

David Gorman

From: Brent Johnson <brent@pprbd.org>
Sent: Thursday, September 16, 2021 11:47 AM
To: David Gorman; Keith Curtis
Subject: RE: 40226 CP- Site S-306(R)
Attachments: Site S-306(R) Pre-Plat.pdf

Attached is a stamped copy of this plat. Thanks.

Brent Johnson
Enumerations Plans Examiner
Pikes Peak Regional Building Department
O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

Chuck Broerman
09/27/2021 11:58:38 AM
Doc \$0.00 4
Rec \$28.00 Pages

El Paso County, CO



221180472



From: David Gorman <daveg@mvecivil.com>
Sent: Monday, September 13, 2021 1:41 PM
To: Brent Johnson <brent@pprbd.org>; Keith Curtis <keith@pprbd.org>
Subject: RE: 40226 CP- Site S-306(R)

Brent, Keith

We are ready to record the plat to Crystal Park S-306, which is attached. Please take a look and let me know if you can supply the RBD stamp that is needed for recording. As with all these Crystal Park plats, the address is listed near the lower right corner of the 2nd page. We will send the fee check over to your office by mail. Thanks.

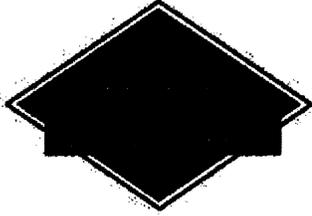
Dave

David R. Gorman, P.E.
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736
www.mvecivil.com

From: Brent Johnson <brent@pprbd.org>
Sent: Thursday, September 2, 2021 8:31 AM
To: chuckc@mvecivil.com
Cc: 'Dave Gorman' <daveg@mvecivil.com>; Amy Vanderbeek <amy@pprbd.org>; Ryan Howser <ryanhowser@elpasoco.com>
Subject: RE: 40226 CP- Site S-306(R)

Good morning Chuck,
Please place the address of 345 Earthsong Way on this plat. No need to send the Enumerations fee until you are ready to record. Thanks.

Brent Johnson
Enumerations Plans Examiner
Pikes Peak Regional Building Department
O: 719-327-2888 E: brent@pprbd.org W: pprbd.org



From: chuckc@mvecivil.com <chuckc@mvecivil.com>
Sent: Tuesday, August 31, 2021 5:23 PM
To: Brent Johnson <brent@pprbd.org>
Cc: 'Dave Gorman' <daveg@mvecivil.com>; Amy Vanderbeek <amy@pprbd.org>; Ryan Howser <ryanhowser@elpasoco.com>
Subject: 40226 CP- Site S-306(R)

Brent,

We have attached the Earth Song Way road location relevant to the existing plats and the new plat. My opinion is that the lot is to the left of the road and the address should be assigned an even address number.

Please send the address and we will add to the plat. Once address is added we will send you a copy and the \$10 fee. We will then have surveyor sign, Crystal Park sign, prepare mylar, and submit the mylar for recording.

Chuck

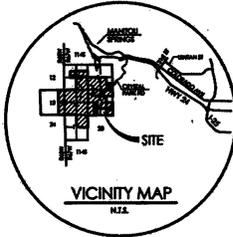
Charles C. Crum, P.E.
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
P (719) 635-5736
chuckc@mvecivil.com

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SITE S-306(R)

SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 17, 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-306(R), SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK F-5,
PAGE 37, UNDER RECEPTION NO. 239341 OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN
THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 17, 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 SOUTHWEST CORNER OF SAID SECTION 17;

THENCE N 04° 22' 13" E, A DISTANCE OF 1199.81 FEET TO THE SOUTHWEST CORNER OF SITE S-314 AS
DEPICTED ON THE PLAT RECORDED UNDER RECEPTION NUMBER 281106310 OF SAID COUNTY RECORDS;

THENCE N 83° 33' 50" E, A DISTANCE OF 427.41 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE TRACT
HEREIN DESCRIBED;

THENCE N 39° 52' 00" E, A DISTANCE OF 184.00 FEET;

THENCE S 50° 00' 00" E, A DISTANCE OF 144.00 FEET;

THENCE S 39° 52' 00" W, A DISTANCE OF 184.00 FEET;

THENCE N 50° 00' 00" W, A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING (P.O.B.);

SAID SITE CONTAINS 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 EL PASO COUNTY PLANNING AND
COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCES, SEWERAGE, SOILS & GEOLOGICAL, WATER
RESOURCES WERE EVALUATED DURING FINAL PLAT FOR CRYSTAL PARK SUBDIVISION NO. 2. SOIL & GEOLOGY
REPORT WILL NOT BE SUBMITTED UNTIL SITE PLAN STAGE.

