

SITE S-74(R)
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 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.

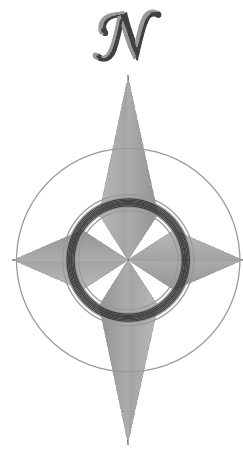
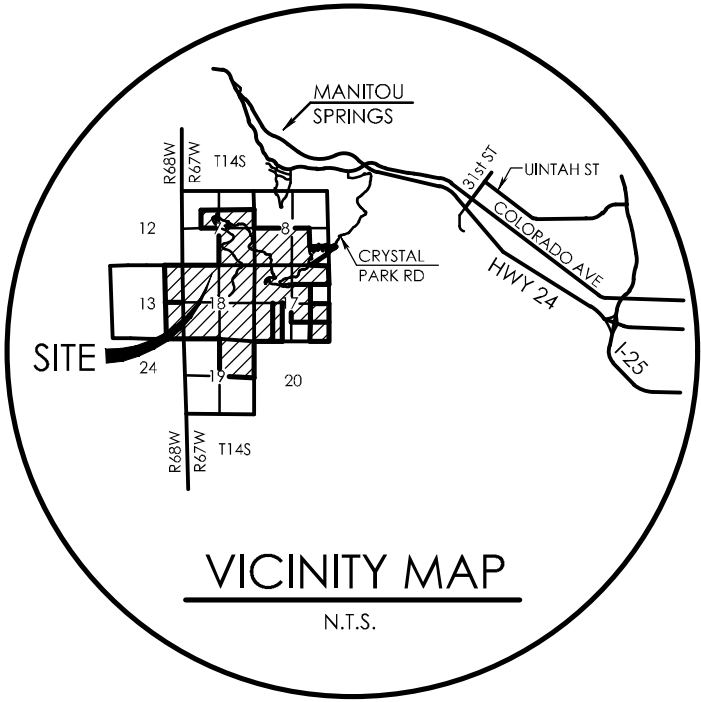
A WATER QUALITY ANALYSIS IN ACCORDANCE WITH SECTION 49.5 E. OF THE EL PASO COUNTY LAND
DEVELOPMENT CODE HAS NOT BEEN PERFORMED FOR THIS SUBDIVISION.

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. 60265UTC AS PREPARED BY
WESTCOR LAND TITLE INSURANCE COMPANY AND DATED 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 EXHIBED 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 |

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
O'CLOCK ____ M. THIS ____ DAY OF _____, 2020, 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

RECORDING FEE: _____

SCHOOL: _____

PARK FEE: _____

BRIDGE: _____

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

IN WITNESS WHEREOF

THE AFOREMENTIONED DEDICATION STATEMENT IS EXECUTED THIS ____ DAY OF
_____, 2020.

CRYSTAL PARK HOME OWNERS ASSOCIATION

BY: _____
WILLIAM GIBBS, PRESIDENT

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 ____ DAY OF _____, 2020.

WITNESS MY HAND AND OFFICIAL SEAL.

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 ____ DAY OF _____, 2020, SUBJECT TO ANY NOTES OR CONDITIONS
SPECIFIED HEREON.

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.

