

SITE S-103(R)

SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, A PORTION OF THE NORTH ONE-HALF 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

A TRACT OF LAND FOR SITE S-103(R) LOCATED IN A PORTION OF CRYSTAL PARK SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK F5, PAGE 37, UNDER RECEPTION NO. 2393361 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, A PORTION OF SECTION 7, 8, 9, 13, 17, 18, & 19, TOWNSHIP 14 SOUTH, RANGE 67 WEST AND RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE NORTHEAST CORNER OF SAID SECTION 18; (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EAST LINE OF SAID SECTION 18, WHICH BEARS (S 88° 46' 12" E);

THENCE S 76° 39' 14" W, 3059.35 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE TRACT HEREIN DESCRIBED;

THENCE S 37° 58' 11" E, 105.93 FEET;

THENCE S 23° 16' 57" E, 98.25 FEET;

THENCE S 55° 01' 07" E, 49.68 FEET;

THENCE S 39° 56' 59" W, 29.59 FEET;

THENCE N 62° 42' 05" W, 62.50 FEET;

THENCE S 54° 51' 32" W, 100.00 FEET;

THENCE N 60° 44' 21" W, 99.82 FEET;

THENCE N 03° 59' 25" E, 120.00 FEET;

THENCE S 76° 32' 31" E, 48.00 FEET;

THENCE N 13° 27' 29" E, 20.00 FEET;

THENCE S 76° 32' 31" E, 20.00 FEET;

THENCE N 13° 27' 29" E, 84.00 FEET TO THE POINT OF BEGINNING (P.O.B.) AND CONTAINING 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 THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: WATER RESOURCES, SEWERAGE, SOILS & GEOLOGICAL.

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 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, 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.

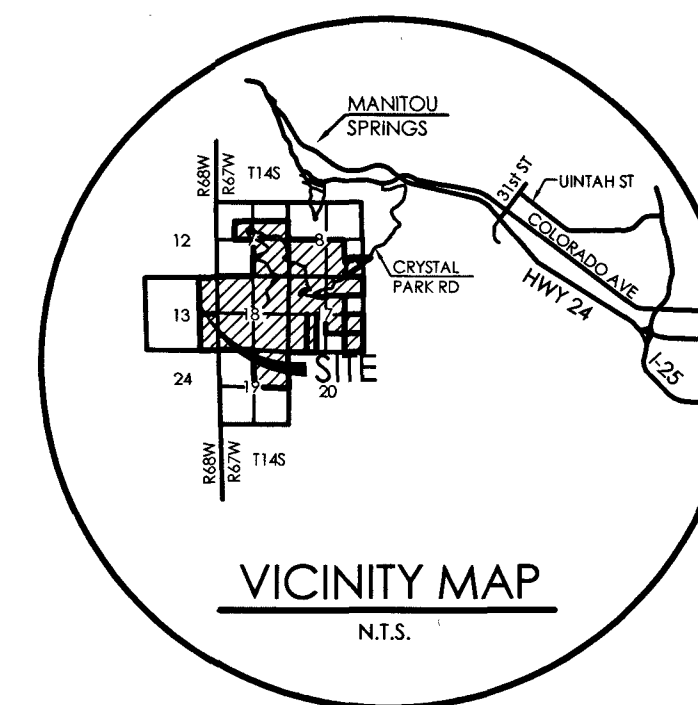
A WATER QUALITY ANALYSIS IN ACCORDANCE WITH SECTION 49.5 E. OF THE EL PASO COUNTY LAND DEVELOPMENT CODE HAS NOT BEEN PERFORMED FOR THIS SUBDIVISION.

BEARINGS AS REFERRED TO HEREIN ARE RELATIVE TO THE SOUTH LINE OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED AS SHOWN ON SAID CRYSTAL PARK SUBDIVISION NO. 2, AND ASSUMED BEARING OF S-88°02'18"-W.

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. 54422 UTC AS PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY AND DATED Nov. 01, 2017 AT 7:00 AM. 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.



