## SITE S-106(VR)

# 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 (\$ 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

#### 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

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 <u>LAND DEVELOPMENT CODE</u> HAS NOT BEEN PERFORMED FOR THIS SUBDIVISION.

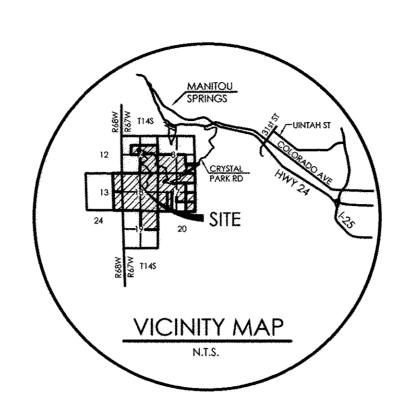
BEARINGS AS REFERRED TO HEREIN ARE RELATIVE TO THE SOUTH LINE OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED AS SHOWN ON SAID CRYSTAL PARK SUBDIVISION NO. 2, AND ASSUMED BEARING OF S-88°02'18"-W.

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. 6027047C

AS PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY AND DATED 3, 2018 AT 7130 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

PROJECTED QUARTER SECTION LINE

PROJECTED 1/16TH SECTION LINE
SITE (LOT) BOUNDARY LINE

- PREVIOUSLY PLATTED SITE (LOT) LINE

EASEMENT LINE

### **ABBREVIATIONS**

Sec 8-14-67

TP SITE TIE POINT

COR CORNER

C CORNER

SEC SECTION

BUREAU OF LAND MANAGEMENT

SECTION NUMBER-TOWNSHIP SOUTH-RANGE WEST

D FOUND

REB REBAR
S-95 SITE NUMBER

**COUNTY APPROVALS** 

APPROVED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT

RECORDATION

STATE OF COLORADO S
COUNTY OF EL PASO

O'CLOCK MAN THIS WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK MAN THIS WAS PLAY OF October 2018, AND IS DULY RECORDED IN A PLAT BOOK UNDER RECEPTION NO. 2187 14225 OF THE RECORDS OF

EL PASO COUNTY, COLORADO.

Chuck Broerman

CHARLES D. BROERMAN, CLERK & RECORDER

BY: Mathy flinker
DEPUTY
FFF.

COLORADO.

**DEDICATION** 

IN WITNESS WHEREOF

THE AFOREMENTIONED DEDICATION STATEMENT IS EXECUTED THIS 2/57 Day of

"SITE S-106(VR), SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2", EL PASO COUNTY,

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

CRYSTAL PARK HOME OWNERS ASSOCIATION

SY: WILLIAM GIBBS, PRESIDENT

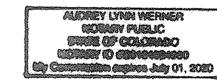
Maryn Tiernan, SECRETARY

STATE OF COLORADO
COUNTY OF EL PASO
SS

WITNESS MY HAND AND OFFICIAL SEAL

Audu Zem Wer

MY COMMISSION EXPIRES



IN WITNESS WHEREOF

THE AFOREMENTIONED DEDICATION STATEMENT IS EXECUTED THIS 21<sup>ST</sup> DAY OF 2018.

C & J LAVEZZI LIVING TRUST

CHARLES L. LAVEZII, TRUSTEE

JUDITH A. LAVEZZI, TRUSTEE

STATE OF COLORADO SS

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

AUDREY LYNN WERNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20164024980
My Commission expires July 01, 2020

### 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, P.L.S. 18991 P.O. BOX 178

LAKE GEORGE, CO. 80827 (719) 748-3144

SHEET 1 OF 2

(719) 635-5736

MONUMENT VALLEY
ENGINEERS INC.
\*\*\* ENGINEERS \*\*\* SURVEYORS \*\*\*

1911 LELARAY ST., COLORADO SPRINGS, COLORADO 80909

SITE S-106(VR)
CALE N/A DRAWN BY CCC DWG. NO.