EXTENSIVE WILDFIRE RISK 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 4321, PAGE 438, AND THE DEVELOPMENT GUIDE AS RECORDED IN BOOK 4321, PAGE 445, OF THE
RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR AS OTHERWISE AMENDED BY EL PASO COUNTY
FOLLOWING APPROPRIATE PUBLIC HEARING.

DUO TO THE LACK OF HYDROGEOLOGICAL DATA ON THIS SUBDIVISION AND THE PARTICULAR
HYDROGEOLOGICAL 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
DRIEWELLS, 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 NON-PROFIT 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.

WATER QUANTITY, QUALITY, AND DEPENDABILITY DETERMINED SUFFICIENT WITH SP-002 (RESOLUTION NO.
93-337).

ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH ALUMINUM
CAP STAMPED "TERRY PLS NO. 18991" AT THE SOUTHWEST CORNER OF SITE S-314 (RECORDED UNDER RECEPTION
NUMBER 201104110) AND THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THE BEARING BETWEEN THOSE
MONUMENTS IS N 53° 33' 50" E.

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. S2829013-4 AS PREPARED BY LAND TITLE GUARANTEE
COMPANY AND DATED 07/21/2021 AT 5:00 P.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 SHOWN 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 POINT
CCR	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-PS	SITE NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

RECORDATION

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT
O'CLOCK _____ AM, THE _____ DAY OF _____, 2021, 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: _____
PAK 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-306(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 _____, 2021.

CRYSTAL PARK HOME OWNERS ASSOCIATION

BY: _____
WILLIAM GIBBS, PRESIDENT

RICHARD RENZ, SECRETARY

STATE OF COLORADO } SS
COUNTY OF EL PASO }

THE ABOVE AND FOREGOING DEDICATION STATEMENT WAS ACKNOWLEDGED BEFORE ME BY
WILLIAM GIBBS, AS PRESIDENT AND RICHARD RENZ, AS SECRETARY OF CRYSTAL PARK HOMEOWNERS
ASSOCIATION, THIS _____ DAY OF _____, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COUNTY APPROVAL

THIS PLAT FOR SITE S-306(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 _____, 2021, SUBJECT TO ANY NOTES OR CONDITIONS
SPECIFIED HEREON.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

SURVEYOR'S STATEMENT

I, CHRISTOPHER THOMPSON, A DAILY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
COLORADO DO HEREBY CERTIFY THAT THIS PLAT TRILY AND CORRECTLY REPRESENTS THE RESULTS OF
A SURVEY MADE IN APRIL 30, 2021, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL
MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN
1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL THE APPLICABLE
LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION OR SURVEYING OF
LAND.

CHRISTOPHER THOMPSON, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 625
FOURTH LEVEL, SUITE 303
ROCKWELL PARK AND SERVICES
4445 NORTH PARK DRIVE, SUITE 303
COLORADO SPRINGS, CO 80907
(719) 430-0559

