

SITE S-92
A PLAT OF SITE S-92, CRYSTAL PARK SUBDIVISION NO. 2, A PORTION OF THE
SOUTH HALF (S1/2) OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

14763

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-92, SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK F-5
AT PAGE 37 UNDER RECEPTION NO. 2393361 OF THE RECORDS OF THE EL PASO COUNTY CLERK
AND RECORDER, LOCATED IN THE SOUTH HALF (S1/2) OF SECTION 8, 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 WEST QUARTER CORNER OF SAID SECTION 8, THENCE S88°20'48"E,
A DISTANCE OF 3185.91 FEET, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 8 TO THE
POINT OF BEGINNING (P.O.B.) OF THE SITE HEREIN DESCRIBED:

THENCE CONTINUING S80°20'48"E, 200.00 FEET;

THENCE S01°39'12"W, 180.00 FEET;

THENCE N74°18'38"W, 206.16 FEET;

THENCE N01°39'12"E, 130.00 FEET TO THE P.O.B.,

AND CONTAINING 0.71 ACRES.

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.

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.

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

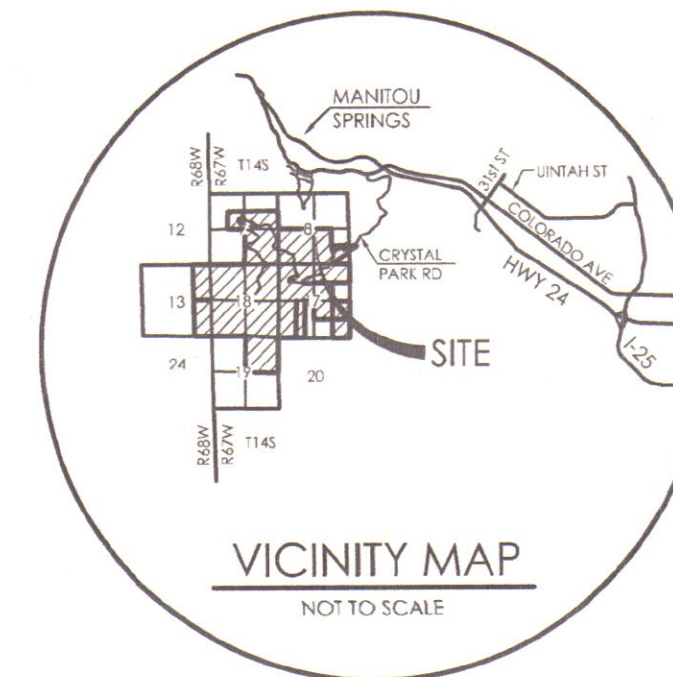
THE BASIS OF BEARING FOR THIS PLAT IS THE NORTHEAST CORNER OF SAID SECTION 18, (AS MONUMENTED BY THE
ORIGINAL GRANITE STONE), FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 18, (AS MONUMENTED BY A 3"
BRASS CAP STAMPED "U.S. DEPARTMENT OF THE INTERIOR BUR. OF LAND MANAGEMENT 1975") BEARS S 02° 07'34" 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. AS PREPARED BY STEWART TITLE GUARANTY COMPANY AND DATED
AT 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.

Pikes Peak Regional Building Enumerations approval provided by email dated 5/11/2021 and recorded in the El Paso County clerk + recorder Public Records at Reception No. 22111461.



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

RECORDATION

STATE OF COLORADO }
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT
O'CLOCK 3:23 P.M. THIS 8th DAY OF June, 2021 AND IS DULY RECORDED
IN A PLAT BOOK UNDER RECEPTION NO. 221114763 OF THE RECORDS OF
EL PASO COUNTY, COLORADO.

CHARLES D. BROERMAN, CLERK & RECORDER

BY Charles D. Broerman
DEPUTY
FEE: Recording fee: \$23; School fee: \$185; Park fee: \$467

Fee \$20-
S.C. \$3-

widefield Dist. 3

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-92, SITE
ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2", EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF

THE AFOREMENTIONED DEDICATION STATEMENT IS EXECUTED THIS 2d DAY OF
June, 2021.

CRYSTAL PARK HOMEOWNERS ASSOCIATION

BY:

William Gibbs
WILLIAM GIBBS, PRESIDENT

Richard Renz
RICHARD RENZ, SECRETARY

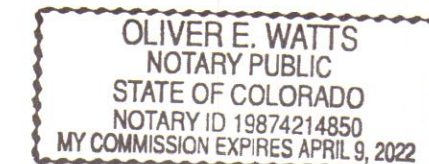
STATE OF COLORADO }
COUNTY OF EL PASO }

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 2nd DAY OF JUNE, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:



COUNTY APPROVAL

THIS PLAT FOR SITE S-92, SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2 WAS APPROVED BY THE EL
PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON
THE 3rd DAY OF JUNE, 2021, SUBJECT TO ANY NOTES OR CONDITIONS
SPECIFIED HEREON.

Oliver E. Watts
EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

SURVEYOR'S STATEMENT

I, OLIVER E. WATTS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY
THAT THIS MEMBERSHIP SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND WAS PERFORMED UNDER
MY DIRECTION, AND SUPERVISION, ON 9-14-20 AND REFLECTS THE CONDITIONS OF THE SITE ON THAT
DATE.

