

Chuck Broerman

El Paso County, CO

05/09/2022 03:43:51 PM

Doc \$0.00

2

Rec \$23.00

Pages



222714949

SUBDIVISION/CONDOMINIUM PLAT

| Reception Number | Date | Time |
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| Reception Fee | Number of Pages | File Number |
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Site S-233 Site Addition to Crystal Park Subdivision NO2
Name of Plat

Crystal Park Homeowners Association
Owner's Name

Subdivision

Condominium

SITE S-233

14949

SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, A PORTION OF THE EAST ONE-HALF (E 1/2) OF SECTION 18, 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-233, SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK F-5, PAGE 37, UNDER RECEPTION NO. 23973361 OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE EAST ONE-HALF (E 1/2) OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMERCING (P.O.C.) AT THE SOUTHEAST CORNER OF SAID SECTION 18, AS MONUMENTED BY A 3" BRASS CAP STAMPED "U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT 1975". FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 18, AS MONUMENTED BY A GRANITE STONE, BEARS N 02° 07' 34" E, A DISTANCE OF 5354.74 FEET AND THE BASIS OF BEARINGS USED HEREIN:

THENCE N 40° 47' 58" W, A DISTANCE OF 2360.93 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE SITE HEREBIN DESCRIBED;

THENCE S 28° 25' 33" W, A DISTANCE OF 175.38 FEET;

THENCE N 57° 15' 43" W, A DISTANCE OF 131.07 FEET;

THENCE S 62° 29' 58" E, A DISTANCE OF 138.81 FEET TO THE P.O.B.

SAID SITE CONTAINS 24.434 SQUARE FEET (0.561 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 4321, PAGE 438, AND THE DEVELOPMENT GUIDE AS RECORDED IN BOOK 4321, 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 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.

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.

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, PIPS, 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 NON-PROFIT 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.

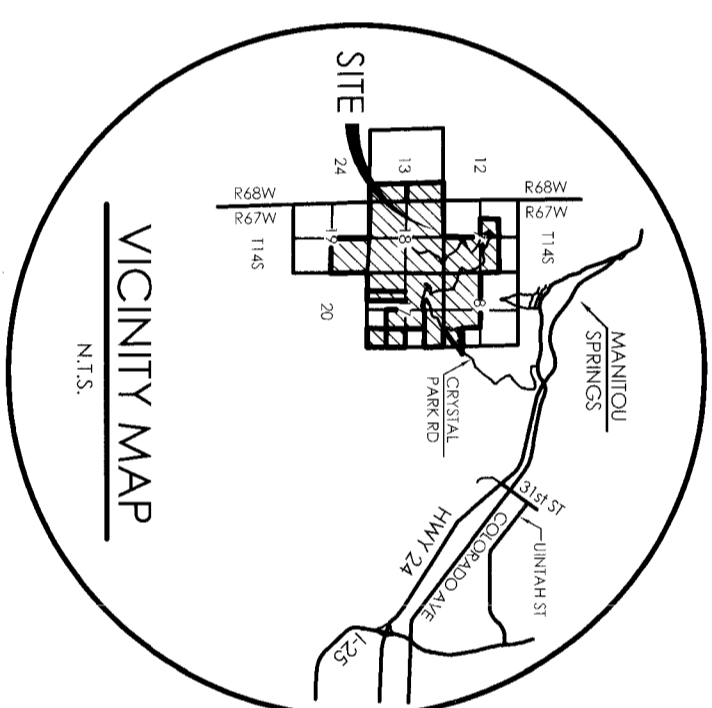
WATER QUALITY, QUANTITY, AND DEPENDABILITY DETERMINED SUFFICIENT WITH SF-93-002 (RESOLUTION NO. 93-337).

THE BASIS OF BEARING FOR THIS PLAT IS THE NORTHEAST CORNER OF SAID SECTION 18, (AS MONUMENTED BY THE ORIGINAL GRANITE STONE), FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 18, (AS MONUMENTED BY A 3" BRASS CAP STAMPED "U.S. DEPARTMENT OF THE INTERIOR BUR. OF LAND MANAGEMENT 1975") BEARS S 02° 07' 34" W, A DISTANCE OF 5354.20 FEET.

