

Crystal Park – Plat Submittal

Site S- 323(R)

Exclusions

We are only submitting the new plat for Crystal Park Site S-323(R) and there is no requirement for a Colorado Geological Survey Receipt, Soils & Geology Report, and Wildland Fire & Hazard Mitigation Plan. Those are all required for the Site Development Plan.

There is a requirement for a zero balance tax certificate of which we have included with this Exclusion sheet .



Certificate of Taxes Due

EL PASO COUNTY TREASURER

EL PASO COUNTY, CO

Account #: R7418000230
Parcel #: 7418000230
Owner: CRYSTAL PARK HOA
810 CRYSTAL PARK RD # 99
MANITOU SPRINGS, CO 80829-2899

Cert #: 110326
Requestor:
Requestor #:
Email:

Amount due is valid at issuance date only.

Property Address: 810 CRYSTAL PARK RD, MANITOU SPRINGS, 80829

Comments:

Legal Description: Full Legal Description is appended on subsequent page(s).

ORIGINAL TAX BILLING FOR 2025	TAX DISTRICT	HBC	Values	Actual
Authority	Levy	Tax	Residential	\$0.00
CRYSTAL PARK METRO DISTRICT	0.004192	\$0.00	TOTAL	\$0.00
EL PASO COUNTY	0.006857	\$0.00		
EPC ROAD & BRIDGE (UNSHARED)	0.00033	\$0.00		
MANITOU SPRINGS SCHOOL DISTRICT #14	0.058803	\$0.00		
PIKES PEAK LIBRARY DISTRICT	0.002938	\$0.00		
TAXES FOR 2025	0.07312	\$0.00		

* Credit Levy

TAX YEAR	CHARGE	BASE AMOUNT	INTEREST	FEES	TOTAL DUE
2025	TAX BILL	\$0.00	\$0.00	\$0.00	\$0.00
	TOTAL DUE	\$0.00	\$0.00	\$0.00	\$0.00
	EXEMPTION (APPLIED)				\$0.00
	PAID				\$0.00
	TOTAL LIABILITY valid through October 05, 2026:				\$0.00

All Tax Lien Sale amounts are subject to change due to endorsement of current taxes by the lienholder. Tax Lien Sale redemption amounts must be paid by cash or certified funds. This certificate does not include land or improvements assessed under a separate account number, personal property taxes, oil, gas and mineral rights, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned. Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. This does not include assessments not on record as of this date. In witness whereof, I have hereunto set my hand and seal this 10/5/2026.

Charles Broerman, Treasurer



BY: Charles W Broerman



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EL PASO COUNTY TREASURER

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Account #: R7418000230

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Property Address: 810 CRYSTAL PARK RD, MANITOU SPRINGS, 80829

Legal Description: THAT PART OF CRYSTAL PARK SUB NO 2 LYING IN NW4, W2SW4, W2E2SW4, N2NE4, SW4NE4, N2SE4, N2SE4, SE4SE4 SEC 17-14-67, ALL OF SEC 18-14-67, E2E2 SEC 13-14-68, EX IMPS ONLY ASSIGNED TO PARCEL #74180-00-089, EX CRYSTAL PARK SUB NO 1, EX SITES S-40, S-227, S-24, S-105, S-54, S-197, S-36, S-21, S-200, S-171, S-209, S-6, S-71(VR), S-47, S-199, S-162, S-278, S-31, S-133, S-108(VR), S-126(VR), S-109, S-39, S-180, S-49 S-68, S-19, S-9, S-264, S-81, S-79, S-30, S-106, S-7 S-258, S-90, S-194, S-38, S-245(VR), S-83, S-29, S-16, S-88(VR), S-26 & S-27, S-168, S-25, S-134, S-18(VR), S-195, S-118, S-87, S-144, S-78, S-86, S-10, S-53, S-13, S-32, S-170, S-98, S-58(VR), S-4, S-57, S-193, S-23, S-70(VR), S-5, S-2, S-100, S-246, S-55(VR), S-76, S-102, S-271, S-191, S-46(VR), S-288, S-28, S-230, S-293, S-298, S-269, S-3, S-51, S-120, S-128, S-203, S-33, S-135(R), S-327, S-328, S-303, S-333(VR), S-96R, S-138, S-190A, S-311, S-261, S-159, S-340, S-153, S-155(R), S-165, S-188(R), S-182(R), S-80(R), S-297(R), S-330(R), S-350(R), S-47(R), S-256(AR3), S-4(R), S-305, S-308, S-313, S-314, S-331(R), S-52, S-139(R), S-348(R), S-355 (RR), S-85(R), S-119(RR), S-123(R), S-331(R), S-176(R), S-196(R), S-97(R), S-148(VR), S-222(VR), S-174(R), S-315(R), S-322(R), S-22(VR), S-281(ARR), S-20(VR), S-142(RR), S-220(R), S-160(VR), S-332(AR), S-72(ARR), S-73(RR), S-343, S-82, S-173(R) S-239(ARR), SITE ADD TO CRYSTAL PARK SUB NO 2, S-198(R) S-240(RR), S-268(VR), S-61(RR), S-185(R), S-132(R), S-125(AR), S-121(AR), S-161(RR), S-242(R), S-33(VR), S-50(RR), S-321(R), S-183(VR), S-189, S-187, S-89(R), S-224 (AR), S-193(VR), S-349 (AR), S-290, S-291(R), S-79 (VR), & S-26 (VR), & S-184 (R), S-103 (R), S-104 (R), S-007 (VR), SITE ADDITION TO CRYSTAL PARK SUB NO 2, S-93 (ARR), S-229 (R), S-237 (R), S-106 (VR), S-334, S-74 (R), S-255 (ARR), S-295, S-124 (R), S-178 (ARR), SITE ADD TO CRYSTAL PARK SUB NO 2, S-278, A VAC & REPLAT OF S-278 CRYSTAL PARK SUB NO 2, S-134 (VR) A CAV & REPLAT OF S-134 CRYSTAL PARK SUB NO 2, S-352 (RR), S-141 (R), S-223 (R) SITE ADD TO CRYSTAL PARK SUB NO 2, S-306 (R) SITE ADD TO CRYSTAL PARK SUB NO 2, SITE S-233 SITE ADD TO CRYSTAL PARKSUB NO 2, S-164 (R) SITE ADD TO CRYSTAL PARK SUB NO 2, SITE S-211(R), S-318(RR), S-115(R), S-221(R), S-43(RR), SITE ADD TO CRYSTAL PARK SUB NO 2, S-282 (AR), S-75 (R), S-27 SITE ADD TO CRYSTAL PARK SUB NO 2, EX SITES S-145 (AR) PLAT #15273, SITE S-157 (R) PLAT #15274, EX SITES S-304 (R) PLAT #15353, SITE S-122 (AR) PLAT #15352, EX SITES S-353 PLAT #15501, S-289 PLAT #15498, & S-166(RR) PLAT #15497***PARCEL OUTED 2026 NEW NUMBER IS 74180-00-231 PLAT #15600 LEFTOVER PARCEL 74180-00-232***