

SITE S-106(VR)

14225

A VACATION AND REPLAT OF SITE S-106, CRYSTAL PARK SUBDIVISION NO. 2, A PORTION OF THE NORTHWEST ONE-QUARTER 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, AND C & J LAVEZZI LIVING TRUST, ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT

A TRACT OF LAND FOR THE VACATION AND REPLAT OF SITE S-106 LOCATED IN A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MORE FULLY DESCRIBED AS FOLLOWS:

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

THENCE S 80° 41' 57" W, 2951.92 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE TRACT HEREIN DESCRIBED;

THENCE S 57° 46' 48" E, 142.56 FEET;

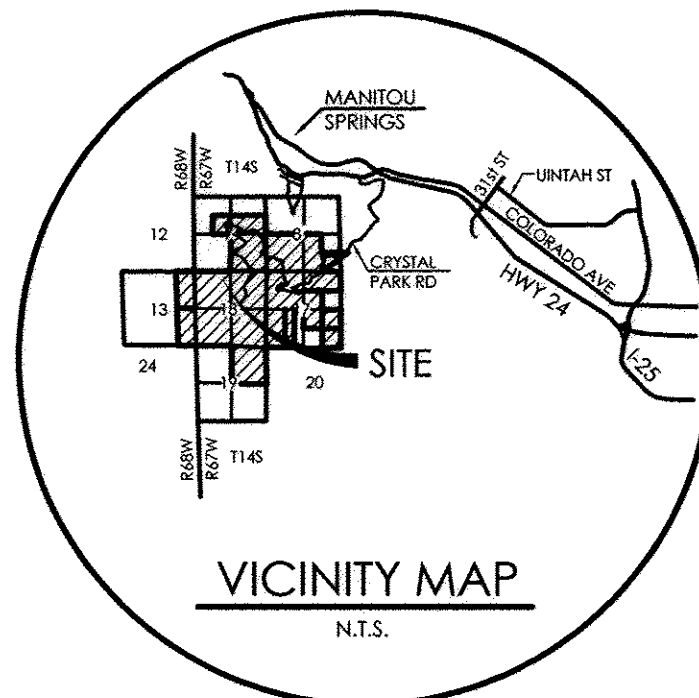
THENCE S 28° 06' 42" W, 138.00 FEET;

THENCE S 48° 50' 41" W, 95.69 FEET;

THENCE N 30° 12' 38" W, 77.06 FEET;

THENCE N 21° 48' 21" W, 99.86 FEET;

THENCE N 42° 19' 24" E, 137.13 FEET TO THE POINT OF BEGINNING (P.O.B.) AND CONTAINING 0.70 ACRES OF LAND MORE OR LESS.



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

COUNTY APPROVALS

APPROVED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT THIS 15th DAY OF October, 2018.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

RECORDATION

STATE OF COLORADO }
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK 1:30 PM THIS 16th DAY OF October, 2018, AND IS DULY RECORDED IN A PLAT BOOK UNDER RECEPTION NO. 218714225 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

Charles D. Broerman, Clerk & Recorder

BY: Chuck Broerman
DEPUTY
FEE:

DEDICATION

THE OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED, VACATED AND RE 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-106(VR), SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2", EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF

THE AFOREMENTIONED DEDICATION STATEMENT IS EXECUTED THIS 21st DAY OF September, 2018.

CRYSTAL PARK HOME OWNERS ASSOCIATION

BY: William Gibbs
WILLIAM GIBBS, PRESIDENT
Marilyn Tiernan
MARILYN TIERNAN, SECRETARY

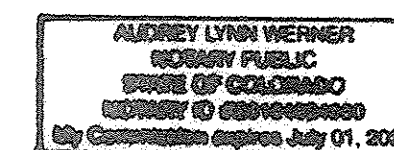
STATE OF COLORADO }
COUNTY OF EL PASO }

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 24th DAY OF September, 2018.

WITNESS MY HAND AND OFFICIAL SEAL.

Audrey Lynn Werner
NOTARY PUBLIC

MY COMMISSION EXPIRES:



IN WITNESS WHEREOF

THE AFOREMENTIONED DEDICATION STATEMENT IS EXECUTED THIS 21st DAY OF September, 2018.

C & J LAVEZZI LIVING TRUST

Charles L. Lavezzi
CHARLES L. LAVEZZI, TRUSTEE
Judith A. Lavezzi
JUDITH A. LAVEZZI, TRUSTEE

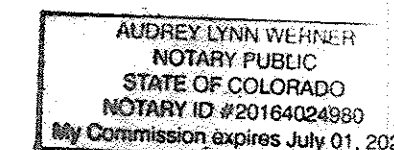
STATE OF COLORADO }
COUNTY OF EL PASO }

THE ABOVE AND FOREGOING DEDICATION STATEMENT WAS ACKNOWLEDGED BEFORE ME BY CHARLES L. LAVEZZI AND JUDITH A. LAVEZZI, THIS 24th DAY OF September, 2018.

