

SITE S-122 (AR)

SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2 A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

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

TO WIT:

A TRACT OF LAND FOR SITE S-122 (AR) LOCATED WITHIN CRYSTAL PARK SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK F5 AT PAGE 37 UNDER RECEPTION NUMBER 2393361 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER AND LOCATED WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6th P.M., COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF SECTION 18; THENCE S 56° 59' 10" E, A DISTANCE OF 423.17 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S 51° 00' 00" E, A DISTANCE OF 90.31 FEET;
 THENCE S 34° 07' 19" W, A DISTANCE OF 246.71 FEET;
 THENCE N 51° 47' 24" W, A DISTANCE OF 146.68 FEET;
 THENCE N 43° 48' 11" E, A DISTANCE OF 158.80 FEET;
 THENCE N 52° 39' 24" E, A DISTANCE OF 92.17 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.70 ACRES, MORE OR LESS.

DEDICATION:

THE ABOVE OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO THE 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 SITE SO PLATTED SHALL BE KNOWN AS "SITE S-122 (AR), SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2", EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:

THE AFOREMENTIONED DEDICATION STATEMENT IS EXECUTED THIS _____ DAY OF _____, 202__.

BY: _____ ATTEST: _____
 WILLIAM GIBBS, PRESIDENT BETH WALLER, SECRETARY

STATE OF COLORADO)
)ss
 COUNTY OF EL PASO) NOTARY PUBLIC: _____

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202__, A.D., BY WILLIAM GIBBS, PRESIDENT AND BETH WALLER AS SECRETARY OF CRYSTAL PARK HOMEOWNERS ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

COUNTY APPROVAL:

THIS PLAT "SITE S-122(AR) SITE ADDITION TO CRYSTAL PARK FILING NO. 2" 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.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER THOMPSON, 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 IN JULY, 2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN; 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.

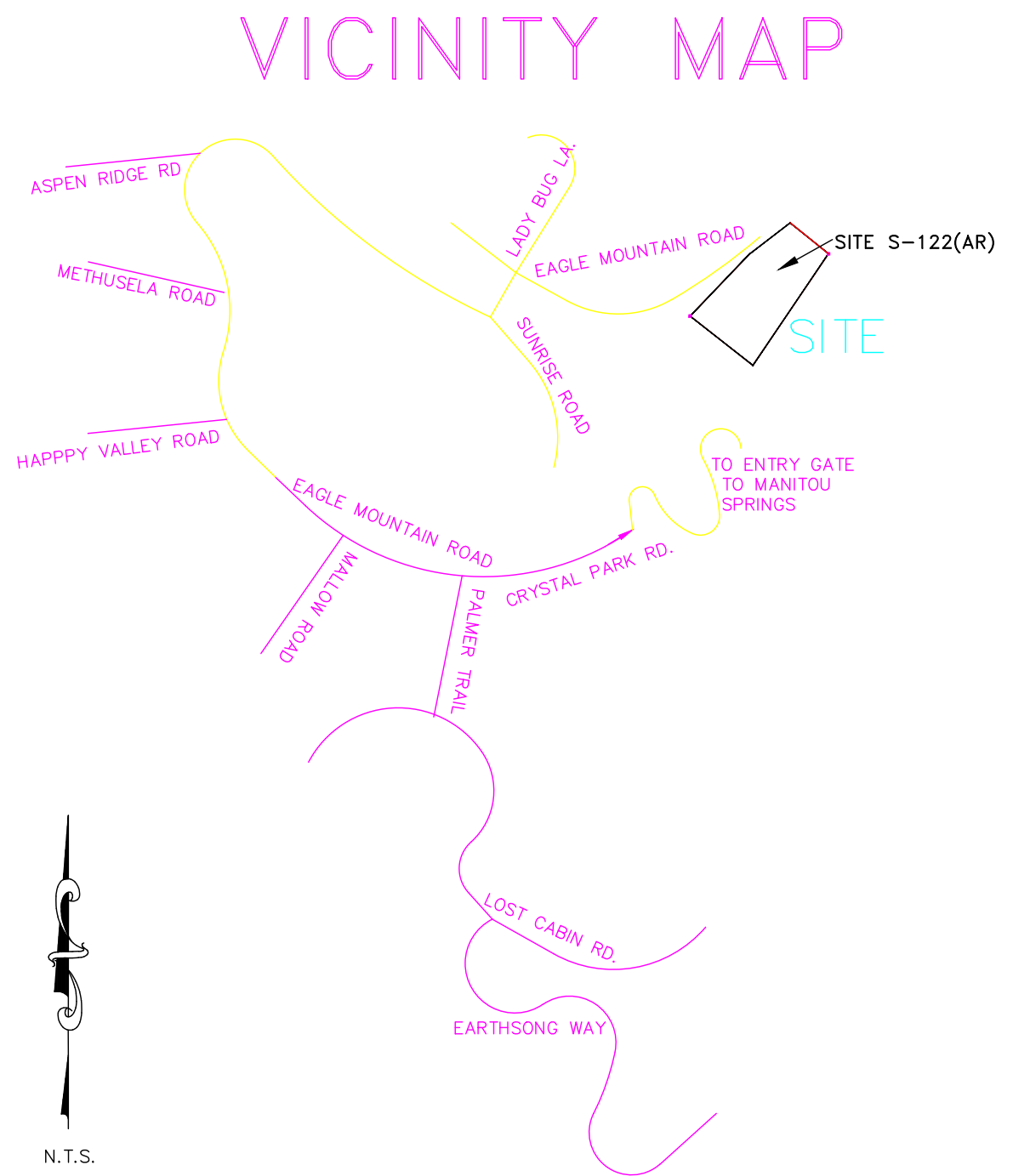
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2024.