NORTH

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

- 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

RECORDATION

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK ____ M. THIS ____ DAY OF _____, 2017, AND IS DULY RECORDED IN A PLAT BOOK UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHARLES D. BROERMAN, CLERK & RECORDER

BY: _____
DEPUTY
FEE:

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-103(R), SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2", EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF

THE AFOREMENTIONED DEDICATION STATEMENT IS EXECUTED THIS 14 DAY OF June, 2017.

CRYSTAL PARK HOMEOWNERS ASSOCIATION

BY: William Gibbs
WILLIAM GIBBS, PRESIDENT

Marilyn Tiernan
MARILYN TIERNAN, SECRETARY

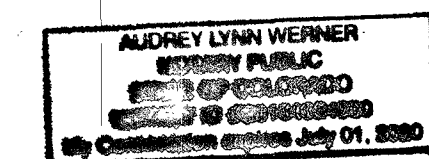
STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE ABOVE AND FOREGOING DEDICATION STATEMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM GIBBS, AS PRESIDENT AND MARILYN TIERNAN, AS SECRETARY OF CRYSTAL PARK HOMEOWNERS ASSOCIATION, THIS 14 DAY OF June, 2017.

WITNESS MY HAND AND OFFICIAL SEAL

Audrey Lynn Werner
NOTARY PUBLIC

MY COMMISSION EXPIRES:



COUNTY APPROVALS

APPROVED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT THIS ____ DAY OF _____, 2017.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

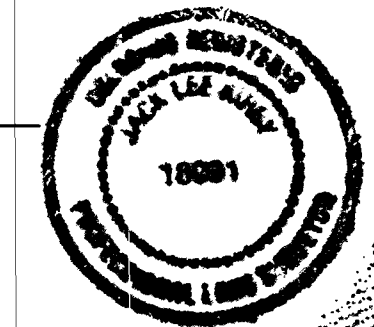
SURVEYOR'S STATEMENT

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING VACATION AND RE-PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF AND DECLARES THAT, IN HIS PROFESSIONAL OPINION THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES 1973, AS AMENDED HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND SUBJECT TO FACTS A CURRENT AND CORRECT TITLE SEARCH AND EXAMINATION MIGHT DISCLOSE.

THIS 2nd DAY OF June, 2017

BY:

Jack L. Kirby
JACK L. KIRBY, P.L.S. 18991
P.O. BOX 172
LAKE GEORGE, CO 80827 (719) 748-3144



NOTICE

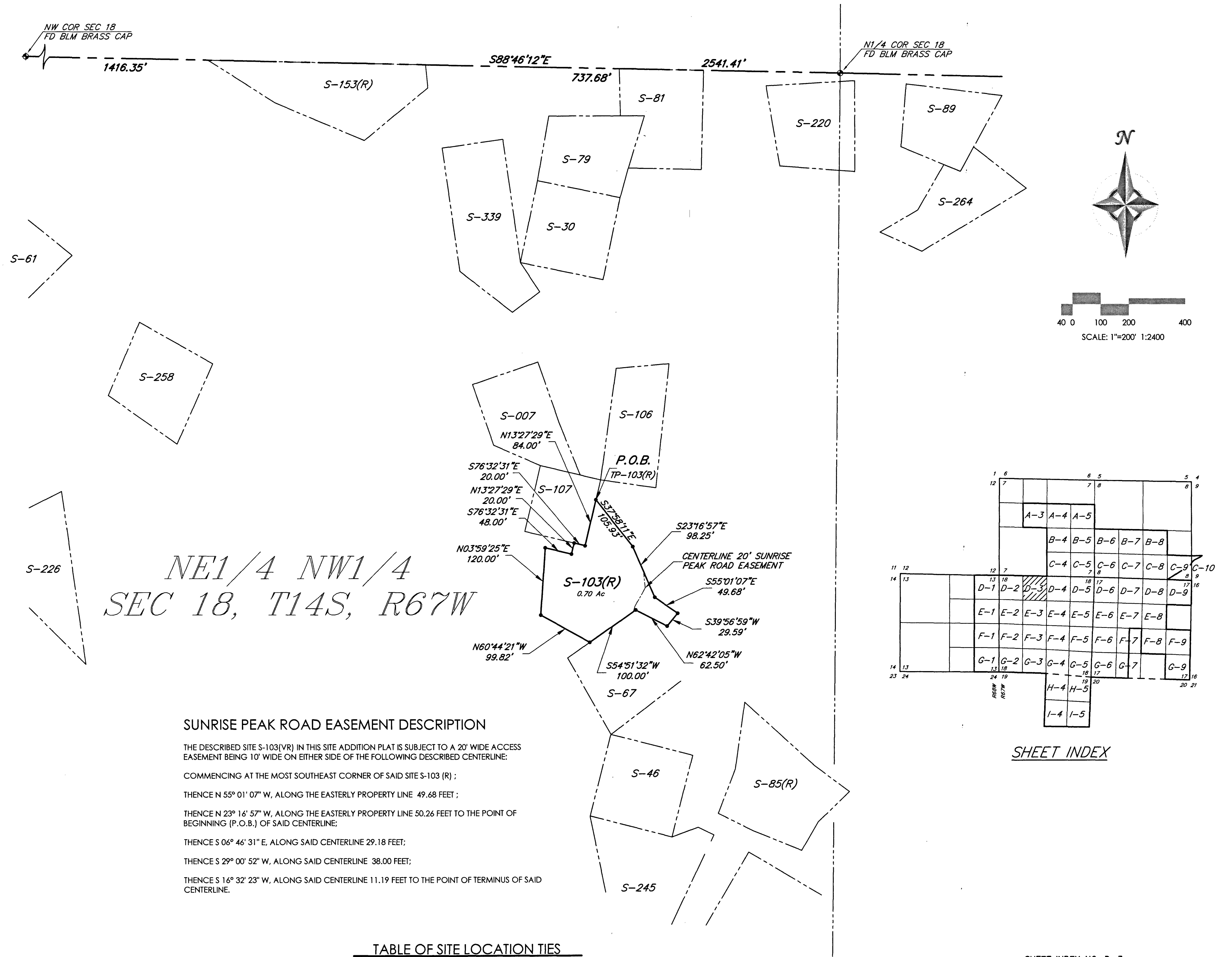
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATIONS SHOWN HEREON." (SECTION 13-80-105 C.R.S.)

SHEET 1 OF 2

MONUMENT VALLEY ENGINEERS INC. ENGINEERS SURVEYORS (719) 635-5736 1911 LELARAY ST., COLORADO SPRINGS, COLORADO 80909	
SITE S-103(R)	
SCALE N/A	DRAWN BY CCC
DATE 05-01-17	CHECKED BY <u>CCC</u>
DWG. NO. 40205001	JOB NO. 40205

SITE S-103(R)

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



SUNRISE PEAK ROAD EASEMENT DESCRIPTION

THE DESCRIBED SITE S-103(R) IN THIS SITE ADDITION PLAT IS SUBJECT TO A 20' WIDE ACCESS EASEMENT BEING 10' WIDE ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST SOUTHEAST CORNER OF SAID SITE S-103 (R) ;

THENCE N 55° 01' 07" W, ALONG THE EASTERLY PROPERTY LINE 49.68 FEET ;

THENCE N 23° 16' 57" W, ALONG THE EASTERLY PROPERTY LINE 50.26 FEET TO THE POINT OF BEGINNING (P.O.B.) OF SAID CENTERLINE;

THENCE S 06° 46' 31" E, ALONG SAID CENTERLINE 29.18 FEET;

THENCE S 29° 00' 52" W, ALONG SAID CENTERLINE 38.00 FEET;

THENCE S 16° 32' 23" W, ALONG SAID CENTERLINE 11.19 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

TABLE OF SITE LOCATION TIES

TIE POINT	FROM:	TO:	BEARING	DISTANCE
TP-103(R)	Nec Of SEC 18-13-67	S-103(R)	S-76°39'14"-W	3059.35'

SHEET INDEX NO. D-3
SHEET 4 OF 2

MONUMENT VALLEY ENGINEERS INC.	
<small>*** ENGINEERS *** SURVEYORS *** 1911 LELARAY ST., COLORADO SPRINGS, COLORADO 80909</small>	
SITE S-103(R)	
SCALE 1" = 100'	DRAWN BY CCC
DATE 06-10-17	CHECKED BY <i>ccc</i>
DWG. NO. 40205002	JOB NO. 40205