WITNESS MY HAND AND OFFICIAL SEAL.

Audrey Lynn Werner
NOTARY PUBLIC

MY COMMISSION EXPIRES:



NOTICE

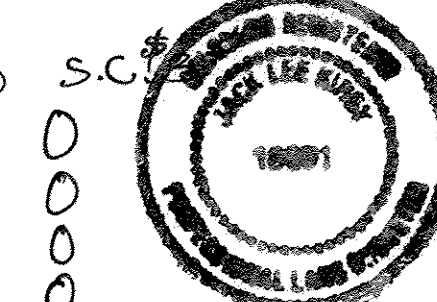
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATIONS SHOWN HEREON."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

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 8th DAY OF August, 2018
BY:

Jack L. Kirby
JACK L. KIRBY, P.L.S.
P.O. BOX 178
LAKE GEORGE, CO. 80827 (719) 748-3144



Fees: \$20
Drainage
Bridge
School
Park

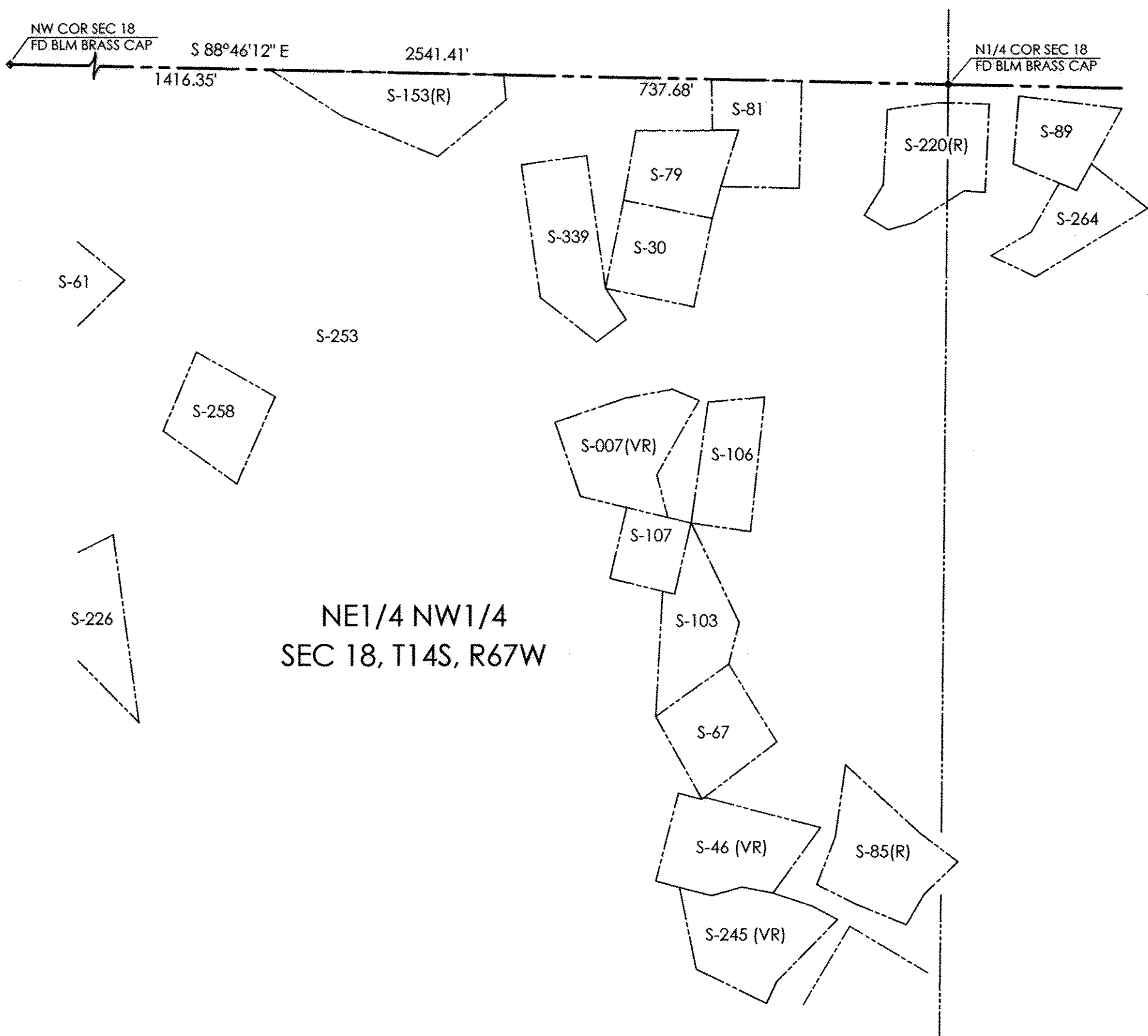
SHEET 1 OF 2	
MONUMENT VALLEY ENGINEERS INC. *** ENGINEERS *** SURVEYORS *** (719) 635-5736 1911 LELARAY ST., COLORADO SPRINGS, COLORADO 80909	
SITE S-106(VR)	
SCALE N/A	DRAWN BY CCC
DATE 8-02-18	CHECKED BY <u>ccc</u>
DWG. NO. 40212001	JOB NO. 40212