CHRISTOPHER THOMPSON P.L.S. NO. 19625
 FOR AND ON BEHALF OF:
 ROCKY MOUNTAIN LAND SERVICES
 4465 NORTHPARK DRIVE SUITE 303
 COLORADO SPRINGS, COLORADO 80907
 (719) 630-0559

NOTES:

1. 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.
2. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE WITH THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCES, SEWERAGE, SOILS AND GEOLOGICAL REPORT. WATER RESOURCES WERE EVALUATED DURING FINAL PLAT OF CRYSTAL PARK SUBDIVISION NO. 2. SOILS AND GEOLOGY REPORT WILL NOT BE SUBMITTED UNTIL SITE PLAN STAGE.
3. EXTREME WILDFIRE 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.
4. ALL FUTURE DEVELOPMENT OF CRYSTAL PARK SHALL COMPLY WITH THE DEVELOPMENT PLAN AS RECORDED IN BOOK 6321 AT PAGE 438, AND THE DEVELOPMENT PLAN GUIDE AS RECORDED IN BOOK 6321 AT PAGE 443 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, OR AS OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING THE APPROPRIATE PUBLIC HEARING.
5. 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.
6. 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 WAYS SHALL ALSO SERVE AS PRIVATE DRAINAGE WAYS. ALL ROADS AND DRAINAGE WAYS SHALL BE MAINTAINED BY CRYSTAL PARK COMMUNITY AND THE INDIVIDUAL SITE OWNERS.
7. ELECTRICAL 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.
8. THE SITE OWNER IS REponsible 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.
9. 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.
10. 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 BY-LAWS.
11. 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.
12. PRIVATE ROAD AND UTILITY EASEMENTS: THE OWNERS HEREBY GRANT UNTO CRYSTAL PARK HOMEOWNERS ASSOCIATION, A COLORADO NON-PROFIT CORPORATION (CRYSTAL PARK) THOSE PRIVATE ROAD AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT AND FURTHER RESRICTS 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.
12. WATER QUALITY, QUANTITY AND DEPENDABILITY DETERMINED SUFFICIENT WITH SF-93-002 (RESOLUTION NO. 93-337).
13. ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH ALUMINUM CAP STAMPED "KIRBY PLS NO. 18991" AT THE SOUTHEAST CORNER OF SITE S 89-R (RECORDED UNDER RECEPTION NUMBER 2393361) AND THE NORTHEASTERLY ANGLE POINT OF SAID TRACT. THE RECORDED BEARING BETWEEN THOSE MONUMENTS IS S 26° 35' 10" W
14. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY RMLS FOR 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 NUMBER _____ AS PREPARED BY CORE TITLE GROUP, LLC AND DATED _____ 2024 AT _____ 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.
15. DRIVEWAY MAINTENANCE AND SNOW REMOVAL ON AND FROM THIS SITE TO AN EXISTING CRYSTAL PARK ROAD SHALL BE THE RESPONSIBILITY OF THE SITE OWNER.
16. THE ADDRESS EXHIBED ON THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT THE LEGAL DESCRIPTION AND IS SUBJECT TO CHANGE.