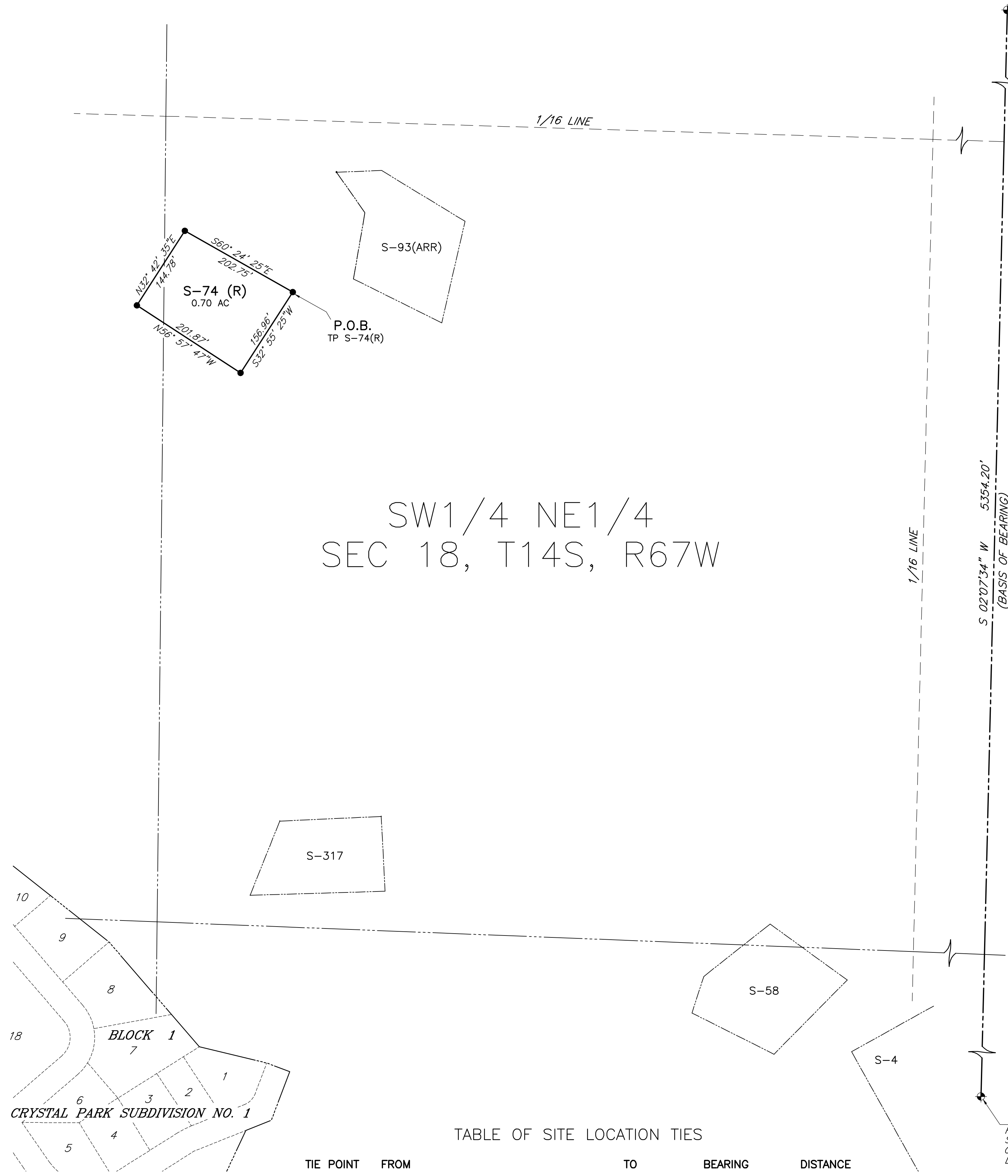
SHEET 1 OF 2

| | | |
|---|--------------|-------------------|
| MONUMENT VALLEY ENGINEERS INC. *** ENGINEERS *** SURVEYORS *** (719) 635-5736 1911 LELARAY ST., COLORADO SPRINGS, COLORADO 80909 | | |
| SITE S-74(R) | | |
| SCALE N/A | DRAWN BY CCC | DWG. NO. 40219001 |
| DATE 04/27/2020 | CHECKED BY | JOB NO. 40219 |

