTED INTO A SITE AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID SITE, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS SITE S-166(RR), SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF

THE ABOVE MENTIONED DEDICATION STATEMENT IS EXECUTED THIS 3<sup>rd</sup> DAY OF March, 2025.

CRYSTAL PARK HOME OWNERS ASSOCIATION

BY:

Carl D. D.  
President

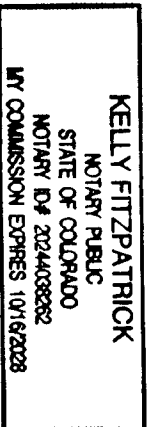
STATE OF COLORADO }  
COUNTY OF EL PASO } SS

THE ABOVE AND FOREGOING DEDICATION STATEMENT WAS ACKNOWLEDGED BEFORE ME BY Carl D. D. AS President OF CRYSTAL PARK HOMEOWNERS ASSOCIATION, THIS 3<sup>rd</sup> DAY OF March, 2025.

WITNES MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/10/28



COUNTY APPROVAL

THIS PLAT FOR SITE S-166(RR), SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE 11 DAY OF March, 2025, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

Margaret Lindner  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

SURVEYOR'S STATEMENT

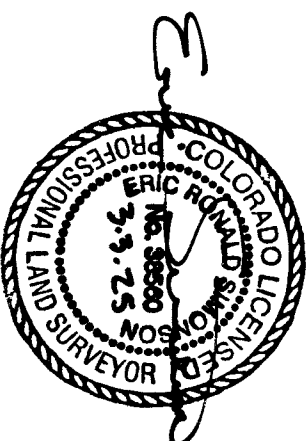
I, ERIC SIMONSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL 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.

THIS CERTIFICATION IS NEITHER A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS 3<sup>rd</sup> DAY OF March, 2025.

Eric Simonson 3.3.25  
DATE

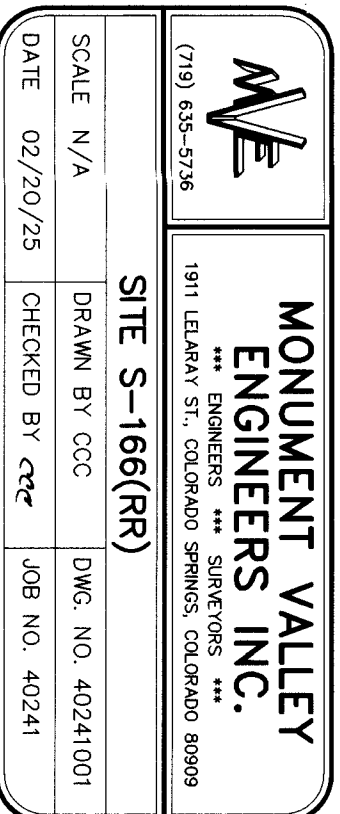
ERIC SIMONSON, PLS  
COLORADO REGISTERED PLS # 38560  
RAMPAARI SURVEYS, LLC  
WOODLAND PARK, CO 80863  
FOR AND ON BEHALF OF M.V.E., INC.



NOTICE

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 CERTIFICATIONS SHOWN HEREON. (SECTION 13-80-105 C.R.S.)