RECORDING:

STATE OF COLORADO)
) ss
 COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ M. ON THIS _____ DAY OF _____, 20__, AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER BY: _____
 DEPUTY

FEES:

RECORDING FEE: _____
 SCHOOL FEE: _____
 PARK FEE: _____
 BRIDGE FEE: _____
 DRAINAGE FEE: _____

PCD FILE NO. SF-2411

JOB NO.: 43077
 JULY 4, 2023
 PAGE 1 OF 2

OWNER OF RECORD

CRYSTAL PARK HOA
 810 CRYSTAL PARK ROAD #99
 MANITOU SPRINGS, CO 80829-2899
 719-685-9729

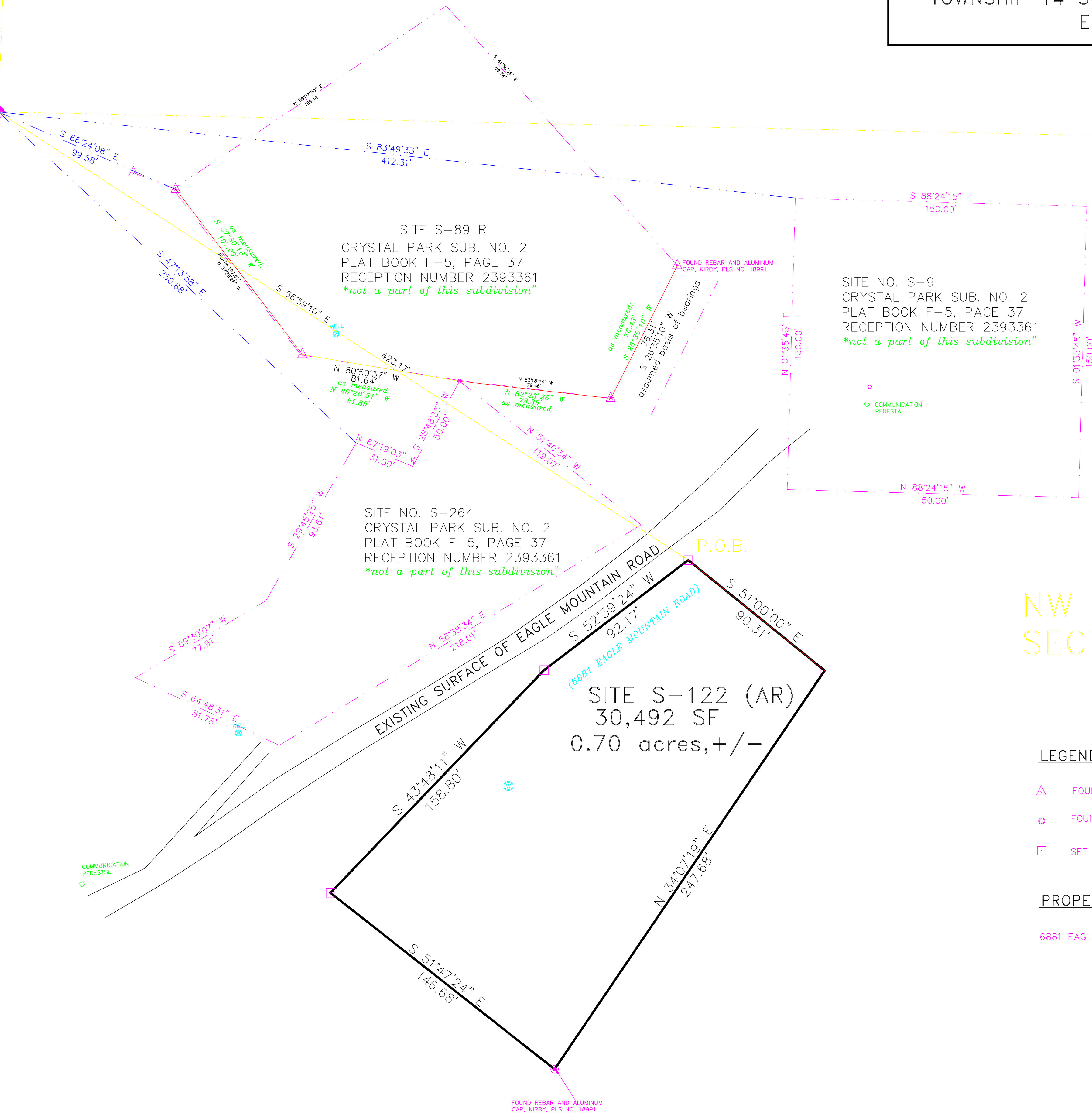


SITE S-122 (AR)

SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2