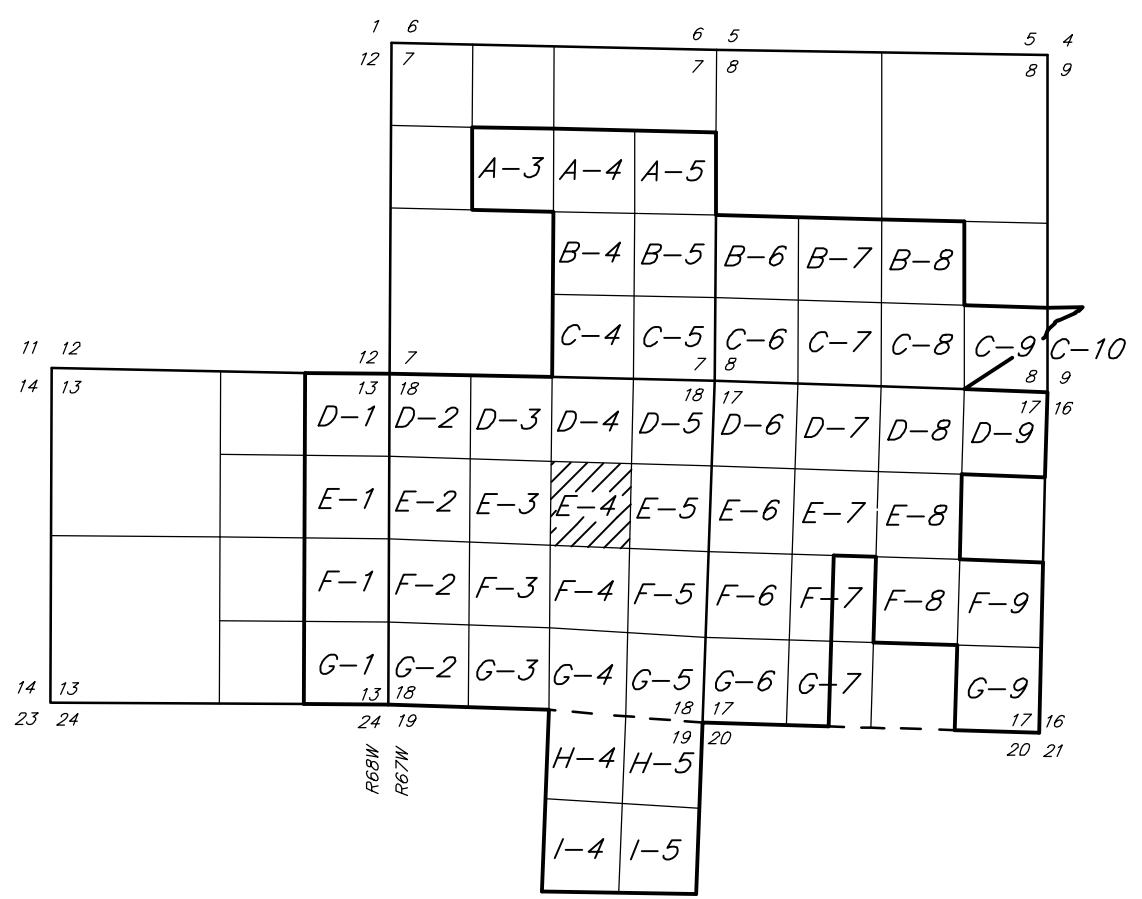
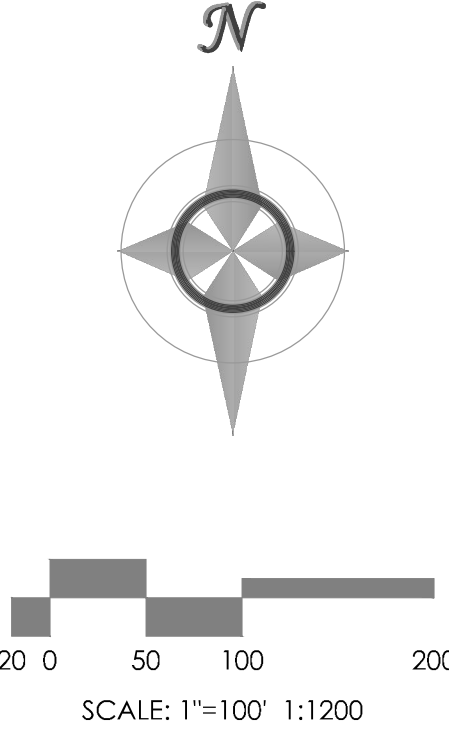
PCD File # SF2013

SITE S-74(R)

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



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.

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

SHEET INDEX NO. E-4
SHEET 2 OF 2

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

SITE S-74(R)
SCALE 1" = 100'
DATE 04/27/2020
DRAWN BY CCC
CHECKED BY
DWG. NO. 40219002
JOB NO. 40219