SHEET 1 OF 2

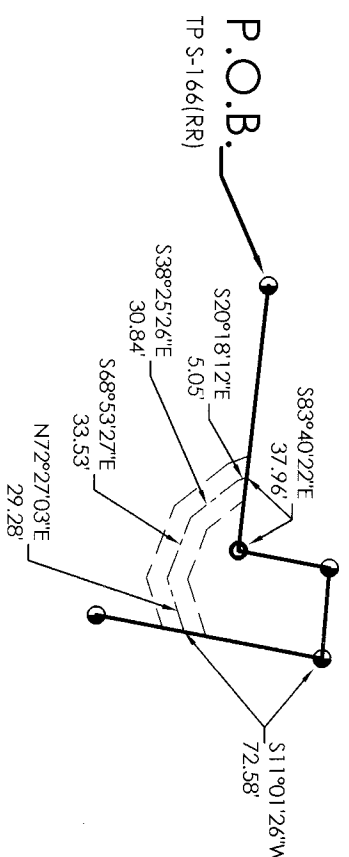
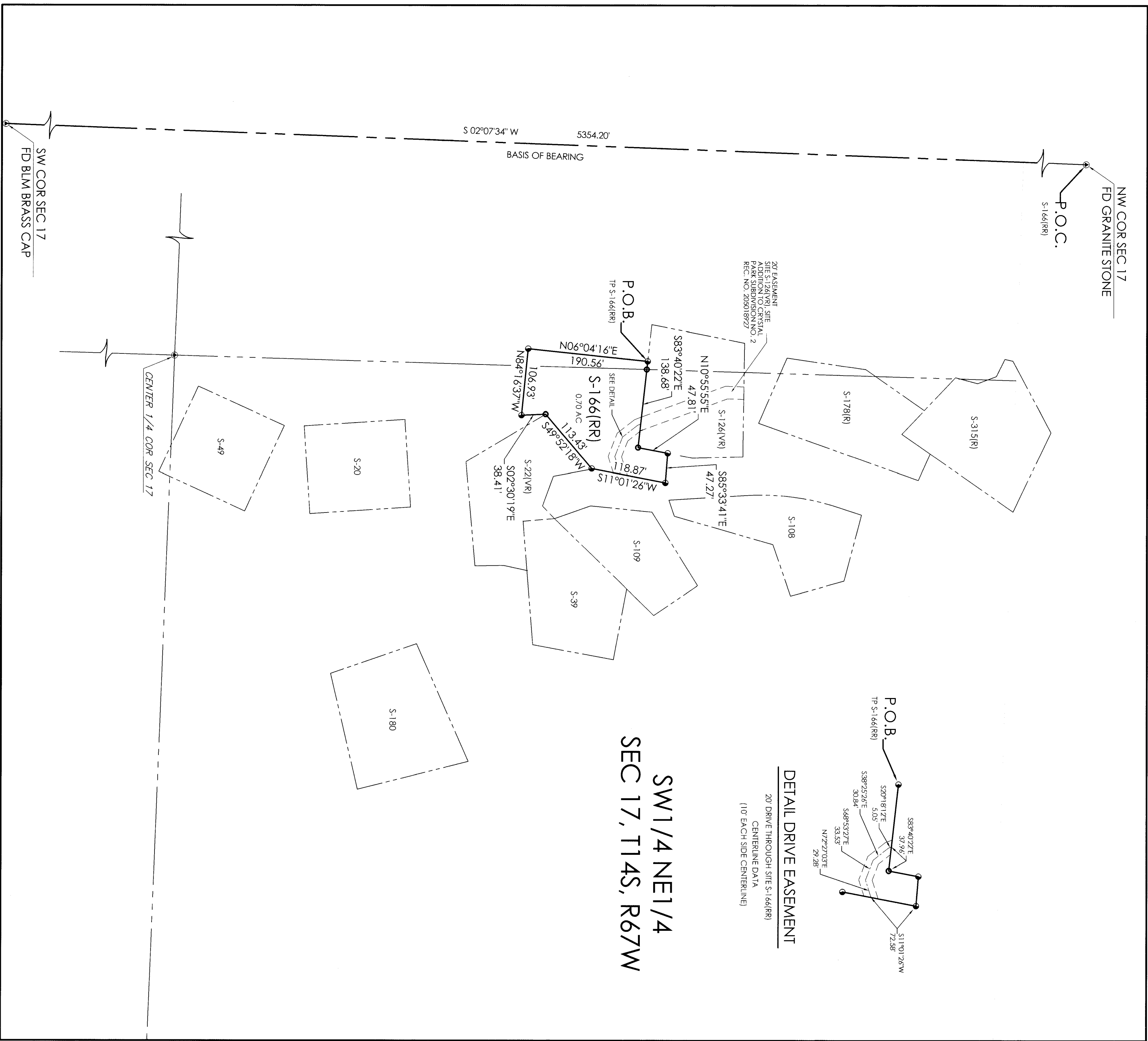