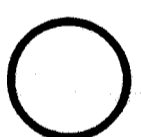
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E. INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS RIGHTS-OF-WAY AND TITLE OF RECORD, M.V.E. INC. RELIED UPON TITLE INSURANCE COMMITMENT NO. 1632097 AS PREPARED BY STEWART TITLE GUARANTY COMPANY AND DATED APRIL 8, 2022, AT 8:00 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.

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.



SW



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 |

ABBREVIATIONS

| | |
|-------------|--|
| IP | SITE THE 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 | ALUMINIUM |
| 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 } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 3:49 PM ON THIS 9 DAY OF May, 2022, AND IS DULY RECORDED IN A PLAT BOOK UNDER RECEPTION NO. 23973361 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHARLES D. BROGEMANN, CLERK & RECORDER

BY Carolina Trankack
DEPUTY

RECORDING FEE: 23.00

SCHOOL: 185.00

PARK FEE: 467.00

BRIDGE: 0.00

DRAINAGE FEE: 0.00

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-233, SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, EL PASO COUNTY, COLORADO."

IN WITNESS WHEREOF

THE AFORESAID DEDICATION STATEMENT IS EXECUTED THIS 19TH DAY OF April, 2022.

CRYSTAL PARK HOME OWNERS ASSOCIATION

BY:

Tempe Krieger
TEMPERIEGGER, PRESIDENT
BETH WALLER, SECRETARY

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE ABOVE AND FOREGOING DEDICATION STATEMENT WAS ACKNOWLEDGED BEFORE ME BY TEMPE KRIEGER, AS PRESIDENT AND BETH WALLER, AS SECRETARY OF CRYSTAL PARK HOMEOWNERS ASSOCIATION, THIS 19th DAY OF April, 2022.

WITNESS MY HAND AND OFFICIAL SEAL.

Wanda Williams
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/1/2024

COUNTY APPROVAL

THIS PLAT FOR SITE S-255(ARB), SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, WAS APPROVED BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE 5TH DAY OF MAY, 2022, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

Wanda Williams
EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

SURVEYOR'S STATEMENT

I, SHAWN RICHARDS, 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 AND UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSEURE 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.

I ATTEST THE ABOVE ON THIS 19TH DAY OF April, 2022.

SHAWN RICHARDS, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 37634
FOR AND ON BEHALF OF EAGLE LAND SURVEYING, INC. DATE 4/19/2022

Shawn Richards

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 13-90-105 C.R.S.)