APPROVED, 2021
DATE

NOTICE

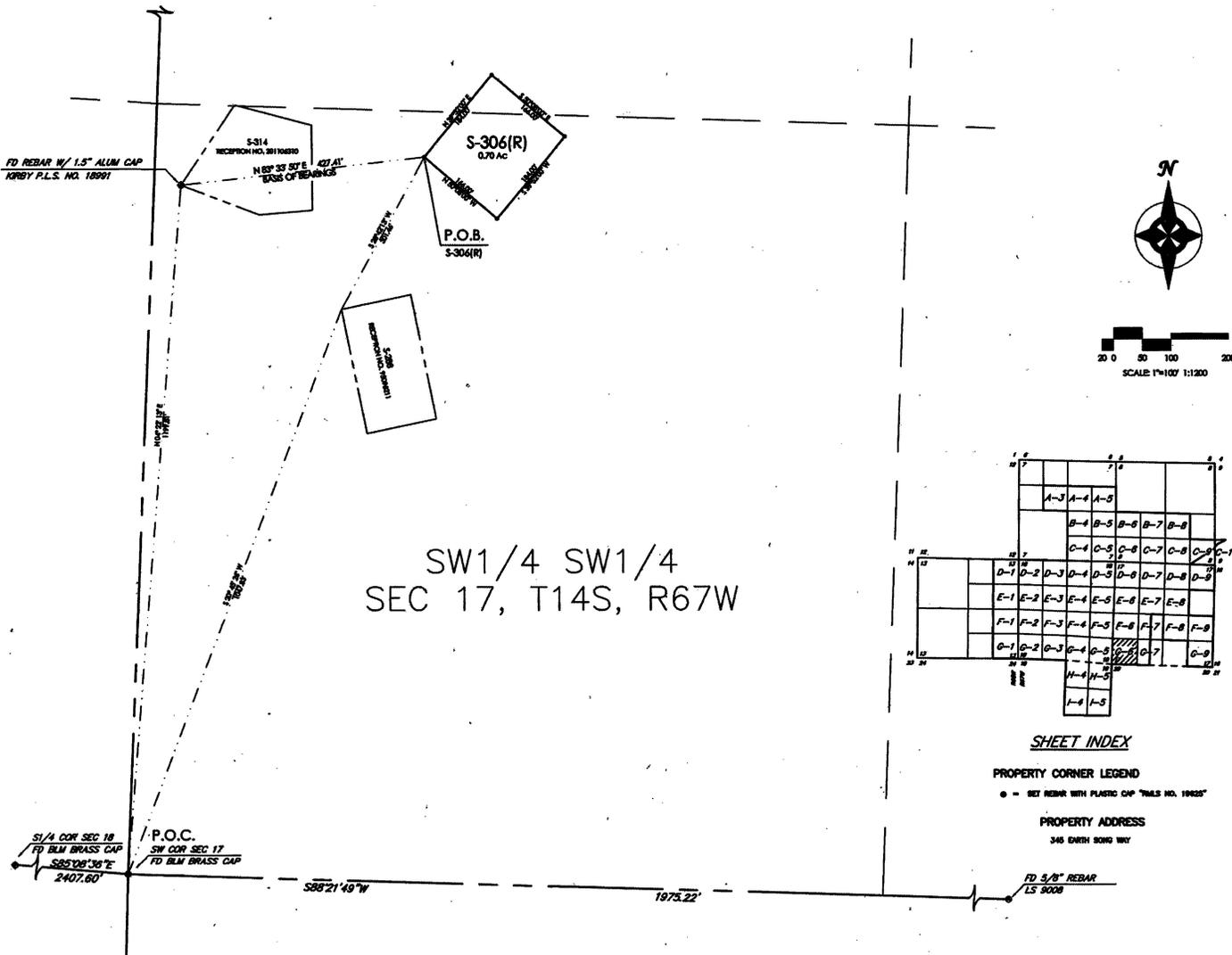
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY
DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY
ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM
THE DATE OF THE CERTIFICATIONS SHOWN HEREON."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

SHEET 1 OF 2

MONUMENT VALLEY ENGINEERS INC.		
REGISTERED PROFESSIONAL ENGINEERS 1001 14TH ST., COLORADO SPRINGS, COLORADO 80904		
SITE S-306(R)		
SCALE: N/A	DRAWN BY: WCO	DWG. NO. 40226001
DATE: 07/21/21	CHECKED BY:	JOB NO. 40226

SITE S-306(R)

SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, A PORTION OF THE
SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Released for Permit
09/16/2011 10:57 AM
ENumeration

SHEET INDEX NO. E-4
SHEET 2 OF 2

ME MONUMENT VALLEY ENGINEERS INC.
1911 W. 14TH ST., CHERRY SPRING, COLORADO 80513
760.433.2222

SITE S-306(R)

SCALE 1" = 100' DRAWN BY WED DWG. NO. 45230022
DATE 07/31/21 CHECKED BY JOB NO. 45230