PCD FILE NO. SF2436

# SITES-166(RR)

15497

SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



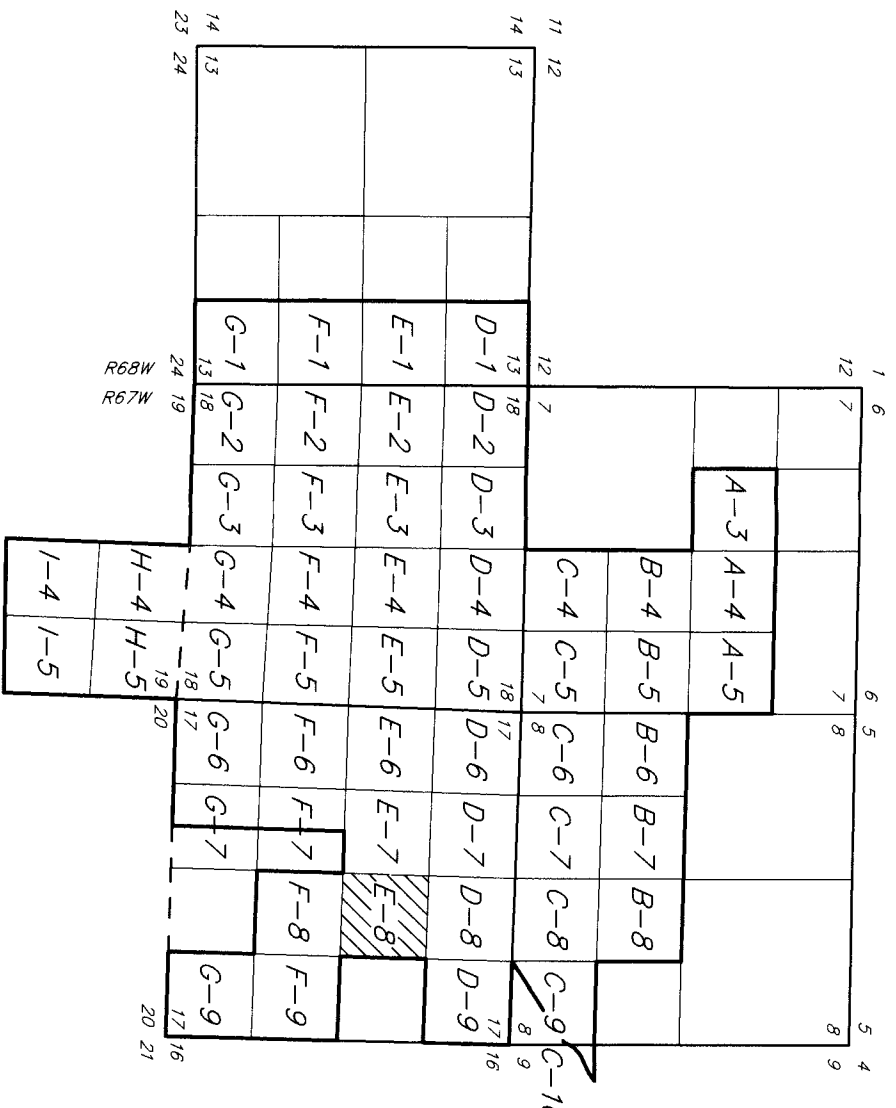
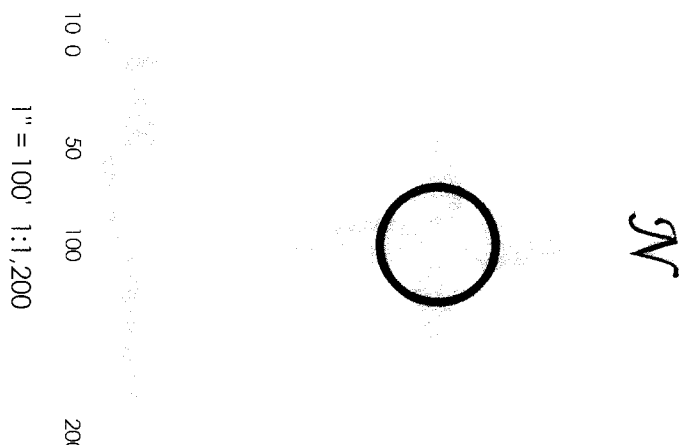
DETAIL DRIVE EASEMENT  
20' DRIVE THROUGH SITE S-166(RR)  
CENTERLINE DATA  
(10' EACH SIDE CENTERLINE)

SW 1/4 NE 1/4  
SEC 17, T14S, R67W

TABLE OF SITE LOCATION TIES

TIE POINT	FROM	TO	BEARING	DISTANCE
TP-166(RR)	NWC, SEC 17-14-67	S-166(RR)	S 51°15'26" E	3238.11'

PCD FILE NO. SF2436



## SHEET INDEX

- PROPERTY CORNER LEGEND
- = PROPERTY CORNERS ARE SET REBAR AND ORANGE CAP STAMPED TRAMPAI PLS 385607 UNLESS OTHERWISE DESIGNATED.
  - = FOUND 1-1/2" ALUMINUM CAP STAMPED "JACK L KIRBY PLS 189971"

## PROPERTY ADDRESS

(5105) NEPPER VALLEY ROAD

SHEET INDEX NO. E-8

SHEET 2 OF 2

(719) 535-5736

**MONUMENT VALLEY ENGINEERS, INC.**

1911 LELAND ST., COLORADO SPRINGS, COLORADO 80909

**SITE S-166(RR)**

SCALE 1" = 100' DRAWN BY CCC DWG. NO. 40241002

DATE 2/14/25 CHECKED BY JOB NO. 40241