VR1815

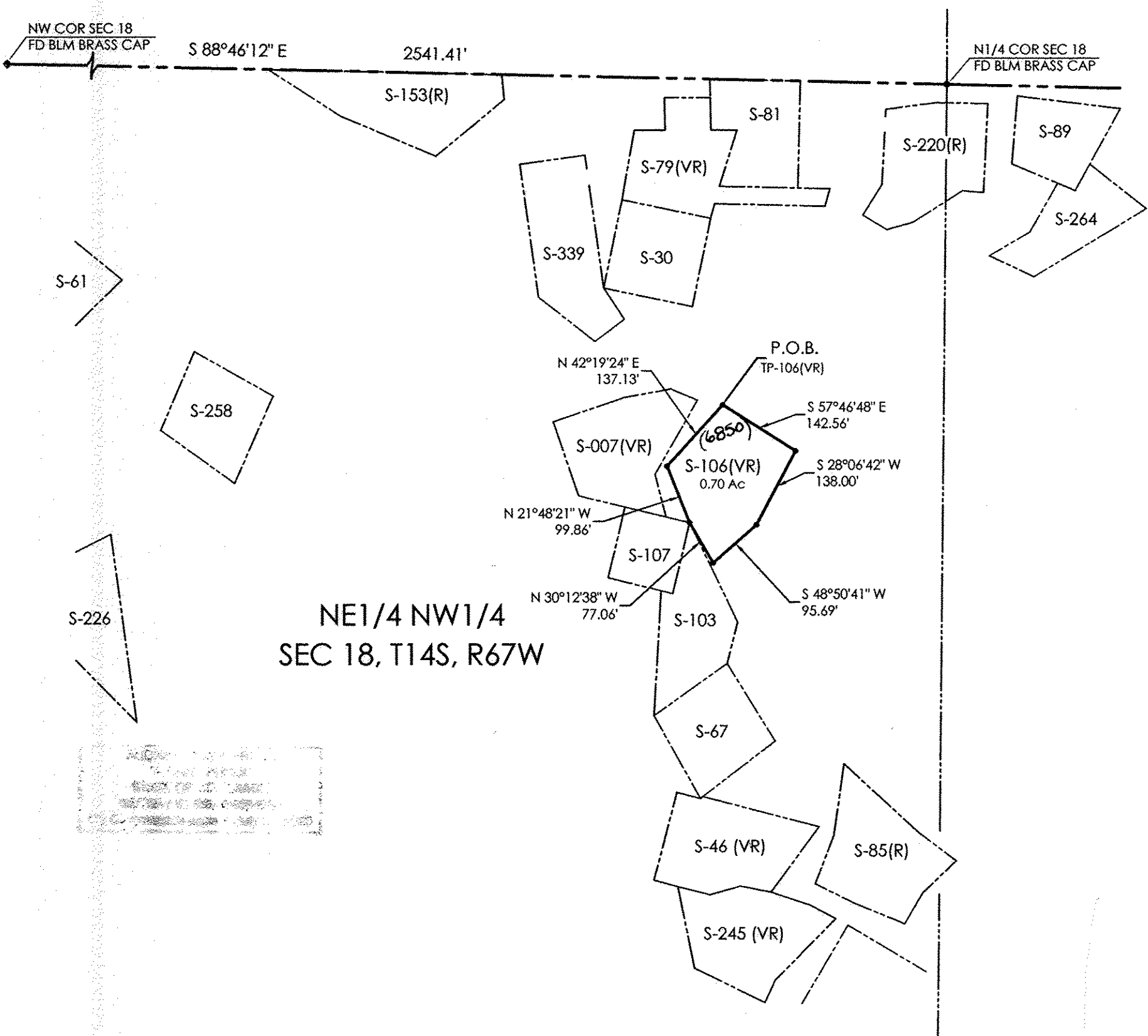
SITE S-106(VR)