SHEET 1 OF 2

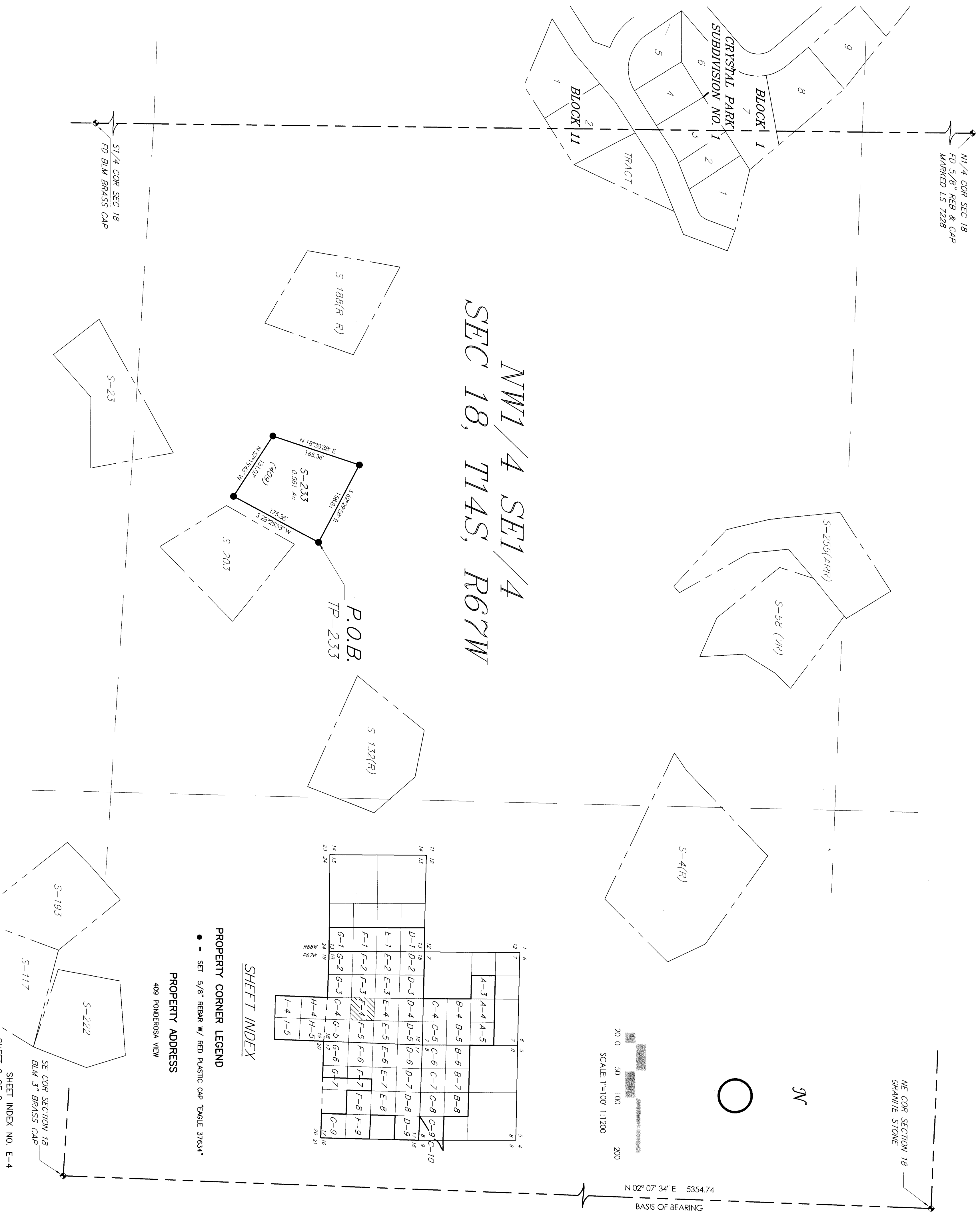
| | |
|--|------------------------|
| MONUMENT VALLEY ENGINEERS INC. | |
| 1911 LEBLANC ST., COLORADO SPRINGS, COLORADO 80909 | |
| SCALE: N/A | DRAWN BY: CCC |
| DATE: 04/14/22 | CHECKED BY: <u>CCC</u> |
| SITE S-233 | |
| DWG. NO. 40234001 | JOB NO. 40234 |

SF 2212

SITE S-233

14949

SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, A PORTION OF THE EAST ONE-HALF (E 1/2) OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



NW1/4 SE1/4
SEC 18, T14S, R67W

P.O.B.
TP-233

SHEET INDEX

PROPERTY CORNER LEGEND
● = SET 5/8" REBAR W/ RED PLASTIC CAP TAGLE 37634"
PROPERTY ADDRESS
409 PONDEROSA VIEW

TABLE OF SITE LOCATION TIES

| TIE POINT | EROM: | ID: | BEARING | DISTANCE |
|-----------|------------------|-------|---------------|----------|
| TP-233 | SEC SEC 18-14-67 | S-233 | N-40°47'58"-W | 2360.93' |

MONUMENT VALLEY ENGINEERS INC.
ENGINEERS SURVEYORS
1911 LELAND ST., COLORADO SPRINGS, COLORADO 80909
(719) 535-5736

SITE S-233

SCALE: 1" = 100'
DATE: 04/14/22
DRAWN BY: CCC
CHECKED BY: [Signature]
DWG. NO.: 40234002
JOB NO.: 40234

SF 2212

SHEET 2 OF 2
SHEET INDEX NO. E-4