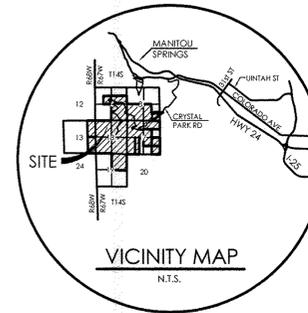


SITE S-74(R)

14582

SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, A PORTION OF THE NORTH ONE-HALF (N1/2) 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-74(R), SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK F-5, PAGE 37, UNDER RECEPTION NO. 2393361 OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTH ONE-HALF (N1/2) 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:

COMMENCING (P.O.C.) AT 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 BUREAU OF LAND MANAGEMENT 1975" BEARS S 02° 07'34" W, A DISTANCE OF 5354.20 FEET AND IS THE BASIS OF BEARING USED HEREIN:

THENCE S56°36'03"W, A DISTANCE OF 2812.49 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE SITE HEREIN DESCRIBED;

THENCE S32°55'25"W, A DISTANCE OF 156.96 FEET;

THENCE N56°57'47"W, A DISTANCE OF 201.87 FEET;

THENCE N32°42'35"E, A DISTANCE OF 144.78 FEET;

THENCE S60°24'25"E, A DISTANCE OF 202.75 FEET TO THE P.O.B.

SAID SITE CONTAINS 30,498 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 THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: WATER RESOURCES, SEWERAGE, SOILS & GEOLOGICAL.

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.

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 4.7.0(9) OF THE EL PASO COUNTY LAND DEVELOPMENT CODE HAS NOT BEEN PERFORMED FOR THIS SUBDIVISION.

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. 76/2717C, AS PREPARED BY WESTCORK LAND TITLE INSURANCE COMPANY AND DATED 8/24/20, 2020 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.

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.

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

PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED 9/2/20 AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 22014582

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 } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:00 AM, THIS 10th DAY OF SEPTEMBER, 2020, AND IS DULY RECORDED IN A PLAT BOOK UNDER RECEPTION NO. 22014582 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

Chuck Broerman

CHARLES D. BROERMAN, CLERK & RECORDER

By: *Charles D. Broerman*
DEPUTY

RECORDING FEE: \$20 - S.C. \$5

SCHOOL: \$185.00 (DIST. 14)

PARK FEE: \$456.00 (REGIONAL AREA 3)

BRIDGE: N/A

DRAINAGE FEE: N/A

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-74(R)", SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF

THE AFOREMENTIONED DEDICATION STATEMENT IS EXECUTED THIS 11 DAY OF June, 2020.

CRYSTAL PARK HOME OWNERS ASSOCIATION

BY: *William Gibbs*
WILLIAM GIBBS, PRESIDENT

Marilyn Tiernan
MARILYN TIERNAN, SECRETARY

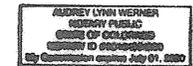
STATE OF COLORADO }
COUNTY OF EL PASO } SS

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 11 DAY OF June, 2020.

WITNESS MY HAND AND OFFICIAL SEAL.

Audrey Lynn Wehner
NOTARY PUBLIC

MY COMMISSION EXPIRES:



COUNTY APPROVAL

THIS PLAT FOR SITE S-74(R), SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2 WAS APPROVED BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE 30th DAY OF SEPTEMBER, 2020, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

Cheryl Taylor
EXECUTIVE DIRECTOR, 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 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.