14225

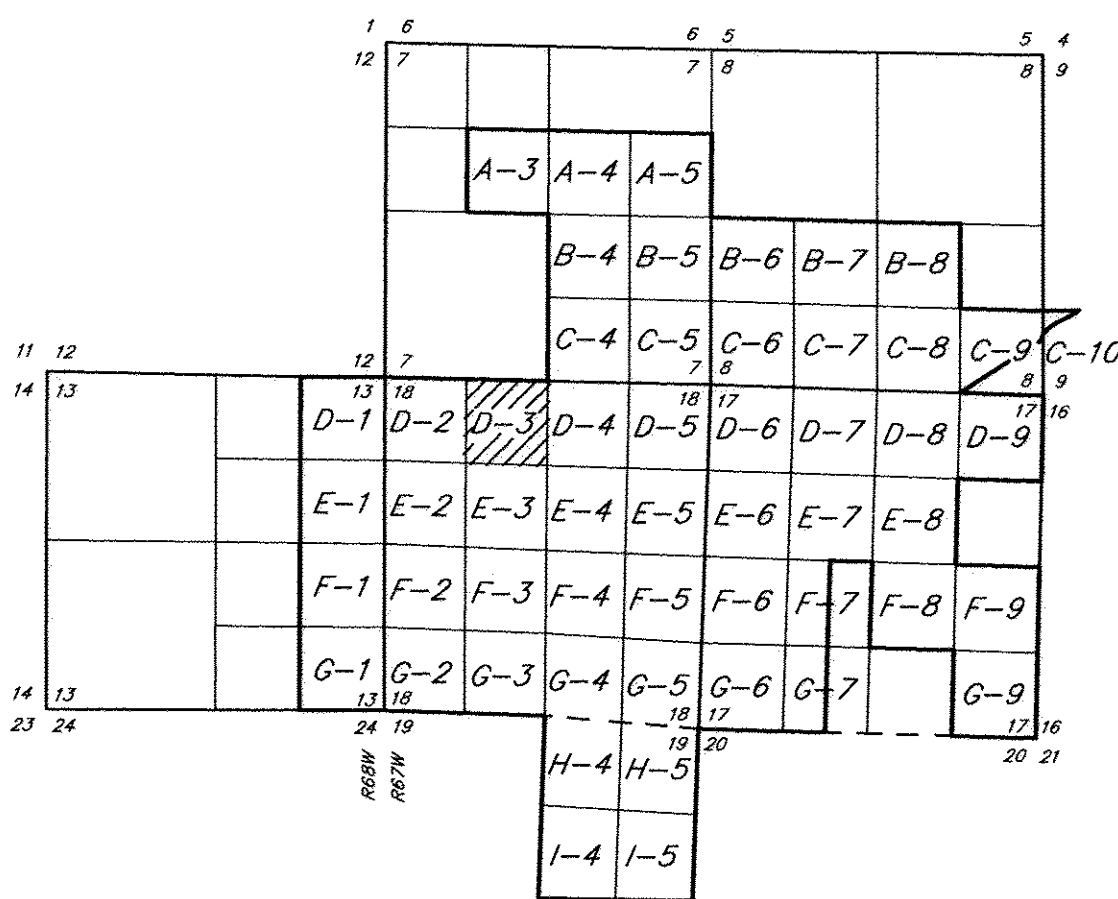
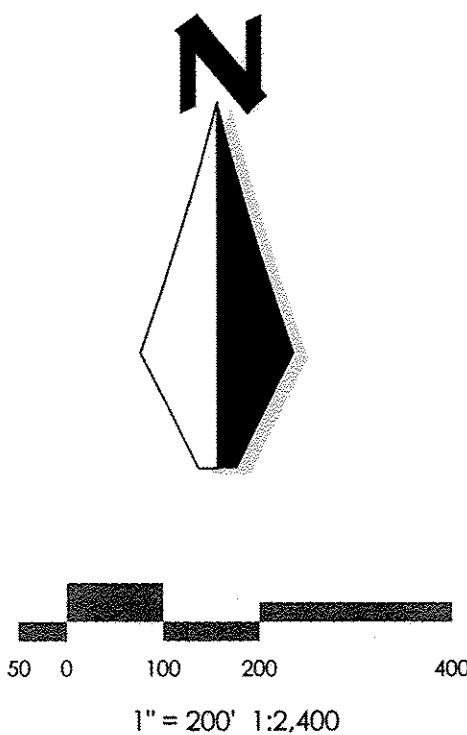
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S-106 AS VACATED



S-106(VR) AS RE-PLATTED



SHEET INDEX

TABLE OF SITE LOCATION TIES

TIE POINT	FROM	TO	BEARING	DISTANCE
TP-106(VR)	NEc, SEC 18-14-67	S-106(VR)	S 80°41'57" W	2951.92'

RBD

SHEET INDEX NO. D-3
SHEET 2 OF 2

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

SITE S-106(VR)

SCALE 1" = 200'	DRAWN BY CCC	DWG. NO. 40212002
DATE 08-02-18	CHECKED BY <i>ccc</i>	JOB NO. 40212

VR1815