 A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 18,
 TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6th P.M.,
 EL PASO COUNTY, COLORADO

NW 1/4 NE 1/4
 SECTION 18, T14S, R67W

P.O.C.
 N 1/4 CORNER SECTION 18
 FOUND REBAR WITH BROKEN
 PLASTIC CAP

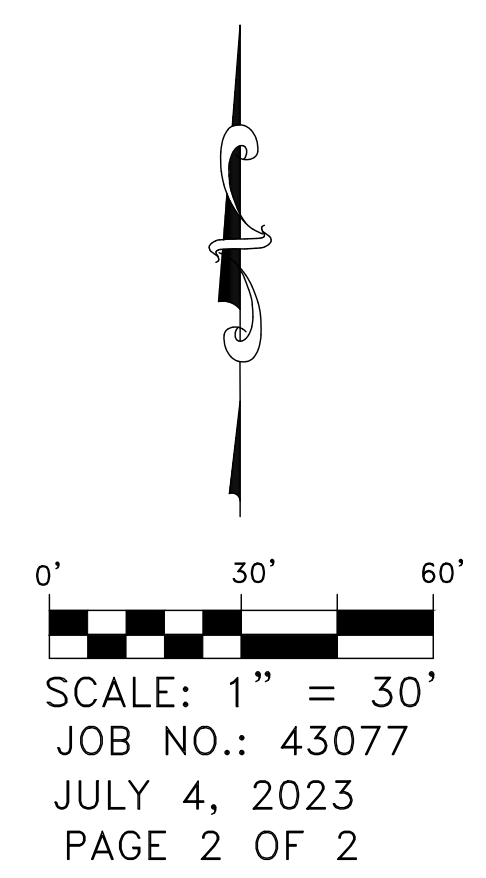


LEGEND:

- ▲ FOUND REBAR WITH 1.5" ALUMINUM CAP "KIRBY PLS NO. 18991"
- FOUND NAIL WITH METAL DISC IN A TREE "KIRBY PLS NO. 18991"
- SET REBAR WITH PLASTIC CAP "RMLS NO. 19625"

PROPERTY ADDRESS:

6881 EAGLE MOUNTAIN ROAD



PCD FILE NO. SF-2411

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