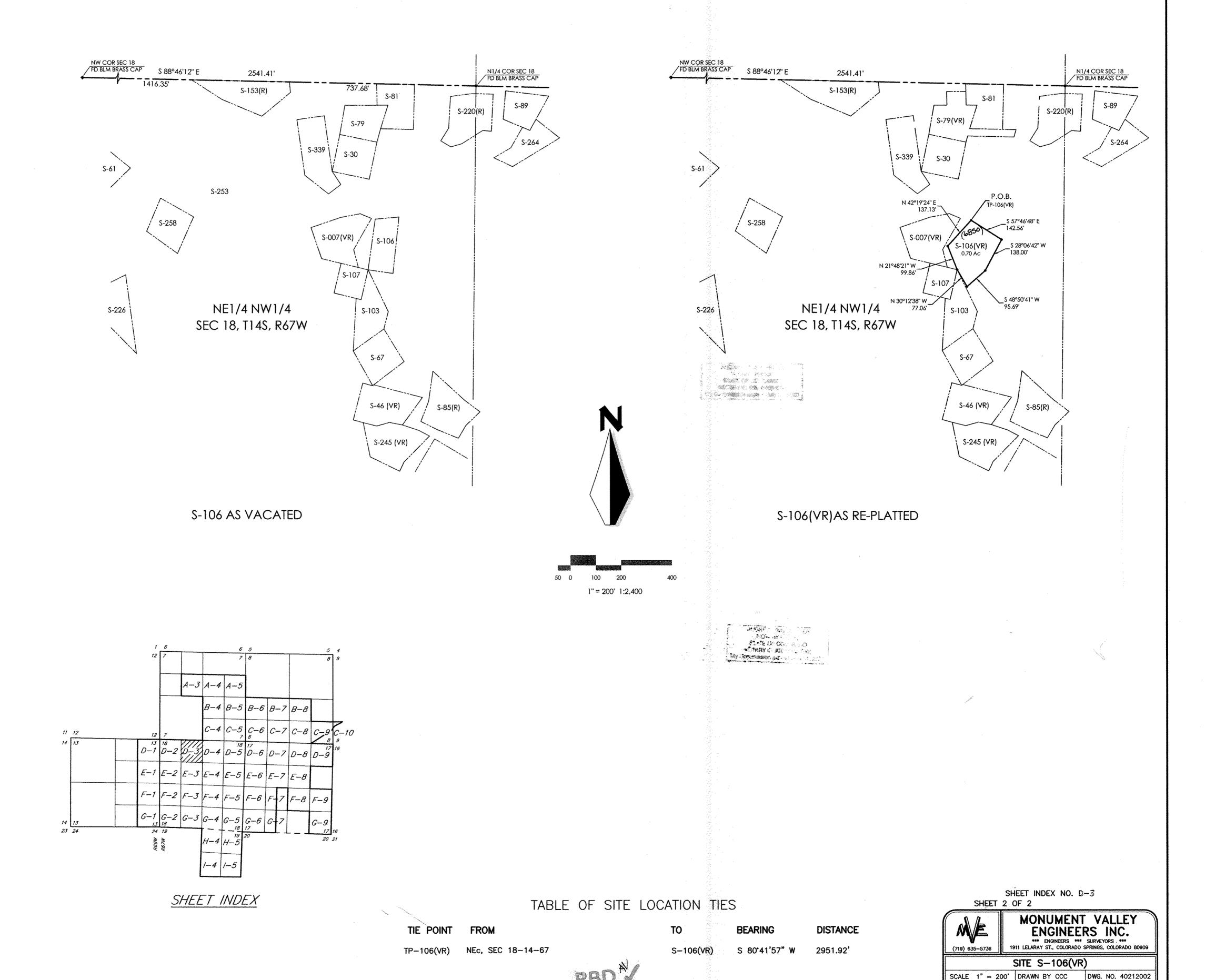
 SCALE N/A
 DRAWN BY CCC
 DWG. NO. 40212001

 DATE 8-02-18
 CHECKED BY CCC
 JOB NO. 40212

14225

SITE S-106(VR)

# A VACATION 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



DATE 08-02-18 CHECKED BY C. JOB NO. 40212