Signed

Oliver E. Watts
OLIVER E. WATTS, COLORADO, P.E. LS 9853
FOR AND ON BEHALF OF OLIVER E. WATTS CONSULTING ENGINEER, INC.,
614 ELKTON DRIVE, COLORADO SPRINGS, CO 80907 (719) 593-0173

6/4/21
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

MVE (719) 635-5736		MONUMENT VALLEY ENGINEERS INC. *** ENGINEERS *** SURVEYORS *** 1911 LELARAY ST., COLORADO SPRINGS, COLORADO 80909	
SITE S-92			
SCALE N/A	DRAWN BY CCC	DWG. NO. 40223001	
DATE 5/6/2021	CHECKED BY	JOB NO. 40214	

PCD FILE SF21-01

SITE S-92

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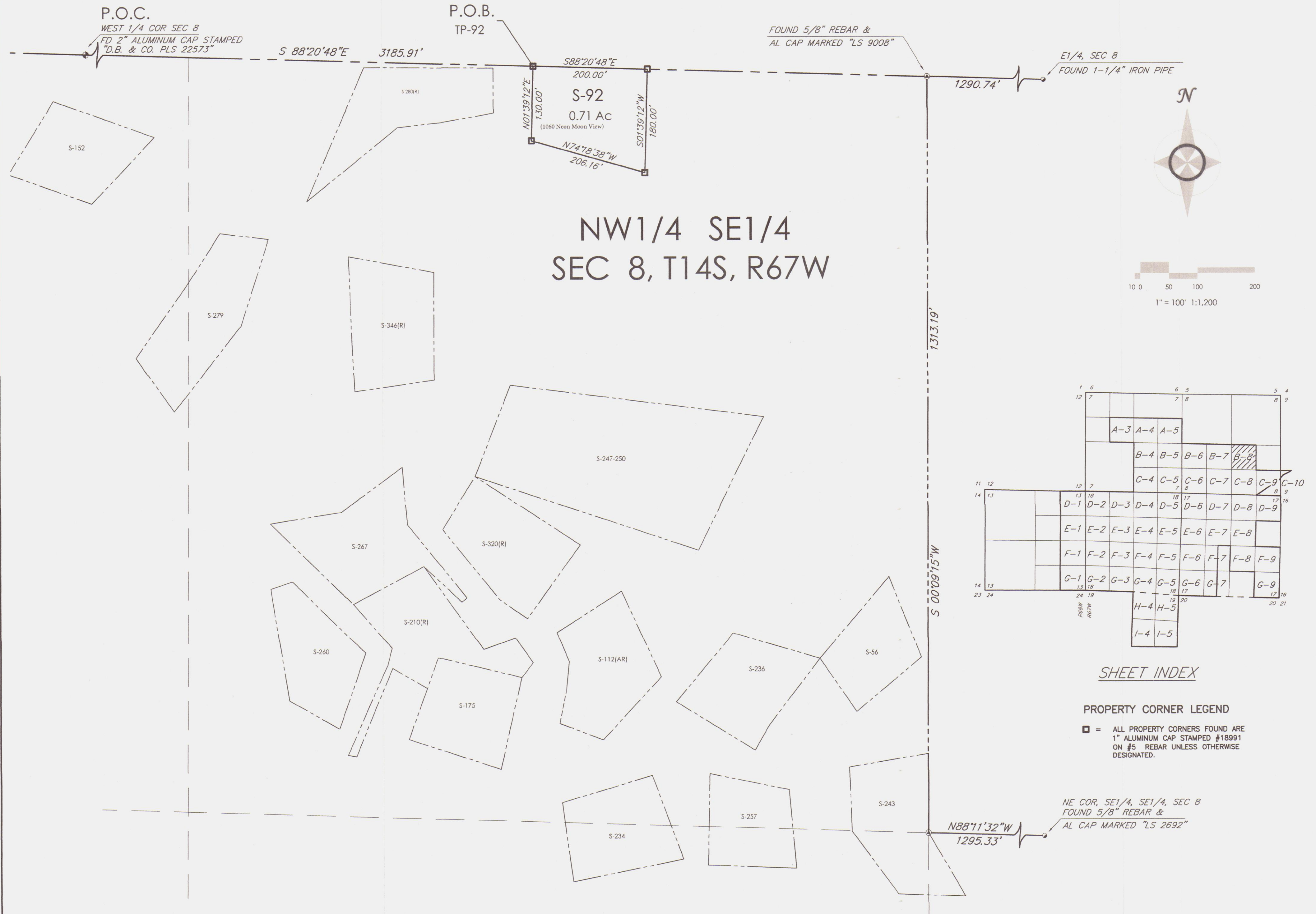


TABLE OF SITE LOCATION TIES

TIE POINT	FROM	TO	BEARING	DISTANCE
TP-92	W1/4c, SEC 8-14-67	S-92	S-88°20'48"-E	3185.91'

SHEET INDEX

PROPERTY CORNER LEGEND

- = ALL PROPERTY CORNERS FOUND ARE 1" ALUMINUM CAP STAMPED #18991 ON #5 REBAR UNLESS OTHERWISE DESIGNATED.

NE COR, SE1/4, SE1/4, SEC 8
FOUND 5/8" REBAR &
AL CAP MARKED "LS 2692"

SHEET INDEX NO. B-8
SHEET 2 OF 2

MONUMENT VALLEY ENGINEERS INC. <small>*** ENGINEERS *** SURVEYORS ***</small> <small>(719) 635-5736 1911 LELARAY ST., COLORADO SPRINGS, COLORADO 80909</small>	
SITE S-92	
SCALE 1" = 100' DATE 04/22/2021	DRAWN BY CCC CHECKED BY
DWG. NO. 40223002 JOB NO. 40223	

PCD FILE SF21-01