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

DATE



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

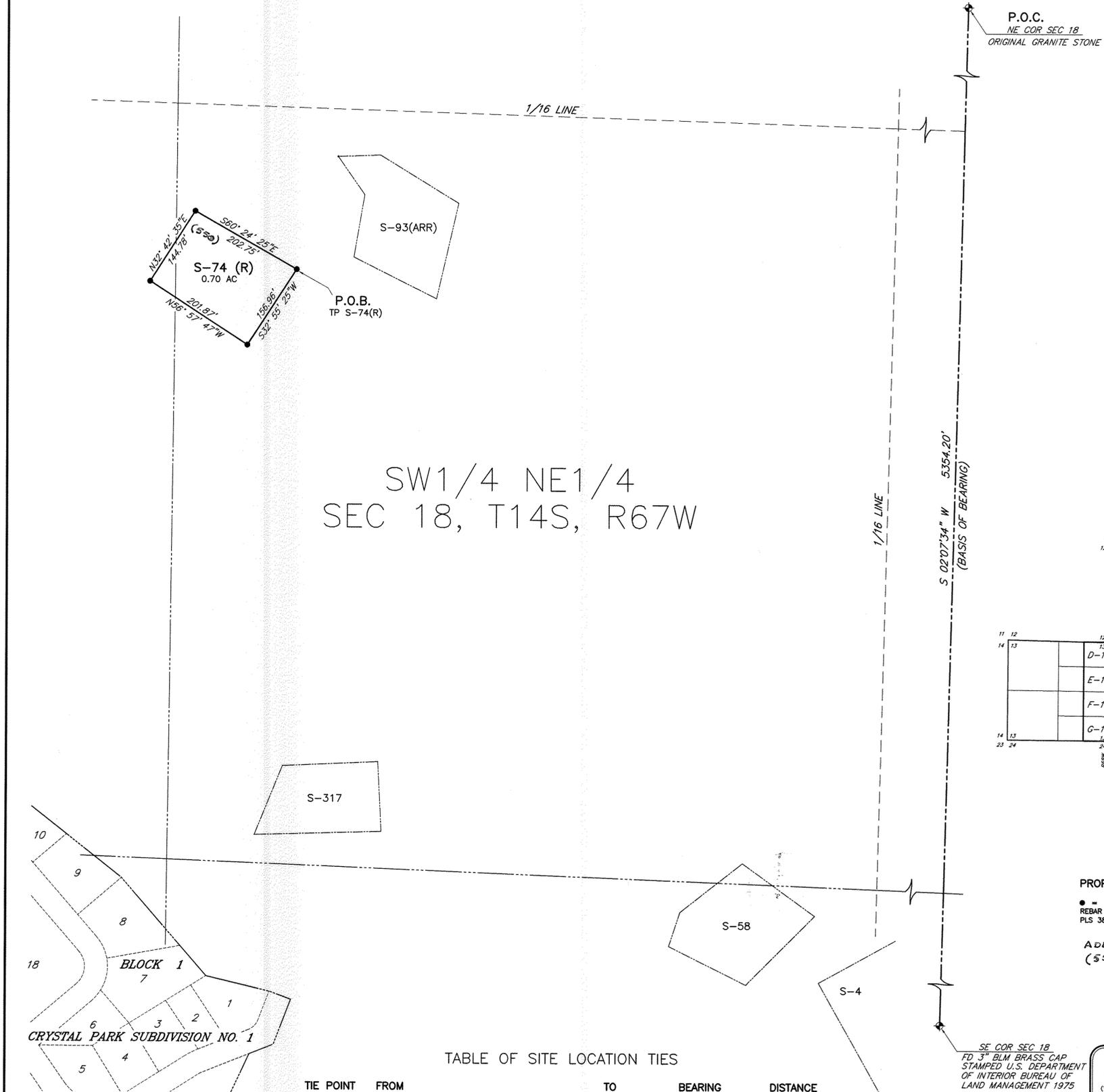
 MONUMENT VALLEY ENGINEERS INC. ENGINEERS SURVEYORS 1911 LELARAY ST., COLORADO SPRINGS, COLORADO 80909 (719) 636-5736		SITE S-74(R)	
		SCALE N/A	DRAWN BY CCC
DATE 04/27/2020	CHECKED BY ZZZ	JOB NO. 40219	

PCD File # SF2013

SITE S-74(R)

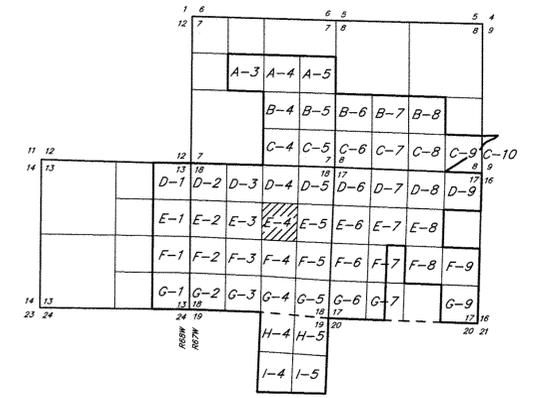
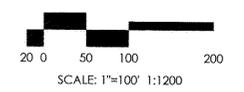
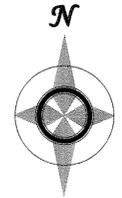
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14582



SW1/4 NE1/4
SEC 18, T14S, R67W

P.O.C.
NE COR SEC 18
ORIGINAL GRANITE STONE



SHEET INDEX

PROPERTY CORNER LEGEND
● = ALL PROPERTY CORNERS ARE SET REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560" UNLESS OTHERWISE DESIGNATED.

ADDRESS
(550) SUNRISE PEAK

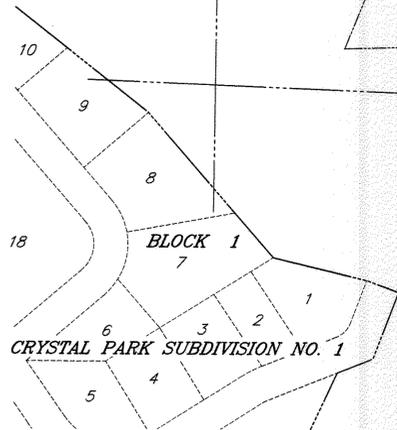


TABLE OF SITE LOCATION TIES

TIE POINT	FROM	TO	BEARING	DISTANCE
TP-74(R)	NEc, SEC 18-14-67	S-74(R)	S-56°36'03"-W	2812.49'

SE COR SEC 18
FD 3" BLM BRASS CAP
STAMPED U.S. DEPARTMENT
OF INTERIOR BUREAU OF
LAND MANAGEMENT 1975

PCD File# SF2013

SHEET INDEX NO. E-4
SHEET 2 OF 2

MVE
MONUMENT VALLEY ENGINEERS INC.
ENGINEERS SURVEYORS
1911 LELAND ST., COLORADO SPRINGS, COLORADO 80909
(719) 635-5736

SITE S-74(R)

SCALE 1" = 100' DRAWN BY CCC DWG. NO. 40219002
DATE 04/27/2020 CHECKED BY *ccc* JOB NO. 40219